



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.: 12/26/2018

45 Day Lock Exp.: 1/10/2019

60 Day Lock Exp.: 1/25/2019

W. Rate Sheet Dated: 11/26/2018

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	98.601	98.451	98.301	4.000	97.752	97.602	97.452	2.375	92.949	92.799	92.649	3.125	97.451	97.301	97.151
4.125	99.100	98.950	98.800	4.125	98.117	97.967	97.817	2.500	91.970	91.820	91.670	3.250	97.731	97.581	97.431
4.250	100.193	100.068	99.958	4.250	99.145	99.020	98.911	2.625	92.870	92.720	92.570	3.375	98.134	97.984	97.834
4.375	100.694	100.569	100.460	4.375	99.523	99.398	99.288	2.750	95.699	95.549	95.399	3.500	98.495	98.345	98.195
4.500	101.191	101.066	100.956	4.500	99.893	99.768	99.659	2.875	96.126	95.976	95.826	3.625	98.871	98.721	98.571
4.625	101.671	101.546	101.436	4.625	100.180	100.055	99.945	3.000	96.683	96.533	96.383	Margin = 2.250		Index = 2.700	
4.750	101.827	101.640	101.499	4.750	100.925	100.738	100.597	3.125	97.132	96.982	96.832				
4.875	102.370	102.183	102.042	4.875	101.274	101.087	100.946	3.250	97.808	97.658	97.508				
5.000	102.970	102.783	102.642	5.000	101.585	101.398	101.257	3.375	98.254	98.104	97.954				
5.125	103.226	103.039	102.898	5.125	101.905	101.718	101.577	3.500	98.695	98.545	98.395				
5.250	103.235	103.063	102.938	5.250	102.105	101.933	101.808	3.625	99.139	98.989	98.839				
5.375	103.403	103.232	103.107	5.375	102.444	102.272	102.147	3.750	99.160	99.010	98.860				
5.500	103.680	103.509	103.384	5.500	102.755	102.583	102.458	3.875	99.594	99.444	99.294				
5.625	103.906	103.734	103.609	5.625	102.925	102.753	102.628	4.000	100.021	99.871	99.721				
5.750	104.693	104.593	104.493	5.750	103.217	103.117	103.017	4.125	100.364	100.214	100.064				
5.875	104.751	104.651	104.551	5.875	103.566	103.466	103.366	4.250	100.413	100.263	100.113				
6.000	105.128	105.028	104.928	6.000	103.877	103.777	103.677	4.375	100.767	100.617	100.467				
6.125	105.503	105.403	105.303	6.125	104.297	104.197	104.097	4.500	101.115	100.965	100.815				
6.250	105.803	105.703	105.603	6.250	104.597	104.497	104.397	4.625	101.379	101.229	101.079				

