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.: **1/2/2019**
45 Day Lock Exp.: **1/17/2019**
60 Day Lock Exp.: **2/1/2019**

W. Rate Sheet Dated: **12/3/2018** **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	99.174	99.024	98.874	4.000	98.330	98.180	98.030	2.375	93.308	93.158	93.008	3.125	97.451	97.301	97.151
4.125	99.670	99.520	99.370	4.125	98.695	98.545	98.395	2.500	92.329	92.179	92.029	3.250	97.731	97.581	97.431
4.250	100.692	100.552	100.452	4.250	99.645	99.505	99.405	2.625	93.229	93.079	92.929	3.375	98.134	97.984	97.834
4.375	101.191	101.050	100.950	4.375	100.023	99.882	99.782	2.750	96.035	95.885	95.735	3.500	98.495	98.345	98.195
4.500	101.676	101.536	101.436	4.500	100.393	100.253	100.153	2.875	96.462	96.312	96.162	3.625	98.871	98.721	98.571
4.625	102.156	102.015	101.915	4.625	100.680	100.539	100.439	3.000	97.019	96.869	96.719	Margin = 2.250		Index = 2.670	
4.750	102.318	102.146	102.021	4.750	101.441	101.269	101.144	3.125	97.468	97.318	97.168				
4.875	102.838	102.667	102.542	4.875	101.790	101.618	101.493	3.250	98.190	98.040	97.890				
5.000	103.432	103.260	103.135	5.000	102.101	101.929	101.804	3.375	98.636	98.486	98.336				
5.125	103.708	103.536	103.411	5.125	102.421	102.249	102.124	3.500	99.078	98.928	98.778				
5.250	103.597	103.378	103.238	5.250	102.495	102.276	102.136	3.625	99.522	99.372	99.222				
5.375	103.780	103.561	103.421	5.375	102.834	102.615	102.475	3.750	99.480	99.330	99.180				
5.500	104.059	103.840	103.700	5.500	103.145	102.927	102.786	3.875	99.914	99.764	99.614				
5.625	104.242	104.023	103.882	5.625	103.315	103.097	102.956	4.000	100.341	100.191	100.041				
5.750	104.938	104.838	104.738	5.750	103.452	103.352	103.252	4.125	100.684	100.534	100.384				
5.875	104.972	104.872	104.772	5.875	103.801	103.701	103.601	4.250	100.655	100.505	100.355				
6.000	105.351	105.251	105.151	6.000	104.112	104.012	103.912	4.375	101.010	100.860	100.710				
6.125	105.683	105.583	105.483	6.125	104.532	104.432	104.332	4.500	101.358	101.208	101.058				
6.250	105.983	105.883	105.783	6.250	104.832	104.732	104.632	4.625	101.621	101.471	101.321				

