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.: **1/3/2019**
45 Day Lock Exp.: **1/18/2019**
60 Day Lock Exp.: **2/4/2019**

W. Rate Sheet Dated: **12/4/2018** **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	99.455	99.305	99.155	4.000	98.611	98.461	98.311	2.375	93.808	93.658	93.508	3.125	97.451	97.301	97.151
4.125	99.951	99.801	99.651	4.125	98.977	98.827	98.677	2.500	92.829	92.679	92.529	3.250	97.543	97.393	97.243
4.250	100.895	100.770	100.670	4.250	99.849	99.724	99.624	2.625	93.729	93.579	93.429	3.375	97.947	97.797	97.647
4.375	101.394	101.269	101.169	4.375	100.226	100.101	100.001	2.750	96.203	96.053	95.903	3.500	98.307	98.157	98.007
4.500	101.879	101.754	101.654	4.500	100.596	100.471	100.371	2.875	96.630	96.480	96.330	3.625	98.683	98.533	98.383
4.625	102.359	102.234	102.134	4.625	100.883	100.758	100.658	3.000	97.187	97.037	96.887	Margin = 2.250		Index = 2.700	
4.750	102.396	102.239	102.099	4.750	101.519	101.363	101.222	3.125	97.636	97.486	97.336				
4.875	102.917	102.760	102.620	4.875	101.868	101.712	101.571	3.250	98.370	98.220	98.070				
5.000	103.510	103.354	103.213	5.000	102.179	102.023	101.882	3.375	98.816	98.666	98.516				
5.125	103.786	103.630	103.489	5.125	102.499	102.343	102.202	3.500	99.257	99.107	98.957				
5.250	103.534	103.331	103.191	5.250	102.433	102.230	102.089	3.625	99.701	99.551	99.401				
5.375	103.718	103.515	103.374	5.375	102.772	102.569	102.428	3.750	99.594	99.444	99.294				
5.500	103.997	103.794	103.653	5.500	103.083	102.880	102.739	3.875	100.028	99.878	99.728				
5.625	104.179	103.976	103.835	5.625	103.253	103.050	102.909	4.000	100.455	100.305	100.155				
5.750	105.048	104.948	104.848	5.750	103.561	103.461	103.361	4.125	100.797	100.647	100.497				
5.875	105.081	104.981	104.881	5.875	103.910	103.810	103.710	4.250	100.655	100.505	100.355				
6.000	105.460	105.360	105.260	6.000	104.221	104.121	104.021	4.375	101.010	100.860	100.710				
6.125	105.792	105.692	105.592	6.125	104.641	104.541	104.441	4.500	101.358	101.208	101.058				
6.250	106.092	105.992	105.892	6.250	104.941	104.841	104.741	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	98.255	98.105	97.955	4.000	97.611	97.461	97.311	2.375	92.808	92.658	92.508	3.125	96.451	96.301	96.151
4.125	98.751	98.601	98.451	4.125	97.977	97.827	97.677	2.500	91.829	91.679	91.529	3.250	96.543	96.393	96.243
4.250	99.645	99.520	99.420	4.250	98.849	98.724	98.624	2.625	92.729	92.579	92.429	3.375	96.947	96.797	96.647
4.375	100.144	100.019	99.919	4.375	99.226	99.101	99.001	2.750	95.203	95.053	94.903	3.500	97.307	97.157	97.007
4.500	100.629	100.504	100.404	4.500	99.596	99.471	99.371	2.875	95.630	95.480	95.330	3.625	97.683	97.533	97.383
4.625	101.109	100.984	100.884	4.625	99.883	99.758	99.658	3.000	96.187	96.037	95.887	Margin = 2.250		Index = 2.700	
4.750	101.346	101.189	101.049	4.750	100.519	100.363	100.222	3.125	96.636	96.486	96.336	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	101.867	101.710	101.570	4.875	100.868	100.712	100.571	3.250	97.370	97.220	97.070	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.000	102.260	102.104	101.963	5.000	101.179	101.023	100.882	3.375	97.816	97.666	97.516	4.625	99.959	99.709	99.459
5.125	102.706	102.550	102.409	5.125	101.599	101.443	101.302	3.500	98.257	98.107	97.957	4.750	100.196	99.946	99.696
5.250	102.634	102.431	102.291	5.250	101.433	101.230	101.089	3.625	98.701	98.551	98.401	4.875	100.617	100.367	100.117
5.375	102.918	102.715	102.574	5.375	101.772	101.569	101.428	3.750	98.594	98.444	98.294	5.000	101.010	100.760	100.510
5.500	103.147	102.944	102.803	5.500	102.083	101.880	101.739	3.875	99.028	98.878	98.728	5.125	101.406	101.156	100.906
5.625	103.229	103.026	102.885	5.625	102.303	102.100	101.959	4.000	99.455	99.305	99.155	5.250	101.034	100.784	100.534
5.750	103.898	103.798	103.698	5.750	102.561	102.461	102.361	4.125	99.797	99.647	99.497	5.375	101.418	101.168	100.918
5.875	103.931	103.831	103.731	5.875	102.910	102.810	102.710	4.250	99.655	99.505	99.355	5.500	102.007	101.757	101.507
6.000	104.310	104.210	104.110	6.000	103.221	103.121	103.021	4.375	100.010	99.860	99.710	5.625	102.259	102.009	101.759
6.125	104.642	104.542	104.442	6.125	103.641	103.541	103.441	4.500	100.358	100.208	100.058	5.750	102.503	102.253	102.003
6.250	104.942	104.842	104.742	6.250	103.941	103.841	103.741	4.625	100.621	100.471	100.321	5.875	102.758	102.508	102.258

