



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 12/19/2018

45 Day Lock Exp.: 1/3/2019

60 Day Lock Exp.: 1/18/2019

W. Rate Sheet Dated: 11/19/2018

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	98.741	98.591	98.441	4.000	97.893	97.743	97.593	2.375	93.136	92.986	92.836	3.125	97.451	97.301	97.151
4.125	99.240	99.090	98.940	4.125	98.258	98.108	97.958	2.500	92.157	92.007	91.857	3.250	97.731	97.581	97.431
4.250	100.333	100.193	100.083	4.250	99.286	99.145	99.036	2.625	93.057	92.907	92.757	3.375	98.134	97.984	97.834
4.375	100.835	100.694	100.585	4.375	99.663	99.523	99.413	2.750	95.688	95.538	95.388	3.500	98.495	98.345	98.195
4.500	101.331	101.191	101.081	4.500	100.034	99.893	99.784	2.875	96.114	95.964	95.814	3.625	98.871	98.721	98.571
4.625	101.811	101.671	101.561	4.625	100.320	100.180	100.070	3.000	96.671	96.521	96.371	Margin = 2.250		Index = 2.730	
4.750	101.999	101.827	101.702	4.750	101.097	100.925	100.800	3.125	97.121	96.971	96.821				
4.875	102.542	102.370	102.245	4.875	101.446	101.274	101.149	3.250	97.862	97.712	97.562				
5.000	103.142	102.970	102.845	5.000	101.757	101.585	101.460	3.375	98.308	98.158	98.008				
5.125	103.398	103.226	103.101	5.125	102.077	101.905	101.780	3.500	98.750	98.600	98.450				
5.250	103.407	103.266	103.125	5.250	102.276	102.136	101.995	3.625	99.194	99.044	98.894				
5.375	103.575	103.435	103.294	5.375	102.615	102.475	102.334	3.750	99.230	99.080	98.930				
5.500	103.852	103.712	103.571	5.500	102.927	102.786	102.645	3.875	99.664	99.514	99.364				
5.625	104.077	103.937	103.796	5.625	103.097	102.956	102.815	4.000	100.091	99.941	99.791				
5.750	104.834	104.734	104.634	5.750	103.358	103.258	103.158	4.125	100.434	100.284	100.134				
5.875	104.892	104.792	104.692	5.875	103.707	103.607	103.507	4.250	100.460	100.310	100.160				
6.000	105.269	105.169	105.069	6.000	104.018	103.918	103.818	4.375	100.814	100.664	100.514				
6.125	105.644	105.544	105.444	6.125	104.438	104.338	104.238	4.500	101.162	101.012	100.862				
6.250	105.944	105.844	105.744	6.250	104.738	104.638	104.538	4.625	101.426	101.276	101.126				

