



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.: 12/28/2018

45 Day Lock Exp.: 1/14/2019

60 Day Lock Exp.: 1/28/2019

W. Rate Sheet Dated: 11/28/2018

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	98.804	98.654	98.504	4.000	97.955	97.805	97.655	2.375	93.082	92.932	92.782	3.125	97.451	97.301	97.151
4.125	99.303	99.153	99.003	4.125	98.320	98.170	98.020	2.500	92.102	91.952	91.802	3.250	97.731	97.581	97.431
4.250	100.333	100.208	100.099	4.250	99.286	99.161	99.052	2.625	93.002	92.852	92.702	3.375	98.134	97.984	97.834
4.375	100.835	100.710	100.600	4.375	99.663	99.538	99.429	2.750	95.813	95.663	95.513	3.500	98.495	98.345	98.195
4.500	101.331	101.206	101.097	4.500	100.034	99.909	99.799	2.875	96.239	96.089	95.939	3.625	98.871	98.721	98.571
4.625	101.811	101.686	101.577	4.625	100.320	100.195	100.086	3.000	96.796	96.646	96.496	Margin = 2.250		Index = 2.670	
4.750	101.984	101.812	101.687	4.750	101.081	100.909	100.784	3.125	97.246	97.096	96.946				
4.875	102.527	102.355	102.230	4.875	101.430	101.258	101.133	3.250	97.936	97.786	97.636				
5.000	103.127	102.955	102.830	5.000	101.742	101.570	101.445	3.375	98.382	98.232	98.082				
5.125	103.383	103.211	103.086	5.125	102.062	101.890	101.765	3.500	98.824	98.674	98.524				
5.250	103.360	103.079	102.954	5.250	102.230	101.948	101.823	3.625	99.268	99.118	98.968				
5.375	103.528	103.247	103.122	5.375	102.569	102.287	102.162	3.750	99.223	99.073	98.923				
5.500	103.805	103.524	103.399	5.500	102.880	102.599	102.474	3.875	99.657	99.507	99.357				
5.625	104.031	103.749	103.624	5.625	103.050	102.769	102.644	4.000	100.084	99.934	99.784				
5.750	104.756	104.656	104.556	5.750	103.280	103.180	103.080	4.125	100.426	100.276	100.126				
5.875	104.814	104.714	104.614	5.875	103.629	103.529	103.429	4.250	100.444	100.294	100.144				
6.000	105.191	105.091	104.991	6.000	103.940	103.840	103.740	4.375	100.799	100.649	100.499				
6.125	105.566	105.466	105.366	6.125	104.360	104.260	104.160	4.500	101.147	100.997	100.847				
6.250	105.866	105.766	105.666	6.250	104.660	104.560	104.460	4.625	101.411	101.261	101.111				

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	97.604	97.454	97.304	4.000	96.955	96.805	96.655	2.375	92.082	91.932	91.782	3.125	96.451	96.301	96.151
4.125	98.103	97.953	97.803	4.125	97.320	97.170	97.020	2.500	91.102	90.952	90.802	3.250	96.731	96.581	96.431
4.250	99.083	98.958	98.849	4.250	98.286	98.161	98.052	2.625	92.002	91.852	91.702	3.375	97.134	96.984	96.834
4.375	99.585	99.460	99.350	4.375	98.663	98.538	98.429	2.750	94.813	94.663	94.513	3.500	97.495	97.345	97.195
4.500	100.081	99.956	99.847	4.500	99.034	98.909	98.799	2.875	95.239	95.089	94.939	3.625	97.871	97.721	97.571
4.625	100.561	100.436	100.327	4.625	99.320	99.195	99.086	3.000	95.796	95.646	95.496	Margin = 2.250		Index = 2.670	
4.750	100.934	100.762	100.637	4.750	100.081	99.909	99.784	3.125	96.246	96.096	95.946	30 Year OTC "Borrower Paid Only for USDA"			
4.875	101.477	101.305	101.180	4.875	100.430	100.258	100.133	3.250	96.936	96.786	96.636	Rate	30 Day	45 Day	60 Day
5.000	101.877	101.705	101.580	5.000	100.742	100.570	100.445	3.375	97.382	97.232	97.082	4.625	99.411	99.161	98.911
5.125	102.303	102.131	102.006	5.125	101.162	100.990	100.865	3.500	97.824	97.674	97.524	4.750	99.784	99.534	99.284
5.250	102.460	102.179	102.054	5.250	101.230	100.948	100.823	3.625	98.268	98.118	97.968	4.875	100.227	99.977	99.727
5.375	102.728	102.447	102.322	5.375	101.569	101.287	101.162	3.750	98.223	98.073	97.923	5.000	100.627	100.377	100.127
5.500	102.955	102.674	102.549	5.500	101.880	101.599	101.474	3.875	98.657	98.507	98.357	5.125	101.003	100.753	100.503
5.625	103.081	102.799	102.674	5.625	102.100	101.819	101.694	4.000	99.084	98.934	98.784	5.250	100.860	100.579	100.329
5.750	103.606	103.506	103.406	5.750	102.280	102.180	102.080	4.125	99.426	99.276	99.126	5.375	101.228	100.947	100.697
5.875	103.664	103.564	103.464	5.875	102.629	102.529	102.429	4.250	99.444	99.294	99.144	5.500	102.005	101.724	101.474
6.000	104.041	103.941	103.841	6.000	102.940	102.840	102.740	4.375	99.799	99.649	99.499	5.625	102.251	101.970	101.720
6.125	104.416	104.316	104.216	6.125	103.360	103.260	103.160	4.500	100.147	99.997	99.847	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	100.411	100.261	100.111	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	99.377	99.127	98.877	4.875	98.710	98.460	98.210
5.125	100.153	99.903	99.653	5.125	99.442	99.192	98.942
5.375	100.378	100.097	99.847	5.375	99.849	99.567	99.317
5.625	101.131	100.849	100.599	5.625	100.580	100.299	100.049
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:	11/28/2018	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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1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