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	97.401	97.251	97.101	4.000	96.752	96.602	96.452	2.375	91.949	91.799	91.649	3.125	96.451	96.301	96.151
4.125	97.900	97.750	97.600	4.125	97.117	96.967	96.817	2.500	90.970	90.820	90.670	3.250	96.731	96.581	96.431
4.250	98.943	98.818	98.708	4.250	98.145	98.020	97.911	2.625	91.870	91.720	91.570	3.375	97.134	96.984	96.834
4.375	99.444	99.319	99.210	4.375	98.523	98.398	98.288	2.750	94.699	94.549	94.399	3.500	97.495	97.345	97.195
4.500	99.941	99.816	99.706	4.500	98.893	98.768	98.659	2.875	95.126	94.976	94.826	3.625	97.871	97.721	97.571
4.625	100.421	100.296	100.186	4.625	99.180	99.055	98.945	3.000	95.683	95.533	95.383	Margin = 2.250		Index = 2.700	
4.750	100.777	100.590	100.449	4.750	99.925	99.738	99.597	3.125	96.132	95.982	95.832	30 Year OTC "Borrower Paid Only for USDA"			
4.875	101.320	101.133	100.992	4.875	100.274	100.087	99.946	3.250	96.808	96.658	96.508	Rate	30 Day	45 Day	60 Day
5.000	101.720	101.533	101.392	5.000	100.585	100.398	100.257	3.375	97.254	97.104	96.954	4.625	99.271	99.021	98.771
5.125	102.146	101.959	101.818	5.125	101.005	100.818	100.677	3.500	97.695	97.545	97.395	4.750	99.627	99.377	99.127
5.250	102.335	102.163	102.038	5.250	101.105	100.933	100.808	3.625	98.139	97.989	97.839	4.875	100.070	99.820	99.570
5.375	102.603	102.432	102.307	5.375	101.444	101.272	101.147	3.750	98.160	98.010	97.860	5.000	100.470	100.220	99.970
5.500	102.830	102.659	102.534	5.500	101.755	101.583	101.458	3.875	98.594	98.444	98.294	5.125	100.846	100.596	100.346
5.625	102.956	102.784	102.659	5.625	101.975	101.803	101.678	4.000	99.021	98.871	98.721	5.250	100.735	100.485	100.235
5.750	103.543	103.443	103.343	5.750	102.217	102.117	102.017	4.125	99.364	99.214	99.064	5.375	101.103	100.853	100.603
5.875	103.601	103.501	103.401	5.875	102.566	102.466	102.366	4.250	99.413	99.263	99.113	5.500	102.000	101.750	101.500
6.000	103.978	103.878	103.778	6.000	102.877	102.777	102.677	4.375	99.767	99.617	99.467	5.625	102.256	102.006	101.756
6.125	104.353	104.253	104.153	6.125	103.297	103.197	103.097	4.500	100.115	99.965	99.815	5.750	102.508	102.258	102.008
6.250	104.653	104.553	104.453	6.250	103.597	103.497	103.397	4.625	100.379	100.229	100.079	5.875	102.758	102.508	102.258

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

DPA Advantage Program "comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"							
30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.875	99.220	98.970	98.720	4.875	98.554	98.304	98.054
5.125	99.996	99.746	99.496	5.125	99.285	99.035	98.785
5.375	100.253	100.003	99.753	5.375	99.724	99.474	99.224
5.625	101.006	100.756	100.506	5.625	100.455	100.205	99.955
5.875	101.626	101.376	101.126	5.875	100.846	100.596	100.346
6.000	102.003	101.753	101.503	6.000	101.157	100.907	100.657
6.125	102.378	102.128	101.878	6.125	101.577	101.327	101.077
6.250	102.758	102.508	102.258	6.250	102.502	102.252	102.002

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:	11/26/2018	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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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