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	97.541	97.391	97.241	4.000	96.893	96.743	96.593	2.375	92.136	91.986	91.836	3.125	96.451	96.301	96.151
4.125	98.040	97.890	97.740	4.125	97.258	97.108	96.958	2.500	91.157	91.007	90.857	3.250	96.731	96.581	96.431
4.250	99.083	98.943	98.833	4.250	98.286	98.145	98.036	2.625	92.057	91.907	91.757	3.375	97.134	96.984	96.834
4.375	99.585	99.444	99.335	4.375	98.663	98.523	98.413	2.750	94.688	94.538	94.388	3.500	97.495	97.345	97.195
4.500	100.081	99.941	99.831	4.500	99.034	98.893	98.784	2.875	95.114	94.964	94.814	3.625	97.871	97.721	97.571
4.625	100.561	100.421	100.311	4.625	99.320	99.180	99.070	3.000	95.671	95.521	95.371	Margin = 2.250		Index = 2.730	
4.750	100.949	100.777	100.652	4.750	100.097	99.925	99.800	3.125	96.121	95.971	95.821	30 Year OTC "Borrower Paid Only for USDA"			
4.875	101.492	101.320	101.195	4.875	100.446	100.274	100.149	3.250	96.862	96.712	96.562	Rate	30 Day	45 Day	60 Day
5.000	101.892	101.720	101.595	5.000	100.757	100.585	100.460	3.375	97.308	97.158	97.008	4.625	99.411	99.161	98.911
5.125	102.318	102.146	102.021	5.125	101.177	101.005	100.880	3.500	97.750	97.600	97.450	4.750	99.799	99.549	99.299
5.250	102.507	102.366	102.225	5.250	101.276	101.136	100.995	3.625	98.194	98.044	97.894	4.875	100.242	99.992	99.742
5.375	102.775	102.635	102.494	5.375	101.615	101.475	101.334	3.750	98.230	98.080	97.930	5.000	100.642	100.392	100.142
5.500	103.002	102.862	102.721	5.500	101.927	101.786	101.645	3.875	98.664	98.514	98.364	5.125	101.018	100.768	100.518
5.625	103.127	102.987	102.846	5.625	102.147	102.006	101.865	4.000	99.091	98.941	98.791	5.250	100.907	100.657	100.407
5.750	103.684	103.584	103.484	5.750	102.358	102.258	102.158	4.125	99.434	99.284	99.134	5.375	101.275	101.025	100.775
5.875	103.742	103.642	103.542	5.875	102.707	102.607	102.507	4.250	99.460	99.310	99.160	5.500	102.002	101.752	101.502
6.000	104.119	104.019	103.919	6.000	103.018	102.918	102.818	4.375	99.814	99.664	99.514	5.625	102.257	102.007	101.757
6.125	104.494	104.394	104.294	6.125	103.438	103.338	103.238	4.500	100.162	100.012	99.862	5.750	102.509	102.259	102.009
6.250	104.794	104.694	104.594	6.250	103.738	103.638	103.538	4.625	100.426	100.276	100.126	5.875	102.759	102.509	102.259

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	99.392	99.142	98.892	4.875	98.726	98.476	98.226
5.125	100.168	99.918	99.668	5.125	99.457	99.207	98.957
5.375	100.425	100.175	99.925	5.375	99.895	99.645	99.395
5.625	101.177	100.927	100.677	5.625	100.627	100.377	100.127
5.875	101.767	101.517	101.267	5.875	100.987	100.737	100.487
6.000	102.144	101.894	101.644	6.000	101.298	101.048	100.798
6.125	102.519	102.269	102.019	6.125	101.718	101.468	101.218
6.250	102.759	102.509	102.259	6.250	102.534	102.284	102.034

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:	11/19/2018	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 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)



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Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

12/19/2018

45 Day Lock Exp.:

1/3/2019

60 Day Lock Exp.:

1/18/2019

W. Rate Sheet Dated: 11/19/2018

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	97.772	97.622	97.472	4.000	96.924	96.774	96.624	2.375	89.636	89.486	89.336	3.125	95.76	95.614	95.464
4.125	98.271	98.121	97.971	4.125	97.289	97.139	96.989	2.500	88.657	88.507	88.357	3.250	96.79	96.643	96.493
4.250	99.365	99.224	99.115	4.250	98.317	98.177	98.067	2.625	89.557	89.407	89.257	3.375	97.20	97.047	96.897
4.375	99.866	99.725	99.616	4.375	98.695	98.554	98.445	2.750	94.000	93.850	93.700	3.500	97.56	97.407	97.257
4.500	100.362	100.222	100.112	4.500	99.065	98.924	98.815	2.875	94.427	94.277	94.127	3.625	97.93	97.783	97.633
4.625	100.842	100.702	100.592	4.625	99.351	99.211	99.101	3.000	94.984	94.834	94.684	Margin = 2.250		Index = 2.730	
4.750	100.843	100.671	100.546	4.750	99.941	99.769	99.644	3.125	95.433	95.283	95.133				
4.875	101.386	101.214	101.089	4.875	100.290	100.118	99.993	3.250	96.925	96.775	96.625				
5.000	101.986	101.814	101.689	5.000	100.601	100.429	100.304	3.375	97.371	97.221	97.071				
5.125	102.242	102.070	101.945	5.125	100.921	100.749	100.624	3.500	97.812	97.662	97.512				
5.250	101.844	101.704	101.563	5.250	100.714	100.573	100.433	3.625	98.256	98.106	97.956				
5.375	102.013	101.872	101.732	5.375	101.053	100.912	100.772	3.750	98.262	98.112	97.962				
5.500	102.290	102.149	102.009	5.500	101.364	101.224	101.083	3.875	98.696	98.546	98.396				
5.625	102.515	102.374	102.234	5.625	101.534	101.394	101.253	4.000	99.123	98.973	98.823				
5.750	102.021	101.921	101.821	5.750	100.545	100.445	100.345	4.125	99.465	99.315	99.165				
5.875	102.079	101.979	101.879	5.875	100.894	100.794	100.694	4.250	99.491	99.341	99.191				
6.000	102.456	102.356	102.256	6.000	101.206	101.106	101.006	4.375	99.846	99.696	99.546				
6.125	102.831	102.731	102.631	6.125	101.626	101.526	101.426	4.500	100.194	100.044	99.894				
6.250	102.444	102.344	102.244	6.250	101.238	101.138	101.038	4.625	100.457	100.307	100.157				