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	97.974	97.824	97.674	4.000	97.330	97.180	97.030	2.375	92.308	92.158	92.008	3.125	96.451	96.301	96.151
4.125	98.470	98.320	98.170	4.125	97.695	97.545	97.395	2.500	91.329	91.179	91.029	3.250	96.731	96.581	96.431
4.250	99.442	99.302	99.202	4.250	98.645	98.505	98.405	2.625	92.229	92.079	91.929	3.375	97.134	96.984	96.834
4.375	99.941	99.800	99.700	4.375	99.023	98.882	98.782	2.750	95.035	94.885	94.735	3.500	97.495	97.345	97.195
4.500	100.426	100.286	100.186	4.500	99.393	99.253	99.153	2.875	95.462	95.312	95.162	3.625	97.871	97.721	97.571
4.625	100.906	100.765	100.665	4.625	99.680	99.539	99.439	3.000	96.019	95.869	95.719	Margin = 2.250		Index = 2.670	
4.750	101.268	101.096	100.971	4.750	100.441	100.269	100.144	3.125	96.468	96.318	96.168	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	101.788	101.617	101.492	4.875	100.790	100.618	100.493	3.250	97.190	97.040	96.890	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.000	102.182	102.010	101.885	5.000	101.101	100.929	100.804	3.375	97.636	97.486	97.336	4.625	99.756	99.506	99.256
5.125	102.628	102.456	102.331	5.125	101.521	101.349	101.224	3.500	98.078	97.928	97.778	4.750	100.118	99.868	99.618
5.250	102.697	102.478	102.338	5.250	101.495	101.276	101.136	3.625	98.522	98.372	98.222	4.875	100.538	100.288	100.038
5.375	102.980	102.761	102.621	5.375	101.834	101.615	101.475	3.750	98.480	98.330	98.180	5.000	100.932	100.682	100.432
5.500	103.209	102.990	102.850	5.500	102.145	101.927	101.786	3.875	98.914	98.764	98.614	5.125	101.328	101.078	100.828
5.625	103.292	103.073	102.932	5.625	102.365	102.147	102.006	4.000	99.341	99.191	99.041	5.250	101.097	100.847	100.597
5.750	103.788	103.688	103.588	5.750	102.452	102.352	102.252	4.125	99.684	99.534	99.384	5.375	101.480	101.230	100.980
5.875	103.822	103.722	103.622	5.875	102.801	102.701	102.601	4.250	99.655	99.505	99.355	5.500	102.009	101.759	101.509
6.000	104.201	104.101	104.001	6.000	103.112	103.012	102.912	4.375	100.010	99.860	99.710	5.625	102.252	102.002	101.752
6.125	104.533	104.433	104.333	6.125	103.532	103.432	103.332	4.500	100.358	100.208	100.058	5.750	102.503	102.253	102.003
6.250	104.833	104.733	104.633	6.250	103.832	103.732	103.632	4.625	100.621	100.471	100.321	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:	12/3/2018	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	99.688	99.438	99.188	4.875	99.070	98.820	98.570
5.125	100.478	100.228	99.978	5.125	99.801	99.551	99.301
5.375	100.630	100.380	100.130	5.375	100.114	99.864	99.614
5.625	101.342	101.092	100.842	5.625	100.845	100.595	100.345
5.875	101.847	101.597	101.347	5.875	101.081	100.831	100.581
6.000	102.226	101.976	101.726	6.000	101.392	101.142	100.892
6.125	102.558	102.308	102.058	6.125	101.812	101.562	101.312
6.250	102.758	102.508	102.258	6.250	102.596	102.346	102.096

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	30 Day Lock Exp.:	**1/2/2019**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**1/17/2019**
		60 Day Lock Exp.:	**2/1/2019**