12/28/2018

1/14/2019

1/28/2019

W. Rate Sheet Dated: 11/28/2018

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	97.835	97.685	97.535	4.000	96.986	96.836	96.686	2.375	89.582	89.432	89.282	3.125	95.76	95.614	95.464
4.125	98.334	98.184	98.034	4.125	97.352	97.202	97.052	2.500	88.602	88.452	88.302	3.250	96.79	96.643	96.493
4.250	99.365	99.240	99.130	4.250	98.317	98.192	98.083	2.625	89.502	89.352	89.202	3.375	97.20	97.047	96.897
4.375	99.866	99.741	99.632	4.375	98.695	98.570	98.460	2.750	94.125	93.975	93.825	3.500	97.56	97.407	97.257
4.500	100.362	100.237	100.128	4.500	99.065	98.940	98.831	2.875	94.552	94.402	94.252	3.625	97.93	97.783	97.633
4.625	100.842	100.717	100.608	4.625	99.351	99.226	99.117	3.000	95.109	94.959	94.809	Margin = 2.250		Index = 2.670	
4.750	100.827	100.655	100.530	4.750	99.925	99.753	99.628	3.125	95.558	95.408	95.258				
4.875	101.370	101.199	101.074	4.875	100.274	100.102	99.977	3.250	96.999	96.849	96.699				
5.000	101.970	101.798	101.673	5.000	100.585	100.413	100.288	3.375	97.445	97.295	97.145				
5.125	102.226	102.055	101.930	5.125	100.905	100.733	100.608	3.500	97.886	97.736	97.586				
5.250	101.797	101.516	101.391	5.250	100.667	100.386	100.261	3.625	98.330	98.180	98.030				
5.375	101.966	101.685	101.560	5.375	101.006	100.725	100.600	3.750	98.254	98.104	97.954				
5.500	102.243	101.962	101.837	5.500	101.317	101.036	100.911	3.875	98.688	98.538	98.388				
5.625	102.468	102.187	102.062	5.625	101.487	101.206	101.081	4.000	99.115	98.965	98.815				
5.750	101.943	101.843	101.743	5.750	100.467	100.367	100.267	4.125	99.458	99.308	99.158				
5.875	102.001	101.901	101.801	5.875	100.816	100.716	100.616	4.250	99.475	99.325	99.175				
6.000	102.378	102.278	102.178	6.000	101.127	101.027	100.927	4.375	99.830	99.680	99.530				
6.125	102.753	102.653	102.553	6.125	101.547	101.447	101.347	4.500	100.178	100.028	99.878				
6.250	102.366	102.266	102.166	6.250	101.160	101.060	100.960	4.625	100.442	100.292	100.142				

