



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.: 12/20/2018

45 Day Lock Exp.: 1/4/2019

60 Day Lock Exp.: 1/21/2019

W. Rate Sheet Dated: 11/20/2018

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	98.679	98.529	98.379	4.000	97.830	97.680	97.530	2.375	93.074	92.924	92.774	3.125	97.451	97.301	97.151
4.125	99.178	99.028	98.878	4.125	98.195	98.045	97.895	2.500	92.095	91.945	91.795	3.250	97.731	97.581	97.431
4.250	100.287	100.162	100.062	4.250	99.239	99.114	99.014	2.625	92.995	92.845	92.695	3.375	98.134	97.984	97.834
4.375	100.788	100.663	100.563	4.375	99.617	99.492	99.392	2.750	95.672	95.522	95.372	3.500	98.495	98.345	98.195
4.500	101.284	101.159	101.059	4.500	99.987	99.862	99.762	2.875	96.098	95.948	95.798	3.625	98.871	98.721	98.571
4.625	101.764	101.639	101.539	4.625	100.273	100.148	100.048	3.000	96.656	96.506	96.356	Margin = 2.250		Index = 2.700	
4.750	101.921	101.749	101.609	4.750	101.019	100.847	100.706	3.125	97.105	96.955	96.805				
4.875	102.464	102.292	102.152	4.875	101.368	101.196	101.055	3.250	97.831	97.681	97.531				
5.000	103.064	102.892	102.752	5.000	101.679	101.507	101.367	3.375	98.277	98.127	97.977				
5.125	103.320	103.148	103.008	5.125	101.999	101.827	101.687	3.500	98.718	98.568	98.418				
5.250	103.375	103.219	103.094	5.250	102.245	102.089	101.964	3.625	99.162	99.012	98.862				
5.375	103.544	103.388	103.263	5.375	102.584	102.428	102.303	3.750	99.172	99.022	98.872				
5.500	103.821	103.665	103.540	5.500	102.895	102.739	102.614	3.875	99.606	99.456	99.306				
5.625	104.046	103.890	103.765	5.625	103.065	102.909	102.784	4.000	100.033	99.883	99.733				
5.750	104.787	104.687	104.578	5.750	103.311	103.211	103.102	4.125	100.376	100.226	100.076				
5.875	104.845	104.745	104.635	5.875	103.660	103.560	103.451	4.250	100.417	100.267	100.117				
6.000	105.222	105.122	105.012	6.000	103.971	103.871	103.762	4.375	100.771	100.621	100.471				
6.125	105.597	105.497	105.388	6.125	104.391	104.291	104.182	4.500	101.119	100.969	100.819				
6.250	105.897	105.797	105.697	6.250	104.691	104.591	104.491	4.625	101.383	101.233	101.083				

