[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.: **1/29/2019**

W. Rate Sheet Dated: **11/30/2018** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT

30/25 Year

Rate	30 Day	45 Day	60 Day
4.000	99.064	98.914	98.764
4.125	99.561	99.411	99.261
4.250	100.583	100.458	100.348
4.375	101.082	100.957	100.847
4.500	101.567	101.442	101.333
4.625	102.047	101.922	101.812
4.750	102.224	102.068	101.943
4.875	102.745	102.588	102.463
5.000	103.338	103.182	103.057
5.125	103.614	103.458	103.333
5.250	103.488	103.253	103.128
5.375	103.671	103.436	103.311
5.500	103.950	103.715	103.590
5.625	104.132	103.898	103.773
5.750	104.938	104.838	104.698
5.875	104.972	104.872	104.731
6.000	105.351	105.251	105.110
6.125	105.683	105.583	105.442
6.250	105.983	105.883	105.783

20 Year

Rate	30 Day	45 Day	60 Day
4.000	98.221	98.071	97.921
4.125	98.586	98.436	98.286
4.250	99.536	99.411	99.302
4.375	99.913	99.788	99.679
4.500	100.284	100.159	100.049
4.625	100.570	100.445	100.336
4.750	101.347	101.191	101.066
4.875	101.696	101.540	101.415
5.000	102.007	101.851	101.726
5.125	102.327	102.171	102.046
5.250	102.386	102.151	102.026
5.375	102.725	102.490	102.365
5.500	103.036	102.802	102.677
5.625	103.206	102.972	102.847
5.750	103.452	103.352	103.211
5.875	103.801	103.701	103.560
6.000	104.112	104.012	103.871
6.125	104.532	104.432	104.291
6.250	104.832	104.732	104.632

15/10 Year

Rate	30 Day	45 Day	60 Day
2.375	93.261	93.111	92.961
2.500	92.282	92.132	91.982
2.625	93.182	93.032	92.882
2.750	95.973	95.823	95.673
2.875	96.399	96.249	96.099
3.000	96.956	96.806	96.656
3.125	97.406	97.256	97.106
3.250	98.108	97.958	97.808
3.375	98.554	98.404	98.254
3.500	98.996	98.846	98.696
3.625	99.440	99.290	99.140
3.750	99.449	99.299	99.149
3.875	99.883	99.733	99.583
4.000	100.310	100.160	100.010
4.125	100.653	100.503	100.353
4.250	100.561	100.411	100.261
4.375	100.916	100.766	100.616
4.500	101.264	101.114	100.964
4.625	101.528	101.378	101.228

5/1 Arm

Rate	30 Day	45 Day	60 Day
3.125	97.451	97.301	97.151
3.250	97.731	97.581	97.431
3.375	98.134	97.984	97.834
3.500	98.495	98.345	98.195
3.625	98.871	98.721	98.571
Margin = 2.250		Index = 2.670	

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.

30/25 Year

Rate	30 Day	45 Day	60 Day
4.000	97.864	97.714	97.564
4.125	98.361	98.211	98.061
4.250	99.333	99.208	99.098
4.375	99.832	99.707	99.597
4.500	100.317	100.192	100.083
4.625	100.797	100.672	100.562
4.750	101.174	101.018	100.893
4.875	101.695	101.538	101.413
5.000	102.088	101.932	101.807
5.125	102.534	102.378	102.253
5.250	102.588	102.353	102.228
5.375	102.871	102.636	102.511
5.500	103.100	102.865	102.740
5.625	103.182	102.948	102.823
5.750	103.788	103.688	103.548
5.875	103.822	103.722	103.581
6.000	104.201	104.101	103.960
6.125	104.533	104.433	104.292
6.250	104.833	104.733	104.633