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:	12/4/2018	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	99.767	99.517	99.267	4.875	99.148	98.898	98.648
5.125	100.556	100.306	100.056	5.125	99.879	99.629	99.379
5.375	100.568	100.318	100.068	5.375	100.052	99.802	99.552
5.625	101.279	101.029	100.779	5.625	100.783	100.533	100.283
5.875	101.956	101.706	101.456	5.875	101.190	100.940	100.690
6.000	102.335	102.085	101.835	6.000	101.501	101.251	101.001
6.125	102.667	102.417	102.167	6.125	101.921	101.671	101.421
6.250	102.757	102.507	102.257	6.250	102.674	102.424	102.174

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.: **1/3/2019**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.: **1/18/2019**
		60 Day Lock Exp.: **2/4/2019**

W. Rate Sheet Dated: 12/4/2018 **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	98.486	98.336	98.186	4.000	97.643	97.493	97.343	2.375	90.308	90.158	90.008	3.125	95.76	95.614	95.464
4.125	98.983	98.833	98.683	4.125	98.008	97.858	97.708	2.500	89.329	89.179	89.029	3.250	96.61	96.456	96.306
4.250	99.927	99.802	99.702	4.250	98.880	98.755	98.655	2.625	90.229	90.079	89.929	3.375	97.01	96.859	96.709
4.375	100.425	100.300	100.200	4.375	99.257	99.132	99.032	2.750	94.516	94.366	94.216	3.500	97.37	97.220	97.070
4.500	100.911	100.786	100.686	4.500	99.628	99.503	99.403	2.875	94.942	94.792	94.642	3.625	97.75	97.596	97.446
4.625	101.390	101.265	101.165	4.625	99.914	99.789	99.689	3.000	95.499	95.349	95.199	Margin = 2.250		Index = 2.700	
4.750	101.239	101.083	100.943	4.750	100.363	100.206	100.066	3.125	95.949	95.799	95.649				
4.875	101.760	101.604	101.463	4.875	100.712	100.555	100.415	3.250	97.433	97.283	97.133				
5.000	102.354	102.198	102.057	5.000	101.023	100.867	100.726	3.375	97.879	97.729	97.579				
5.125	102.630	102.474	102.333	5.125	101.343	101.187	101.046	3.500	98.320	98.170	98.020				
5.250	101.972	101.769	101.628	5.250	100.870	100.667	100.526	3.625	98.764	98.614	98.464				
5.375	102.155	101.952	101.811	5.375	101.209	101.006	100.865	3.750	98.625	98.475	98.325				
5.500	102.434	102.231	102.090	5.500	101.520	101.317	101.177	3.875	99.059	98.909	98.759				
5.625	102.617	102.414	102.273	5.625	101.690	101.487	101.347	4.000	99.486	99.336	99.186				
5.750	102.235	102.135	102.035	5.750	100.748	100.648	100.548	4.125	99.829	99.679	99.529				
5.875	102.268	102.168	102.068	5.875	101.097	100.997	100.897	4.250	99.686	99.536	99.386				