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	96.635	96.485	96.335	4.000	95.986	95.836	95.686	2.375	90.332	90.182	90.032	3.125	94.764	94.614	94.464
4.125	97.134	96.984	96.834	4.125	96.352	96.202	96.052	2.500	89.352	89.202	89.052	3.250	95.793	95.643	95.493
4.250	98.115	97.990	97.880	4.250	97.317	97.192	97.083	2.625	90.252	90.102	89.952	3.375	96.197	96.047	95.897
4.375	98.616	98.491	98.382	4.375	97.695	97.570	97.460	2.750	93.906	93.756	93.606	3.500	96.557	96.407	96.257
4.500	99.112	98.987	98.878	4.500	98.065	97.940	97.831	2.875	94.333	94.183	94.033	3.625	96.933	96.783	96.633
4.625	99.592	99.467	99.358	4.625	98.351	98.226	98.117	3.000	94.890	94.740	94.590	Margin = 2.250		Index = 2.670	
4.750	99.777	99.605	99.480	4.750	98.925	98.753	98.628	3.125	95.339	95.189	95.039	30 Year OTC "Borrower Paid Only for USDA"			
4.875	100.320	100.149	100.024	4.875	99.274	99.102	98.977	3.250	95.843	95.693	95.543	Rate	30 Day	45 Day	60 Day
5.000	100.720	100.548	100.423	5.000	99.585	99.413	99.288	3.375	96.289	96.139	95.989	4.625	98.442	98.192	97.942
5.125	101.146	100.975	100.850	5.125	100.005	99.833	99.708	3.500	96.730	96.580	96.430	4.750	98.627	98.377	98.127
5.250	100.897	100.616	100.491	5.250	99.667	99.386	99.261	3.625	97.174	97.024	96.874	4.875	99.070	98.820	98.570
5.375	101.166	100.885	100.760	5.375	100.006	99.725	99.600	3.750	96.973	96.823	96.673	5.000	99.470	99.220	98.970
5.500	101.393	101.112	100.987	5.500	100.317	100.036	99.911	3.875	97.407	97.257	97.107	5.125	99.846	99.596	99.346
5.625	101.518	101.237	101.112	5.625	100.537	100.256	100.131	4.000	97.834	97.684	97.534	5.250	99.297	99.016	98.766
5.750	100.793	100.693	100.593	5.750	99.467	99.367	99.267	4.125	98.176	98.026	97.876	5.375	99.666	99.385	99.135
5.875	100.851	100.751	100.651	5.875	99.816	99.716	99.616	4.250	97.881	97.731	97.581	5.500	100.443	100.162	99.912
6.000	101.228	101.128	101.028	6.000	100.127	100.027	99.927	4.375	98.236	98.086	97.936	5.625	100.688	100.407	100.157
6.125	101.603	101.503	101.403	6.125	100.547	100.447	100.347	4.500	98.584	98.434	98.284	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	98.848	98.698	98.548	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	98.220	97.970	97.720	4.875	97.554	97.304	97.054
5.125	98.996	98.746	98.496	5.125	98.285	98.035	97.785
5.375	98.816	98.535	98.285	5.375	98.286	98.005	97.755
5.625	99.568	99.287	99.037	5.625	99.017	98.736	98.486
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:	11/28/2018 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)



AFR Loan Center

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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