12/26/2018

45 Day Lock Exp.:

1/10/2019

60 Day Lock Exp.:

1/25/2019

W. Rate Sheet Dated: 11/26/2018

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	97.632	97.482	97.332	4.000	96.783	96.633	96.483	2.375	89.449	89.299	89.149	3.125	95.76	95.614	95.464
4.125	98.131	97.981	97.831	4.125	97.148	96.998	96.848	2.500	88.470	88.320	88.170	3.250	96.79	96.643	96.493
4.250	99.224	99.099	98.990	4.250	98.177	98.052	97.942	2.625	89.370	89.220	89.070	3.375	97.20	97.047	96.897
4.375	99.725	99.600	99.491	4.375	98.554	98.429	98.320	2.750	94.012	93.862	93.712	3.500	97.56	97.407	97.257
4.500	100.222	100.097	99.987	4.500	98.924	98.799	98.690	2.875	94.438	94.288	94.138	3.625	97.93	97.783	97.633
4.625	100.702	100.577	100.467	4.625	99.211	99.086	98.976	3.000	94.996	94.846	94.696	Margin = 2.250		Index = 2.700	
4.750	100.671	100.484	100.343	4.750	99.769	99.581	99.441	3.125	95.445	95.295	95.145				
4.875	101.214	101.027	100.886	4.875	100.118	99.930	99.790	3.250	96.870	96.720	96.570				
5.000	101.814	101.627	101.486	5.000	100.429	100.242	100.101	3.375	97.316	97.166	97.016				
5.125	102.070	101.883	101.742	5.125	100.749	100.562	100.421	3.500	97.757	97.607	97.457				
5.250	101.672	101.500	101.375	5.250	100.542	100.370	100.245	3.625	98.201	98.051	97.901				
5.375	101.841	101.669	101.544	5.375	100.881	100.709	100.584	3.750	98.191	98.041	97.891				
5.500	102.118	101.946	101.821	5.500	101.192	101.020	100.895	3.875	98.625	98.475	98.325				
5.625	102.343	102.171	102.046	5.625	101.362	101.190	101.065	4.000	99.052	98.902	98.752				
5.750	101.881	101.781	101.681	5.750	100.405	100.305	100.205	4.125	99.395	99.245	99.095				
5.875	101.939	101.839	101.739	5.875	100.754	100.654	100.554	4.250	99.444	99.294	99.144				
6.000	102.316	102.216	102.116	6.000	101.065	100.965	100.865	4.375	99.799	99.649	99.499				
6.125	102.691	102.591	102.491	6.125	101.485	101.385	101.285	4.500	100.147	99.997	99.847				
6.250	102.303	102.203	102.103	6.250	101.097	100.997	100.897	4.625	100.411	100.261	100.111				

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	96.432	96.282	96.132	4.000	95.783	95.633	95.483	2.375	90.199	90.049	89.899	3.125	94.764	94.614	94.464
4.125	96.931	96.781	96.631	4.125	96.148	95.998	95.848	2.500	89.220	89.070	88.920	3.250	95.793	95.643	95.493
4.250	97.974	97.849	97.740	4.250	97.177	97.052	96.942	2.625	90.120	89.970	89.820	3.375	96.197	96.047	95.897
4.375	98.475	98.350	98.241	4.375	97.554	97.429	97.320	2.750	93.793	93.643	93.493	3.500	96.557	96.407	96.257
4.500	98.972	98.847	98.737	4.500	97.924	97.799	97.690	2.875	94.220	94.070	93.920	3.625	96.933	96.783	96.633
4.625	99.452	99.327	99.217	4.625	98.211	98.086	97.976	3.000	94.777	94.627	94.477	Margin = 2.250		Index = 2.700	
4.750	99.621	99.434	99.293	4.750	98.769	98.581	98.441	3.125	95.226	95.076	94.926	30 Year OTC "Borrower Paid Only for USDA"			
4.875	100.164	99.977	99.836	4.875	99.118	98.930	98.790	3.250	95.714	95.564	95.414	Rate	30 Day	45 Day	60 Day
5.000	100.564	100.377	100.236	5.000	99.429	99.242	99.101	3.375	96.160	96.010	95.860	4.625	98.302	98.052	97.802
5.125	100.990	100.803	100.662	5.125	99.849	99.662	99.521	3.500	96.601	96.451	96.301	4.750	98.471	98.221	97.971
5.250	100.772	100.600	100.475	5.250	99.542	99.370	99.245	3.625	97.045	96.895	96.745	4.875	98.914	98.664	98.414
5.375	101.041	100.869	100.744	5.375	99.881	99.709	99.584	3.750	96.910	96.760	96.610	5.000	99.314	99.064	98.814
5.500	101.268	101.096	100.971	5.500	100.192	100.020	99.895	3.875	97.344	97.194	97.044	5.125	99.690	99.440	99.190
5.625	101.393	101.221	101.096	5.625	100.412	100.240	100.115	4.000	97.771	97.621	97.471	5.250	99.172	98.922	98.672
5.750	100.731	100.631	100.531	5.750	99.405	99.305	99.205	4.125	98.114	97.964	97.814	5.375	99.541	99.291	99.041
5.875	100.789	100.689	100.589	5.875	99.754	99.654	99.554	4.250	97.850	97.700	97.550	5.500	100.438	100.188	99.938
6.000	101.166	101.066	100.966	6.000	100.065	99.965	99.865	4.375	98.205	98.055	97.905	5.625	100.693	100.443	100.193
6.125	101.541	101.441	101.341	6.125	100.485	100.385	100.285	4.500	98.553	98.403	98.253	5.750	99.696	99.446	99.196
6.250	101.153	101.053	100.953	6.250	100.097	99.997	99.897	4.625	98.817	98.667	98.517	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	98.064	97.814	97.564	4.875	97.398	97.148	96.898
5.125	98.840	98.590	98.340	5.125	98.129	97.879	97.629
5.375	98.691	98.441	98.191	5.375	98.161	97.911	97.661
5.625	99.443	99.193	98.943	5.625	98.892	98.642	98.392
5.875	98.814	98.564	98.314	5.875	98.034	97.784	97.534
6.000	99.191	98.941	98.691	6.000	98.345	98.095	97.845
6.125	99.566	99.316	99.066	6.125	98.765	98.515	98.265
6.250	99.258	99.008	98.758	6.250	99.002	98.752	98.502