20 Year

Rate	30 Day	45 Day	60 Day
4.000	97.221	97.071	96.921
4.125	97.586	97.436	97.286
4.250	98.536	98.411	98.302
4.375	98.913	98.788	98.679
4.500	99.284	99.159	99.049
4.625	99.570	99.445	99.336
4.750	100.347	100.191	100.066
4.875	100.696	100.540	100.415
5.000	101.007	100.851	100.726
5.125	101.427	101.271	101.146
5.250	101.386	101.151	101.026
5.375	101.725	101.490	101.365
5.500	102.036	101.802	101.677
5.625	102.256	102.022	101.897
5.750	102.452	102.352	102.211
5.875	102.801	102.701	102.560
6.000	103.112	103.012	102.871
6.125	103.532	103.432	103.291
6.250	103.832	103.732	103.632

15/10 Year

Rate	30 Day	45 Day	60 Day
2.375	92.261	92.111	91.961
2.500	91.282	91.132	90.982
2.625	92.182	92.032	91.882
2.750	94.973	94.823	94.673
2.875	95.399	95.249	95.099
3.000	95.956	95.806	95.656
3.125	96.406	96.256	96.106
3.250	97.108	96.958	96.808
3.375	97.554	97.404	97.254
3.500	97.996	97.846	97.696
3.625	98.440	98.290	98.140
3.750	98.449	98.299	98.149
3.875	98.883	98.733	98.583
4.000	99.310	99.160	99.010
4.125	99.653	99.503	99.353
4.250	99.561	99.411	99.261
4.375	99.916	99.766	99.616
4.500	100.264	100.114	99.964
4.625	100.528	100.378	100.228

5/1 Arm

Rate	30 Day	45 Day	60 Day
3.125	96.451	96.301	96.151
3.250	96.731	96.581	96.431
3.375	97.134	96.984	96.834
3.500	97.495	97.345	97.195
3.625	97.871	97.721	97.571
Margin = 2.250		Index = 2.670	

30 Year OTC "Borrower Paid Only for USDA"

Rate	30 Day	45 Day	60 Day
4.625	99.647	99.397	99.147
4.750	100.024	99.774	99.524
4.875	100.445	100.195	99.945
5.000	100.838	100.588	100.338
5.125	101.234	100.984	100.734
5.250	100.988	100.738	100.488
5.375	101.371	101.121	100.871
5.500	102.000	101.750	101.500
5.625	102.252	102.002	101.752
5.750	102.503	102.253	102.003
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

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:	11/30/2018	5.500%

DPA Advantage Program "comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"

30/25 Year

Rate	30 Day	45 Day	60 Day
4.875	99.595	99.345	99.095
5.125	100.384	100.134	99.884
5.375	100.521	100.271	100.021
5.625	101.232	100.982	100.732
5.875	101.847	101.597	101.347
6.000	102.226	101.976	101.726
6.125	102.558	102.308	102.058
6.250	102.758	102.508	102.258

20 Year

Rate	30 Day	45 Day	60 Day
4.875	98.976	98.726	98.476
5.125	99.707	99.457	99.207
5.375	100.005	99.755	99.505
5.625	100.736	100.486	100.236
5.875	101.081	100.831	100.581
6.000	101.392	101.142	100.892
6.125	101.812	101.562	101.312
6.250	102.659	102.409	102.159

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)

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com	30 Day Lock Exp.:	12/31/2018
Lockdesk Phone:	1-877-588-2706	45 Day Lock Exp.:	1/14/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	60 Day Lock Exp.:	1/29/2019