6.000	102.647	102.547	102.447	6.000	101.409	101.309	101.209	4.375	100.041	99.891	99.741				
6.125	102.980	102.880	102.780	6.125	101.829	101.729	101.629	4.500	100.389	100.239	100.089				
6.250	102.592	102.492	102.392	6.250	101.441	101.341	101.241	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	97.286	97.136	96.986	4.000	96.643	96.493	96.343	2.375	91.058	90.908	90.758	3.125	94.764	94.614	94.464
4.125	97.783	97.633	97.483	4.125	97.008	96.858	96.708	2.500	90.079	89.929	89.779	3.250	95.606	95.456	95.306
4.250	98.677	98.552	98.452	4.250	97.880	97.755	97.655	2.625	90.979	90.829	90.679	3.375	96.009	95.859	95.709
4.375	99.175	99.050	98.950	4.375	98.257	98.132	98.032	2.750	94.297	94.147	93.997	3.500	96.370	96.220	96.070
4.500	99.661	99.536	99.436	4.500	98.628	98.503	98.403	2.875	94.723	94.573	94.423	3.625	96.746	96.596	96.446
4.625	100.140	100.015	99.915	4.625	98.914	98.789	98.689	3.000	95.281	95.131	94.981	Margin = 2.250		Index = 2.700	
4.750	100.189	100.033	99.893	4.750	99.363	99.206	99.066	3.125	95.730	95.580	95.430	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	100.710	100.554	100.413	4.875	99.712	99.555	99.415	3.250	96.276	96.126	95.976	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.000	101.104	100.948	100.807	5.000	100.023	99.867	99.726	3.375	96.722	96.572	96.422	4.625	98.990	98.740	98.490
5.125	101.550	101.394	101.253	5.125	100.443	100.287	100.146	3.500	97.164	97.014	96.864	4.750	99.039	98.789	98.539
5.250	101.072	100.869	100.728	5.250	99.870	99.667	99.526	3.625	97.608	97.458	97.308	4.875	99.460	99.210	98.960
5.375	101.355	101.152	101.011	5.375	100.209	100.006	99.865	3.750	97.344	97.194	97.044	5.000	99.854	99.604	99.354
5.500	101.584	101.381	101.240	5.500	100.520	100.317	100.177	3.875	97.778	97.628	97.478	5.125	100.250	100.000	99.750
5.625	101.667	101.464	101.323	5.625	100.740	100.537	100.397	4.000	98.205	98.055	97.905	5.250	99.472	99.222	98.972
5.750	101.085	100.985	100.885	5.750	99.748	99.648	99.548	4.125	98.547	98.397	98.247	5.375	99.855	99.605	99.355
5.875	101.118	101.018	100.918	5.875	100.097	99.997	99.897	4.250	98.092	97.942	97.792	5.500	100.444	100.194	99.944
6.000	101.497	101.397	101.297	6.000	100.409	100.309	100.209	4.375	98.447	98.297	98.147	5.625	100.697	100.447	100.197
6.125	101.830	101.730	101.630	6.125	100.829	100.729	100.629	4.500	98.795	98.645	98.495	5.750	99.690	99.440	99.190
6.250	101.442	101.342	101.242	6.250	100.441	100.341	100.241	4.625	99.059	98.909	98.759	5.875	99.945	99.695	99.445