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	97.479	97.329	97.179	4.000	96.830	96.680	96.530	2.375	92.074	91.924	91.774	3.125	96.451	96.301	96.151
4.125	97.978	97.828	97.678	4.125	97.195	97.045	96.895	2.500	91.095	90.945	90.795	3.250	96.731	96.581	96.431
4.250	99.037	98.912	98.812	4.250	98.239	98.114	98.014	2.625	91.995	91.845	91.695	3.375	97.134	96.984	96.834
4.375	99.538	99.413	99.313	4.375	98.617	98.492	98.392	2.750	94.672	94.522	94.372	3.500	97.495	97.345	97.195
4.500	100.034	99.909	99.809	4.500	98.987	98.862	98.762	2.875	95.098	94.948	94.798	3.625	97.871	97.721	97.571
4.625	100.514	100.389	100.289	4.625	99.273	99.148	99.048	3.000	95.656	95.506	95.356	Margin = 2.250		Index = 2.700	
4.750	100.871	100.699	100.559	4.750	100.019	99.847	99.706	3.125	96.105	95.955	95.805	30 Year OTC "Borrower Paid Only for USDA"			
4.875	101.414	101.242	101.102	4.875	100.368	100.196	100.055	3.250	96.831	96.681	96.531	Rate	30 Day	45 Day	60 Day
5.000	101.814	101.642	101.502	5.000	100.679	100.507	100.367	3.375	97.277	97.127	96.977	4.625	99.364	99.114	98.864
5.125	102.240	102.068	101.928	5.125	101.099	100.927	100.787	3.500	97.718	97.568	97.418	4.750	99.721	99.471	99.221
5.250	102.475	102.319	102.194	5.250	101.245	101.089	100.964	3.625	98.162	98.012	97.862	4.875	100.164	99.914	99.664
5.375	102.744	102.588	102.463	5.375	101.584	101.428	101.303	3.750	98.172	98.022	97.872	5.000	100.564	100.314	100.064
5.500	102.971	102.815	102.690	5.500	101.895	101.739	101.614	3.875	98.606	98.456	98.306	5.125	100.940	100.690	100.440
5.625	103.096	102.940	102.815	5.625	102.115	101.959	101.834	4.000	99.033	98.883	98.733	5.250	100.875	100.625	100.375
5.750	103.637	103.537	103.428	5.750	102.311	102.211	102.102	4.125	99.376	99.226	99.076	5.375	101.244	100.994	100.744
5.875	103.695	103.595	103.485	5.875	102.660	102.560	102.451	4.250	99.417	99.267	99.117	5.500	102.001	101.751	101.501
6.000	104.072	103.972	103.862	6.000	102.971	102.871	102.762	4.375	99.771	99.621	99.471	5.625	102.256	102.006	101.756
6.125	104.447	104.347	104.238	6.125	103.391	103.291	103.182	4.500	100.119	99.969	99.819	5.750	102.502	102.252	102.002
6.250	104.747	104.647	104.547	6.250	103.691	103.591	103.491	4.625	100.383	100.233	100.083	5.875	102.752	102.502	102.252

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	99.314	99.064	98.814	4.875	98.648	98.398	98.148
5.125	100.090	99.840	99.590	5.125	99.379	99.129	98.879
5.375	100.394	100.144	99.894	5.375	99.864	99.614	99.364
5.625	101.146	100.896	100.646	5.625	100.595	100.345	100.095
5.875	101.720	101.470	101.220	5.875	100.940	100.690	100.440
6.000	102.097	101.847	101.597	6.000	101.251	101.001	100.751
6.125	102.472	102.222	101.972	6.125	101.671	101.421	101.171
6.250	102.752	102.502	102.252	6.250	102.549	102.299	102.049

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:	11/20/2018	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)



AFR Loan Center

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Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