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	96.572	96.422	96.272	4.000	95.924	95.774	95.624	2.375	90.386	90.236	90.086	3.125	94.764	94.614	94.464
4.125	97.071	96.921	96.771	4.125	96.289	96.139	95.989	2.500	89.407	89.257	89.107	3.250	95.793	95.643	95.493
4.250	98.115	97.974	97.865	4.250	97.317	97.177	97.067	2.625	90.307	90.157	90.007	3.375	96.197	96.047	95.897
4.375	98.616	98.475	98.366	4.375	97.695	97.554	97.445	2.750	93.781	93.631	93.481	3.500	96.557	96.407	96.257
4.500	99.112	98.972	98.862	4.500	98.065	97.924	97.815	2.875	94.208	94.058	93.908	3.625	96.933	96.783	96.633
4.625	99.592	99.452	99.342	4.625	98.351	98.211	98.101	3.000	94.765	94.615	94.465	Margin = 2.250		Index = 2.730	
4.750	99.793	99.621	99.496	4.750	98.941	98.769	98.644	3.125	95.214	95.064	94.914	30 Year OTC "Borrower Paid Only for USDA"			
4.875	100.336	100.164	100.039	4.875	99.290	99.118	98.993	3.250	95.768	95.618	95.468	Rate	30 Day	45 Day	60 Day
5.000	100.736	100.564	100.439	5.000	99.601	99.429	99.304	3.375	96.214	96.064	95.914	4.625	98.442	98.192	97.942
5.125	101.162	100.990	100.865	5.125	100.021	99.849	99.724	3.500	96.656	96.506	96.356	4.750	98.643	98.393	98.143
5.250	100.944	100.804	100.663	5.250	99.714	99.573	99.433	3.625	97.100	96.950	96.800	4.875	99.086	98.836	98.586
5.375	101.213	101.072	100.932	5.375	100.053	99.912	99.772	3.750	96.980	96.830	96.680	5.000	99.486	99.236	98.986
5.500	101.440	101.299	101.159	5.500	100.364	100.224	100.083	3.875	97.414	97.264	97.114	5.125	99.862	99.612	99.362
5.625	101.565	101.424	101.284	5.625	100.584	100.444	100.303	4.000	97.841	97.691	97.541	5.250	99.344	99.094	98.844
5.750	100.871	100.771	100.671	5.750	99.545	99.445	99.345	4.125	98.184	98.034	97.884	5.375	99.713	99.463	99.213
5.875	100.929	100.829	100.729	5.875	99.894	99.794	99.694	4.250	97.897	97.747	97.597	5.500	100.440	100.190	99.940
6.000	101.306	101.206	101.106	6.000	100.206	100.106	100.006	4.375	98.252	98.102	97.952	5.625	100.695	100.445	100.195
6.125	101.681	101.581	101.481	6.125	100.626	100.526	100.426	4.500	98.600	98.450	98.300	5.750	99.696	99.446	99.196
6.250	101.294	101.194	101.094	6.250	100.238	100.138	100.038	4.625	98.864	98.714	98.564	5.875	99.946	99.696	99.446