12/28/2018

45 Day Lock Exp.:

1/14/2019

60 Day Lock Exp.:

1/28/2019

W. Rate Sheet Dated: 11/28/2018

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	98.279	98.179	98.079	4.500	100.041	99.941	99.841	3.375	97.471	97.371	97.271	3.375	97.889	97.789	97.689
4.375	98.853	98.753	98.653	4.625	100.650	100.550	100.450	3.500	97.967	97.867	97.767	3.500	98.237	98.137	98.037
4.500	99.523	99.423	99.323	4.750	101.170	101.070	100.970	3.625	98.459	98.359	98.259	3.625	98.584	98.484	98.384
4.625	100.122	100.022	99.922	4.875	101.548	101.448	101.348	3.750	98.829	98.729	98.629	3.750	99.190	99.090	98.990
4.750	100.726	100.626	100.526	4.990	101.926	101.826	101.726	3.875	99.234	99.134	99.034	3.875	99.538	99.438	99.338
4.875	101.326	101.226	101.126	5.000	102.026	101.926	101.826	3.990	99.565	99.465	99.365	3.990	99.758	99.658	99.558
4.990	101.400	101.300	101.200	5.125	102.589	102.489	102.389	4.000	99.665	99.565	99.465	4.000	99.858	99.758	99.658
5.000	101.500	101.400	101.300	5.250	103.063	102.963	102.863	4.125	100.096	99.996	99.896	4.125	100.160	100.060	99.960
5.125	102.150	102.050	101.950	5.375	103.262	103.162	103.062	4.250	100.368	100.268	100.168	4.250	100.784	100.684	100.584
5.250	102.761	102.661	102.561	5.500	103.482	103.382	103.282	4.375	100.657	100.557	100.457	4.375	101.078	100.978	100.878
5.375	103.152	103.052	102.952	5.625	103.634	103.534	103.434	4.500	101.159	101.059	100.959	4.500	101.363	101.263	101.163
5.500	103.508	103.408	103.308	5.750	104.145	104.045	103.945	4.625	101.637	101.537	101.437	4.625	101.621	101.521	101.421
5.625	103.786	103.686	103.586	5.875	104.387	104.287	104.187	4.750	101.796	101.696	101.596	4.750	101.836	101.736	101.636
5.750	104.391	104.291	104.191	5.990	104.505	104.405	104.305	4.875	101.965	101.865	101.765	4.875	102.038	101.938	101.838
5.875	104.589	104.489	104.389	6.000	104.605	104.505	104.405	4.990	102.286	102.186	102.086	4.990	102.102	102.002	101.902
5.990	104.716	104.616	104.516	6.125	105.116	104.995	104.870	5.000	102.386	102.286	102.186	5.000	102.202	102.102	102.002
6.000	104.816	104.716	104.616	6.250	105.649	105.527	105.402	5.125	102.824	102.724	102.624	5.125	102.359	102.259	102.159
6.125	105.415	105.315	105.215	6.375	105.877	105.756	105.631	5.250	102.970	102.870	102.770	5.250	102.578	102.478	102.378
6.250	105.974	105.852	105.727	6.500	105.681	105.560	105.435	5.375	103.145	103.045	102.945	5.375	102.790	102.690	102.590

30-20 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	97.070	96.970	96.870	3.250	96.787	96.687	96.587
4.375	97.688	97.588	97.488	3.375	97.199	97.099	96.999
4.500	98.397	98.297	98.197	3.500	97.607	97.507	97.407
4.625	99.097	98.997	98.897	3.625	98.002	97.902	97.802
4.750	99.780	99.680	99.580	3.750	98.242	98.142	98.042
4.875	100.348	100.248	100.148	3.875	98.636	98.536	98.436
4.990	100.794	100.694	100.594	3.990	98.928	98.828	98.728
5.000	100.894	100.794	100.694	4.000	99.028	98.928	98.828
5.125	101.147	101.047	100.947	4.125	99.402	99.302	99.202
5.250	101.580	101.480	101.380	4.250	99.578	99.478	99.378
5.375	102.076	101.976	101.876	4.375	99.840	99.740	99.640
5.500	102.534	102.434	102.334	4.500	100.123	100.023	99.923
5.625	102.763	102.663	102.563	4.625	100.415	100.315	100.215
5.750	102.958	102.858	102.758	4.750	100.516	100.416	100.316
5.875	102.836	102.736	102.636	4.875	100.624	100.524	100.424
5.990	103.209	103.109	103.009	4.990	100.597	100.497	100.397
6.000	103.309	103.209	103.109	5.000	100.697	100.597	100.497
6.125	103.558	103.458	103.358	5.125	100.634	100.534	100.434
6.250	103.788	103.688	103.588	5.250	100.722	100.622	100.522

