



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.: 12/21/2018

45 Day Lock Exp.: 1/7/2019

60 Day Lock Exp.: 1/21/2019

W. Rate Sheet Dated: 11/21/2018

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	98.632	98.482	98.332	4.000	97.783	97.633	97.483	2.375	93.011	92.861	92.711	3.125	97.451	97.301	97.151
4.125	99.131	98.981	98.831	4.125	98.148	97.998	97.848	2.500	92.032	91.882	91.732	3.250	97.731	97.581	97.431
4.250	100.224	100.083	99.974	4.250	99.177	99.036	98.927	2.625	92.932	92.782	92.632	3.375	98.134	97.984	97.834
4.375	100.725	100.585	100.475	4.375	99.554	99.413	99.304	2.750	95.606	95.456	95.306	3.500	98.495	98.345	98.195
4.500	101.222	101.081	100.972	4.500	99.924	99.784	99.674	2.875	96.032	95.882	95.732	3.625	98.871	98.721	98.571
4.625	101.702	101.561	101.452	4.625	100.211	100.070	99.961	3.000	96.589	96.439	96.289	Margin = 2.250		Index = 2.700	
4.750	101.874	101.702	101.562	4.750	100.972	100.800	100.659	3.125	97.039	96.889	96.739				
4.875	102.417	102.245	102.105	4.875	101.321	101.149	101.008	3.250	97.800	97.650	97.500				
5.000	103.017	102.845	102.705	5.000	101.632	101.460	101.320	3.375	98.246	98.096	97.946				
5.125	103.273	103.101	102.961	5.125	101.952	101.780	101.640	3.500	98.687	98.537	98.387				
5.250	103.344	103.188	103.047	5.250	102.214	102.058	101.917	3.625	99.131	98.981	98.831				
5.375	103.513	103.357	103.216	5.375	102.553	102.397	102.256	3.750	99.156	99.006	98.856				
5.500	103.790	103.634	103.493	5.500	102.864	102.708	102.567	3.875	99.590	99.440	99.290				
5.625	104.015	103.859	103.718	5.625	103.034	102.878	102.737	4.000	100.017	99.867	99.717				
5.750	104.756	104.615	104.515	5.750	103.280	103.139	103.039	4.125	100.360	100.210	100.060				
5.875	104.814	104.673	104.573	5.875	103.629	103.488	103.388	4.250	100.432	100.282	100.132				
6.000	105.191	105.050	104.950	6.000	103.940	103.799	103.699	4.375	100.787	100.637	100.487				
6.125	105.566	105.425	105.325	6.125	104.360	104.219	104.119	4.500	101.135	100.985	100.835				
6.250	105.866	105.766	105.666	6.250	104.660	104.560	104.460	4.625	101.399	101.249	101.099				