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	98.236	97.986	97.736	4.875	97.570	97.320	97.070
5.125	99.012	98.762	98.512	5.125	98.301	98.051	97.801
5.375	98.863	98.613	98.363	5.375	98.333	98.083	97.833
5.625	99.615	99.365	99.115	5.625	99.064	98.814	98.564
5.875	98.954	98.704	98.454	5.875	98.174	97.924	97.674
6.000	99.331	99.081	98.831	6.000	98.486	98.236	97.986
6.125	99.706	99.456	99.206	6.125	98.906	98.656	98.406
6.250	99.259	99.009	98.759	6.250	99.034	98.784	98.534

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:	11/19/2018 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

30 Day Lock Exp.:

12/19/2018

45 Day Lock Exp.:

1/3/2019

60 Day Lock Exp.:

1/18/2019

W. Rate Sheet Dated: 11/19/2018

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
4.250	98.129	98.029	97.929	4.500	99.984	99.884	99.784	3.375	97.433	97.333	97.233	3.375	97.721	97.621	97.521
4.375	98.717	98.617	98.517	4.625	100.595	100.495	100.395	3.500	97.925	97.825	97.725	3.500	98.081	97.981	97.881
4.500	99.344	99.244	99.144	4.750	101.128	101.028	100.928	3.625	98.416	98.316	98.216	3.625	98.419	98.319	98.219
4.625	99.958	99.858	99.758	4.875	101.513	101.413	101.313	3.750	98.757	98.657	98.557	3.750	99.189	99.089	98.989
4.750	100.577	100.477	100.377	4.990	101.953	101.853	101.753	3.875	99.231	99.131	99.031	3.875	99.528	99.428	99.328
4.875	101.192	101.092	100.992	5.000	102.053	101.953	101.853	3.990	99.556	99.456	99.356	3.990	99.760	99.660	99.560
4.990	101.390	101.290	101.190	5.125	102.635	102.535	102.435	4.000	99.656	99.556	99.456	4.000	99.860	99.760	99.660
5.000	101.490	101.390	101.290	5.250	103.112	103.012	102.912	4.125	100.098	99.998	99.898	4.125	100.163	100.063	99.963
5.125	102.196	102.096	101.996	5.375	103.312	103.212	103.112	4.250	100.372	100.272	100.172	4.250	100.761	100.661	100.561
5.250	102.830	102.730	102.630	5.500	103.530	103.430	103.330	4.375	100.663	100.563	100.463	4.375	101.055	100.955	100.855
5.375	103.242	103.142	103.042	5.625	103.781	103.681	103.581	4.500	101.169	101.069	100.969	4.500	101.343	101.243	101.143
5.500	103.599	103.499	103.399	5.750	104.283	104.183	104.083	4.625	101.648	101.548	101.448	4.625	101.620	101.520	101.420
5.625	103.878	103.778	103.678	5.875	104.525	104.425	104.325	4.750	101.827	101.727	101.627	4.750	101.837	101.737	101.637
5.750	104.599	104.499	104.399	5.990	104.652	104.552	104.452	4.875	101.999	101.899	101.799	4.875	102.038	101.938	101.838
5.875	104.777	104.677	104.577	6.000	104.752	104.652	104.552	4.990	102.319	102.219	102.119	4.990	102.105	102.005	101.905
5.990	104.878	104.778	104.678	6.125	105.284	105.184	105.084	5.000	102.419	102.319	102.219	5.000	102.205	102.105	102.005
6.000	104.978	104.878	104.778	6.250	105.818	105.718	105.618	5.125	102.860	102.760	102.660	5.125	102.405	102.305	102.205
6.125	105.577	105.477	105.377	6.375	106.048	105.948	105.848	5.250	103.015	102.915	102.815	5.250	102.595	102.495	102.395
6.250	106.163	106.063	105.963	6.500	105.833	105.733	105.633	5.375	103.161	103.061	102.961	5.375	102.809	102.709	102.609

