



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.: 12/27/2018

45 Day Lock Exp.: 1/11/2019

60 Day Lock Exp.: 1/28/2019

W. Rate Sheet Dated: 11/27/2018

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	92.949	92.799	92.649	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	91.970	91.820	91.670	3.250	97.731	97.581	97.431
4.250	100.271	100.146	100.037	4.250	99.224	99.099	98.989	2.625	92.870	92.720	92.570	3.375	98.134	97.984	97.834
4.375	100.772	100.647	100.538	4.375	99.601	99.476	99.367	2.750	95.746	95.596	95.446	3.500	98.495	98.345	98.195
4.500	101.269	101.144	101.034	4.500	99.971	99.846	99.737	2.875	96.173	96.023	95.873	3.625	98.871	98.721	98.571
4.625	101.749	101.624	101.514	4.625	100.258	100.133	100.023	3.000	96.730	96.580	96.430	Margin = 2.250		Index = 2.670	
4.750	101.921	101.765	101.624	4.750	101.019	100.863	100.722	3.125	97.179	97.029	96.879				
4.875	102.464	102.308	102.167	4.875	101.368	101.212	101.071	3.250	97.847	97.697	97.547				
5.000	103.064	102.908	102.767	5.000	101.679	101.523	101.382	3.375	98.293	98.143	97.993				
5.125	103.320	103.164	103.023	5.125	101.999	101.843	101.702	3.500	98.734	98.584	98.434				
5.250	103.266	103.063	102.938	5.250	102.136	101.933	101.808	3.625	99.178	99.028	98.878				
5.375	103.435	103.232	103.107	5.375	102.475	102.272	102.147	3.750	99.191	99.041	98.891				
5.500	103.712	103.509	103.384	5.500	102.786	102.583	102.458	3.875	99.625	99.475	99.325				
5.625	103.937	103.734	103.609	5.625	102.956	102.753	102.628	4.000	100.052	99.902	99.752				
5.750	104.725	104.625	104.525	5.750	103.248	103.148	103.048	4.125	100.395	100.245	100.095				
5.875	104.782	104.682	104.582	5.875	103.597	103.497	103.397	4.250	100.452	100.302	100.152				
6.000	105.159	105.059	104.959	6.000	103.909	103.809	103.709	4.375	100.807	100.657	100.507				
6.125	105.534	105.434	105.334	6.125	104.329	104.229	104.129	4.500	101.154	101.004	100.854				
6.250	105.834	105.734	105.634	6.250	104.629	104.529	104.429	4.625	101.418	101.268	101.118				

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	91.949	91.799	91.649	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	90.970	90.820	90.670	3.250	96.731	96.581	96.431
4.250	99.021	98.896	98.787	4.250	98.224	98.099	97.989	2.625	91.870	91.720	91.570	3.375	97.134	96.984	96.834
4.375	99.522	99.397	99.288	4.375	98.601	98.476	98.367	2.750	94.746	94.596	94.446	3.500	97.495	97.345	97.195
4.500	100.019	99.894	99.784	4.500	98.971	98.846	98.737	2.875	95.173	95.023	94.873	3.625	97.871	97.721	97.571
4.625	100.499	100.374	100.264	4.625	99.258	99.133	99.023	3.000	95.730	95.580	95.430	Margin = 2.250		Index = 2.670	
4.750	100.871	100.715	100.574	4.750	100.019	99.863	99.722	3.125	96.179	96.029	95.879	30 Year OTC "Borrower Paid Only for USDA"			
4.875	101.414	101.258	101.117	4.875	100.368	100.212	100.071	3.250	96.847	96.697	96.547	Rate	30 Day	45 Day	60 Day
5.000	101.814	101.658	101.517	5.000	100.679	100.523	100.382	3.375	97.293	97.143	96.993	4.625	99.349	99.099	98.849
5.125	102.240	102.084	101.943	5.125	101.099	100.943	100.802	3.500	97.734	97.584	97.434	4.750	99.721	99.471	99.221
5.250	102.366	102.163	102.038	5.250	101.136	100.933	100.808	3.625	98.178	98.028	97.878	4.875	100.164	99.914	99.664
5.375	102.635	102.432	102.307	5.375	101.475	101.272	101.147	3.750	98.191	98.041	97.891	5.000	100.564	100.314	100.064
5.500	102.862	102.659	102.534	5.500	101.786	101.583	101.458	3.875	98.625	98.475	98.325	5.125	100.940	100.690	100.440
5.625	102.987	102.784	102.659	5.625	102.006	101.803	101.678	4.000	99.052	98.902	98.752	5.250	100.766	100.516	100.266
5.750	103.575	103.475	103.375	5.750	102.248	102.148	102.048	4.125	99.395	99.245	99.095	5.375	101.135	100.885	100.635
5.875	103.632	103.532	103.432	5.875	102.597	102.497	102.397	4.250	99.452	99.302	99.152	5.500	102.002	101.752	101.502
6.000	104.009	103.909	103.809	6.000	102.909	102.809	102.709	4.375	99.807	99.657	99.507	5.625	102.257	102.007	101.757
6.125	104.384	104.284	104.184	6.125	103.329	103.229	103.129	4.500	100.154	100.004	99.854	5.750	102.500	102.250	102.000
6.250	104.684	104.584	104.484	6.250	103.629	103.529	103.429	4.625	100.418	100.268	100.118	5.875	102.759	102.509	102.259

