



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.: 12/31/2018

45 Day Lock Exp.: 1/14/2019

60 Day Lock Exp.: 1/28/2019

W. Rate Sheet Dated: 11/29/2018

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	99.132	98.982	98.832	4.000	98.283	98.133	97.983	2.375	93.277	93.127	92.977	3.125	97.451	97.301	97.151
4.125	99.631	99.481	99.331	4.125	98.648	98.498	98.348	2.500	92.298	92.148	91.998	3.250	97.731	97.581	97.431
4.250	100.646	100.521	100.412	4.250	99.599	99.474	99.364	2.625	93.198	93.048	92.898	3.375	98.134	97.984	97.834
4.375	101.147	101.022	100.913	4.375	99.976	99.851	99.742	2.750	96.094	95.944	95.794	3.500	98.495	98.345	98.195
4.500	101.644	101.519	101.409	4.500	100.346	100.221	100.112	2.875	96.520	96.370	96.220	3.625	98.871	98.721	98.571
4.625	102.124	101.999	101.889	4.625	100.633	100.508	100.398	3.000	97.078	96.928	96.778	Margin = 2.250		Index = 2.670	
4.750	102.296	102.140	102.030	4.750	101.394	101.238	101.128	3.125	97.527	97.377	97.227				
4.875	102.839	102.683	102.574	4.875	101.743	101.587	101.477	3.250	98.155	98.005	97.855				
5.000	103.439	103.283	103.173	5.000	102.054	101.898	101.788	3.375	98.601	98.451	98.301				
5.125	103.695	103.539	103.430	5.125	102.374	102.218	102.108	3.500	99.043	98.893	98.743				
5.250	103.594	103.391	103.266	5.250	102.464	102.261	102.136	3.625	99.486	99.336	99.186				
5.375	103.763	103.560	103.435	5.375	102.803	102.600	102.475	3.750	99.484	99.334	99.184				
5.500	104.040	103.837	103.712	5.500	103.114	102.911	102.786	3.875	99.918	99.768	99.618				
5.625	104.265	104.062	103.937	5.625	103.284	103.081	102.956	4.000	100.345	100.195	100.045				
5.750	104.896	104.787	104.687	5.750	103.420	103.311	103.211	4.125	100.688	100.538	100.388				
5.875	104.954	104.845	104.745	5.875	103.769	103.660	103.560	4.250	100.631	100.481	100.331				
6.000	105.331	105.222	105.122	6.000	104.081	103.971	103.871	4.375	100.986	100.836	100.686				
6.125	105.706	105.597	105.497	6.125	104.501	104.391	104.291	4.500	101.334	101.184	101.034				
6.250	106.006	105.906	105.806	6.250	104.801	104.701	104.601	4.625	101.598	101.448	101.298				