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	97.432	97.282	97.132	4.000	96.783	96.633	96.483	2.375	92.011	91.861	91.711	3.125	96.451	96.301	96.151
4.125	97.931	97.781	97.631	4.125	97.148	96.998	96.848	2.500	91.032	90.882	90.732	3.250	96.731	96.581	96.431
4.250	98.974	98.833	98.724	4.250	98.177	98.036	97.927	2.625	91.932	91.782	91.632	3.375	97.134	96.984	96.834
4.375	99.475	99.335	99.225	4.375	98.554	98.413	98.304	2.750	94.606	94.456	94.306	3.500	97.495	97.345	97.195
4.500	99.972	99.831	99.722	4.500	98.924	98.784	98.674	2.875	95.032	94.882	94.732	3.625	97.871	97.721	97.571
4.625	100.452	100.311	100.202	4.625	99.211	99.070	98.961	3.000	95.589	95.439	95.289	Margin = 2.250		Index = 2.700	
4.750	100.824	100.652	100.512	4.750	99.972	99.800	99.659	3.125	96.039	95.889	95.739	30 Year OTC "Borrower Paid Only for USDA"			
4.875	101.367	101.195	101.055	4.875	100.321	100.149	100.008	3.250	96.800	96.650	96.500	Rate	30 Day	45 Day	60 Day
5.000	101.767	101.595	101.455	5.000	100.632	100.460	100.320	3.375	97.246	97.096	96.946	4.625	99.302	99.052	98.802
5.125	102.193	102.021	101.881	5.125	101.052	100.880	100.740	3.500	97.687	97.537	97.387	4.750	99.674	99.424	99.174
5.250	102.444	102.288	102.147	5.250	101.214	101.058	100.917	3.625	98.131	97.981	97.831	4.875	100.117	99.867	99.617
5.375	102.713	102.557	102.416	5.375	101.553	101.397	101.256	3.750	98.156	98.006	97.856	5.000	100.517	100.267	100.017
5.500	102.940	102.784	102.643	5.500	101.864	101.708	101.567	3.875	98.590	98.440	98.290	5.125	100.893	100.643	100.393
5.625	103.065	102.909	102.768	5.625	102.084	101.928	101.787	4.000	99.017	98.867	98.717	5.250	100.844	100.594	100.344
5.750	103.606	103.465	103.365	5.750	102.280	102.139	102.039	4.125	99.360	99.210	99.060	5.375	101.213	100.963	100.713
5.875	103.664	103.523	103.423	5.875	102.629	102.488	102.388	4.250	99.432	99.282	99.132	5.500	102.000	101.750	101.500
6.000	104.041	103.900	103.800	6.000	102.940	102.799	102.699	4.375	99.787	99.637	99.487	5.625	102.255	102.005	101.755
6.125	104.416	104.275	104.175	6.125	103.360	103.219	103.119	4.500	100.135	99.985	99.835	5.750	102.501	102.251	102.001
6.250	104.716	104.616	104.516	6.250	103.660	103.560	103.460	4.625	100.399	100.249	100.099	5.875	102.751	102.501	102.251

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	99.267	99.017	98.767	4.875	98.601	98.351	98.101
5.125	100.043	99.793	99.543	5.125	99.332	99.082	98.832
5.375	100.363	100.113	99.863	5.375	99.833	99.583	99.333
5.625	101.115	100.865	100.615	5.625	100.564	100.314	100.064
5.875	101.689	101.439	101.189	5.875	100.909	100.659	100.409
6.000	102.066	101.816	101.566	6.000	101.220	100.970	100.720
6.125	102.441	102.191	101.941	6.125	101.640	101.390	101.140
6.250	102.751	102.501	102.251	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:	11/21/2018	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.:

12/21/2018

45 Day Lock Exp.:

1/7/2019

60 Day Lock Exp.:

1/21/2019

W. Rate Sheet Dated: 11/21/2018

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	97.663	97.513	97.363	4.000	96.815	96.665	96.515	2.375	89.511	89.361	89.211	3.125	95.76	95.614	95.464
4.125	98.162	98.012	97.862	4.125	97.180	97.030	96.880	2.500	88.532	88.382	88.232	3.250	96.79	96.643	96.493
4.250	99.255	99.115	99.005	4.250	98.208	98.067	97.958	2.625	89.432	89.282	89.132	3.375	97.20	97.047	96.897
4.375	99.757	99.616	99.507	4.375	98.585	98.445	98.335	2.750	93.918	93.768	93.618	3.500	97.56	97.407	97.257
4.500	100.253	100.112	100.003	4.500	98.956	98.815	98.706	2.875	94.345	94.195	94.045	3.625	97.93	97.783	97.633
4.625	100.733	100.592	100.483	4.625	99.242	99.101	98.992	3.000	94.902	94.752	94.602	Margin = 2.250		Index = 2.700	
4.750	100.718	100.546	100.405	4.750	99.816	99.644	99.503	3.125	95.351	95.201	95.051				
4.875	101.261	101.089	100.949	4.875	100.165	99.993	99.852	3.250	96.862	96.712	96.562				
5.000	101.861	101.689	101.548	5.000	100.476	100.304	100.163	3.375	97.308	97.158	97.008				
5.125	102.117	101.945	101.805	5.125	100.796	100.624	100.483	3.500	97.750	97.600	97.450				
5.250	101.782	101.625	101.485	5.250	100.651	100.495	100.355	3.625	98.194	98.044	97.894				
5.375	101.950	101.794	101.653	5.375	100.990	100.834	100.694	3.750	98.187	98.037	97.887				
5.500	102.227	102.071	101.930	5.500	101.302	101.145	101.005	3.875	98.622	98.472	98.322				
5.625	102.452	102.296	102.156	5.625	101.472	101.315	101.175	4.000	99.048	98.898	98.748				
5.750	101.943	101.803	101.703	5.750	100.467	100.327	100.227	4.125	99.391	99.241	99.091				
5.875	102.001	101.860	101.760	5.875	100.816	100.676	100.576	4.250	99.463	99.313	99.163				
6.000	102.378	102.237	102.137	6.000	101.127	100.987	100.887	4.375	99.818	99.668	99.518				
6.125	102.753	102.613	102.513	6.125	101.547	101.407	101.307	4.500	100.166	100.016	99.866				
6.250	102.366	102.266	102.166	6.250	101.160	101.060	100.960	4.625	100.430	100.280	100.130				

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	96.463	96.313	96.163	4.000	95.815	95.665	95.515	2.375	90.261	90.111	89.961	3.125	94.764	94.614	94.464
4.125	96.962	96.812	96.662	4.125	96.180	96.030	95.880	2.500	89.282	89.132	88.982	3.250	95.793	95.643	95.493
4.250	98.005	97.865	97.755	4.250	97.208	97.067	96.958	2.625	90.182	90.032	89.882	3.375	96.197	96.047	95.897
4.375	98.507	98.366	98.257	4.375	97.585	97.445	97.335	2.750	93.699	93.549	93.399	3.500	96.557	96.407	96.257
4.500	99.003	98.862	98.753	4.500	97.956	97.815	97.706	2.875	94.126	93.976	93.826	3.625	96.933	96.783	96.633
4.625	99.483	99.342	99.233	4.625	98.242	98.101	97.992	3.000	94.683	94.533	94.383	Margin = 2.250		Index = 2.700	
4.750	99.668	99.496	99.355	4.750	98.816	98.644	98.503	3.125	95.132	94.982	94.832	30 Year OTC "Borrower Paid Only for USDA"			
4.875	100.211	100.039	99.899	4.875	99.165	98.993	98.852	3.250	95.706	95.556	95.406	Rate	30 Day	45 Day	60 Day
5.000	100.611	100.439	100.298	5.000	99.476	99.304	99.163	3.375	96.152	96.002	95.852	4.625	98.333	98.083	97.833
5.125	101.037	100.865	100.725	5.125	99.896	99.724	99.583	3.500	96.593	96.443	96.293	4.750	98.518	98.268	98.018
5.250	100.882	100.725	100.585	5.250	99.651	99.495	99.355	3.625	97.037	96.887	96.737	4.875	98.961	98.711	98.461
5.375	101.150	100.994	100.853	5.375	99.990	99.834	99.694	3.750	96.906	96.756	96.606	5.000	99.361	99.111	98.861
5.500	101.377	101.221	101.080	5.500	100.302	100.145	100.005	3.875	97.340	97.190	97.040	5.125	99.737	99.487	99.237
5.625	101.502	101.346	101.206	5.625	100.522	100.365	100.225	4.000	97.767	97.617	97.467	5.250	99.282	99.032	98.782
5.750	100.793	100.653	100.553	5.750	99.467	99.327	99.227	4.125	98.110	97.960	97.810	5.375	99.650	99.400	99.150
5.875	100.851	100.710	100.610	5.875	99.816	99.676	99.576	4.250	97.870	97.720	97.570	5.500	100.437	100.187	99.937
6.000	101.228	101.087	100.987	6.000	100.127	99.987	99.887	4.375	98.225	98.075	97.925	5.625	100.692	100.442	100.192
6.125	101.603	101.463	101.363	6.125	100.547	100.407	100.307	4.500	98.572	98.422	98.272	5.750	99.688	99.438	99.188
6.250	101.216	101.116	101.016	6.250	100.160	100.060	99.960	4.625	98.836	98.686	98.536	5.875	99.938	99.688	99.438