W. Rate Sheet Dated: **12/3/2018** **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	98.205	98.055	97.905	4.000	97.361	97.211	97.061	2.375	89.808	89.658	89.508	3.125	95.76	95.614	95.464
4.125	98.701	98.551	98.401	4.125	97.727	97.577	97.427	2.500	88.829	88.679	88.529	3.250	96.79	96.643	96.493
4.250	99.723	99.583	99.483	4.250	98.677	98.536	98.436	2.625	89.729	89.579	89.429	3.375	97.20	97.047	96.897
4.375	100.222	100.082	99.982	4.375	99.054	98.913	98.813	2.750	94.348	94.198	94.048	3.500	97.56	97.407	97.257
4.500	100.708	100.567	100.467	4.500	99.424	99.284	99.184	2.875	94.774	94.624	94.474	3.625	97.93	97.783	97.633
4.625	101.187	101.047	100.947	4.625	99.711	99.570	99.470	3.000	95.331	95.181	95.031	Margin = 2.250		Index = 2.670	
4.750	101.161	100.989	100.864	4.750	100.284	100.113	99.988	3.125	95.781	95.631	95.481				
4.875	101.682	101.510	101.385	4.875	100.633	100.462	100.337	3.250	97.253	97.103	96.953				
5.000	102.276	102.104	101.979	5.000	100.945	100.773	100.648	3.375	97.699	97.549	97.399				
5.125	102.552	102.380	102.255	5.125	101.265	101.093	100.968	3.500	98.140	97.990	97.840				
5.250	102.034	101.816	101.675	5.250	100.933	100.714	100.573	3.625	98.584	98.434	98.284				
5.375	102.218	101.999	101.858	5.375	101.272	101.053	100.912	3.750	98.512	98.362	98.212				
5.500	102.497	102.278	102.137	5.500	101.583	101.364	101.224	3.875	98.946	98.796	98.646				
5.625	102.679	102.460	102.320	5.625	101.753	101.534	101.394	4.000	99.373	99.223	99.073				
5.750	102.126	102.026	101.926	5.750	100.639	100.539	100.439	4.125	99.715	99.565	99.415				
5.875	102.159	102.059	101.959	5.875	100.988	100.888	100.788	4.250	99.686	99.536	99.386				
6.000	102.538	102.438	102.338	6.000	101.299	101.199	101.099	4.375	100.041	99.891	99.741				
6.125	102.871	102.771	102.671	6.125	101.719	101.619	101.519	4.500	100.389	100.239	100.089				
6.250	102.483	102.383	102.283	6.250	101.332	101.232	101.132	4.625	100.653	100.503	100.353				

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	97.005	96.855	96.705	4.000	96.361	96.211	96.061	2.375	90.558	90.408	90.258	3.125	94.764	94.614	94.464
4.125	97.501	97.351	97.201	4.125	96.727	96.577	96.427	2.500	89.579	89.429	89.279	3.250	95.793	95.643	95.493
4.250	98.473	98.333	98.233	4.250	97.677	97.536	97.436	2.625	90.479	90.329	90.179	3.375	96.197	96.047	95.897
4.375	98.972	98.832	98.732	4.375	98.054	97.913	97.813	2.750	94.129	93.979	93.829	3.500	96.557	96.407	96.257
4.500	99.458	99.317	99.217	4.500	98.424	98.284	98.184	2.875	94.555	94.405	94.255	3.625	96.933	96.783	96.633
4.625	99.937	99.797	99.697	4.625	98.711	98.570	98.470	3.000	95.113	94.963	94.813	Margin = 2.250		Index = 2.670	
4.750	100.111	99.939	99.814	4.750	99.284	99.113	98.988	3.125	95.562	95.412	95.262	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	100.632	100.460	100.335	4.875	99.633	99.462	99.337	3.250	96.097	95.947	95.797	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.000	101.026	100.854	100.729	5.000	99.945	99.773	99.648	3.375	96.543	96.393	96.243	4.625	98.787	98.537	98.287
5.125	101.472	101.300	101.175	5.125	100.365	100.193	100.068	3.500	96.984	96.834	96.684	4.750	98.961	98.711	98.461
5.250	101.134	100.916	100.775	5.250	99.933	99.714	99.573	3.625	97.428	97.278	97.128	4.875	99.382	99.132	98.882
5.375	101.418	101.199	101.058	5.375	100.272	100.053	99.912	3.750	97.230	97.080	96.930	5.000	99.776	99.526	99.276
5.500	101.647	101.428	101.287	5.500	100.583	100.364	100.224	3.875	97.664	97.514	97.364	5.125	100.172	99.922	99.672
5.625	101.729	101.510	101.370	5.625	100.803	100.584	100.444	4.000	98.091	97.941	97.791	5.250	99.534	99.284	99.034
5.750	100.976	100.876	100.776	5.750	99.639	99.539	99.439	4.125	98.434	98.284	98.134	5.375	99.918	99.668	99.418
5.875	101.009	100.909	100.809	5.875	99.988	99.888	99.788	4.250	98.092	97.942	97.792	5.500	100.447	100.197	99.947
6.000	101.388	101.288	101.188	6.000	100.299	100.199	100.099	4.375	98.447	98.297	98.147	5.625	100.689	100.439	100.189
6.125	101.721	101.621	101.521	6.125	100.719	100.619	100.519	4.500	98.795	98.645	98.495	5.750	99.691	99.441	99.191
6.250	101.333	101.233	101.133	6.250	100.332	100.232	100.132	4.625	99.059	98.909	98.759	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:	12/3/2018	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	98.532	98.282	98.032	4.875	97.913	97.663	97.413
5.125	99.322	99.072	98.822	5.125	98.645	98.395	98.145
5.375	99.068	98.818	98.568	5.375	98.552	98.302	98.052
5.625	99.779	99.529	99.279	5.625	99.283	99.033	98.783
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	99.096	98.846	98.596