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	97.932	97.782	97.632	4.000	97.283	97.133	96.983	2.375	92.277	92.127	91.977	3.125	96.451	96.301	96.151
4.125	98.431	98.281	98.131	4.125	97.648	97.498	97.348	2.500	91.298	91.148	90.998	3.250	96.731	96.581	96.431
4.250	99.396	99.271	99.162	4.250	98.599	98.474	98.364	2.625	92.198	92.048	91.898	3.375	97.134	96.984	96.834
4.375	99.897	99.772	99.663	4.375	98.976	98.851	98.742	2.750	95.094	94.944	94.794	3.500	97.495	97.345	97.195
4.500	100.394	100.269	100.159	4.500	99.346	99.221	99.112	2.875	95.520	95.370	95.220	3.625	97.871	97.721	97.571
4.625	100.874	100.749	100.639	4.625	99.633	99.508	99.398	3.000	96.078	95.928	95.778	Margin = 2.250		Index = 2.670	
4.750	101.246	101.090	100.980	4.750	100.394	100.238	100.128	3.125	96.527	96.377	96.227	30 Year OTC "Borrower Paid Only for USDA"			
4.875	101.789	101.633	101.524	4.875	100.743	100.587	100.477	3.250	97.155	97.005	96.855	Rate	30 Day	45 Day	60 Day
5.000	102.189	102.033	101.923	5.000	101.054	100.898	100.788	3.375	97.601	97.451	97.301	4.625	99.724	99.474	99.224
5.125	102.615	102.459	102.350	5.125	101.474	101.318	101.208	3.500	98.043	97.893	97.743	4.750	100.096	99.846	99.596
5.250	102.694	102.491	102.366	5.250	101.464	101.261	101.136	3.625	98.486	98.336	98.186	4.875	100.539	100.289	100.039
5.375	102.963	102.760	102.635	5.375	101.803	101.600	101.475	3.750	98.484	98.334	98.184	5.000	100.939	100.689	100.439
5.500	103.190	102.987	102.862	5.500	102.114	101.911	101.786	3.875	98.918	98.768	98.618	5.125	101.315	101.065	100.815
5.625	103.315	103.112	102.987	5.625	102.334	102.131	102.006	4.000	99.345	99.195	99.045	5.250	101.094	100.844	100.594
5.750	103.746	103.637	103.537	5.750	102.420	102.311	102.211	4.125	99.688	99.538	99.388	5.375	101.463	101.213	100.963
5.875	103.804	103.695	103.595	5.875	102.769	102.660	102.560	4.250	99.631	99.481	99.331	5.500	102.000	101.750	101.500
6.000	104.181	104.072	103.972	6.000	103.081	102.971	102.871	4.375	99.986	99.836	99.686	5.625	102.255	102.005	101.755
6.125	104.556	104.447	104.347	6.125	103.501	103.391	103.291	4.500	100.334	100.184	100.034	5.750	102.501	102.251	102.001
6.250	104.856	104.756	104.656	6.250	103.801	103.701	103.601	4.625	100.598	100.448	100.298	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	99.689	99.439	99.189	4.875	99.023	98.773	98.523
5.125	100.465	100.215	99.965	5.125	99.754	99.504	99.254
5.375	100.613	100.363	100.113	5.375	100.083	99.833	99.583
5.625	101.365	101.115	100.865	5.625	100.814	100.564	100.314
5.875	101.829	101.579	101.329	5.875	101.049	100.799	100.549
6.000	102.206	101.956	101.706	6.000	101.361	101.111	100.861
6.125	102.581	102.331	102.081	6.125	101.781	101.531	101.281
6.250	102.751	102.501	102.251	6.250	102.659	102.409	102.159

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:	11/29/2018	5.500%

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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Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

12/31/2018

45 Day Lock Exp.:

1/14/2019

60 Day Lock Exp.:

1/28/2019

W. Rate Sheet Dated: 11/29/2018

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	98.163	98.013	97.863	4.000	97.315	97.165	97.015	2.375	89.777	89.627	89.477	3.125	95.76	95.614	95.464
4.125	98.662	98.512	98.362	4.125	97.680	97.530	97.380	2.500	88.798	88.648	88.498	3.250	96.79	96.643	96.493
4.250	99.677	99.552	99.443	4.250	98.630	98.505	98.395	2.625	89.698	89.548	89.398	3.375	97.20	97.047	96.897
4.375	100.179	100.054	99.944	4.375	99.007	98.882	98.773	2.750	94.406	94.256	94.106	3.500	97.56	97.407	97.257
4.500	100.675	100.550	100.441	4.500	99.378	99.253	99.143	2.875	94.833	94.683	94.533	3.625	97.93	97.783	97.633
4.625	101.155	101.030	100.921	4.625	99.664	99.539	99.430	3.000	95.390	95.240	95.090	Margin = 2.250		Index = 2.670	
4.750	101.140	100.984	100.874	4.750	100.238	100.081	99.972	3.125	95.839	95.689	95.539				
4.875	101.683	101.527	101.417	4.875	100.587	100.430	100.321	3.250	97.218	97.068	96.918				
5.000	102.283	102.127	102.017	5.000	100.898	100.742	100.632	3.375	97.664	97.514	97.364				
5.125	102.539	102.383	102.273	5.125	101.218	101.062	100.952	3.500	98.105	97.955	97.805				
5.250	102.032	101.829	101.704	5.250	100.901	100.698	100.573	3.625	98.549	98.399	98.249				
5.375	102.200	101.997	101.872	5.375	101.240	101.037	100.912	3.750	98.516	98.366	98.216				
5.500	102.477	102.274	102.149	5.500	101.552	101.349	101.224	3.875	98.950	98.800	98.650				
5.625	102.702	102.499	102.374	5.625	101.722	101.519	101.394	4.000	99.377	99.227	99.077				
5.750	102.084	101.975	101.875	5.750	100.608	100.498	100.398	4.125	99.719	99.569	99.419				
5.875	102.142	102.032	101.932	5.875	100.957	100.847	100.747	4.250	99.663	99.513	99.363				
6.000	102.519	102.409	102.309	6.000	101.268	101.159	101.059	4.375	100.017	99.867	99.717				
6.125	102.894	102.784	102.684	6.125	101.688	101.579	101.479	4.500	100.365	100.215	100.065				
6.250	102.506	102.406	102.306	6.250	101.301	101.201	101.101	4.625	100.629	100.479	100.329				