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:	11/26/2018 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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Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 12/26/2018
45 Day Lock Exp.: 1/10/2019
60 Day Lock Exp.: 1/25/2019

W. Rate Sheet Dated: 11/26/2018

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	99.903	99.803	99.703	3.375	97.462	97.362	97.262	3.375	97.692	97.592	97.492
4.375	98.935	98.835	98.735	4.625	100.514	100.414	100.314	3.500	97.941	97.841	97.741	3.500	98.041	97.941	97.841
4.500	99.563	99.463	99.363	4.750	101.037	100.937	100.837	3.625	98.465	98.365	98.265	3.625	98.389	98.289	98.189
4.625	100.176	100.076	99.976	4.875	101.417	101.317	101.217	3.750	98.829	98.729	98.629	3.750	99.113	99.013	98.913
4.750	100.796	100.696	100.596	4.990	101.808	101.708	101.608	3.875	99.240	99.140	99.040	3.875	99.463	99.363	99.263
4.875	101.411	101.311	101.211	5.000	101.908	101.808	101.708	3.990	99.490	99.390	99.290	3.990	99.684	99.584	99.484
4.990	101.271	101.171	101.071	5.125	102.471	102.371	102.271	4.000	99.590	99.490	99.390	4.000	99.784	99.684	99.584
5.000	101.371	101.271	101.171	5.250	102.947	102.847	102.747	4.125	100.023	99.923	99.823	4.125	100.088	99.988	99.888
5.125	102.031	101.931	101.831	5.375	103.147	103.047	102.947	4.250	100.342	100.242	100.142	4.250	100.727	100.627	100.527
5.250	102.645	102.545	102.445	5.500	103.368	103.268	103.168	4.375	100.630	100.530	100.430	4.375	101.021	100.921	100.821
5.375	103.037	102.937	102.837	5.625	103.543	103.443	103.343	4.500	101.134	101.034	100.934	4.500	101.310	101.210	101.110
5.500	103.395	103.295	103.195	5.750	104.076	103.976	103.876	4.625	101.614	101.514	101.414	4.625	101.567	101.467	101.367
5.625	103.673	103.573	103.473	5.875	104.318	104.218	104.118	4.750	101.774	101.674	101.574	4.750	101.784	101.684	101.584
5.750	104.322	104.222	104.122	5.990	104.438	104.338	104.238	4.875	101.943	101.843	101.743	4.875	101.985	101.885	101.785
5.875	104.520	104.420	104.320	6.000	104.538	104.438	104.338	4.990	102.263	102.163	102.063	4.990	102.051	101.951	101.851
5.990	104.648	104.548	104.448	6.125	105.054	104.933	104.808	5.000	102.363	102.263	102.163	5.000	102.151	102.051	101.951
6.000	104.748	104.648	104.548	6.250	105.587	105.466	105.341	5.125	102.802	102.702	102.602	5.125	102.338	102.238	102.138
6.125	105.346	105.246	105.146	6.375	105.817	105.696	105.571	5.250	102.948	102.848	102.748	5.250	102.556	102.456	102.356
6.250	105.911	105.791	105.666	6.500	105.619	105.499	105.374	5.375	103.123	103.023	102.923	5.375	102.771	102.671	102.571