W. Rate Sheet Dated: **11/30/2018** **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			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.000	98.095	97.945	97.795	4.000	97.252	97.102	96.952	2.375	89.761	89.611	89.461
4.125	98.592	98.442	98.292	4.125	97.617	97.467	97.317	2.500	88.782	88.632	88.482
4.250	99.614	99.489	99.380	4.250	98.567	98.442	98.333	2.625	89.682	89.532	89.382
4.375	100.113	99.988	99.879	4.375	98.945	98.820	98.710	2.750	94.285	94.135	93.985
4.500	100.598	100.473	100.364	4.500	99.315	99.190	99.081	2.875	94.712	94.562	94.412
4.625	101.078	100.953	100.844	4.625	99.601	99.476	99.367	3.000	95.269	95.119	94.969
4.750	101.068	100.911	100.786	4.750	100.191	100.034	99.909	3.125	95.718	95.568	95.418
4.875	101.588	101.432	101.307	4.875	100.540	100.383	100.258	3.250	97.171	97.021	96.871
5.000	102.182	102.026	101.901	5.000	100.851	100.695	100.570	3.375	97.617	97.467	97.317
5.125	102.458	102.302	102.177	5.125	101.171	101.015	100.890	3.500	98.058	97.908	97.758
5.250	101.925	101.691	101.566	5.250	100.823	100.589	100.464	3.625	98.502	98.352	98.202
5.375	102.108	101.874	101.749	5.375	101.162	100.928	100.803	3.750	98.480	98.330	98.180
5.500	102.387	102.153	102.028	5.500	101.474	101.239	101.114	3.875	98.914	98.764	98.614
5.625	102.570	102.335	102.210	5.625	101.644	101.409	101.284	4.000	99.341	99.191	99.041
5.750	102.126	102.026	101.885	5.750	100.639	100.539	100.398	4.125	99.684	99.534	99.384
5.875	102.159	102.059	101.918	5.875	100.988	100.888	100.747	4.250	99.592	99.442	99.292
6.000	102.538	102.438	102.297	6.000	101.299	101.199	101.059	4.375	99.947	99.797	99.647
6.125	102.871	102.771	102.630	6.125	101.719	101.619	101.479	4.500	100.295	100.145	99.995
6.250	102.483	102.383	102.283	6.250	101.332	101.232	101.132	4.625	100.559	100.409	100.259

5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**
3.125	95.76	95.614	95.464
3.250	96.79	96.643	96.493
3.375	97.20	97.047	96.897
3.500	97.56	97.407	97.257
3.625	97.93	97.783	97.633
Margin = 2.250		Index = 2.670	

SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.

30/25 Year				20 Year				15/10 Year			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.000	96.895	96.745	96.595	4.000	96.252	96.102	95.952	2.375	90.511	90.361	90.211
4.125	97.392	97.242	97.092	4.125	96.617	96.467	96.317	2.500	89.532	89.382	89.232
4.250	98.364	98.239	98.130	4.250	97.567	97.442	97.333	2.625	90.432	90.282	90.132
4.375	98.863	98.738	98.629	4.375	97.945	97.820	97.710	2.750	94.067	93.917	93.767
4.500	99.348	99.223	99.114	4.500	98.315	98.190	98.081	2.875	94.493	94.343	94.193
4.625	99.828	99.703	99.594	4.625	98.601	98.476	98.367	3.000	95.050	94.900	94.750
4.750	100.018	99.861	99.736	4.750	99.191	99.034	98.909	3.125	95.500	95.350	95.200
4.875	100.538	100.382	100.257	4.875	99.540	99.383	99.258	3.250	96.015	95.865	95.715
5.000	100.932	100.776	100.651	5.000	99.851	99.695	99.570	3.375	96.461	96.311	96.161
5.125	101.378	101.222	101.097	5.125	100.271	100.115	99.990	3.500	96.902	96.752	96.602
5.250	101.025	100.791	100.666	5.250	99.823	99.589	99.464	3.625	97.346	97.196	97.046
5.375	101.308	101.074	100.949	5.375	100.162	99.928	99.803	3.750	97.199	97.049	96.899
5.500	101.537	101.303	101.178	5.500	100.474	100.239	100.114	3.875	97.633	97.483	97.333
5.625	101.620	101.385	101.260	5.625	100.694	100.459	100.334	4.000	98.060	97.910	97.760
5.750	100.976	100.876	100.735	5.750	99.639	99.539	99.398	4.125	98.403	98.253	98.103
5.875	101.009	100.909	100.768	5.875	99.988	99.888	99.747	4.250	97.999	97.849	97.699
6.000	101.388	101.288	101.147	6.000	100.299	100.199	100.059	4.375	98.353	98.203	98.053
6.125	101.721	101.621	101.480	6.125	100.719	100.619	100.479	4.500	98.701	98.551	98.401
6.250	101.333	101.233	101.133	6.250	100.332	100.232	100.132	4.625	98.965	98.815	98.665