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	96.963	96.813	96.663	4.000	96.315	96.165	96.015	2.375	90.527	90.377	90.227	3.125	94.764	94.614	94.464
4.125	97.462	97.312	97.162	4.125	96.680	96.530	96.380	2.500	89.548	89.398	89.248	3.250	95.793	95.643	95.493
4.250	98.427	98.302	98.193	4.250	97.630	97.505	97.395	2.625	90.448	90.298	90.148	3.375	96.197	96.047	95.897
4.375	98.929	98.804	98.694	4.375	98.007	97.882	97.773	2.750	94.188	94.038	93.888	3.500	96.557	96.407	96.257
4.500	99.425	99.300	99.191	4.500	98.378	98.253	98.143	2.875	94.614	94.464	94.314	3.625	96.933	96.783	96.633
4.625	99.905	99.780	99.671	4.625	98.664	98.539	98.430	3.000	95.171	95.021	94.871	Margin = 2.250		Index = 2.670	
4.750	100.090	99.934	99.824	4.750	99.238	99.081	98.972	3.125	95.621	95.471	95.321	30 Year OTC "Borrower Paid Only for USDA"			
4.875	100.633	100.477	100.367	4.875	99.587	99.430	99.321	3.250	96.061	95.911	95.761	Rate	30 Day	45 Day	60 Day
5.000	101.033	100.877	100.767	5.000	99.898	99.742	99.632	3.375	96.507	96.357	96.207	4.625	98.755	98.505	98.255
5.125	101.459	101.303	101.193	5.125	100.318	100.162	100.052	3.500	96.949	96.799	96.649	4.750	98.940	98.690	98.440
5.250	101.132	100.929	100.804	5.250	99.901	99.698	99.573	3.625	97.393	97.243	97.093	4.875	99.383	99.133	98.883
5.375	101.400	101.197	101.072	5.375	100.240	100.037	99.912	3.750	97.234	97.084	96.934	5.000	99.783	99.533	99.283
5.500	101.627	101.424	101.299	5.500	100.552	100.349	100.224	3.875	97.668	97.518	97.368	5.125	100.159	99.909	99.659
5.625	101.752	101.549	101.424	5.625	100.772	100.569	100.444	4.000	98.095	97.945	97.795	5.250	99.532	99.282	99.032
5.750	100.934	100.825	100.725	5.750	99.608	99.498	99.398	4.125	98.438	98.288	98.138	5.375	99.900	99.650	99.400
5.875	100.992	100.882	100.782	5.875	99.957	99.847	99.747	4.250	98.069	97.919	97.769	5.500	100.437	100.187	99.937
6.000	101.369	101.259	101.159	6.000	100.268	100.159	100.059	4.375	98.424	98.274	98.124	5.625	100.692	100.442	100.192
6.125	101.744	101.634	101.534	6.125	100.688	100.579	100.479	4.500	98.772	98.622	98.472	5.750	99.689	99.439	99.189
6.250	101.356	101.256	101.156	6.250	100.301	100.201	100.101	4.625	99.036	98.886	98.736	5.875	99.939	99.689	99.439