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:	12/4/2018	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	98.610	98.360	98.110	4.875	97.992	97.742	97.492
5.125	99.400	99.150	98.900	5.125	98.723	98.473	98.223
5.375	99.005	98.755	98.505	5.375	98.489	98.239	97.989
5.625	99.717	99.467	99.217	5.625	99.220	98.970	98.720
5.875	99.143	98.893	98.643	5.875	98.377	98.127	97.877
6.000	99.522	99.272	99.022	6.000	98.689	98.439	98.189
6.125	99.855	99.605	99.355	6.125	99.109	98.859	98.609
6.250	99.257	99.007	98.757	6.250	99.174	98.924	98.674

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
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Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **1/3/2019**
45 Day Lock Exp.: **1/18/2019**
60 Day Lock Exp.: **2/4/2019**

W. Rate Sheet Dated: **12/4/2018** **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	98.710	98.610	98.510	4.500	100.508	100.408	100.308	3.375	97.812	97.712	97.612	3.375	98.230	98.130	98.030
4.375	99.301	99.201	99.101	4.625	101.100	101.000	100.900	3.500	98.307	98.207	98.107	3.500	98.575	98.475	98.375
4.500	99.904	99.804	99.704	4.750	101.613	101.513	101.413	3.625	98.780	98.680	98.580	3.625	98.918	98.818	98.718
4.625	100.467	100.367	100.267	4.875	101.985	101.885	101.785	3.750	99.080	98.980	98.880	3.750	99.450	99.350	99.250
4.750	101.090	100.990	100.890	4.990	102.230	102.130	102.030	3.875	99.493	99.393	99.293	3.875	99.795	99.695	99.595
4.875	101.636	101.536	101.436	5.000	102.330	102.230	102.130	3.990	99.820	99.720	99.620	3.990	100.012	99.912	99.812
4.990	101.885	101.785	101.685	5.125	102.871	102.771	102.671	4.000	99.920	99.820	99.720	4.000	100.112	100.012	99.912
5.000	101.985	101.885	101.785	5.250	103.339	103.239	103.139	4.125	100.345	100.245	100.145	4.125	100.410	100.310	100.210
5.125	102.504	102.404	102.304	5.375	103.536	103.436	103.336	4.250	100.595	100.495	100.395	4.250	100.951	100.851	100.751
5.250	103.110	103.010	102.910	5.500	103.741	103.641	103.541	4.375	100.807	100.707	100.607	4.375	101.241	101.141	101.041
5.375	103.496	103.396	103.296	5.625	103.924	103.824	103.724	4.500	101.304	101.204	101.104	4.500	101.523	101.423	101.323
5.500	103.847	103.747	103.647	5.750	104.380	104.280	104.180	4.625	101.777	101.677	101.577	4.625	101.776	101.676	101.576
5.625	104.124	104.024	103.924	5.875	104.618	104.518	104.418	4.750	101.934	101.834	101.734	4.750	101.990	101.890	101.790
5.750	104.646	104.546	104.446	5.990	104.725	104.625	104.525	4.875	102.101	102.001	101.901	4.875	102.187	102.087	101.987
5.875	104.842	104.742	104.642	6.000	104.825	104.725	104.625	4.990	102.404	102.304	102.204	4.990	102.250	102.150	102.050
5.990	104.964	104.864	104.764	6.125	105.352	105.227	105.102	5.000	102.504	102.404	102.304	5.000	102.350	102.250	102.150
6.000	105.064	104.964	104.864	6.250	105.878	105.754	105.629	5.125	102.936	102.836	102.736	5.125	102.471	102.371	102.271
6.125	105.655	105.555	105.455	6.375	106.104	105.980	105.855	5.250	103.079	102.979	102.879	5.250	102.687	102.587	102.487
6.250	106.224	106.099	105.974	6.500	105.926	105.801	105.676	5.375	103.252	103.152	103.052	5.375	102.897	102.797	102.697