12/20/2018

45 Day Lock Exp.:

1/4/2019

60 Day Lock Exp.:

1/21/2019

W. Rate Sheet Dated: 11/20/2018

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	97.710	97.560	97.410	4.000	96.861	96.711	96.561	2.375	89.574	89.424	89.274	3.125	95.76	95.614	95.464
4.125	98.209	98.059	97.909	4.125	97.227	97.077	96.927	2.500	88.595	88.445	88.295	3.250	96.79	96.643	96.493
4.250	99.318	99.193	99.093	4.250	98.270	98.145	98.045	2.625	89.495	89.345	89.195	3.375	97.20	97.047	96.897
4.375	99.819	99.694	99.594	4.375	98.648	98.523	98.423	2.750	93.984	93.834	93.684	3.500	97.56	97.407	97.257
4.500	100.316	100.191	100.091	4.500	99.018	98.893	98.793	2.875	94.411	94.261	94.111	3.625	97.93	97.783	97.633
4.625	100.796	100.671	100.571	4.625	99.305	99.180	99.080	3.000	94.968	94.818	94.668	Margin = 2.250		Index = 2.700	
4.750	100.765	100.593	100.452	4.750	99.863	99.691	99.550	3.125	95.418	95.268	95.118				
4.875	101.308	101.136	100.995	4.875	100.212	100.040	99.899	3.250	96.893	96.743	96.593				
5.000	101.908	101.736	101.595	5.000	100.523	100.351	100.210	3.375	97.339	97.189	97.039				
5.125	102.164	101.992	101.851	5.125	100.843	100.671	100.530	3.500	97.781	97.631	97.481				
5.250	101.813	101.657	101.532	5.250	100.683	100.526	100.401	3.625	98.225	98.075	97.925				
5.375	101.982	101.825	101.700	5.375	101.022	100.865	100.740	3.750	98.203	98.053	97.903				
5.500	102.259	102.102	101.977	5.500	101.333	101.177	101.052	3.875	98.637	98.487	98.337				
5.625	102.484	102.327	102.202	5.625	101.503	101.347	101.222	4.000	99.064	98.914	98.764				
5.750	101.975	101.875	101.765	5.750	100.498	100.398	100.289	4.125	99.407	99.257	99.107				
5.875	102.032	101.932	101.823	5.875	100.847	100.747	100.638	4.250	99.448	99.298	99.148				
6.000	102.409	102.309	102.200	6.000	101.159	101.059	100.949	4.375	99.803	99.653	99.503				
6.125	102.784	102.684	102.575	6.125	101.579	101.479	101.369	4.500	100.151	100.001	99.851				
6.250	102.397	102.297	102.197	6.250	101.191	101.091	100.991	4.625	100.414	100.264	100.114				

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	96.510	96.360	96.210	4.000	95.861	95.711	95.561	2.375	90.324	90.174	90.024	3.125	94.764	94.614	94.464
4.125	97.009	96.859	96.709	4.125	96.227	96.077	95.927	2.500	89.345	89.195	89.045	3.250	95.793	95.643	95.493
4.250	98.068	97.943	97.843	4.250	97.270	97.145	97.045	2.625	90.245	90.095	89.945	3.375	96.197	96.047	95.897
4.375	98.569	98.444	98.344	4.375	97.648	97.523	97.423	2.750	93.766	93.616	93.466	3.500	96.557	96.407	96.257
4.500	99.066	98.941	98.841	4.500	98.018	97.893	97.793	2.875	94.192	94.042	93.892	3.625	96.933	96.783	96.633
4.625	99.546	99.421	99.321	4.625	98.305	98.180	98.080	3.000	94.749	94.599	94.449	Margin = 2.250		Index = 2.700	
4.750	99.715	99.543	99.402	4.750	98.863	98.691	98.550	3.125	95.199	95.049	94.899	30 Year OTC "Borrower Paid Only for USDA"			
4.875	100.258	100.086	99.945	4.875	99.212	99.040	98.899	3.250	95.737	95.587	95.437	Rate	30 Day	45 Day	60 Day
5.000	100.658	100.486	100.345	5.000	99.523	99.351	99.210	3.375	96.183	96.033	95.883	4.625	98.396	98.146	97.896
5.125	101.084	100.912	100.771	5.125	99.943	99.771	99.630	3.500	96.625	96.475	96.325	4.750	98.565	98.315	98.065
5.250	100.913	100.757	100.632	5.250	99.683	99.526	99.401	3.625	97.069	96.919	96.769	4.875	99.008	98.758	98.508
5.375	101.182	101.025	100.900	5.375	100.022	99.865	99.740	3.750	96.922	96.772	96.622	5.000	99.408	99.158	98.908
5.500	101.409	101.252	101.127	5.500	100.333	100.177	100.052	3.875	97.356	97.206	97.056	5.125	99.784	99.534	99.284
5.625	101.534	101.377	101.252	5.625	100.553	100.397	100.272	4.000	97.783	97.633	97.483	5.250	99.313	99.063	98.813
5.750	100.825	100.725	100.615	5.750	99.498	99.398	99.289	4.125	98.126	97.976	97.826	5.375	99.682	99.432	99.182
5.875	100.882	100.782	100.673	5.875	99.847	99.747	99.638	4.250	97.854	97.704	97.554	5.500	100.439	100.189	99.939
6.000	101.259	101.159	101.050	6.000	100.159	100.059	99.949	4.375	98.209	98.059	97.909	5.625	100.694	100.444	100.194
6.125	101.634	101.534	101.425	6.125	100.579	100.479	100.369	4.500	98.557	98.407	98.257	5.750	99.690	99.440	99.190
6.250	101.247	101.147	101.047	6.250	100.191	100.091	99.991	4.625	98.821	98.671	98.521	5.875	99.939	99.689	99.439