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs			
FICO Adjuster		FICO Adjuster	
FICO 720 +	0.250	FICO 620 - 639	-1.000
FICO 680 - 719	0.250	FICO 600 - 619	-1.500
FICO 660 - 679	0.250	FICO 580 - 599	-2.000
FICO 640 - 659	0.000		
NY	-0.250	Non Owner Occupancy	-2.000
2 Unit	0.000	Refer / Manual UW	0.000
USDA Streamline-Assist Refinance Option			-0.250

DPA Advantage Program *comp plan will be deducted on lender paid; only Advantage Adjustments added; FHA only*							
30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.875	98.533	98.283	98.033	4.875	97.867	97.617	97.367
5.125	99.309	99.059	98.809	5.125	98.598	98.348	98.098
5.375	99.050	98.800	98.550	5.375	98.520	98.270	98.020
5.625	99.802	99.552	99.302	5.625	99.252	99.002	98.752
5.875	99.017	98.767	98.517	5.875	98.237	97.987	97.737
6.000	99.394	99.144	98.894	6.000	98.548	98.298	98.048
6.125	99.769	99.519	99.269	6.125	98.968	98.718	98.468
6.250	99.251	99.001	98.751	6.250	99.159	98.909	98.659

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:	11/29/2018 5.500%

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

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



AFR Loan Center

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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

12/31/2018

45 Day Lock Exp.:

1/14/2019

60 Day Lock Exp.:

1/28/2019

W. Rate Sheet Dated: 11/29/2018

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	98.435	98.335	98.235	4.500	100.324	100.224	100.124	3.375	97.732	97.632	97.532	3.375	98.153	98.053	97.953
4.375	99.009	98.909	98.809	4.625	100.929	100.829	100.729	3.500	98.230	98.130	98.030	3.500	98.500	98.400	98.300
4.500	99.648	99.548	99.448	4.750	101.448	101.348	101.248	3.625	98.707	98.607	98.507	3.625	98.845	98.745	98.645
4.625	100.247	100.147	100.047	4.875	101.824	101.724	101.624	3.750	99.040	98.940	98.840	3.750	99.456	99.356	99.256
4.750	100.851	100.751	100.651	4.990	102.192	102.092	101.992	3.875	99.499	99.399	99.299	3.875	99.803	99.703	99.603
4.875	101.451	101.351	101.251	5.000	102.292	102.192	102.092	3.990	99.830	99.730	99.630	3.990	100.023	99.923	99.823
4.990	101.675	101.575	101.475	5.125	102.851	102.751	102.651	4.000	99.930	99.830	99.730	4.000	100.123	100.023	99.923
5.000	101.775	101.675	101.575	5.250	103.324	103.224	103.124	4.125	100.359	100.259	100.159	4.125	100.423	100.323	100.223
5.125	102.412	102.312	102.212	5.375	103.523	103.423	103.323	4.250	100.610	100.510	100.410	4.250	100.924	100.824	100.724
5.250	103.023	102.923	102.823	5.500	103.740	103.640	103.540	4.375	100.780	100.680	100.580	4.375	101.217	101.117	101.017
5.375	103.412	103.312	103.212	5.625	103.893	103.793	103.693	4.500	101.282	101.182	101.082	4.500	101.501	101.401	101.301
5.500	103.765	103.665	103.565	5.750	104.422	104.322	104.222	4.625	101.757	101.657	101.557	4.625	101.757	101.657	101.557
5.625	104.044	103.944	103.844	5.875	104.663	104.563	104.463	4.750	101.916	101.816	101.716	4.750	101.971	101.871	101.771
5.750	104.668	104.568	104.468	5.990	104.779	104.679	104.579	4.875	102.086	101.986	101.886	4.875	102.172	102.072	101.972
5.875	104.864	104.764	104.664	6.000	104.779	104.679	104.579	4.990	102.423	102.323	102.223	4.990	102.234	102.134	102.034
5.990	104.993	104.893	104.793	6.125	105.391	105.270	105.145	5.000	102.523	102.423	102.323	5.000	102.334	102.234	102.134
6.000	105.093	104.993	104.893	6.250	105.922	105.800	105.675	5.125	102.960	102.860	102.760	5.125	102.495	102.395	102.295
6.125	105.689	105.589	105.489	6.375	106.151	106.029	105.904	5.250	103.104	103.004	102.904	5.250	102.712	102.612	102.512
6.250	106.247	106.125	106.000	6.500	105.955	105.833	105.708	5.375	103.278	103.178	103.078	5.375	102.926	102.826	102.726