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	96.919	96.819	96.719	3.250	96.714	96.614	96.514
4.375	97.540	97.440	97.340	3.375	97.130	97.030	96.930
4.500	98.256	98.156	98.056	3.500	97.536	97.436	97.336
4.625	98.960	98.860	98.760	3.625	97.933	97.833	97.733
4.750	99.647	99.547	99.447	3.750	98.168	98.068	97.968
4.875	100.216	100.116	100.016	3.875	98.561	98.461	98.361
4.990	100.663	100.563	100.463	3.990	98.855	98.755	98.655
5.000	100.763	100.663	100.563	4.000	98.955	98.855	98.755
5.125	101.017	100.917	100.817	4.125	99.329	99.229	99.129
5.250	101.464	101.364	101.264	4.250	99.505	99.405	99.305
5.375	101.962	101.862	101.762	4.375	99.818	99.718	99.618
5.500	102.423	102.323	102.223	4.500	100.099	99.999	99.899
5.625	102.653	102.553	102.453	4.625	100.393	100.293	100.193
5.750	102.846	102.746	102.646	4.750	100.494	100.394	100.294
5.875	102.768	102.668	102.568	4.875	100.602	100.502	100.402
5.990	103.142	103.042	102.942	4.990	100.574	100.474	100.374
6.000	103.242	103.142	103.042	5.000	100.674	100.574	100.474
6.125	103.489	103.389	103.289	5.125	100.612	100.512	100.412
6.250	103.719	103.619	103.519	5.250	100.701	100.601	100.501

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.:

12/26/2018

45 Day Lock Exp.:

1/10/2019

60 Day Lock Exp.:

1/25/2019

W. Rate Sheet Dated: 11/26/2018

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	100.796	100.696	100.596	4.250	98.974	98.874	98.774	3.750	99.062	98.962	98.862
4.875	101.411	101.311	101.211	4.375	99.578	99.478	99.378	3.875	99.596	99.496	99.396
4.990	101.709	101.609	101.509	4.500	100.225	100.125	100.025	3.990	99.687	99.587	99.487
5.000	101.809	101.709	101.609	4.625	100.765	100.665	100.565	4.000	99.787	99.687	99.587
5.125	102.422	102.322	102.222	4.750	101.282	101.182	101.082	4.125	100.232	100.132	99.846
5.250	102.911	102.811	102.711	4.875	101.813	101.713	101.613	4.250	100.552	100.452	99.836
5.375	103.270	103.170	103.070	4.990	102.051	101.951	101.851	4.375	100.988	100.888	99.816
5.500	103.586	103.486	103.386	5.000	102.151	102.051	101.951	4.500	101.468	101.368	99.796
5.625	103.913	103.803	103.713	5.125	102.591	102.491	102.391	4.625	101.843	101.743	99.776
5.750	104.354	104.248	104.154	5.250	102.954	102.854	102.754	4.750	101.993	101.893	99.736
5.875	104.748	104.615	104.521	5.375	103.256	103.156	103.056	4.875	102.202	102.102	99.696
5.990	104.924	104.794	104.698	5.500	103.476	103.376	103.276	4.990	102.355	102.255	99.556
6.000	105.024	104.894	104.798	5.625	103.778	103.669	103.578	5.000	102.455	102.355	99.656
6.125	105.785	105.658	105.566	5.750	104.152	104.045	103.952	5.125	102.820	102.720	99.616
6.250	106.129	106.005	105.916	5.875	104.738	104.633	104.538	5.250	103.161	103.061	99.566
6.375	106.444	106.322	106.232	5.990	104.914	104.810	104.714	5.375	103.560	103.460	99.546
6.500	106.029	105.910	105.822	6.000	105.014	104.910	104.814	5.500	101.609	101.499	99.526
6.625	105.541	105.393	105.341	6.125	105.310	105.183	105.091	5.625	102.030	101.921	99.506
6.750	105.934	105.788	105.734	6.250	105.718	105.592	105.502	5.750	102.405	102.298	99.486