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	98.158	97.908	97.658	4.875	97.492	97.242	96.992
5.125	98.934	98.684	98.434	5.125	98.223	97.973	97.723
5.375	98.832	98.582	98.332	5.375	98.302	98.052	97.802
5.625	99.584	99.334	99.084	5.625	99.033	98.783	98.533
5.875	98.907	98.657	98.407	5.875	98.127	97.877	97.627
6.000	99.284	99.034	98.784	6.000	98.439	98.189	97.939
6.125	99.659	99.409	99.159	6.125	98.859	98.609	98.359
6.250	99.252	99.002	98.752	6.250	99.049	98.799	98.549

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:	11/20/2018 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.:

12/20/2018

45 Day Lock Exp.:

1/4/2019

60 Day Lock Exp.:

1/21/2019

W. Rate Sheet Dated: 11/20/2018

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	98.316	98.216	98.116	4.500	99.965	99.865	99.765	3.375	97.462	97.362	97.262	3.375	97.701	97.601	97.501
4.375	98.904	98.804	98.704	4.625	100.576	100.476	100.376	3.500	97.941	97.841	97.741	3.500	98.061	97.961	97.861
4.500	99.532	99.432	99.332	4.750	101.109	101.009	100.909	3.625	98.465	98.365	98.265	3.625	98.399	98.299	98.199
4.625	100.145	100.045	99.945	4.875	101.489	101.389	101.289	3.750	98.829	98.729	98.629	3.750	99.170	99.070	98.970
4.750	100.765	100.665	100.565	4.990	101.917	101.817	101.717	3.875	99.240	99.140	99.040	3.875	99.510	99.410	99.310
4.875	101.380	101.280	101.180	5.000	102.017	101.917	101.817	3.990	99.538	99.438	99.338	3.990	99.742	99.642	99.542
4.990	101.363	101.263	101.163	5.125	102.600	102.500	102.400	4.000	99.638	99.538	99.438	4.000	99.842	99.742	99.642
5.000	101.463	101.363	101.263	5.250	103.076	102.976	102.876	4.125	100.080	99.980	99.880	4.125	100.145	100.045	99.945
5.125	102.160	102.060	101.960	5.375	103.276	103.176	103.076	4.250	100.377	100.277	100.177	4.250	100.772	100.672	100.572
5.250	102.795	102.695	102.595	5.500	103.495	103.395	103.295	4.375	100.675	100.575	100.475	4.375	101.067	100.967	100.867
5.375	103.206	103.106	103.006	5.625	103.730	103.630	103.530	4.500	101.181	101.081	100.981	4.500	101.355	101.255	101.155
5.500	103.564	103.464	103.364	5.750	104.232	104.132	104.032	4.625	101.659	101.559	101.459	4.625	101.632	101.532	101.432
5.625	103.842	103.742	103.642	5.875	104.474	104.374	104.274	4.750	101.839	101.739	101.639	4.750	101.849	101.749	101.649
5.750	104.548	104.448	104.348	5.990	104.600	104.500	104.400	4.875	102.010	101.910	101.810	4.875	102.050	101.950	101.850
5.875	104.726	104.626	104.526	6.000	104.700	104.600	104.500	4.990	102.331	102.231	102.131	4.990	102.117	102.017	101.917
5.990	104.826	104.726	104.626	6.125	105.229	105.112	104.987	5.000	102.431	102.331	102.231	5.000	102.217	102.117	102.017
6.000	104.926	104.826	104.726	6.250	105.763	105.646	105.521	5.125	102.871	102.771	102.671	5.125	102.416	102.316	102.216
6.125	105.525	105.425	105.325	6.375	105.993	105.876	105.751	5.250	103.026	102.926	102.826	5.250	102.605	102.505	102.405
6.250	106.108	105.991	105.866	6.500	105.778	105.661	105.536	5.375	103.172	103.072	102.972	5.375	102.820	102.720	102.620