DPA Advantage Adjustment

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

Lock Desk Policy

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Flood Certification = $10.00 *UW Fee with option to buy out = $895 / $495 for streamline †IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee FHA ID# - 1358600006

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

For use by mortgage professionals only and should not be distributed to borrowers. Tax Service Fee = $80.00 "FHA only" (IA & ME exempt)

AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706 30 Day Lock Exp.: **1/2/2019**
Lockdesk Hours: 10:00 am ET - 11:00 pm ET 45 Day Lock Exp.: **1/17/2019**
60 Day Lock Exp.: **2/1/2019**

W. Rate Sheet Dated: **12/3/2018** **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	98.648	98.548	98.448	4.500	100.279	100.179	100.079	3.375	97.668	97.568	97.468	3.375	98.089	97.989	97.889
4.375	99.238	99.138	99.038	4.625	100.885	100.785	100.685	3.500	98.166	98.066	97.966	3.500	98.436	98.336	98.236
4.500	99.842	99.742	99.642	4.750	101.403	101.303	101.203	3.625	98.646	98.546	98.446	3.625	98.782	98.682	98.582
4.625	100.405	100.305	100.205	4.875	101.779	101.679	101.579	3.750	99.016	98.916	98.816	3.750	99.368	99.268	99.168
4.750	101.027	100.927	100.827	4.990	102.128	102.028	101.928	3.875	99.422	99.322	99.222	3.875	99.715	99.615	99.515
4.875	101.468	101.368	101.268	5.000	102.228	102.128	102.028	3.990	99.741	99.641	99.541	3.990	99.934	99.834	99.734
4.990	101.630	101.530	101.430	5.125	102.787	102.687	102.587	4.000	99.841	99.741	99.641	4.000	100.034	99.934	99.834
5.000	101.730	101.630	101.530	5.250	103.259	103.159	103.059	4.125	100.270	100.170	100.070	4.125	100.335	100.235	100.135
5.125	102.348	102.248	102.148	5.375	103.457	103.357	103.257	4.250	100.522	100.422	100.322	4.250	100.918	100.818	100.718
5.250	102.958	102.858	102.758	5.500	103.673	103.573	103.473	4.375	100.777	100.677	100.577	4.375	101.210	101.110	101.010
5.375	103.346	103.246	103.146	5.625	103.862	103.762	103.662	4.500	101.276	101.176	101.076	4.500	101.495	101.395	101.295
5.500	103.700	103.600	103.500	5.750	104.389	104.289	104.189	4.625	101.751	101.651	101.551	4.625	101.751	101.651	101.551
5.625	103.976	103.876	103.776	5.875	104.629	104.529	104.429	4.750	101.909	101.809	101.709	4.750	101.965	101.865	101.765
5.750	104.636	104.536	104.436	5.990	104.738	104.638	104.538	4.875	102.077	101.977	101.877	4.875	102.164	102.064	101.964
5.875	104.832	104.732	104.632	6.000	104.838	104.738	104.638	4.990	102.391	102.291	102.191	4.990	102.228	102.128	102.028
5.990	104.957	104.857	104.757	6.125	105.362	105.238	105.113	5.000	102.491	102.391	102.291	5.000	102.328	102.228	102.128
6.000	105.057	104.957	104.857	6.250	105.891	105.767	105.642	5.125	102.925	102.825	102.725	5.125	102.461	102.361	102.261
6.125	105.652	105.552	105.452	6.375	106.118	105.994	105.869	5.250	103.070	102.970	102.870	5.250	102.678	102.578	102.478
6.250	106.216	106.092	105.967	6.500	105.921	105.797	105.672	5.375	103.244	103.144	103.044	5.375	102.889	102.789	102.689