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	100.043	99.943	99.843	3.750	98.494	98.394
4.875	100.658	100.558	100.458	3.875	99.028	98.928
4.990	100.956	100.856	100.756	3.990	98.624	98.524
5.000	101.056	100.956	100.856	4.000	98.724	98.624
5.125	101.188	101.088	100.988	4.125	99.169	99.069
5.250	101.677	101.577	101.477	4.250	99.489	99.389
5.375	102.036	101.936	101.836	4.375	99.925	99.825
5.500	102.352	102.252	102.152	4.500	99.811	99.711
5.625	102.289	102.179	102.089	4.625	100.186	100.086
5.750	102.730	102.624	102.530	4.750	100.336	100.236
5.875	102.294	102.161	102.067	4.875	100.545	100.445
5.990	102.470	102.340	102.244	4.990	100.198	100.098
6.000	102.570	102.440	102.344	5.000	100.298	100.198
6.125	103.331	103.204	103.112	5.125	#N/A	#N/A
6.250	103.675	103.551	103.462	5.250	#N/A	#N/A
6.375	103.840	103.718	103.628	5.375	#N/A	#N/A
6.500	103.275	103.156	103.068	5.500	#N/A	#N/A
6.625	102.637	102.489	102.437	5.625	#N/A	#N/A
6.750	102.880	102.734	102.680	5.750	#N/A	#N/A