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	96.978	96.878	96.778	3.375	97.150	97.050	96.950
4.375	97.599	97.499	97.399	3.500	97.547	97.447	97.347
4.500	98.318	98.218	98.118	3.625	97.953	97.853	97.753
4.625	99.022	98.922	98.822	3.750	98.210	98.110	98.010
4.750	99.719	99.619	99.519	3.875	98.618	98.518	98.418
4.875	100.298	100.198	100.098	3.990	98.902	98.802	98.702
4.990	100.755	100.655	100.555	4.000	99.002	98.902	98.802
5.000	100.855	100.755	100.655	4.125	99.387	99.287	99.187
5.125	101.109	101.009	100.909	4.250	99.562	99.462	99.362
5.250	101.613	101.513	101.413	4.375	99.863	99.763	99.663
5.375	102.131	102.031	101.931	4.500	100.145	100.045	99.945
5.500	102.592	102.492	102.392	4.625	100.438	100.338	100.238
5.625	102.819	102.719	102.619	4.750	100.559	100.459	100.359
5.750	103.025	102.925	102.825	4.875	100.667	100.567	100.467
5.875	102.976	102.876	102.776	4.990	100.639	100.539	100.439
5.990	103.318	103.218	103.118	5.000	100.739	100.639	100.539
6.000	103.418	103.318	103.218	5.125	100.681	100.581	100.481
6.125	103.668	103.568	103.468	5.250	100.779	100.679	100.579
6.250	103.899	103.799	103.699	5.375	100.867	100.767	100.667

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.:

12/20/2018

45 Day Lock Exp.:

1/4/2019

60 Day Lock Exp.:

1/21/2019

W. Rate Sheet Dated: 11/20/2018

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	100.894	100.794	100.694	4.250	99.075	98.975	98.875	3.750	99.104	99.004	98.904	
4.875	101.494	101.394	101.294	4.375	99.622	99.522	99.422	3.875	99.649	99.549	99.449	
4.990	101.857	101.757	101.657	4.500	100.332	100.232	100.132	3.990	99.725	99.625	99.525	
5.000	101.957	101.857	101.757	4.625	100.897	100.797	100.697	4.000	99.825	99.725	99.625	
5.125	102.614	102.514	102.414	4.750	101.402	101.302	101.202	4.125	100.302	100.202	99.856	
5.250	103.103	103.003	102.903	4.875	101.867	101.767	101.667	4.250	100.635	100.535	99.846	
5.375	103.494	103.394	103.294	4.990	102.171	102.071	101.971	4.375	101.082	100.982	99.836	
5.500	103.795	103.695	103.595	5.000	102.271	102.171	102.071	4.500	101.515	101.415	99.816	
5.625	104.169	104.062	103.969	5.125	102.806	102.706	102.594	4.625	101.876	101.776	99.796	
5.750	104.619	104.512	104.419	5.250	103.169	103.069	102.957	4.750	102.048	101.948	99.776	
5.875	105.082	104.956	104.882	5.375	103.469	103.369	103.260	4.875	102.256	102.156	99.736	
5.990	105.244	105.118	105.044	5.500	103.706	103.606	103.498	4.990	102.367	102.267	99.596	
6.000	105.344	105.218	105.144	5.625	103.922	103.815	103.722	5.000	102.467	102.367	99.696	
6.125	106.089	105.963	105.889	5.750	104.197	104.090	103.997	5.125	102.832	102.732	99.656	
6.250	106.446	106.320	106.246	5.875	104.938	104.831	104.738	5.250	103.186	103.086	99.616	
6.375	106.761	106.635	106.561	5.990	105.114	105.007	104.914	5.375	103.590	103.490	99.566	
6.500	106.311	106.185	106.111	6.000	105.214	105.107	105.014	5.500	101.657	101.548	99.546	
6.625	105.892	105.745	105.692	6.125	105.642	105.516	105.442	5.625	102.077	101.968	99.526	
6.750	106.285	106.139	106.085	6.250	106.051	105.925	105.851	5.750	102.451	102.342	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	100.143	100.043	99.943	3.750	98.543	98.443	98.343		
4.875	100.743	100.643	100.543	3.875	99.088	98.988	98.888		
4.990	101.106	101.006	100.906	3.990	98.661	98.561	98.461		
5.000	101.206	101.106	101.006	4.000	98.761	98.661	98.561		
5.125	101.378	101.278	101.178	4.125	99.238	99.138	98.792		
5.250	101.867	101.767	101.667	4.250	99.571	99.471	98.782		
5.375	102.258	102.158	102.058	4.375	100.018	99.918	98.772		
5.500	102.559	102.459	102.359	4.500	99.858	99.758	98.159		
5.625	102.536	102.429	102.336	4.625	100.219	100.119	98.139		
5.750	102.986	102.879	102.786	4.750	100.391	100.291	98.119		
5.875	102.613	102.487	102.413	4.875	100.599	100.499	98.079		
5.990	102.775	102.649	102.575	4.990	100.210	100.110	97.439		
6.000	102.875	102.749	102.675	5.000	100.310	100.210	97.539		
6.125	103.620	103.494	103.420	5.125	#N/A	#N/A	#N/A		
6.250	103.977	103.851	103.777	5.250	#N/A	#N/A	#N/A		
6.375	104.142	104.016	103.942	5.375	#N/A	#N/A	#N/A		
6.500	103.542	103.416	103.342	5.500	#N/A	#N/A	#N/A		
6.625	102.973	102.826	102.773	5.625	#N/A	#N/A	#N/A		
6.750	103.216	103.070	103.016	5.750	#N/A	#N/A	#N/A		

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

Program Features								
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
Second Home	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-0.250
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
SC Fixed C/O Refi	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
SC Fixed Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
SC C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only								

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

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 Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