5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**
3.125	94.764	94.614	94.464
3.250	95.793	95.643	95.493
3.375	96.197	96.047	95.897
3.500	96.557	96.407	96.257
3.625	96.933	96.783	96.633
Margin = 2.250		Index = 2.670	

30 Year OTC "Borrower Paid Only for USDA"			
Rate	**30 Day**	**45 Day**	**60 Day**
4.625	98.678	98.428	98.178
4.750	98.868	98.618	98.368
4.875	99.288	99.038	98.788
5.000	99.682	99.432	99.182
5.125	100.078	99.828	99.578
5.250	99.425	99.175	98.925
5.375	99.808	99.558	99.308
5.500	100.437	100.187	99.937
5.625	100.690	100.440	100.190
5.750	99.691	99.441	99.191
5.875	99.946	99.696	99.446

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

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

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:	11/30/2018	5.500%

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	98.438	98.188	97.938	4.875	97.820	97.570	97.320
5.125	99.228	98.978	98.728	5.125	98.551	98.301	98.051
5.375	98.958	98.708	98.458	5.375	98.442	98.192	97.942
5.625	99.670	99.420	99.170	5.625	99.174	98.924	98.674
5.875	99.034	98.784	98.534	5.875	98.268	98.018	97.768
6.000	99.413	99.163	98.913	6.000	98.579	98.329	98.079
6.125	99.746	99.496	99.246	6.125	98.999	98.749	98.499
6.250	99.258	99.008	98.758	6.250	99.159	98.909	98.659

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)

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.: 1/29/2019

W. Rate Sheet Dated: 11/30/2018 **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	98.741	98.641	98.541	4.500	100.242	100.142	100.042	3.375	97.779	97.679	97.579	3.375	98.070	97.970	97.870
4.375	99.332	99.232	99.132	4.625	100.847	100.747	100.647	3.500	98.177	98.077	97.977	3.500	98.417	98.317	98.217
4.500	99.935	99.835	99.735	4.750	101.366	101.266	101.166	3.625	98.688	98.588	98.488	3.625	98.763	98.663	98.563
4.625	100.499	100.399	100.299	4.875	101.742	101.642	101.542	3.750	99.115	99.015	98.915	3.750	99.344	99.244	99.144
4.750	101.121	101.021	100.921	4.990	102.110	102.010	101.910	3.875	99.494	99.394	99.294	3.875	99.691	99.591	99.491
4.875	101.561	101.461	101.361	5.000	102.210	102.110	102.010	3.990	100.045	99.945	99.845	3.990	99.911	99.811	99.711
4.990	101.594	101.494	101.394	5.125	102.768	102.668	102.568	4.000	100.145	100.045	99.945	4.000	100.011	99.911	99.811
5.000	101.694	101.594	101.494	5.250	103.241	103.141	103.041	4.125	100.247	100.147	100.047	4.125	100.311	100.211	100.111
5.125	102.330	102.230	102.130	5.375	103.440	103.340	103.240	4.250	100.498	100.398	100.298	4.250	100.822	100.722	100.622
5.250	102.940	102.840	102.740	5.500	103.658	103.558	103.458	4.375	100.678	100.578	100.478	4.375	101.114	101.014	100.914
5.375	103.329	103.229	103.129	5.625	103.809	103.709	103.609	4.500	101.180	101.080	100.980	4.500	101.399	101.299	101.199
5.500	103.682	103.582	103.482	5.750	104.326	104.226	104.126	4.625	101.655	101.555	101.455	4.625	101.655	101.555	101.455
5.625	103.961	103.861	103.761	5.875	104.567	104.467	104.367	4.750	101.814	101.714	101.614	4.750	101.869	101.769	101.669
5.750	104.572	104.472	104.372	5.990	104.680	104.580	104.480	4.875	101.982	101.882	101.782	4.875	102.070	101.970	101.870
5.875	104.769	104.669	104.569	6.000	104.780	104.680	104.580	4.990	102.310	102.210	102.110	4.990	102.132	102.032	101.932
5.990	104.895	104.795	104.695	6.125	105.307	105.184	105.059	5.000	102.410	102.310	102.210	5.000	102.232	102.132	102.032
6.000	104.995	104.895	104.795	6.250	105.836	105.714	105.589	5.125	102.846	102.746	102.646	5.125	102.381	102.281	102.181
6.125	105.590	105.490	105.390	6.375	106.063	105.941	105.816	5.250	102.990	102.890	102.790	5.250	102.598	102.498	102.398
6.250	106.161	106.039	105.914	6.500	105.869	105.746	105.621	5.375	103.164	103.064	102.964	5.375	102.809	102.709	102.609