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	98.111	97.861	97.611	4.875	97.445	97.195	96.945
5.125	98.887	98.637	98.387	5.125	98.176	97.926	97.676
5.375	98.800	98.550	98.300	5.375	98.270	98.020	97.770
5.625	99.552	99.302	99.052	5.625	99.002	98.752	98.502
5.875	98.876	98.626	98.376	5.875	98.096	97.846	97.596
6.000	99.253	99.003	98.753	6.000	98.407	98.157	97.907
6.125	99.628	99.378	99.128	6.125	98.827	98.577	98.327
6.250	99.251	99.001	98.751	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:	11/21/2018 5.750%

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

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



AFR Loan Center

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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

12/21/2018

45 Day Lock Exp.:

1/7/2019

60 Day Lock Exp.:

1/21/2019

W. Rate Sheet Dated: 11/21/2018

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	98.348	98.248	98.148	4.500	99.946	99.846	99.746	3.375	97.462	97.362	97.262	3.375	97.697	97.597	97.497
4.375	98.935	98.835	98.735	4.625	100.557	100.457	100.357	3.500	97.941	97.841	97.741	3.500	98.056	97.956	97.856
4.500	99.563	99.463	99.363	4.750	101.090	100.990	100.890	3.625	98.465	98.365	98.265	3.625	98.395	98.295	98.195
4.625	100.176	100.076	99.976	4.875	101.470	101.370	101.270	3.750	98.829	98.729	98.629	3.750	99.164	99.064	98.964
4.750	100.796	100.696	100.596	4.990	101.879	101.779	101.679	3.875	99.240	99.140	99.040	3.875	99.505	99.405	99.305
4.875	101.411	101.311	101.211	5.000	101.979	101.879	101.779	3.990	99.535	99.435	99.335	3.990	99.739	99.639	99.539
4.990	101.324	101.224	101.124	5.125	102.564	102.464	102.364	4.000	99.635	99.535	99.435	4.000	99.839	99.739	99.639
5.000	101.424	101.324	101.224	5.250	103.041	102.941	102.841	4.125	100.078	99.978	99.878	4.125	100.142	100.042	99.942
5.125	102.105	102.005	101.905	5.375	103.241	103.141	103.041	4.250	100.369	100.269	100.169	4.250	100.768	100.668	100.568
5.250	102.739	102.639	102.539	5.500	103.462	103.362	103.262	4.375	100.671	100.571	100.471	4.375	101.062	100.962	100.862
5.375	103.132	103.032	102.932	5.625	103.694	103.594	103.494	4.500	101.175	101.075	100.975	4.500	101.349	101.249	101.149
5.500	103.488	103.388	103.288	5.750	104.196	104.096	103.996	4.625	101.655	101.555	101.455	4.625	101.628	101.528	101.428
5.625	103.770	103.670	103.570	5.875	104.438	104.338	104.238	4.750	101.835	101.735	101.635	4.750	101.845	101.745	101.645
5.750	104.472	104.372	104.272	5.990	104.564	104.464	104.364	4.875	102.006	101.906	101.806	4.875	102.048	101.948	101.848
5.875	104.640	104.540	104.440	6.000	104.664	104.564	104.464	4.990	102.326	102.226	102.126	4.990	102.112	102.012	101.912
5.990	104.770	104.670	104.570	6.125	105.190	105.072	104.947	5.000	102.426	102.326	102.226	5.000	102.212	102.112	102.012
6.000	104.870	104.770	104.670	6.250	105.724	105.607	105.482	5.125	102.866	102.766	102.666	5.125	102.411	102.311	102.211
6.125	105.469	105.369	105.269	6.375	105.954	105.836	105.711	5.250	103.022	102.922	102.822	5.250	102.601	102.501	102.401
6.250	106.049	105.931	105.806	6.500	105.739	105.621	105.496	5.375	103.167	103.067	102.967	5.375	102.815	102.715	102.615