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	97.321	97.221	97.121	3.250	96.989	96.889	96.789
4.375	97.937	97.837	97.737	3.375	97.400	97.300	97.200
4.500	98.635	98.535	98.435	3.500	97.806	97.706	97.606
4.625	99.333	99.233	99.133	3.625	98.200	98.100	98.000
4.750	100.013	99.913	99.813	3.750	98.423	98.323	98.223
4.875	100.578	100.478	100.378	3.875	98.813	98.713	98.613
4.990	101.019	100.919	100.819	3.990	99.103	99.003	98.903
5.000	101.119	101.019	100.919	4.000	99.203	99.103	99.003
5.125	101.374	101.274	101.174	4.125	99.576	99.476	99.376
5.250	101.777	101.677	101.577	4.250	99.751	99.651	99.551
5.375	102.270	102.170	102.070	4.375	99.973	99.873	99.773
5.500	102.726	102.626	102.526	4.500	100.254	100.154	100.054
5.625	102.951	102.851	102.751	4.625	100.546	100.446	100.346
5.750	103.144	103.044	102.944	4.750	100.645	100.545	100.445
5.875	103.079	102.979	102.879	4.875	100.752	100.652	100.552
5.990	103.449	103.349	103.249	4.990	100.723	100.623	100.523
6.000	103.549	103.449	103.349	5.000	100.823	100.723	100.623
6.125	103.794	103.694	103.594	5.125	100.735	100.635	100.535
6.250	104.021	103.921	103.821	5.250	100.822	100.722	100.622

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

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.

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)

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.

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	30 Day Lock Exp.:	1/2/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	1/17/2019
		60 Day Lock Exp.:	2/1/2019