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	97.395	97.295	97.195	3.250	97.049	96.949	96.849
4.375	98.012	97.912	97.812	3.375	97.463	97.363	97.263
4.500	98.677	98.577	98.477	3.500	97.869	97.769	97.669
4.625	99.377	99.277	99.177	3.625	98.264	98.164	98.064
4.750	100.058	99.958	99.858	3.750	98.507	98.407	98.307
4.875	100.624	100.524	100.424	3.875	98.899	98.799	98.699
4.990	101.067	100.967	100.867	3.990	99.191	99.091	98.991
5.000	101.167	101.067	100.967	4.000	99.291	99.191	99.091
5.125	101.419	101.319	101.219	4.125	99.665	99.565	99.465
5.250	101.842	101.742	101.642	4.250	99.839	99.739	99.639
5.375	102.335	102.235	102.135	4.375	99.979	99.879	99.779
5.500	102.793	102.693	102.593	4.500	100.259	100.159	100.059
5.625	103.018	102.918	102.818	4.625	100.552	100.452	100.352
5.750	103.212	103.112	103.012	4.750	100.652	100.552	100.452
5.875	103.112	103.012	102.912	4.875	100.758	100.658	100.558
5.990	103.483	103.383	103.283	4.990	100.729	100.629	100.529
6.000	103.583	103.483	103.383	5.000	100.829	100.729	100.629
6.125	103.832	103.732	103.632	5.125	100.770	100.670	100.570
6.250	104.061	103.961	103.861	5.250	100.857	100.757	100.657

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.:

12/31/2018

45 Day Lock Exp.:

1/14/2019

60 Day Lock Exp.:

1/28/2019

W. Rate Sheet Dated: 11/29/2018

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	101.147	101.047	100.947	4.250	99.462	99.362	99.262	3.750	99.424	99.324	99.224	
4.875	101.747	101.647	101.547	4.375	99.932	99.832	99.732	3.875	99.952	99.852	99.752	
4.990	102.060	101.960	101.860	4.500	100.548	100.448	100.348	3.990	99.985	99.885	99.756	
5.000	102.160	102.060	101.960	4.625	101.093	100.993	100.893	4.000	100.085	99.985	99.856	
5.125	102.790	102.690	102.590	4.750	101.605	101.505	101.405	4.125	100.528	100.428	99.846	
5.250	103.284	103.184	103.084	4.875	102.144	102.044	101.944	4.250	100.844	100.744	99.836	
5.375	103.634	103.534	103.434	4.990	102.379	102.279	102.179	4.375	101.256	101.156	99.816	
5.500	103.939	103.839	103.739	5.000	102.479	102.379	102.279	4.500	101.616	101.516	99.796	
5.625	104.261	104.161	104.061	5.125	102.928	102.822	102.728	4.625	101.970	101.870	99.776	
5.750	104.664	104.564	104.464	5.250	103.286	103.181	103.086	4.750	102.120	102.020	99.736	
5.875	104.944	104.844	104.744	5.375	103.561	103.457	103.361	4.875	102.347	102.247	99.696	
5.990	105.110	105.010	104.902	5.500	103.775	103.674	103.575	4.990	102.405	102.305	99.556	
6.000	105.210	105.110	105.002	5.625	104.094	103.994	103.894	5.000	102.505	102.405	99.656	
6.125	105.960	105.860	105.758	5.750	104.455	104.355	104.255	5.125	102.866	102.766	99.616	
6.250	106.302	106.202	106.102	5.875	104.926	104.826	104.726	5.250	103.205	103.105	99.566	
6.375	106.608	106.508	106.408	5.990	105.135	105.035	104.935	5.375	103.600	103.500	99.546	
6.500	106.191	106.091	105.991	6.000	105.235	105.135	105.035	5.500	101.730	101.627	99.526	
6.625	106.404	106.304	106.204	6.125	105.504	105.404	105.301	5.625	102.146	102.045	99.506	
6.750	106.791	106.691	106.591	6.250	105.906	105.806	105.706	5.750	102.517	102.417	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	100.399	100.299	100.199	3.750	98.867	98.767	98.667		
4.875	100.999	100.899	100.799	3.875	99.395	99.295	99.195		
4.990	101.312	101.212	101.112	3.990	98.930	98.830	98.701		
5.000	101.412	101.312	101.212	4.000	99.030	98.930	98.801		
5.125	101.532	101.432	101.332	4.125	99.473	99.373	98.791		
5.250	102.026	101.926	101.826	4.250	99.789	99.689	98.781		
5.375	102.376	102.276	102.176	4.375	100.201	100.101	98.761		
5.500	102.681	102.581	102.481	4.500	99.959	99.859	98.139		
5.625	102.674	102.574	102.474	4.625	100.313	100.213	98.119		
5.750	103.077	102.977	102.877	4.750	100.463	100.363	98.079		
5.875	103.357	103.257	103.157	4.875	100.690	100.590	98.039		
5.990	102.672	102.572	102.464	4.990	100.248	100.148	97.399		
6.000	102.772	102.672	102.564	5.000	100.348	100.248	97.499		
6.125	103.522	103.422	103.320	5.125	#N/A	#N/A	#N/A		
6.250	103.864	103.764	103.664	5.250	#N/A	#N/A	#N/A		
6.375	104.020	103.920	103.820	5.375	#N/A	#N/A	#N/A		
6.500	103.453	103.353	103.253	5.500	#N/A	#N/A	#N/A		
6.625	103.516	103.416	103.316	5.625	#N/A	#N/A	#N/A		
6.750	103.753	103.653	103.553	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

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.:

12/31/2018

45 Day Lock Exp.:

1/14/2019

60 Day Lock Exp.:

1/28/2019

W. Rate Sheet Dated: 11/29/2018

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	101.023	100.923	100.823	4.250	99.271	99.171	99.071	3.750	99.286	99.186	99.086	4.750	100.272	100.172	100.072	3.750	98.725	98.625	98.525
4.875	101.629	101.529	101.429	4.375	99.848	99.748	99.648	3.875	99.818	99.718	99.618	4.875	100.878	100.778	100.678	3.875	99.257	99.157	99.057
4.990	101.944	101.844	101.744	4.500	100.464	100.364	100.264	3.990	99.870	99.770	99.670	4.990	101.193	101.093	100.993	3.990	98.808	98.708	98.608
5.000	102.044	101.944	101.844	4.625	101.008	100.908	100.808	4.000	99.970	99.870	99.770	5.000	101.293	101.193	101.093	4.000	98.908	98.808	98.708
5.125	102.682	102.582	102.482	4.750	101.521	101.421	101.321	4.125	100.414	100.314	99.846	5.125	101.416	101.316	101.216	4.125	99.352	99.252	98.784
5.250	103.180	103.080	102.980	4.875	102.060	101.960	101.860	4.250	100.731	100.631	99.836	5.250	101.914	101.814	101.714	4.250	99.669	99.569	98.774
5.375	103.533	103.433	103.333	4.990	102.298	102.198	102.098	4.375	101.144	101.044	99.816	5.375	102.267	102.167	102.067	4.375	100.082	99.982	98.754
5.500	103.841	103.741	103.641	5.000	102.398	102.298	102.198	4.500	101.608	101.508	99.796	5.500	102.575	102.475	102.375	4.500	99.951	99.851	98.139
5.625	104.104	104.004	103.904	5.125	102.863	102.739	102.658	4.625	101.964	101.864	99.776	5.625	102.514	102.414	102.314	4.625	100.307	100.207	98.119
5.750	104.512	104.412	104.312	5.250	103.223	103.101	103.019	4.750	102.114	102.014	99.736	5.750	102.922	102.822	102.722	4.750	100.457	100.357	98.079
5.875	104.796	104.696	104.596	5.375	103.500	103.379	103.296	4.875	102.342	102.242	99.696	5.875	103.206	103.106	103.006	4.875	100.685	100.585	98.039
5.990	104.958	104.845	104.723	5.500	103.715	103.596	103.515	4.990	102.484	102.384	99.556	5.990	102.520	102.407	102.285	4.990	100.327	100.227	97.399
6.000	105.058	104.945	104.823	5.625	104.000	103.900	103.800	5.000	102.584	102.484	99.656	6.000	102.620	102.507	102.385	5.000	100.427	100.327	97.499
6.125	105.813	105.704	105.586	5.750	104.364	104.264	104.164	5.125	102.947	102.847	99.616	6.125	103.375	103.266	103.148	5.125	#N/A	#N/A	#N/A
6.250	106.160	106.053	105.936	5.875	104.840	104.740	104.640	5.250	103.287	103.187	99.566	6.250	103.722	103.615	103.498	5.250	#N/A	#N/A	#N/A
6.375	106.469	106.365	106.252	5.990	105.049	104.949	104.849	5.375	103.683	103.583	99.546	6.375	103.881	103.777	103.664	5.375	#N/A	#N/A	#N/A
6.500	106.055	105.950	105.839	6.000	105.149	105.049	104.949	5.500	101.751	101.627	99.526	6.500	103.317	103.212	103.101	5.500	#N/A	#N/A	#N/A
6.625	106.260	106.160	106.060	6.125	105.357	105.247	105.129	5.625	102.169	102.047	99.506	6.625	103.372	103.272	103.172	5.625	#N/A	#N/A	#N/A
6.750	106.651	106.551	106.451	6.250	105.762	105.655	105.538	5.750	102.541	102.421	99.486	6.750	103.613	103.513	103.413	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", LPML			

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.: 12/31/2018

45 Day Lock Exp.: 1/14/2019

60 Day Lock Exp.: 1/28/2019

W. Rate Sheet Dated: 11/29/2018

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	98.543	98.418	98.293	
4.625	99.220	99.095	98.970	
4.750	99.774	99.649	99.524	
4.875	100.371	100.246	100.121	
5.000	100.847	100.722	100.597	
5.125	101.157	101.032	100.907	
5.250	101.523	101.398	101.273	
5.375	101.762	101.637	101.512	
5.500	101.969	101.844	101.719	
5.625	102.154	102.029	101.904	
5.750	102.322	102.197	102.072	
5.875	102.657	102.532	102.407	
6.000	103.003	102.878	102.753	

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	98.040	97.915	97.790	
3.875	98.443	98.318	98.193	
4.000	98.805	98.680	98.555	
4.125	99.345	99.220	99.095	
4.250	99.629	99.504	99.379	
4.375	99.829	99.704	99.579	
4.500	100.066	99.941	99.816	
4.625	100.282	100.157	100.032	
4.750	100.482	100.357	100.232	
4.875	100.731	100.606	100.481	
5.000	101.000	100.875	100.750	

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	97.745	97.620	97.495	
3.625	98.261	98.136	98.011	
3.750	98.753	98.628	98.503	
3.875	99.214	99.089	98.964	
4.000	99.679	99.554	99.429	
4.125	100.059	99.934	99.809	
4.250	100.416	100.291	100.166	
4.375	100.747	100.622	100.497	
4.500	101.056	100.931	100.806	
4.625	101.362	101.237	101.112	
4.750	101.647	101.522	101.397	
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)