30-20 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.125	96.939	96.839	96.739	3.125	96.151	96.051	95.951
4.250	97.693	97.593	97.493	3.250	97.129	97.029	96.929
4.375	98.304	98.204	98.104	3.375	97.541	97.441	97.341
4.500	98.910	98.810	98.710	3.500	97.944	97.844	97.744
4.625	99.602	99.502	99.402	3.625	98.336	98.236	98.136
4.750	100.276	100.176	100.076	3.750	98.548	98.448	98.348
4.875	100.836	100.736	100.636	3.875	98.891	98.791	98.691
4.990	101.274	101.174	101.074	3.990	99.179	99.079	98.979
5.000	101.374	101.274	101.174	4.000	99.279	99.179	99.079
5.125	101.627	101.527	101.427	4.125	99.652	99.552	99.452
5.250	101.929	101.829	101.729	4.250	99.825	99.725	99.625
5.375	102.418	102.318	102.218	4.375	99.999	99.899	99.799
5.500	102.873	102.773	102.673	4.500	100.280	100.180	100.080
5.625	103.099	102.999	102.899	4.625	100.571	100.471	100.371
5.750	103.288	103.188	103.088	4.750	100.670	100.570	100.470
5.875	103.087	102.987	102.887	4.875	100.775	100.675	100.575
5.990	103.452	103.352	103.252	4.990	100.745	100.645	100.545
6.000	103.552	103.452	103.352	5.000	100.845	100.745	100.645
6.125	103.798	103.698	103.598	5.125	100.746	100.646	100.546

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

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				

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

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.

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.: 1/3/2019
45 Day Lock Exp.: 1/18/2019
60 Day Lock Exp.: 2/4/2019