W. Rate Sheet Dated: 12/3/2018 **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	101.107	101.007	100.907	4.250	99.365	99.265	99.165	3.750	99.385	99.285	99.185
4.875	101.706	101.606	101.506	4.375	99.951	99.851	99.751	3.875	99.917	99.817	99.717
4.990	102.020	101.920	101.820	4.500	100.507	100.407	100.307	3.990	99.935	99.835	99.735
5.000	102.120	102.020	101.920	4.625	101.052	100.952	100.852	4.000	100.035	99.935	99.835
5.125	102.743	102.643	102.543	4.750	101.566	101.466	101.366	4.125	100.479	100.379	99.846
5.250	103.238	103.138	103.038	4.875	102.108	102.008	101.908	4.250	100.793	100.693	99.836
5.375	103.591	103.491	103.391	4.990	102.341	102.241	102.141	4.375	101.203	101.103	99.816
5.500	103.898	103.798	103.698	5.000	102.441	102.341	102.241	4.500	101.575	101.475	99.796
5.625	104.262	104.162	104.062	5.125	102.850	102.738	102.650	4.625	101.924	101.824	99.776
5.750	104.665	104.565	104.465	5.250	103.209	103.098	103.009	4.750	102.076	101.976	99.736
5.875	104.944	104.844	104.744	5.375	103.485	103.375	103.285	4.875	102.304	102.204	99.696
5.990	105.153	105.053	104.927	5.500	103.699	103.592	103.499	4.990	102.439	102.339	99.556
6.000	105.253	105.153	105.027	5.625	104.067	103.967	103.867	5.000	102.539	102.439	99.656
6.125	105.986	105.886	105.768	5.750	104.429	104.329	104.229	5.125	102.902	102.802	99.616
6.250	106.318	106.218	106.104	5.875	104.902	104.802	104.702	5.250	103.242	103.142	99.566
6.375	106.623	106.523	106.412	5.990	105.112	105.012	104.912	5.375	103.639	103.539	99.546
6.500	106.199	106.099	105.996	6.000	105.212	105.112	105.012	5.500	101.683	101.583	99.526
6.625	106.400	106.300	106.200	6.125	105.460	105.360	105.240	5.625	102.102	102.002	99.506
6.750	106.787	106.687	106.587	6.250	105.860	105.760	105.645	5.750	102.475	102.375	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	100.350	100.250	100.150	3.750	98.810	98.710	98.610
4.875	100.949	100.849	100.749	3.875	99.342	99.242	99.142
4.990	101.263	101.163	101.063	3.990	98.863	98.763	98.663
5.000	101.363	101.263	101.163	4.000	98.963	98.863	98.763
5.125	101.447	101.347	101.247	4.125	99.407	99.307	98.774
5.250	101.942	101.842	101.742	4.250	99.721	99.621	98.764
5.375	102.295	102.195	102.095	4.375	100.131	100.031	98.744
5.500	102.602	102.502	102.402	4.500	99.918	99.818	98.139
5.625	102.653	102.553	102.453	4.625	100.267	100.167	98.119
5.750	103.056	102.956	102.856	4.750	100.419	100.319	98.079
5.875	103.335	103.235	103.135	4.875	100.647	100.547	98.039
5.990	102.699	102.599	102.473	4.990	100.282	100.182	97.399
6.000	102.799	102.699	102.573	5.000	100.382	100.282	97.499
6.125	103.532	103.432	103.314	5.125	#N/A	#N/A	#N/A
6.250	103.864	103.764	103.650	5.250	#N/A	#N/A	#N/A
6.375	104.019	103.919	103.808	5.375	#N/A	#N/A	#N/A
6.500	103.445	103.345	103.242	5.500	#N/A	#N/A	#N/A
6.625	103.496	103.396	103.296	5.625	#N/A	#N/A	#N/A
6.750	103.733	103.633	103.533	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.

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.: 1/2/2019
45 Day Lock Exp.: 1/17/2019
60 Day Lock Exp.: 2/1/2019