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	96.950	96.850	96.750	3.375	97.143	97.043	96.943
4.375	97.582	97.482	97.382	3.500	97.541	97.441	97.341
4.500	98.289	98.189	98.089	3.625	97.948	97.848	97.748
4.625	99.003	98.903	98.803	3.750	98.208	98.108	98.008
4.750	99.690	99.590	99.490	3.875	98.616	98.516	98.416
4.875	100.270	100.170	100.070	3.990	98.899	98.799	98.699
4.990	100.718	100.618	100.518	4.000	98.999	98.899	98.799
5.000	100.818	100.718	100.618	4.125	99.384	99.284	99.184
5.125	101.073	100.973	100.873	4.250	99.560	99.460	99.360
5.250	101.558	101.458	101.358	4.375	99.859	99.759	99.659
5.375	102.056	101.956	101.856	4.500	100.140	100.040	99.940
5.500	102.517	102.417	102.317	4.625	100.434	100.334	100.234
5.625	102.747	102.647	102.547	4.750	100.555	100.455	100.355
5.750	102.949	102.849	102.749	4.875	100.663	100.563	100.463
5.875	102.890	102.790	102.690	4.990	100.635	100.535	100.435
5.990	103.263	103.163	103.063	5.000	100.735	100.635	100.535
6.000	103.363	103.263	103.163	5.125	100.676	100.576	100.476
6.125	103.613	103.513	103.413	5.250	100.774	100.674	100.574
6.250	103.843	103.743	103.643	5.375	100.862	100.762	100.662

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@afrown.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