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	97.298	97.198	97.098	3.250	96.967	96.867	96.767
4.375	97.915	97.815	97.715	3.375	97.381	97.281	97.181
4.500	98.596	98.496	98.396	3.500	97.787	97.687	97.587
4.625	99.295	99.195	99.095	3.625	98.181	98.081	97.981
4.750	99.977	99.877	99.777	3.750	98.403	98.303	98.203
4.875	100.542	100.442	100.342	3.875	98.787	98.687	98.587
4.990	100.985	100.885	100.785	3.990	99.079	98.979	98.879
5.000	101.085	100.985	100.885	4.000	99.179	99.079	98.979
5.125	101.338	101.238	101.138	4.125	99.553	99.453	99.353
5.250	101.759	101.659	101.559	4.250	99.727	99.627	99.527
5.375	102.252	102.152	102.052	4.375	99.877	99.777	99.677
5.500	102.711	102.611	102.511	4.500	100.157	100.057	99.957
5.625	102.936	102.836	102.736	4.625	100.450	100.350	100.250
5.750	103.129	103.029	102.929	4.750	100.549	100.449	100.349
5.875	103.015	102.915	102.815	4.875	100.656	100.556	100.456
5.990	103.385	103.285	103.185	4.990	100.627	100.527	100.427
6.000	103.485	103.385	103.285	5.000	100.727	100.627	100.527
6.125	103.733	103.633	103.533	5.125	100.656	100.556	100.456
6.250	103.962	103.862	103.762	5.250	100.743	100.643	100.543

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

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

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 *Not applicable to detached condominiums or site condominiums **Not applicable on MH Advantage Properties (SFR 859 is required)

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 LLPA Caps*	
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 LLPA's: 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) FHA ID# - 1358600006

The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

AFR Loan Center			
Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	12/31/2018
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	1/14/2019
		60 Day Lock Exp.:	1/29/2019