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

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

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

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

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

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

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

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

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

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

FHA ID# - 1358600006



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

12/28/2018

45 Day Lock Exp.:

1/14/2019

60 Day Lock Exp.:

1/28/2019

W. Rate Sheet Dated: 11/28/2018

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	100.882	100.782	100.682	4.250	99.160	99.060	98.960	3.750	99.179	99.079	98.979	
4.875	101.494	101.394	101.294	4.375	99.707	99.607	99.507	3.875	99.713	99.613	99.513	
4.990	101.812	101.712	101.612	4.500	100.328	100.228	100.128	3.990	99.745	99.645	99.545	
5.000	101.912	101.812	101.712	4.625	100.875	100.775	100.675	4.000	99.845	99.745	99.645	
5.125	102.541	102.441	102.341	4.750	101.390	101.290	101.190	4.125	100.291	100.191	99.846	
5.250	103.043	102.943	102.843	4.875	101.934	101.834	101.734	4.250	100.610	100.510	99.836	
5.375	103.399	103.299	103.199	4.990	102.171	102.071	101.971	4.375	101.025	100.925	99.816	
5.500	103.713	103.613	103.513	5.000	102.271	102.171	102.071	4.500	101.483	101.383	99.796	
5.625	104.016	103.916	103.816	5.125	102.730	102.606	102.525	4.625	101.841	101.741	99.776	
5.750	104.429	104.329	104.229	5.250	103.091	102.970	102.887	4.750	101.991	101.891	99.736	
5.875	104.715	104.615	104.515	5.375	103.371	103.251	103.168	4.875	102.219	102.119	99.696	
5.990	104.838	104.725	104.603	5.500	103.589	103.470	103.386	4.990	102.390	102.290	99.556	
6.000	104.938	104.825	104.703	5.625	103.917	103.817	103.717	5.000	102.490	102.390	99.656	
6.125	105.701	105.592	105.473	5.750	104.283	104.183	104.083	5.125	102.854	102.754	99.616	
6.250	106.057	105.950	105.834	5.875	104.762	104.662	104.562	5.250	103.196	103.096	99.566	
6.375	106.373	106.266	106.153	5.990	104.976	104.876	104.776	5.375	103.596	103.496	99.546	
6.500	105.960	105.858	105.743	6.000	105.076	104.976	104.876	5.500	101.626	101.501	99.526	
6.625	106.149	106.049	105.949	6.125	105.274	105.165	105.046	5.625	102.046	101.922	99.506	
6.750	106.542	106.442	106.342	6.250	105.682	105.575	105.458	5.750	102.420	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	60 Day
4.750	100.131	100.031	99.931	3.750	98.618	98.518	98.418
4.875	100.743	100.643	100.543	3.875	99.152	99.052	98.952
4.990	101.061	100.961	100.861	3.990	98.683	98.583	98.483
5.000	101.161	101.061	100.961	4.000	98.783	98.683	98.583
5.125	101.275	101.175	101.075	4.125	99.229	99.129	98.784
5.250	101.777	101.677	101.577	4.250	99.548	99.448	98.774
5.375	102.133	102.033	101.933	4.375	99.963	99.863	98.754
5.500	102.447	102.347	102.247	4.500	99.826	99.726	98.139
5.625	102.426	102.326	102.226	4.625	100.184	100.084	98.119
5.750	102.839	102.739	102.639	4.750	100.334	100.234	98.079
5.875	103.125	103.025	102.925	4.875	100.562	100.462	98.039
5.990	102.400	102.287	102.165	4.990	100.233	100.133	97.399
6.000	102.500	102.387	102.265	5.000	100.333	100.233	97.499
6.125	103.263	103.154	103.035	5.125	#N/A	#N/A	#N/A
6.250	103.619	103.512	103.396	5.250	#N/A	#N/A	#N/A
6.375	103.785	103.678	103.565	5.375	#N/A	#N/A	#N/A
6.500	103.222	103.120	103.005	5.500	#N/A	#N/A	#N/A
6.625	103.261	103.161	103.061	5.625	#N/A	#N/A	#N/A
6.750	103.504	103.404	103.304	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	-2.500	-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

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 Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