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

DPA Advantage Program "comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"							
30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.875	99.314	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	100.285	100.035	99.785	5.375	99.755	99.505	99.255
5.625	101.037	100.787	100.537	5.625	100.486	100.236	99.986
5.875	101.657	101.407	101.157	5.875	100.877	100.627	100.377
6.000	102.034	101.784	101.534	6.000	101.189	100.939	100.689
6.125	102.409	102.159	101.909	6.125	101.609	101.359	101.109
6.250	102.759	102.509	102.259	6.250	102.534	102.284	102.034

Specialty Adjustment	
Manufactured Homes (OTC Exempt)	0.250
203(k) / 203(k)s / 203(h) / Repair Escrow / VA Reno	-0.500
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750

Max USDA-GRH Rate		
Today:	11/27/2018	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.:

12/27/2018

45 Day Lock Exp.:

1/11/2019

60 Day Lock Exp.:

1/28/2019

W. Rate Sheet Dated: 11/27/2018

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	89.449	89.299	89.149	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	88.470	88.320	88.170	3.250	96.79	96.643	96.493
4.250	99.302	99.177	99.068	4.250	98.255	98.130	98.020	2.625	89.370	89.220	89.070	3.375	97.20	97.047	96.897
4.375	99.804	99.679	99.569	4.375	98.632	98.507	98.398	2.750	94.059	93.909	93.759	3.500	97.56	97.407	97.257
4.500	100.300	100.175	100.066	4.500	99.003	98.878	98.768	2.875	94.485	94.335	94.185	3.625	97.93	97.783	97.633
4.625	100.780	100.655	100.546	4.625	99.289	99.164	99.055	3.000	95.042	94.892	94.742	Margin = 2.250		Index = 2.670	
4.750	100.765	100.609	100.468	4.750	99.863	99.706	99.566	3.125	95.492	95.342	95.192				
4.875	101.308	101.152	101.011	4.875	100.212	100.055	99.915	3.250	96.909	96.759	96.609				
5.000	101.908	101.752	101.611	5.000	100.523	100.367	100.226	3.375	97.355	97.205	97.055				
5.125	102.164	102.008	101.867	5.125	100.843	100.687	100.546	3.500	97.797	97.647	97.497				
5.250	101.704	101.500	101.375	5.250	100.573	100.370	100.245	3.625	98.240	98.090	97.940				
5.375	101.872	101.669	101.544	5.375	100.912	100.709	100.584	3.750	98.223	98.073	97.923				
5.500	102.149	101.946	101.821	5.500	101.224	101.020	100.895	3.875	98.657	98.507	98.357				
5.625	102.374	102.171	102.046	5.625	101.394	101.190	101.065	4.000	99.084	98.934	98.784				
5.750	101.912	101.812	101.712	5.750	100.436	100.336	100.236	4.125	99.426	99.276	99.126				
5.875	101.970	101.870	101.770	5.875	100.785	100.685	100.585	4.250	99.483	99.333	99.183				
6.000	102.347	102.247	102.147	6.000	101.096	100.996	100.896	4.375	99.838	99.688	99.538				
6.125	102.722	102.622	102.522	6.125	101.516	101.416	101.316	4.500	100.186	100.036	99.886				
6.250	102.334	102.234	102.134	6.250	101.129	101.029	100.929	4.625	100.450	100.300	100.150				