W. Rate Sheet Dated: 12/3/2018 **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	101.086	100.986	100.886	4.250	99.366	99.266	99.166	3.750	99.327	99.227	99.127	4.750	100.336	100.236	100.136	3.750	98.768	98.668	98.568
4.875	101.689	101.589	101.489	4.375	99.955	99.855	99.755	3.875	99.855	99.755	99.655	4.875	100.939	100.839	100.739	3.875	99.296	99.196	99.096
4.990	102.005	101.905	101.805	4.500	100.492	100.392	100.292	3.990	99.926	99.826	99.726	4.990	101.255	101.155	101.055	3.990	98.866	98.766	98.666
5.000	102.105	102.005	101.905	4.625	101.038	100.938	100.838	4.000	100.026	99.926	99.826	5.000	101.355	101.255	101.155	4.000	98.966	98.866	98.766
5.125	102.724	102.624	102.524	4.750	101.551	101.451	101.351	4.125	100.470	100.370	99.846	5.125	101.448	101.348	101.248	4.125	99.410	99.310	98.786
5.250	103.220	103.120	103.020	4.875	102.092	101.992	101.892	4.250	100.788	100.688	99.836	5.250	101.944	101.844	101.744	4.250	99.728	99.628	98.776
5.375	103.572	103.472	103.372	4.990	102.327	102.227	102.127	4.375	101.200	101.100	99.816	5.375	102.296	102.196	102.096	4.375	100.140	100.040	98.756
5.500	103.879	103.779	103.679	5.000	102.427	102.327	102.227	4.500	101.521	101.421	99.796	5.500	102.603	102.503	102.403	4.500	99.864	99.764	98.139
5.625	104.205	104.105	104.005	5.125	102.830	102.724	102.630	4.625	101.871	101.771	99.776	5.625	102.612	102.512	102.412	4.625	100.214	100.114	98.119
5.750	104.610	104.510	104.410	5.250	103.189	103.085	102.989	4.750	102.023	101.923	99.736	5.750	103.017	102.917	102.817	4.750	100.366	100.266	98.079
5.875	104.889	104.789	104.689	5.375	103.465	103.364	103.265	4.875	102.249	102.149	99.696	5.875	103.296	103.196	103.096	4.875	100.592	100.492	98.039
5.990	105.068	104.968	104.851	5.500	103.682	103.581	103.482	4.990	102.420	102.320	99.556	5.990	102.614	102.514	102.397	4.990	100.263	100.163	97.399
6.000	105.168	105.068	104.951	5.625	104.026	103.926	103.826	5.000	102.520	102.420	99.656	6.000	102.714	102.614	102.497	5.000	100.363	100.263	97.499
6.125	105.915	105.815	105.705	5.750	104.389	104.289	104.189	5.125	102.882	102.782	99.616	6.125	103.461	103.361	103.251	5.125	#N/A	#N/A	#N/A
6.250	106.249	106.149	106.043	5.875	104.862	104.762	104.662	5.250	103.222	103.122	99.566	6.250	103.795	103.695	103.589	5.250	#N/A	#N/A	#N/A
6.375	106.554	106.454	106.354	5.990	105.069	104.969	104.869	5.375	103.619	103.519	99.546	6.375	103.950	103.850	103.750	5.375	#N/A	#N/A	#N/A
6.500	106.136	106.036	105.936	6.000	105.169	105.069	104.969	5.500	101.620	101.517	99.526	6.500	103.382	103.282	103.182	5.500	#N/A	#N/A	#N/A
6.625	106.326	106.226	106.126	6.125	105.422	105.322	105.211	5.625	102.038	101.936	99.506	6.625	103.422	103.322	103.222	5.625	#N/A	#N/A	#N/A
6.750	106.713	106.613	106.513	6.250	105.823	105.723	105.616	5.750	102.410	102.310	99.486	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 - 97.00%
≥ 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.

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.: **1/2/2019**
45 Day Lock Exp.: **1/17/2019**
60 Day Lock Exp.: **2/1/2019**

W. Rate Sheet Dated: 12/3/2018 **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	98.526	98.401	98.276
4.625	99.199	99.074	98.949
4.750	99.750	99.625	99.500
4.875	100.364	100.239	100.114
5.000	100.839	100.714	100.589
5.125	101.147	101.022	100.897
5.250	101.512	101.387	101.262
5.375	101.747	101.622	101.497
5.500	101.952	101.827	101.702
5.625	102.140	102.015	101.890
5.750	102.308	102.183	102.058
5.875	102.643	102.518	102.393
6.000	102.990	102.865	102.740

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	97.881	97.756	97.631
3.875	98.296	98.171	98.046
4.000	98.672	98.547	98.422
4.125	99.226	99.101	98.976
4.250	99.523	99.398	99.273
4.375	99.735	99.610	99.485
4.500	99.985	99.860	99.735
4.625	100.213	100.088	99.963
4.750	100.423	100.298	100.173
4.875	100.616	100.491	100.366
5.000	100.885	100.760	100.635

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	97.554	97.429	97.304
3.625	98.074	97.949	97.824
3.750	98.571	98.446	98.321
3.875	99.036	98.911	98.786
4.000	99.535	99.410	99.285
4.125	99.921	99.796	99.671
4.250	100.283	100.158	100.033
4.375	100.620	100.495	100.370
4.500	100.934	100.809	100.684
4.625	101.240	101.115	100.990
4.750	101.525	101.400	101.275
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)