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	97.013	96.913	96.813	3.375	97.169	97.069	96.969
4.375	97.633	97.533	97.433	3.500	97.567	97.467	97.367
4.500	98.337	98.237	98.137	3.625	97.972	97.872	97.772
4.625	99.041	98.941	98.841	3.750	98.228	98.128	98.028
4.750	99.738	99.638	99.538	3.875	98.637	98.537	98.437
4.875	100.317	100.217	100.117	3.990	98.920	98.820	98.720
4.990	100.774	100.674	100.574	4.000	99.020	98.920	98.820
5.000	100.874	100.774	100.674	4.125	99.405	99.305	99.205
5.125	101.128	101.028	100.928	4.250	99.580	99.480	99.380
5.250	101.649	101.549	101.449	4.375	99.851	99.751	99.651
5.375	102.167	102.067	101.967	4.500	100.134	100.034	99.934
5.500	102.628	102.528	102.428	4.625	100.427	100.327	100.227
5.625	102.855	102.755	102.655	4.750	100.548	100.448	100.348
5.750	103.061	102.961	102.861	4.875	100.656	100.556	100.456
5.875	103.027	102.927	102.827	4.990	100.628	100.528	100.428
5.990	103.372	103.272	103.172	5.000	100.728	100.628	100.528
6.000	103.472	103.372	103.272	5.125	100.670	100.570	100.470
6.125	103.720	103.620	103.520	5.250	100.768	100.668	100.568
6.250	103.950	103.850	103.750	5.375	100.856	100.756	100.656

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
FNMA HomeStyle Renovation	-1.000
Texas Equity 50(a)(6)	0.000
Texas Equity 50(a)(4)	0.000
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to HB	0.125

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

* A minimum required credit score of 620 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide 95.01-97.00% LTV only with DU v. 9.2

Product Features								
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	N/A	N/A	N/A
Manufactured**	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A
3-4 Unit Property	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
Condo > 15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A
HB C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only applicable to detached condominiums or site condominiums								*Not
applicable on MH Advantage Properties (SFR 859 is required)								**Not

Cash-Out Refinance				
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%
≥ 740	-0.375	-0.625	-0.625	-0.875
720 - 739	-0.375	-1.000	-1.000	-1.125
700 - 719	-0.375	-1.000	-1.000	-1.125
680 - 699	-0.375	-1.125	-1.125	-1.750
660 - 679	-0.625	-1.125	-1.125	-1.875
640 - 659	-0.625	-1.625	-1.625	-2.625
620 - 639	-0.625	-1.625	-1.625	-3.125
< 620	-1.625	-2.625	-2.625	-3.125
80.01-85.00% Only available with DU v. 9.1				

Mortgages with Subordinate Financing *			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 65.00%	80.01% - 95.00%	-0.500	-0.250
65.01% - 75.00%	80.01% - 95.00%	-0.750	-0.500
75.01% - 95.00%	90.01% - 95.00%	-1.000	-0.750
75.01% - 90.00%	76.01% - 90.00%	-1.000	-0.750
≤ 95.00%	95.01% - 97.00%	-1.500	-1.500

* If the subordinate financing is a Community Seconds® loan, these LLPAs do not apply and the lender must use SFC 118.

HomeReady LLPAs*	
Product Feature	LLPA Cap
LTV > 80% and credit score ≥ 680	0.000
All other LTV & FICO combos	-1.500