12/28/2018

45 Day Lock Exp.:

1/14/2019

60 Day Lock Exp.:

1/28/2019

W. Rate Sheet Dated: 11/28/2018

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	100.748	100.648	100.548	4.250	98.998	98.898	98.798	3.750	99.106	99.006	98.906	4.750	99.997	99.897	99.797	3.750	98.541	98.441	98.341
4.875	101.353	101.253	101.153	4.375	99.574	99.474	99.374	3.875	99.641	99.541	99.441	4.875	100.602	100.502	100.402	3.875	99.076	98.976	98.876
4.990	101.689	101.589	101.489	4.500	100.221	100.121	100.021	3.990	99.687	99.587	99.487	4.990	100.938	100.838	100.738	3.990	98.622	98.522	98.422
5.000	101.789	101.689	101.589	4.625	100.761	100.661	100.561	4.000	99.787	99.687	99.587	5.000	101.038	100.938	100.838	4.000	98.722	98.622	98.522
5.125	102.436	102.336	102.236	4.750	101.279	101.179	101.079	4.125	100.233	100.133	99.846	5.125	101.167	101.067	100.967	4.125	99.168	99.068	98.781
5.250	102.927	102.827	102.727	4.875	101.810	101.710	101.610	4.250	100.554	100.454	99.836	5.250	101.658	101.558	101.458	4.250	99.489	99.389	98.771
5.375	103.286	103.186	103.086	4.990	102.052	101.952	101.852	4.375	100.988	100.888	99.816	5.375	102.017	101.917	101.817	4.375	99.923	99.823	98.751
5.500	103.603	103.503	103.403	5.000	102.152	102.052	101.952	4.500	101.485	101.385	99.796	5.500	102.334	102.234	102.134	4.500	99.828	99.728	98.139
5.625	103.921	103.812	103.721	5.125	102.604	102.504	102.397	4.625	101.862	101.762	99.776	5.625	102.324	102.215	102.124	4.625	100.205	100.105	98.119
5.750	104.363	104.257	104.163	5.250	102.969	102.869	102.763	4.750	102.014	101.914	99.736	5.750	102.766	102.660	102.566	4.750	100.357	100.257	98.079
5.875	104.752	104.620	104.508	5.375	103.271	103.171	103.065	4.875	102.224	102.124	99.696	5.875	102.314	102.182	102.070	4.875	100.567	100.467	98.039
5.990	104.928	104.798	104.687	5.500	103.492	103.392	103.287	4.990	102.333	102.233	99.556	5.990	102.490	102.360	102.249	4.990	100.176	100.076	97.399
6.000	105.028	104.898	104.787	5.625	103.797	103.689	103.597	5.000	102.433	102.333	99.656	6.000	102.590	102.460	102.349	5.000	100.276	100.176	97.499
6.125	105.792	105.666	105.557	5.750	104.172	104.065	103.972	5.125	102.798	102.698	99.616	6.125	103.354	103.228	103.119	5.125	#N/A	#N/A	#N/A
6.250	106.138	106.013	105.907	5.875	104.760	104.657	104.560	5.250	103.142	103.042	99.566	6.250	103.700	103.575	103.469	5.250	#N/A	#N/A	#N/A
6.375	106.452	106.331	106.224	5.990	104.938	104.836	104.738	5.375	103.542	103.442	99.546	6.375	103.864	103.743	103.636	5.375	#N/A	#N/A	#N/A
6.500	106.039	105.920	105.815	6.000	105.038	104.936	104.838	5.500	101.632	101.522	99.526	6.500	103.301	103.182	103.077	5.500	#N/A	#N/A	#N/A
6.625	105.542	105.395	105.342	6.125	105.313	105.186	105.077	5.625	102.054	101.946	99.506	6.625	102.654	102.507	102.454	5.625	#N/A	#N/A	#N/A
6.750	105.936	105.791	105.736	6.250	105.722	105.598	105.490	5.750	102.431	102.324	99.486	6.750	102.898	102.753	102.698	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.: 12/28/2018

45 Day Lock Exp.: 1/14/2019

60 Day Lock Exp.: 1/28/2019

W. Rate Sheet Dated: 11/28/2018

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	98.148	98.023	97.898	
4.625	98.846	98.721	98.596	
4.750	99.424	99.299	99.174	
4.875	100.049	99.924	99.799	
5.000	100.548	100.423	100.298	
5.125	100.894	100.769	100.644	
5.250	101.284	101.159	101.034	
5.375	101.555	101.430	101.305	
5.500	101.773	101.648	101.523	
5.625	101.971	101.846	101.721	
5.750	102.147	102.022	101.897	
5.875	102.491	102.366	102.241	
6.000	102.844	102.719	102.594	

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	97.816	97.691	97.566	
3.875	98.231	98.106	97.981	
4.000	98.606	98.481	98.356	
4.125	99.157	99.032	98.907	
4.250	99.452	99.327	99.202	
4.375	99.663	99.538	99.413	
4.500	99.909	99.784	99.659	
4.625	100.133	100.008	99.883	
4.750	100.342	100.217	100.092	
4.875	100.592	100.467	100.342	
5.000	100.860	100.735	100.610	

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	97.489	97.364	97.239	
3.625	98.017	97.892	97.767	
3.750	98.522	98.397	98.272	
3.875	98.994	98.869	98.744	
4.000	99.468	99.343	99.218	
4.125	99.859	99.734	99.609	
4.250	100.226	100.101	99.976	
4.375	100.567	100.442	100.317	
4.500	100.885	100.760	100.635	
4.625	101.191	101.066	100.941	
4.750	101.476	101.351	101.226	
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)