W. Rate Sheet Dated: 12/4/2018 **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	101.343	101.243	101.143	4.250	99.664	99.564	99.464	3.750	99.446	99.346	99.246
4.875	101.929	101.829	101.729	4.375	100.234	100.134	100.034	3.875	99.970	99.870	99.770
4.990	102.232	102.132	102.032	4.500	100.703	100.603	100.503	3.990	99.995	99.895	99.756
5.000	102.332	102.232	102.132	4.625	101.232	101.132	101.032	4.000	100.095	99.995	99.856
5.125	102.887	102.787	102.687	4.750	101.740	101.640	101.540	4.125	100.535	100.435	99.846
5.250	103.373	103.273	103.173	4.875	102.274	102.174	102.074	4.250	100.845	100.745	99.836
5.375	103.720	103.620	103.520	4.990	102.482	102.382	102.282	4.375	101.251	101.151	99.816
5.500	104.023	103.923	103.823	5.000	102.582	102.482	102.382	4.500	101.598	101.498	99.796
5.625	104.257	104.157	104.057	5.125	102.954	102.842	102.743	4.625	101.944	101.844	99.776
5.750	104.654	104.554	104.454	5.250	103.307	103.196	103.097	4.750	102.095	101.995	99.736
5.875	104.926	104.826	104.726	5.375	103.580	103.470	103.371	4.875	102.318	102.218	99.696
5.990	105.072	104.972	104.872	5.500	103.783	103.676	103.577	4.990	102.419	102.319	99.556
6.000	105.172	105.072	104.972	5.625	104.050	103.950	103.850	5.000	102.519	102.419	99.656
6.125	105.887	105.787	105.651	5.750	104.409	104.309	104.209	5.125	102.878	102.778	99.616
6.250	106.226	106.126	105.994	5.875	104.876	104.776	104.676	5.250	103.213	103.113	99.566
6.375	106.527	106.427	106.299	5.990	105.079	104.979	104.879	5.375	103.608	103.508	99.546
6.500	106.103	106.003	105.879	6.000	105.179	105.079	104.979	5.500	101.693	101.593	99.526
6.625	106.470	106.370	106.270	6.125	105.425	105.325	105.188	5.625	102.108	102.008	99.506
6.750	106.853	106.753	106.653	6.250	105.820	105.720	105.587	5.750	102.479	102.379	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	100.572	100.472	100.372	3.750	98.880	98.780	98.680
4.875	101.158	101.058	100.958	3.875	99.404	99.304	99.204
4.990	101.461	101.361	101.261	3.990	98.927	98.827	98.688
5.000	101.561	101.461	101.361	4.000	99.027	98.927	98.788
5.125	101.565	101.465	101.365	4.125	99.467	99.367	98.778
5.250	102.051	101.951	101.851	4.250	99.777	99.677	98.768
5.375	102.398	102.298	102.198	4.375	100.183	100.083	98.748
5.500	102.701	102.601	102.501	4.500	99.941	99.841	98.139
5.625	102.626	102.526	102.426	4.625	100.287	100.187	98.119
5.750	103.023	102.923	102.823	4.750	100.438	100.338	98.079
5.875	103.295	103.195	103.095	4.875	100.661	100.561	98.039
5.990	103.441	103.341	103.241	4.990	100.262	100.162	97.399
6.000	103.541	103.441	103.341	5.000	100.362	100.262	97.499
6.125	103.418	103.318	103.182	5.125	#N/A	#N/A	#N/A
6.250	103.757	103.657	103.525	5.250	#N/A	#N/A	#N/A
6.375	103.908	103.808	103.680	5.375	#N/A	#N/A	#N/A
6.500	103.334	103.234	103.110	5.500	#N/A	#N/A	#N/A
6.625	103.551	103.451	103.351	5.625	#N/A	#N/A	#N/A
6.750	103.784	103.684	103.584	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.: 1/3/2019
45 Day Lock Exp.: 1/18/2019
60 Day Lock Exp.: 2/4/2019