12/21/2018

45 Day Lock Exp.:

1/7/2019

60 Day Lock Exp.:

1/21/2019

W. Rate Sheet Dated: 11/21/2018

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	100.821	100.721	100.621	4.250	99.006	98.906	98.806	3.750	99.055	98.955	98.855	
4.875	101.436	101.336	101.236	4.375	99.622	99.522	99.422	3.875	99.600	99.500	99.400	
4.990	101.775	101.675	101.575	4.500	100.282	100.182	100.082	3.990	99.708	99.608	99.508	
5.000	101.875	101.775	101.675	4.625	100.821	100.721	100.621	4.000	99.808	99.708	99.608	
5.125	102.518	102.418	102.318	4.750	101.350	101.250	101.150	4.125	100.262	100.162	99.856	
5.250	103.031	102.931	102.831	4.875	101.881	101.781	101.681	4.250	100.584	100.484	99.846	
5.375	103.389	103.288	103.189	4.990	102.120	102.020	101.920	4.375	101.031	100.931	99.836	
5.500	103.703	103.603	103.503	5.000	102.220	102.120	102.020	4.500	101.495	101.395	99.816	
5.625	104.059	103.937	103.859	5.125	102.710	102.610	102.503	4.625	101.870	101.770	99.796	
5.750	104.511	104.389	104.311	5.250	103.075	102.975	102.868	4.750	102.042	101.942	99.776	
5.875	104.902	104.759	104.687	5.375	103.377	103.277	103.172	4.875	102.251	102.151	99.736	
5.990	105.076	104.933	104.864	5.500	103.596	103.496	103.392	4.990	102.408	102.308	99.596	
6.000	105.176	105.033	104.964	5.625	103.938	103.816	103.738	5.000	102.508	102.408	99.696	
6.125	105.939	105.796	105.735	5.750	104.281	104.160	104.081	5.125	102.873	102.773	99.656	
6.250	106.288	106.145	106.088	5.875	104.868	104.747	104.668	5.250	103.227	103.127	99.616	
6.375	106.604	106.461	106.404	5.990	105.047	104.926	104.847	5.375	103.597	103.497	99.566	
6.500	106.171	106.028	105.971	6.000	105.147	105.026	104.947	5.500	101.649	101.526	99.546	
6.625	105.664	105.497	105.464	6.125	105.478	105.334	105.273	5.625	102.071	101.947	99.526	
6.750	106.057	105.891	105.857	6.250	105.886	105.743	105.685	5.750	102.446	102.322	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
4.750	100.070	99.970	99.870	3.750	98.494	98.394
4.875	100.685	100.585	100.485	3.875	99.039	98.939
4.990	101.024	100.924	100.824	3.990	98.644	98.544
5.000	101.124	101.024	100.924	4.000	98.744	98.644
5.125	101.282	101.182	101.082	4.125	99.198	99.098
5.250	101.795	101.695	101.595	4.250	99.520	99.420
5.375	102.153	102.052	101.953	4.375	99.967	99.867
5.500	102.467	102.367	102.267	4.500	99.838	99.738
5.625	102.426	102.304	102.226	4.625	100.213	100.113
5.750	102.878	102.756	102.678	4.750	100.385	100.285
5.875	102.433	102.290	102.218	4.875	100.594	100.494
5.990	102.607	102.464	102.395	4.990	100.251	100.151
6.000	102.707	102.564	102.495	5.000	100.351	100.251
6.125	103.470	103.327	103.266	5.125	#N/A	#N/A
6.250	103.819	103.676	103.619	5.250	#N/A	#N/A
6.375	103.985	103.842	103.785	5.375	#N/A	#N/A
6.500	103.402	103.259	103.202	5.500	#N/A	#N/A
6.625	102.745	102.578	102.545	5.625	#N/A	#N/A
6.750	102.988	102.822	102.788	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	-0.500	-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

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@afrownale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