*The above caps do not include the following LLPAs: State; Extension; Loan Size

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

FHA ID# - 1358600006



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

12/19/2018

45 Day Lock Exp.:

1/3/2019

60 Day Lock Exp.:

1/18/2019

W. Rate Sheet Dated: 11/19/2018

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	100.899	100.799	100.699	4.250	99.077	98.977	98.877	3.750	99.072	98.972	98.872
4.875	101.500	101.400	101.300	4.375	99.642	99.542	99.442	3.875	99.625	99.525	99.425
4.990	101.865	101.765	101.665	4.500	100.352	100.252	100.152	3.990	99.763	99.663	99.563
5.000	101.965	101.865	101.765	4.625	100.917	100.817	100.717	4.000	99.863	99.763	99.663
5.125	102.635	102.535	102.435	4.750	101.422	101.322	101.222	4.125	100.337	100.237	99.856
5.250	103.125	103.025	102.925	4.875	101.887	101.787	101.687	4.250	100.669	100.569	99.846
5.375	103.513	103.413	103.313	4.990	102.197	102.097	101.997	4.375	101.116	101.016	99.836
5.500	103.811	103.711	103.611	5.000	102.297	102.197	102.097	4.500	101.497	101.397	99.816
5.625	104.201	104.094	104.001	5.125	102.843	102.743	102.643	4.625	101.856	101.756	99.796
5.750	104.649	104.542	104.449	5.250	103.206	103.106	103.006	4.750	102.028	101.928	99.776
5.875	105.140	105.014	104.940	5.375	103.505	103.405	103.305	4.875	102.237	102.137	99.736
5.990	105.299	105.173	105.099	5.500	103.741	103.641	103.541	4.990	102.357	102.257	99.596
6.000	105.399	105.273	105.199	5.625	103.938	103.831	103.738	5.000	102.457	102.357	99.696
6.125	106.147	106.020	105.947	5.750	104.212	104.105	104.012	5.125	102.823	102.723	99.656
6.250	106.500	106.374	106.300	5.875	104.952	104.846	104.752	5.250	103.176	103.076	99.616
6.375	106.814	106.688	106.614	5.990	105.132	105.025	104.932	5.375	103.581	103.481	99.566
6.500	106.361	106.235	106.161	6.000	105.232	105.125	105.032	5.500	101.649	101.540	99.546
6.625	105.925	105.779	105.725	6.125	105.673	105.547	105.473	5.625	102.068	101.959	99.526
6.750	106.319	106.173	106.119	6.250	106.084	105.957	105.884	5.750	102.441	102.332	99.506

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	100.148	100.048	99.948	3.750	98.511	98.411	98.311
4.875	100.749	100.649	100.549	3.875	99.064	98.964	98.864
4.990	101.114	101.014	100.914	3.990	98.699	98.599	98.499
5.000	101.214	101.114	101.014	4.000	98.799	98.699	98.599
5.125	101.399	101.299	101.199	4.125	99.273	99.173	98.792
5.250	101.889	101.789	101.689	4.250	99.605	99.505	98.782
5.375	102.277	102.177	102.077	4.375	100.052	99.952	98.772
5.500	102.575	102.475	102.375	4.500	99.840	99.740	98.159
5.625	102.568	102.461	102.368	4.625	100.199	100.099	98.139
5.750	103.016	102.909	102.816	4.750	100.371	100.271	98.119
5.875	102.671	102.545	102.471	4.875	100.580	100.480	98.079
5.990	102.830	102.704	102.630	4.990	100.200	100.100	97.439
6.000	102.930	102.804	102.730	5.000	100.300	100.200	97.539
6.125	103.678	103.551	103.478	5.125	#N/A	#N/A	#N/A
6.250	104.031	103.905	103.831	5.250	#N/A	#N/A	#N/A
6.375	104.195	104.069	103.995	5.375	#N/A	#N/A	#N/A
6.500	103.592	103.466	103.392	5.500	#N/A	#N/A	#N/A
6.625	103.006	102.860	102.806	5.625	#N/A	#N/A	#N/A
6.750	103.250	103.104	103.050	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.:

12/19/2018

45 Day Lock Exp.:

1/3/2019

60 Day Lock Exp.:

1/18/2019

W. Rate Sheet Dated: 11/19/2018

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	100.757	100.657	100.557	4.250	98.976	98.876	98.776	3.750	98.983	98.883	98.783	4.750	100.038	99.938	99.838	3.750	98.419	98.319	98.219
4.875	101.360	101.260	101.160	4.375	99.515	99.415	99.315	3.875	99.537	99.437	99.337	4.875	100.641	100.541	100.441	3.875	98.973	98.873	98.773
4.990	101.726	101.626	101.526	4.500	100.224	100.124	100.024	3.990	99.659	99.559	99.459	4.990	101.007	100.907	100.807	3.990	98.593	98.493	98.393
5.000	101.826	101.726	101.626	4.625	100.789	100.689	100.589	4.000	99.759	99.659	99.559	5.000	101.107	101.007	100.907	4.000	98.693	98.593	98.493
5.125	102.487	102.387	102.287	4.750	101.295	101.195	101.095	4.125	100.233	100.133	99.856	5.125	101.302	101.202	101.102	4.125	99.167	99.067	98.790
5.250	102.977	102.877	102.777	4.875	101.762	101.662	101.562	4.250	100.568	100.468	99.846	5.250	101.792	101.692	101.592	4.250	99.502	99.402	98.780
5.375	103.367	103.267	103.167	4.990	102.070	101.970	101.870	4.375	101.016	100.916	99.836	5.375	102.182	102.082	101.982	4.375	99.950	99.850	98.770
5.500	103.666	103.566	103.466	5.000	102.170	102.070	101.970	4.500	101.374	101.274	99.816	5.500	102.481	102.381	102.281	4.500	99.717	99.617	98.159
5.625	104.074	103.974	103.874	5.125	102.706	102.606	102.506	4.625	101.734	101.634	99.796	5.625	102.509	102.409	102.309	4.625	100.077	99.977	98.139
5.750	104.524	104.424	104.324	5.250	103.070	102.970	102.870	4.750	101.906	101.806	99.776	5.750	102.959	102.859	102.759	4.750	100.249	100.149	98.119
5.875	104.964	104.864	104.764	5.375	103.370	103.270	103.170	4.875	102.117	102.017	99.736	5.875	102.510	102.392	102.310	4.875	100.460	100.360	98.079
5.990	105.127	105.009	104.927	5.500	103.606	103.506	103.406	4.990	102.224	102.124	99.596	5.990	102.673	102.555	102.473	4.990	100.067	99.967	97.439
6.000	105.227	105.109	105.027	5.625	103.874	103.774	103.674	5.000	102.324	102.224	99.696	6.000	102.773	102.655	102.573	5.000	100.167	100.067	97.539
6.125	105.976	105.858	105.776	5.750	104.148	104.048	103.948	5.125	102.691	102.591	99.656	6.125	103.522	103.404	103.322	5.125	#N/A	#N/A	#N/A
6.250	106.331	106.213	106.131	5.875	104.891	104.791	104.691	5.250	103.045	102.945	99.616	6.250	103.877	103.759	103.677	5.250	#N/A	#N/A	#N/A
6.375	106.648	106.530	106.448	5.990	105.071	104.971	104.871	5.375	103.448	103.348	99.566	6.375	104.044	103.926	103.844	5.375	#N/A	#N/A	#N/A
6.500	106.195	106.077	105.995	6.000	105.171	105.071	104.971	5.500	101.460	101.360	99.546	6.500	103.441	103.323	103.241	5.500	#N/A	#N/A	#N/A
6.625	105.803	105.667	105.603	6.125	105.503	105.385	105.303	5.625	101.880	101.780	99.526	6.625	102.899	102.763	102.699	5.625	#N/A	#N/A	#N/A
6.750	106.198	106.062	105.998	6.250	105.914	105.796	105.714	5.750	102.257	102.157	99.506	6.750	103.144	103.008	102.944	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.: 12/19/2018

45 Day Lock Exp.: 1/3/2019

60 Day Lock Exp.: 1/18/2019

W. Rate Sheet Dated: 11/19/2018

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	98.214	98.089	97.964	
4.625	99.023	98.898	98.773	
4.750	99.722	99.597	99.472	
4.875	100.199	100.074	99.949	
5.000	100.810	100.685	100.560	
5.125	101.222	101.097	100.972	
5.250	101.589	101.464	101.339	
5.375	101.868	101.743	101.618	
5.500	102.102	101.977	101.852	
5.625	102.274	102.149	102.024	
5.750	102.496	102.371	102.246	
5.875	102.803	102.678	102.553	
6.000	102.965	102.840	102.715	

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	97.865	97.740	97.615	
3.875	98.282	98.157	98.032	
4.000	98.660	98.535	98.410	
4.125	99.215	99.090	98.965	
4.250	99.513	99.388	99.263	
4.375	99.726	99.601	99.476	
4.500	99.975	99.850	99.725	
4.625	100.201	100.076	99.951	
4.750	100.412	100.287	100.162	
4.875	100.641	100.516	100.391	
5.000	100.910	100.785	100.660	

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	97.532	97.407	97.282	
3.625	98.061	97.936	97.811	
3.750	98.565	98.440	98.315	
3.875	99.036	98.911	98.786	
4.000	99.521	99.396	99.271	
4.125	99.913	99.788	99.663	
4.250	100.280	100.155	100.030	
4.375	100.621	100.496	100.371	
4.500	100.939	100.814	100.689	
4.625	101.245	101.120	100.995	
4.750	101.530	101.405	101.280	
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)