W. Rate Sheet Dated: 12/4/2018 **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	101.107	101.007	100.907	4.250	99.365	99.265	99.165	3.750	99.385	99.285	99.185	4.750	100.350	100.250	100.150	3.750	98.810	98.710	98.610
4.875	101.706	101.606	101.506	4.375	99.951	99.851	99.751	3.875	99.917	99.817	99.717	4.875	100.949	100.849	100.749	3.875	99.342	99.242	99.142
4.990	102.020	101.920	101.820	4.500	100.507	100.407	100.307	3.990	99.935	99.835	99.735	4.990	101.263	101.163	101.063	3.990	98.863	98.763	98.663
5.000	102.120	102.020	101.920	4.625	101.052	100.952	100.852	4.000	100.035	99.935	99.835	5.000	101.363	101.263	101.163	4.000	98.963	98.863	98.763
5.125	102.743	102.643	102.543	4.750	101.566	101.466	101.366	4.125	100.479	100.379	99.846	5.125	101.447	101.347	101.247	4.125	99.407	99.307	98.774
5.250	103.238	103.138	103.038	4.875	102.108	102.008	101.908	4.250	100.793	100.693	99.836	5.250	101.942	101.842	101.742	4.250	99.721	99.621	98.764
5.375	103.591	103.491	103.391	4.990	102.341	102.241	102.141	4.375	101.203	101.103	99.816	5.375	102.295	102.195	102.095	4.375	100.131	100.031	98.744
5.500	103.898	103.798	103.698	5.000	102.441	102.341	102.241	4.500	101.575	101.475	99.796	5.500	102.602	102.502	102.402	4.500	99.918	99.818	98.139
5.625	104.262	104.162	104.062	5.125	102.850	102.738	102.650	4.625	101.924	101.824	99.776	5.625	102.653	102.553	102.453	4.625	100.267	100.167	98.119
5.750	104.665	104.565	104.465	5.250	103.209	103.098	103.009	4.750	102.076	101.976	99.736	5.750	103.056	102.956	102.856	4.750	100.419	100.319	98.079
5.875	104.944	104.844	104.744	5.375	103.485	103.375	103.285	4.875	102.304	102.204	99.696	5.875	103.335	103.235	103.135	4.875	100.647	100.547	98.039
5.990	105.153	105.053	104.927	5.500	103.699	103.592	103.499	4.990	102.439	102.339	99.556	5.990	102.699	102.599	102.473	4.990	100.282	100.182	97.399
6.000	105.253	105.153	105.027	5.625	104.067	103.967	103.867	5.000	102.539	102.439	99.656	6.000	102.799	102.699	102.573	5.000	100.382	100.282	97.499
6.125	105.986	105.886	105.768	5.750	104.429	104.329	104.229	5.125	102.902	102.802	99.616	6.125	103.532	103.432	103.314	5.125	#N/A	#N/A	#N/A
6.250	106.318	106.218	106.104	5.875	104.902	104.802	104.702	5.250	103.242	103.142	99.566	6.250	103.864	103.764	103.650	5.250	#N/A	#N/A	#N/A
6.375	106.623	106.523	106.412	5.990	105.112	105.012	104.912	5.375	103.639	103.539	99.546	6.375	104.019	103.919	103.808	5.375	#N/A	#N/A	#N/A
6.500	106.199	106.099	105.996	6.000	105.212	105.112	105.012	5.500	101.683	101.583	99.526	6.500	103.445	103.345	103.242	5.500	#N/A	#N/A	#N/A
6.625	106.400	106.300	106.200	6.125	105.460	105.360	105.240	5.625	102.102	102.002	99.506	6.625	103.496	103.396	103.296	5.625	#N/A	#N/A	#N/A
6.750	106.787	106.687	106.587	6.250	105.860	105.760	105.645	5.750	102.475	102.375	99.486	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 - 97.00%
≥ 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.: **1/3/2019**
45 Day Lock Exp.: **1/18/2019**
60 Day Lock Exp.: **2/4/2019**

W. Rate Sheet Dated: **12/4/2018** **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	99.133	99.008	98.883
4.625	99.760	99.635	99.510
4.750	100.272	100.147	100.022
4.875	100.582	100.457	100.332
5.000	101.028	100.903	100.778
5.125	101.295	101.170	101.045
5.250	101.635	101.510	101.385
5.375	101.872	101.747	101.622
5.500	102.132	102.007	101.882
5.625	102.368	102.243	102.118
5.750	102.587	102.462	102.337
5.875	102.933	102.808	102.683
6.000	103.268	103.143	103.018

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	98.001	97.876	97.751
3.875	98.403	98.278	98.153
4.000	98.768	98.643	98.518
4.125	99.312	99.187	99.062
4.250	99.601	99.476	99.351
4.375	99.806	99.681	99.556
4.500	100.048	99.923	99.798
4.625	100.270	100.145	100.020
4.750	100.475	100.350	100.225
4.875	100.670	100.545	100.420
5.000	100.939	100.814	100.689

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	97.706	97.581	97.456
3.625	98.213	98.088	97.963
3.750	98.697	98.572	98.447
3.875	99.151	99.026	98.901
4.000	99.641	99.516	99.391
4.125	100.017	99.892	99.767
4.250	100.371	100.246	100.121
4.375	100.701	100.576	100.451
4.500	101.008	100.883	100.758
4.625	101.314	101.189	101.064
4.750	101.600	101.475	101.350
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 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

[1]Full Am. [2]ARMs 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)