W. Rate Sheet Dated: 11/30/2018 **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	101.121	101.021	100.921	4.250	99.366	99.266	99.166	3.750	99.327	99.227	99.127
4.875	101.689	101.589	101.489	4.375	99.955	99.855	99.755	3.875	99.855	99.755	99.655
4.990	102.005	101.905	101.805	4.500	100.492	100.392	100.292	3.990	100.045	99.945	99.845
5.000	102.105	102.005	101.905	4.625	101.038	100.938	100.838	4.000	100.145	100.045	99.945
5.125	102.724	102.624	102.524	4.750	101.551	101.451	101.351	4.125	100.470	100.370	99.846
5.250	103.220	103.120	103.020	4.875	102.092	101.992	101.892	4.250	100.788	100.688	99.836
5.375	103.572	103.472	103.372	4.990	102.327	102.227	102.127	4.375	101.200	101.100	99.816
5.500	103.879	103.779	103.679	5.000	102.427	102.327	102.227	4.500	101.521	101.421	99.796
5.625	104.205	104.105	104.005	5.125	102.830	102.724	102.630	4.625	101.871	101.771	99.776
5.750	104.610	104.510	104.410	5.250	103.189	103.085	102.989	4.750	102.023	101.923	99.736
5.875	104.889	104.789	104.689	5.375	103.465	103.364	103.265	4.875	102.249	102.149	99.696
5.990	105.068	104.968	104.851	5.500	103.682	103.581	103.482	4.990	102.420	102.320	99.556
6.000	105.168	105.068	104.951	5.625	104.026	103.926	103.826	5.000	102.520	102.420	99.656
6.125	105.915	105.815	105.705	5.750	104.389	104.289	104.189	5.125	102.882	102.782	99.616
6.250	106.249	106.149	106.043	5.875	104.862	104.762	104.662	5.250	103.222	103.122	99.566
6.375	106.554	106.454	106.354	5.990	105.069	104.969	104.869	5.375	103.619	103.519	99.546
6.500	106.136	106.036	105.936	6.000	105.169	105.069	104.969	5.500	101.620	101.517	99.526
6.625	106.326	106.226	106.126	6.125	105.422	105.322	105.211	5.625	102.038	101.936	99.506
6.750	106.713	106.613	106.513	6.250	105.823	105.723	105.616	5.750	102.410	102.310	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	100.371	100.271	100.171	3.750	98.768	98.668	98.568
4.875	100.939	100.839	100.739	3.875	99.296	99.196	99.096
4.990	101.255	101.155	101.055	3.990	98.985	98.885	98.785
5.000	101.355	101.255	101.155	4.000	99.085	98.985	98.885
5.125	101.448	101.348	101.248	4.125	99.410	99.310	98.786
5.250	101.944	101.844	101.744	4.250	99.728	99.628	98.776
5.375	102.296	102.196	102.096	4.375	100.140	100.040	98.756
5.500	102.603	102.503	102.403	4.500	99.864	99.764	98.139
5.625	102.612	102.512	102.412	4.625	100.214	100.114	98.119
5.750	103.017	102.917	102.817	4.750	100.366	100.266	98.079
5.875	103.296	103.196	103.096	4.875	100.592	100.492	98.039
5.990	102.614	102.514	102.397	4.990	100.263	100.163	97.399
6.000	102.714	102.614	102.497	5.000	100.363	100.263	97.499
6.125	103.461	103.361	103.251	5.125	#N/A	#N/A	#N/A
6.250	103.795	103.695	103.589	5.250	#N/A	#N/A	#N/A
6.375	103.950	103.850	103.750	5.375	#N/A	#N/A	#N/A
6.500	103.382	103.282	103.182	5.500	#N/A	#N/A	#N/A
6.625	103.422	103.322	103.222	5.625	#N/A	#N/A	#N/A
6.750	103.659	103.559	103.459	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	-0.500	-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

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

Program Feataures								
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	-1.000	N/A	N/A	N/A	N/A
SC Fixed Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-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								

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

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@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.:	**1/29/2019**