12/21/2018

45 Day Lock Exp.:

1/7/2019

60 Day Lock Exp.:

1/21/2019

W. Rate Sheet Dated: 11/21/2018

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	100.894	100.794	100.694	4.250	99.075	98.975	98.875	3.750	99.104	99.004	98.904	4.750	100.143	100.043	99.943	3.750	98.543	98.443	98.343
4.875	101.494	101.394	101.294	4.375	99.622	99.522	99.422	3.875	99.649	99.549	99.449	4.875	100.743	100.643	100.543	3.875	99.088	98.988	98.888
4.990	101.857	101.757	101.657	4.500	100.332	100.232	100.132	3.990	99.725	99.625	99.525	4.990	101.106	101.006	100.906	3.990	98.661	98.561	98.461
5.000	101.957	101.857	101.757	4.625	100.897	100.797	100.697	4.000	99.825	99.725	99.625	5.000	101.206	101.106	101.006	4.000	98.761	98.661	98.561
5.125	102.614	102.514	102.414	4.750	101.402	101.302	101.202	4.125	100.302	100.202	99.856	5.125	101.378	101.278	101.178	4.125	99.238	99.138	98.792
5.250	103.103	103.003	102.903	4.875	101.867	101.767	101.667	4.250	100.635	100.535	99.846	5.250	101.867	101.767	101.667	4.250	99.571	99.471	98.782
5.375	103.494	103.394	103.294	4.990	102.171	102.071	101.971	4.375	101.082	100.982	99.836	5.375	102.258	102.158	102.058	4.375	100.018	99.918	98.772
5.500	103.795	103.695	103.595	5.000	102.271	102.171	102.071	4.500	101.515	101.415	99.816	5.500	102.559	102.459	102.359	4.500	99.858	99.758	98.159
5.625	104.169	104.069	103.969	5.125	102.806	102.706	102.594	4.625	101.876	101.776	99.796	5.625	102.536	102.429	102.336	4.625	100.219	100.119	98.139
5.750	104.619	104.512	104.419	5.250	103.169	103.069	102.957	4.750	102.048	101.948	99.776	5.750	102.986	102.879	102.786	4.750	100.391	100.291	98.119
5.875	105.082	104.956	104.882	5.375	103.469	103.369	103.260	4.875	102.256	102.156	99.736	5.875	102.613	102.487	102.413	4.875	100.599	100.499	98.079
5.990	105.244	105.118	105.044	5.500	103.706	103.606	103.498	4.990	102.367	102.267	99.596	5.990	102.775	102.649	102.575	4.990	100.210	100.110	97.439
6.000	105.344	105.218	105.144	5.625	103.922	103.815	103.722	5.000	102.467	102.367	99.696	6.000	102.875	102.749	102.675	5.000	100.310	100.210	97.539
6.125	106.089	105.963	105.889	5.750	104.197	104.090	103.997	5.125	102.832	102.732	99.656	6.125	103.620	103.494	103.420	5.125	#N/A	#N/A	#N/A
6.250	106.446	106.320	106.246	5.875	104.938	104.831	104.738	5.250	103.186	103.086	99.616	6.250	103.977	103.851	103.777	5.250	#N/A	#N/A	#N/A
6.375	106.761	106.635	106.561	5.990	105.114	105.007	104.914	5.375	103.590	103.490	99.566	6.375	104.142	104.016	103.942	5.375	#N/A	#N/A	#N/A
6.500	106.311	106.185	106.111	6.000	105.214	105.107	105.014	5.500	101.657	101.548	99.546	6.500	103.542	103.416	103.342	5.500	#N/A	#N/A	#N/A
6.625	105.892	105.745	105.692	6.125	105.642	105.516	105.442	5.625	102.077	101.968	99.526	6.625	102.973	102.826	102.773	5.625	#N/A	#N/A	#N/A
6.750	106.285	106.139	106.085	6.250	106.051	105.925	105.851	5.750	102.451	102.342	99.506	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 - 97.00%	
≥ 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.: 12/21/2018

45 Day Lock Exp.: 1/7/2019

60 Day Lock Exp.: 1/21/2019

W. Rate Sheet Dated: 11/21/2018

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	98.051	97.926	97.801	
4.625	98.863	98.738	98.613	
4.750	99.572	99.447	99.322	
4.875	100.052	99.927	99.802	
5.000	100.668	100.543	100.418	
5.125	101.089	100.964	100.839	
5.250	101.466	101.341	101.216	
5.375	101.757	101.632	101.507	
5.500	101.999	101.874	101.749	
5.625	102.181	102.056	101.931	
5.750	102.409	102.284	102.159	
5.875	102.719	102.594	102.469	
6.000	102.881	102.756	102.631	

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	97.790	97.665	97.540	
3.875	98.213	98.088	97.963	
4.000	98.594	98.469	98.344	
4.125	99.153	99.028	98.903	
4.250	99.454	99.329	99.204	
4.375	99.669	99.544	99.419	
4.500	99.921	99.796	99.671	
4.625	100.150	100.025	99.900	
4.750	100.362	100.237	100.112	
4.875	100.597	100.472	100.347	
5.000	100.865	100.740	100.615	

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	97.445	97.320	97.195	
3.625	97.979	97.854	97.729	
3.750	98.489	98.364	98.239	
3.875	98.965	98.840	98.715	
4.000	99.451	99.326	99.201	
4.125	99.847	99.722	99.597	
4.250	100.218	100.093	99.968	
4.375	100.563	100.438	100.313	
4.500	100.884	100.759	100.634	
4.625	101.190	101.065	100.940	
4.750	101.475	101.350	101.225	
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)