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

12/26/2018

45 Day Lock Exp.:

1/10/2019

60 Day Lock Exp.:

1/25/2019

W. Rate Sheet Dated: 11/26/2018

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	100.821	100.721	100.621	4.250	99.006	98.906	98.806	3.750	99.055	98.955	98.855	4.750	100.070	99.970	99.870	3.750	98.494	98.394	98.294
4.875	101.436	101.336	101.236	4.375	99.622	99.522	99.422	3.875	99.600	99.500	99.400	4.875	100.685	100.585	100.485	3.875	99.039	98.939	98.839
4.990	101.775	101.675	101.575	4.500	100.282	100.182	100.082	3.990	99.708	99.608	99.508	4.990	101.024	100.924	100.824	3.990	98.644	98.544	98.444
5.000	101.875	101.775	101.675	4.625	100.821	100.721	100.621	4.000	99.808	99.708	99.608	5.000	101.124	101.024	100.924	4.000	98.744	98.644	98.544
5.125	102.518	102.418	102.318	4.750	101.350	101.250	101.150	4.125	100.262	100.162	99.856	5.125	101.282	101.182	101.082	4.125	99.198	99.098	98.792
5.250	103.031	102.931	102.831	4.875	101.881	101.781	101.681	4.250	100.584	100.484	99.846	5.250	101.795	101.695	101.595	4.250	99.520	99.420	98.782
5.375	103.389	103.288	103.189	4.990	102.120	102.020	101.920	4.375	101.031	100.931	99.836	5.375	102.153	102.052	101.953	4.375	99.967	99.867	98.772
5.500	103.703	103.603	103.503	5.000	102.220	102.120	102.020	4.500	101.495	101.395	99.816	5.500	102.467	102.367	102.267	4.500	99.838	99.738	98.159
5.625	104.059	103.937	103.859	5.125	102.710	102.610	102.503	4.625	101.870	101.770	99.796	5.625	102.426	102.304	102.226	4.625	100.213	100.113	98.139
5.750	104.511	104.389	104.311	5.250	103.075	102.975	102.868	4.750	102.042	101.942	99.776	5.750	102.878	102.756	102.678	4.750	100.385	100.285	98.119
5.875	104.902	104.759	104.687	5.375	103.377	103.277	103.172	4.875	102.251	102.151	99.736	5.875	102.433	102.290	102.218	4.875	100.594	100.494	98.079
5.990	105.076	104.933	104.864	5.500	103.596	103.496	103.392	4.990	102.408	102.308	99.596	5.990	102.607	102.464	102.395	4.990	100.251	100.151	97.439
6.000	105.176	105.033	104.964	5.625	103.938	103.816	103.738	5.000	102.508	102.408	99.696	6.000	102.707	102.564	102.495	5.000	100.351	100.251	97.539
6.125	105.939	105.796	105.735	5.750	104.281	104.160	104.081	5.125	102.873	102.773	99.656	6.125	103.470	103.327	103.266	5.125	#N/A	#N/A	#N/A
6.250	106.288	106.145	106.088	5.875	104.868	104.747	104.668	5.250	103.227	103.127	99.616	6.250	103.819	103.676	103.619	5.250	#N/A	#N/A	#N/A
6.375	106.604	106.461	106.404	5.990	105.047	104.926	104.847	5.375	103.597	103.497	99.566	6.375	103.985	103.842	103.785	5.375	#N/A	#N/A	#N/A
6.500	106.171	106.028	105.971	6.000	105.147	105.026	104.947	5.500	101.649	101.526	99.546	6.500	103.402	103.259	103.202	5.500	#N/A	#N/A	#N/A
6.625	105.664	105.497	105.464	6.125	105.478	105.334	105.273	5.625	102.071	101.947	99.526	6.625	102.745	102.578	102.545	5.625	#N/A	#N/A	#N/A
6.750	106.057	105.891	105.857	6.250	105.886	105.743	105.685	5.750	102.446	102.322	99.506	6.750	102.988	102.822	102.788	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@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **12/26/2018**

45 Day Lock Exp.: **1/10/2019**

60 Day Lock Exp.: **1/25/2019**

W. Rate Sheet Dated: **11/26/2018**

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	98.124	97.999	97.874	
4.625	98.931	98.806	98.681	
4.750	99.632	99.507	99.382	
4.875	100.103	99.978	99.853	
5.000	100.709	100.584	100.459	
5.125	101.119	100.994	100.869	
5.250	101.488	101.363	101.238	
5.375	101.807	101.682	101.557	
5.500	102.035	101.910	101.785	
5.625	102.208	102.083	101.958	
5.750	102.430	102.305	102.180	
5.875	102.738	102.613	102.488	
6.000	102.900	102.775	102.650	

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	97.798	97.673	97.548	
3.875	98.215	98.090	97.965	
4.000	98.592	98.467	98.342	
4.125	99.145	99.020	98.895	
4.250	99.442	99.317	99.192	
4.375	99.654	99.529	99.404	
4.500	99.901	99.776	99.651	
4.625	100.127	100.002	99.877	
4.750	100.338	100.213	100.088	
4.875	100.583	100.458	100.333	
5.000	100.852	100.727	100.602	

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	97.466	97.341	97.216	
3.625	97.996	97.871	97.746	
3.750	98.503	98.378	98.253	
3.875	98.975	98.850	98.725	
4.000	99.453	99.328	99.203	
4.125	99.845	99.720	99.595	
4.250	100.213	100.088	99.963	
4.375	100.555	100.430	100.305	
4.500	100.874	100.749	100.624	
4.625	101.180	101.055	100.930	
4.750	101.465	101.340	101.215	
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)