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	90.199	90.049	89.899	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	89.220	89.070	88.920	3.250	95.793	95.643	95.493
4.250	98.052	97.927	97.818	4.250	97.255	97.130	97.020	2.625	90.120	89.970	89.820	3.375	96.197	96.047	95.897
4.375	98.554	98.429	98.319	4.375	97.632	97.507	97.398	2.750	93.840	93.690	93.540	3.500	96.557	96.407	96.257
4.500	99.050	98.925	98.816	4.500	98.003	97.878	97.768	2.875	94.266	94.116	93.966	3.625	96.933	96.783	96.633
4.625	99.530	99.405	99.296	4.625	98.289	98.164	98.055	3.000	94.824	94.674	94.524	Margin = 2.250		Index = 2.670	
4.750	99.715	99.559	99.418	4.750	98.863	98.706	98.566	3.125	95.273	95.123	94.973	30 Year OTC "Borrower Paid Only for USDA"			
4.875	100.258	100.102	99.961	4.875	99.212	99.055	98.915	3.250	95.753	95.603	95.453	Rate	30 Day	45 Day	60 Day
5.000	100.658	100.502	100.361	5.000	99.523	99.367	99.226	3.375	96.199	96.049	95.899	4.625	98.380	98.130	97.880
5.125	101.084	100.928	100.787	5.125	99.943	99.787	99.646	3.500	96.640	96.490	96.340	4.750	98.565	98.315	98.065
5.250	100.804	100.600	100.475	5.250	99.573	99.370	99.245	3.625	97.084	96.934	96.784	4.875	99.008	98.758	98.508
5.375	101.072	100.869	100.744	5.375	99.912	99.709	99.584	3.750	96.941	96.791	96.641	5.000	99.408	99.158	98.908
5.500	101.299	101.096	100.971	5.500	100.224	100.020	99.895	3.875	97.375	97.225	97.075	5.125	99.784	99.534	99.284
5.625	101.424	101.221	101.096	5.625	100.444	100.240	100.115	4.000	97.802	97.652	97.502	5.250	99.204	98.954	98.704
5.750	100.762	100.662	100.562	5.750	99.436	99.336	99.236	4.125	98.145	97.995	97.845	5.375	99.572	99.322	99.072
5.875	100.820	100.720	100.620	5.875	99.785	99.685	99.585	4.250	97.889	97.739	97.589	5.500	100.439	100.189	99.939
6.000	101.197	101.097	100.997	6.000	100.096	99.996	99.896	4.375	98.244	98.094	97.944	5.625	100.694	100.444	100.194
6.125	101.572	101.472	101.372	6.125	100.516	100.416	100.316	4.500	98.592	98.442	98.292	5.750	99.687	99.437	99.187
6.250	101.184	101.084	100.984	6.250	100.129	100.029	99.929	4.625	98.856	98.706	98.556	5.875	99.947	99.697	99.447

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	98.722	98.472	98.222	5.375	98.192	97.942	97.692
5.625	99.474	99.224	98.974	5.625	98.924	98.674	98.424
5.875	98.845	98.595	98.345	5.875	98.065	97.815	97.565
6.000	99.222	98.972	98.722	6.000	98.376	98.126	97.876
6.125	99.597	99.347	99.097	6.125	98.796	98.546	98.296
6.250	99.259	99.009	98.759	6.250	99.034	98.784	98.534

Specialty Adjustment	
Manufactured Homes (OTC Exempt)	0.250
203(k) / 203(k)s / 203(h) / Repair Escrow	-0.500
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750

Max USDA-GRH Rate	
Today:	11/27/2018 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 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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30 Day Lock Exp.:

12/27/2018

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1/11/2019

60 Day Lock Exp.:

1/28/2019

W. Rate Sheet Dated: 11/27/2018

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	98.310	98.210	98.110	4.500	99.868	99.768	99.668	3.375	97.440	97.340	97.240	3.375	97.690	97.590	97.490
4.375	98.884	98.784	98.684	4.625	100.479	100.379	100.279	3.500	97.913	97.813	97.713	3.500	98.037	97.937	97.837
4.500	99.523	99.423	99.323	4.750	101.002	100.902	100.802	3.625	98.428	98.328	98.228	3.625	98.385	98.285	98.185
4.625	100.122	100.022	99.922	4.875	101.381	101.281	101.181	3.750	98.797	98.697	98.597	3.750	99.110	99.010	98.910
4.750	100.726	100.626	100.526	4.990	101.803	101.703	101.603	3.875	99.203	99.103	99.003	3.875	99.460	99.360	99.260
4.875	101.326	101.226	101.126	5.000	101.903	101.803	101.703	3.990	99.489	99.389	99.289	3.990	99.682	99.582	99.482
4.990	101.235	101.135	101.035	5.125	102.467	102.367	102.267	4.000	99.589	99.489	99.389	4.000	99.782	99.682	99.582
5.000	101.335	101.235	101.135	5.250	102.942	102.842	102.742	4.125	100.020	99.920	99.820	4.125	100.085	99.985	99.885
5.125	102.028	101.928	101.828	5.375	103.142	103.042	102.942	4.250	100.353	100.253	100.153	4.250	100.738	100.638	100.538
5.250	102.641	102.541	102.441	5.500	103.361	103.261	103.161	4.375	100.641	100.541	100.441	4.375	101.035	100.935	100.835
5.375	103.032	102.932	102.832	5.625	103.555	103.455	103.355	4.500	101.145	101.045	100.945	4.500	101.321	101.221	101.121
5.500	103.390	103.290	103.190	5.750	104.087	103.987	103.887	4.625	101.625	101.525	101.425	4.625	101.578	101.478	101.378
5.625	103.669	103.569	103.469	5.875	104.329	104.229	104.129	4.750	101.785	101.685	101.585	4.750	101.795	101.695	101.595
5.750	104.333	104.233	104.133	5.990	104.447	104.347	104.247	4.875	101.956	101.856	101.756	4.875	101.996	101.896	101.796
5.875	104.531	104.431	104.331	6.000	104.547	104.447	104.347	4.990	102.273	102.173	102.073	4.990	102.062	101.962	101.862
5.990	104.660	104.560	104.460	6.125	105.060	104.939	104.814	5.000	102.373	102.273	102.173	5.000	102.162	102.062	101.962
6.000	104.760	104.660	104.560	6.250	105.594	105.474	105.349	5.125	102.813	102.713	102.613	5.125	102.348	102.248	102.148
6.125	105.357	105.257	105.157	6.375	105.824	105.703	105.578	5.250	102.959	102.859	102.759	5.250	102.567	102.467	102.367
6.250	105.919	105.798	105.673	6.500	105.626	105.506	105.381	5.375	103.134	103.034	102.934	5.375	102.782	102.682	102.582

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	96.901	96.801	96.701	3.375	97.125	97.025	96.925
4.375	97.521	97.421	97.321	3.500	97.533	97.433	97.333
4.500	98.223	98.123	98.023	3.625	97.928	97.828	97.728
4.625	98.926	98.826	98.726	3.750	98.165	98.065	97.965
4.750	99.612	99.512	99.412	3.875	98.558	98.458	98.358
4.875	100.181	100.081	99.981	3.990	98.852	98.752	98.652
4.990	100.628	100.528	100.428	4.000	98.952	98.852	98.752
5.000	100.728	100.628	100.528	4.125	99.327	99.227	99.127
5.125	100.982	100.882	100.782	4.250	99.502	99.402	99.302
5.250	101.459	101.359	101.259	4.375	99.829	99.729	99.629
5.375	101.957	101.857	101.757	4.500	100.110	100.010	99.910
5.500	102.418	102.318	102.218	4.625	100.404	100.304	100.204
5.625	102.646	102.546	102.446	4.750	100.505	100.405	100.305
5.750	102.841	102.741	102.641	4.875	100.613	100.513	100.413
5.875	102.779	102.679	102.579	4.990	100.585	100.485	100.385
5.990	103.153	103.053	102.953	5.000	100.685	100.585	100.485
6.000	103.253	103.153	103.053	5.125	100.623	100.523	100.423
6.125	103.503	103.403	103.303	5.250	100.711	100.611	100.511
6.250	103.730	103.630	103.530	5.375	100.829	100.729	100.629

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.:

12/27/2018

45 Day Lock Exp.:

1/11/2019

60 Day Lock Exp.:

1/28/2019

W. Rate Sheet Dated: 11/27/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FHLMC												
30/25 Year				20 Year				15 Year				
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	
4.750	100.748	100.648	100.548	4.250	98.998	98.898	98.798	3.750	99.106	99.006	98.906	
4.875	101.353	101.253	101.153	4.375	99.574	99.474	99.374	3.875	99.641	99.541	99.441	
4.990	101.689	101.589	101.489	4.500	100.221	100.121	100.021	3.990	99.687	99.587	99.487	
5.000	101.789	101.689	101.589	4.625	100.761	100.661	100.561	4.000	99.787	99.687	99.587	
5.125	102.436	102.336	102.236	4.750	101.279	101.179	101.079	4.125	100.233	100.133	99.846	
5.250	102.927	102.827	102.727	4.875	101.810	101.710	101.610	4.250	100.554	100.454	99.836	
5.375	103.286	103.186	103.086	4.990	102.052	101.952	101.852	4.375	100.988	100.888	99.816	
5.500	103.603	103.503	103.403	5.000	102.152	102.052	101.952	4.500	101.485	101.385	99.796	
5.625	103.921	103.812	103.721	5.125	102.604	102.504	102.397	4.625	101.862	101.762	99.776	
5.750	104.363	104.257	104.163	5.250	102.969	102.869	102.763	4.750	102.014	101.914	99.736	
5.875	104.752	104.620	104.508	5.375	103.271	103.171	103.065	4.875	102.224	102.124	99.696	
5.990	104.928	104.798	104.687	5.500	103.492	103.392	103.287	4.990	102.333	102.233	99.556	
6.000	105.028	104.898	104.787	5.625	103.797	103.689	103.597	5.000	102.433	102.333	99.656	
6.125	105.792	105.666	105.557	5.750	104.172	104.065	103.972	5.125	102.798	102.698	99.616	
6.250	106.138	106.013	105.907	5.875	104.760	104.657	104.560	5.250	103.142	103.042	99.566	
6.375	106.452	106.331	106.224	5.990	104.938	104.836	104.738	5.375	103.542	103.442	99.546	
6.500	106.039	105.920	105.815	6.000	105.038	104.936	104.838	5.500	101.632	101.522	99.526	
6.625	105.542	105.395	105.342	6.125	105.313	105.186	105.077	5.625	102.054	101.946	99.506	
6.750	105.936	105.791	105.736	6.250	105.722	105.598	105.490	5.750	102.431	102.324	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	60 Day		
4.750	99.995	99.895	99.795	3.750	98.538	98.438	98.338		
4.875	100.600	100.500	100.400	3.875	99.073	98.973	98.873		
4.990	100.936	100.836	100.736	3.990	98.624	98.524	98.424		
5.000	101.036	100.936	100.836	4.000	98.724	98.624	98.524		
5.125	101.202	101.102	101.002	4.125	99.170	99.070	98.783		
5.250	101.693	101.593	101.493	4.250	99.491	99.391	98.773		
5.375	102.052	101.952	101.852	4.375	99.925	99.825	98.753		
5.500	102.369	102.269	102.169	4.500	99.828	99.728	98.139		
5.625	102.297	102.188	102.097	4.625	100.205	100.105	98.119		
5.750	102.739	102.633	102.539	4.750	100.357	100.257	98.079		
5.875	102.298	102.166	102.054	4.875	100.567	100.467	98.039		
5.990	102.474	102.344	102.233	4.990	100.176	100.076	97.399		
6.000	102.574	102.444	102.333	5.000	100.276	100.176	97.499		
6.125	103.338	103.212	103.103	5.125	#N/A	#N/A	#N/A		
6.250	103.684	103.559	103.453	5.250	#N/A	#N/A	#N/A		
6.375	103.848	103.727	103.620	5.375	#N/A	#N/A	#N/A		
6.500	103.285	103.166	103.061	5.500	#N/A	#N/A	#N/A		
6.625	102.638	102.491	102.438	5.625	#N/A	#N/A	#N/A		
6.750	102.882	102.737	102.682	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.:

12/27/2018

45 Day Lock Exp.:

1/11/2019

60 Day Lock Exp.:

1/28/2019

W. Rate Sheet Dated: 11/27/2018

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	100.768	100.668	100.568	4.250	98.974	98.874	98.774	3.750	99.062	98.962	98.862	4.750	100.015	99.915	99.815	3.750	98.494	98.394	98.294
4.875	101.371	101.271	101.171	4.375	99.578	99.478	99.378	3.875	99.596	99.496	99.396	4.875	100.618	100.518	100.418	3.875	99.028	98.928	98.828
4.990	101.709	101.609	101.509	4.500	100.225	100.125	100.025	3.990	99.687	99.587	99.487	4.990	100.956	100.856	100.756	3.990	98.624	98.524	98.424
5.000	101.809	101.709	101.609	4.625	100.765	100.665	100.565	4.000	99.787	99.687	99.587	5.000	101.056	100.956	100.856	4.000	98.724	98.624	98.524
5.125	102.422	102.322	102.222	4.750	101.282	101.182	101.082	4.125	100.232	100.132	99.846	5.125	101.188	101.088	100.988	4.125	99.169	99.069	98.783
5.250	102.911	102.811	102.711	4.875	101.813	101.713	101.613	4.250	100.552	100.452	99.836	5.250	101.677	101.577	101.477	4.250	99.489	99.389	98.773
5.375	103.270	103.170	103.070	4.990	102.051	101.951	101.851	4.375	100.988	100.888	99.816	5.375	102.036	101.936	101.836	4.375	99.925	99.825	98.753
5.500	103.586	103.486	103.386	5.000	102.151	102.051	101.951	4.500	101.468	101.368	99.796	5.500	102.352	102.252	102.152	4.500	99.811	99.711	98.139
5.625	103.913	103.803	103.713	5.125	102.591	102.491	102.391	4.625	101.843	101.743	99.776	5.625	102.289	102.179	102.089	4.625	100.186	100.086	98.119
5.750	104.354	104.248	104.154	5.250	102.954	102.854	102.754	4.750	101.993	101.893	99.736	5.750	102.730	102.624	102.530	4.750	100.336	100.236	98.079
5.875	104.748	104.615	104.521	5.375	103.256	103.156	103.056	4.875	102.202	102.102	99.696	5.875	102.294	102.161	102.067	4.875	100.545	100.445	98.039
5.990	104.924	104.794	104.698	5.500	103.476	103.376	103.276	4.990	102.355	102.255	99.556	5.990	102.470	102.340	102.244	4.990	100.198	100.098	97.399
6.000	105.024	104.894	104.798	5.625	103.778	103.669	103.578	5.000	102.455	102.355	99.656	6.000	102.570	102.440	102.344	5.000	100.298	100.198	97.499
6.125	105.785	105.658	105.566	5.750	104.152	104.045	103.952	5.125	102.820	102.720	99.616	6.125	103.331	103.204	103.112	5.125	#N/A	#N/A	#N/A
6.250	106.129	106.005	105.916	5.875	104.738	104.633	104.538	5.250	103.161	103.061	99.566	6.250	103.675	103.551	103.462	5.250	#N/A	#N/A	#N/A
6.375	106.444	106.322	106.232	5.990	104.914	104.810	104.714	5.375	103.560	103.460	99.546	6.375	103.840	103.718	103.628	5.375	#N/A	#N/A	#N/A
6.500	106.029	105.910	105.822	6.000	105.014	104.910	104.814	5.500	101.609	101.499	99.526	6.500	103.275	103.156	103.068	5.500	#N/A	#N/A	#N/A
6.625	105.541	105.393	105.341	6.125	105.310	105.183	105.091	5.625	102.030	101.921	99.506	6.625	102.637	102.489	102.437	5.625	#N/A	#N/A	#N/A
6.750	105.934	105.788	105.734	6.250	105.718	105.592	105.502	5.750	102.405	102.298	99.486	6.750	102.880	102.734	102.680	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@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **12/27/2018**

45 Day Lock Exp.: **1/11/2019**

60 Day Lock Exp.: **1/28/2019**

W. Rate Sheet Dated: **11/27/2018**

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	98.391	98.266	98.141	
4.625	99.050	98.925	98.800	
4.750	99.591	99.466	99.341	
4.875	100.188	100.063	99.938	
5.000	100.639	100.514	100.389	
5.125	101.087	100.962	100.837	
5.250	101.438	101.313	101.188	
5.375	101.761	101.636	101.511	
5.500	101.953	101.828	101.703	
5.625	102.094	101.969	101.844	
5.750	102.267	102.142	102.017	
5.875	102.624	102.499	102.374	
6.000	102.971	102.846	102.721	

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	97.828	97.703	97.578	
3.875	98.242	98.117	97.992	
4.000	98.617	98.492	98.367	
4.125	99.167	99.042	98.917	
4.250	99.462	99.337	99.212	
4.375	99.672	99.547	99.422	
4.500	99.918	99.793	99.668	
4.625	100.142	100.017	99.892	
4.750	100.352	100.227	100.102	
4.875	100.599	100.474	100.349	
5.000	100.867	100.742	100.617	

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	97.503	97.378	97.253	
3.625	98.030	97.905	97.780	
3.750	98.534	98.409	98.284	
3.875	99.004	98.879	98.754	
4.000	99.479	99.354	99.229	
4.125	99.870	99.745	99.620	
4.250	100.236	100.111	99.986	
4.375	100.576	100.451	100.326	
4.500	100.894	100.769	100.644	
4.625	101.200	101.075	100.950	
4.750	101.485	101.360	101.235	
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)