12/20/2018

45 Day Lock Exp.:

1/4/2019

60 Day Lock Exp.:

1/21/2019

W. Rate Sheet Dated: 11/20/2018

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	100.899	100.799	100.699	4.250	99.077	98.977	98.877	3.750	99.072	98.972	98.872	4.750	100.148	100.048	99.948	3.750	98.511	98.411	98.311
4.875	101.500	101.400	101.300	4.375	99.642	99.542	99.442	3.875	99.625	99.525	99.425	4.875	100.749	100.649	100.549	3.875	99.064	98.964	98.864
4.990	101.865	101.765	101.665	4.500	100.352	100.252	100.152	3.990	99.763	99.663	99.563	4.990	101.114	101.014	100.914	3.990	98.699	98.599	98.499
5.000	101.965	101.865	101.765	4.625	100.917	100.817	100.717	4.000	99.863	99.763	99.663	5.000	101.214	101.114	101.014	4.000	98.799	98.699	98.599
5.125	102.635	102.535	102.435	4.750	101.422	101.322	101.222	4.125	100.337	100.237	99.856	5.125	101.399	101.299	101.199	4.125	99.273	99.173	98.792
5.250	103.125	103.025	102.925	4.875	101.887	101.787	101.687	4.250	100.669	100.569	99.846	5.250	101.889	101.789	101.689	4.250	99.605	99.505	98.782
5.375	103.513	103.413	103.313	4.990	102.197	102.097	101.997	4.375	101.116	101.016	99.836	5.375	102.277	102.177	102.077	4.375	100.052	99.952	98.772
5.500	103.811	103.711	103.611	5.000	102.297	102.197	102.097	4.500	101.497	101.397	99.816	5.500	102.575	102.475	102.375	4.500	99.840	99.740	98.159
5.625	104.201	104.094	104.001	5.125	102.843	102.743	102.643	4.625	101.856	101.756	99.796	5.625	102.568	102.461	102.368	4.625	100.199	100.099	98.139
5.750	104.649	104.542	104.449	5.250	103.206	103.106	103.006	4.750	102.028	101.928	99.776	5.750	103.016	102.909	102.816	4.750	100.371	100.271	98.119
5.875	105.140	105.014	104.940	5.375	103.505	103.405	103.305	4.875	102.237	102.137	99.736	5.875	102.671	102.545	102.471	4.875	100.580	100.480	98.079
5.990	105.299	105.173	105.099	5.500	103.741	103.641	103.541	4.990	102.357	102.257	99.596	5.990	102.830	102.704	102.630	4.990	100.200	100.100	97.439
6.000	105.399	105.273	105.199	5.625	103.938	103.831	103.738	5.000	102.457	102.357	99.696	6.000	102.930	102.804	102.730	5.000	100.300	100.200	97.539
6.125	106.147	106.020	105.947	5.750	104.212	104.105	104.012	5.125	102.823	102.723	99.656	6.125	103.678	103.551	103.478	5.125	#N/A	#N/A	#N/A
6.250	106.500	106.374	106.300	5.875	104.952	104.846	104.752	5.250	103.176	103.076	99.616	6.250	104.031	103.905	103.831	5.250	#N/A	#N/A	#N/A
6.375	106.814	106.688	106.614	5.990	105.132	105.025	104.932	5.375	103.581	103.481	99.566	6.375	104.195	104.069	103.995	5.375	#N/A	#N/A	#N/A
6.500	106.361	106.235	106.161	6.000	105.232	105.125	105.032	5.500	101.649	101.540	99.546	6.500	103.592	103.466	103.392	5.500	#N/A	#N/A	#N/A
6.625	105.925	105.779	105.725	6.125	105.673	105.547	105.473	5.625	102.068	101.959	99.526	6.625	103.006	102.860	102.806	5.625	#N/A	#N/A	#N/A
6.750	106.319	106.173	106.119	6.250	106.084	105.957	105.884	5.750	102.441	102.332	99.506	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 - 97.00%	
≥ 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.: 12/20/2018

45 Day Lock Exp.: 1/4/2019

60 Day Lock Exp.: 1/21/2019

W. Rate Sheet Dated: 11/20/2018

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	98.260	98.135	98.010	
4.625	99.065	98.940	98.815	
4.750	99.764	99.639	99.514	
4.875	100.240	100.115	99.990	
5.000	100.846	100.721	100.596	
5.125	101.339	101.214	101.089	
5.250	101.696	101.571	101.446	
5.375	101.968	101.843	101.718	
5.500	102.197	102.072	101.947	
5.625	102.363	102.238	102.113	
5.750	102.578	102.453	102.328	
5.875	102.884	102.759	102.634	
6.000	103.046	102.921	102.796	

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	97.930	97.805	97.680	
3.875	98.346	98.221	98.096	
4.000	98.721	98.596	98.471	
4.125	99.273	99.148	99.023	
4.250	99.568	99.443	99.318	
4.375	99.777	99.652	99.527	
4.500	100.024	99.899	99.774	
4.625	100.248	100.123	99.998	
4.750	100.454	100.329	100.204	
4.875	100.685	100.560	100.435	
5.000	100.954	100.829	100.704	

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	97.604	97.479	97.354	
3.625	98.130	98.005	97.880	
3.750	98.633	98.508	98.383	
3.875	99.102	98.977	98.852	
4.000	99.585	99.460	99.335	
4.125	99.974	99.849	99.724	
4.250	100.338	100.213	100.088	
4.375	100.677	100.552	100.427	
4.500	100.993	100.868	100.743	
4.625	101.299	101.174	101.049	
4.750	101.584	101.459	101.334	
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)