W. Rate Sheet Dated: **11/30/2018** **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	101.147	101.047	100.947	4.250	99.462	99.362	99.262	3.750	99.424	99.324	99.224	4.750	100.399	100.299	100.199	3.750	98.867	98.767	98.667
4.875	101.747	101.647	101.547	4.375	99.932	99.832	99.732	3.875	99.952	99.852	99.752	4.875	100.999	100.899	100.799	3.875	99.395	99.295	99.195
4.990	102.060	101.960	101.860	4.500	100.548	100.448	100.348	3.990	99.985	99.885	99.756	4.990	101.312	101.212	101.112	3.990	98.930	98.830	98.701
5.000	102.160	102.060	101.960	4.625	101.093	100.993	100.893	4.000	100.085	99.985	99.856	5.000	101.412	101.312	101.212	4.000	99.030	98.930	98.801
5.125	102.790	102.690	102.590	4.750	101.605	101.505	101.405	4.125	100.528	100.428	99.846	5.125	101.532	101.432	101.332	4.125	99.473	99.373	98.791
5.250	103.284	103.184	103.084	4.875	102.144	102.044	101.944	4.250	100.844	100.744	99.836	5.250	102.026	101.926	101.826	4.250	99.789	99.689	98.781
5.375	103.634	103.534	103.434	4.990	102.379	102.279	102.179	4.375	101.256	101.156	99.816	5.375	102.376	102.276	102.176	4.375	100.201	100.101	98.761
5.500	103.939	103.839	103.739	5.000	102.479	102.379	102.279	4.500	101.616	101.516	99.796	5.500	102.681	102.581	102.481	4.500	99.959	99.859	98.139
5.625	104.261	104.161	104.061	5.125	102.928	102.822	102.728	4.625	101.970	101.870	99.776	5.625	102.674	102.574	102.474	4.625	100.313	100.213	98.119
5.750	104.664	104.564	104.464	5.250	103.286	103.181	103.086	4.750	102.120	102.020	99.736	5.750	103.077	102.977	102.877	4.750	100.463	100.363	98.079
5.875	104.944	104.844	104.744	5.375	103.561	103.457	103.361	4.875	102.347	102.247	99.696	5.875	103.357	103.257	103.157	4.875	100.690	100.590	98.039
5.990	105.110	105.010	104.902	5.500	103.775	103.674	103.575	4.990	102.405	102.305	99.556	5.990	102.672	102.572	102.464	4.990	100.248	100.148	97.399
6.000	105.210	105.110	105.002	5.625	104.094	103.994	103.894	5.000	102.505	102.405	99.656	6.000	102.772	102.672	102.564	5.000	100.348	100.248	97.499
6.125	105.960	105.860	105.758	5.750	104.455	104.355	104.255	5.125	102.866	102.766	99.616	6.125	103.522	103.422	103.320	5.125	#N/A	#N/A	#N/A
6.250	106.302	106.202	106.102	5.875	104.926	104.826	104.726	5.250	103.205	103.105	99.566	6.250	103.864	103.764	103.664	5.250	#N/A	#N/A	#N/A
6.375	106.608	106.508	106.408	5.990	105.135	105.035	104.935	5.375	103.600	103.500	99.546	6.375	104.020	103.920	103.820	5.375	#N/A	#N/A	#N/A
6.500	106.191	106.091	105.991	6.000	105.235	105.135	105.035	5.500	101.730	101.627	99.526	6.500	103.453	103.353	103.253	5.500	#N/A	#N/A	#N/A
6.625	106.404	106.304	106.204	6.125	105.504	105.404	105.301	5.625	102.146	102.045	99.506	6.625	103.516	103.416	103.316	5.625	#N/A	#N/A	#N/A
6.750	106.791	106.691	106.591	6.250	105.906	105.806	105.706	5.750	102.517	102.417	99.486	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 - 97.00%
≥ 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%	> 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-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	-0.500
2-Unit Property	-1.000	-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	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-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	-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.: **12/31/2018**
45 Day Lock Exp.: **1/14/2019**
60 Day Lock Exp.: **1/29/2019**

W. Rate Sheet Dated: **11/30/2018** **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	98.373	98.248	98.123
4.625	99.060	98.935	98.810
4.750	99.624	99.499	99.374
4.875	100.230	100.105	99.980
5.000	100.716	100.591	100.466
5.125	101.041	100.916	100.791
5.250	101.415	101.290	101.165
5.375	101.660	101.535	101.410
5.500	101.869	101.744	101.619
5.625	102.059	101.934	101.809
5.750	102.230	102.105	101.980
5.875	102.569	102.444	102.319
6.000	102.918	102.793	102.668

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	98.005	97.880	97.755
3.875	98.407	98.282	98.157
4.000	98.769	98.644	98.519
4.125	99.310	99.185	99.060
4.250	99.595	99.470	99.345
4.375	99.796	99.671	99.546
4.500	100.034	99.909	99.784
4.625	100.251	100.126	100.001
4.750	100.451	100.326	100.201
4.875	100.703	100.578	100.453
5.000	100.972	100.847	100.722

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	97.712	97.587	97.462
3.625	98.227	98.102	97.977
3.750	98.719	98.594	98.469
3.875	99.179	99.054	98.929
4.000	99.643	99.518	99.393
4.125	100.023	99.898	99.773
4.250	100.381	100.256	100.131
4.375	100.714	100.589	100.464
4.500	101.024	100.899	100.774
4.625	101.330	101.205	101.080
4.750	101.615	101.490	101.365
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 Refi¹	-	-	-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 Only²	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investor¹	-0.750	-0.750	-1.000	-1.000	-1.250	n/a	n/a	n/a	n/a
> 80 LTV NO MI¹	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)