



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 1/4/2019

45 Day Lock Exp.: 1/21/2019

60 Day Lock Exp.: 2/4/2019

W. Rate Sheet Dated: 12/5/2018

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	99.486	99.336	99.186	4.000	98.643	98.493	98.343	2.375	94.152	94.002	93.852	3.125	97.451	97.301	97.151
4.125	99.983	99.833	99.683	4.125	99.008	98.858	98.708	2.500	93.173	93.023	92.873	3.250	97.543	97.393	97.243
4.250	100.958	100.817	100.717	4.250	99.911	99.770	99.670	2.625	94.073	93.923	93.773	3.375	97.947	97.797	97.647
4.375	101.457	101.316	101.216	4.375	100.288	100.148	100.048	2.750	96.254	96.104	95.954	3.500	98.307	98.157	98.007
4.500	101.942	101.801	101.701	4.500	100.659	100.518	100.418	2.875	96.680	96.530	96.380	3.625	98.683	98.533	98.383
4.625	102.422	102.281	102.181	4.625	100.945	100.805	100.705	3.000	97.238	97.088	96.938	Margin = 2.250		Index = 2.700	
4.750	102.547	102.406	102.265	4.750	101.425	101.284	101.144	3.125	97.687	97.537	97.387				
4.875	102.823	102.682	102.542	4.875	101.774	101.633	101.493	3.250	98.421	98.271	98.121				
5.000	103.416	103.276	103.135	5.000	102.085	101.945	101.804	3.375	98.867	98.717	98.567				
5.125	103.692	103.552	103.411	5.125	102.405	102.265	102.124	3.500	99.308	99.158	99.008				
5.250	103.503	103.284	103.144	5.250	102.401	102.183	102.042	3.625	99.752	99.602	99.452				
5.375	103.686	103.468	103.327	5.375	102.740	102.522	102.381	3.750	99.672	99.522	99.372				
5.500	103.965	103.747	103.606	5.500	103.052	102.833	102.692	3.875	100.106	99.956	99.806				
5.625	104.148	103.929	103.789	5.625	103.222	103.003	102.862	4.000	100.533	100.383	100.233				
5.750	104.970	104.870	104.770	5.750	103.483	103.383	103.283	4.125	100.876	100.726	100.576				
5.875	105.003	104.903	104.803	5.875	103.832	103.732	103.632	4.250	100.671	100.521	100.371				
6.000	105.382	105.282	105.182	6.000	104.143	104.043	103.943	4.375	101.025	100.875	100.725				
6.125	105.714	105.614	105.514	6.125	104.563	104.463	104.363	4.500	101.373	101.223	101.073				
6.250	106.014	105.914	105.814	6.250	104.863	104.763	104.663	4.625	101.637	101.487	101.337				

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	98.286	98.136	97.986	4.000	97.643	97.493	97.343	2.375	93.152	93.002	92.852	3.125	96.451	96.301	96.151
4.125	98.783	98.633	98.483	4.125	98.008	97.858	97.708	2.500	92.173	92.023	91.873	3.250	96.543	96.393	96.243
4.250	99.708	99.567	99.467	4.250	98.911	98.770	98.670	2.625	93.073	92.923	92.773	3.375	96.947	96.797	96.647
4.375	100.207	100.066	99.966	4.375	99.288	99.148	99.048	2.750	95.254	95.104	94.954	3.500	97.307	97.157	97.007
4.500	100.692	100.551	100.451	4.500	99.659	99.518	99.418	2.875	95.680	95.530	95.380	3.625	97.683	97.533	97.383
4.625	101.172	101.031	100.931	4.625	99.945	99.805	99.705	3.000	96.238	96.088	95.938	Margin = 2.250		Index = 2.700	
4.750	101.252	101.111	100.971	4.750	100.425	100.284	100.144	3.125	96.687	96.537	96.387	30 Year OTC "Borrower Paid Only for USDA"			
4.875	101.773	101.632	101.492	4.875	100.774	100.633	100.493	3.250	97.421	97.271	97.121	Rate	30 Day	45 Day	60 Day
5.000	102.166	102.026	101.885	5.000	101.085	100.945	100.804	3.375	97.867	97.717	97.567	4.625	100.022	99.772	99.522
5.125	102.612	102.472	102.331	5.125	101.505	101.365	101.224	3.500	98.308	98.158	98.008	4.750	100.102	99.852	99.602
5.250	102.603	102.384	102.244	5.250	101.401	101.183	101.042	3.625	98.752	98.602	98.452	4.875	100.523	100.273	100.023
5.375	102.886	102.668	102.527	5.375	101.740	101.522	101.381	3.750	98.672	98.522	98.372	5.000	100.916	100.666	100.416
5.500	103.115	102.897	102.756	5.500	102.052	101.833	101.692	3.875	99.106	98.956	98.806	5.125	101.312	101.062	100.812
5.625	103.198	102.979	102.839	5.625	102.272	102.053	101.912	4.000	99.533	99.383	99.233	5.250	101.003	100.753	100.503
5.750	103.820	103.720	103.620	5.750	102.483	102.383	102.283	4.125	99.876	99.726	99.576	5.375	101.386	101.136	100.886
5.875	103.853	103.753	103.653	5.875	102.832	102.732	102.632	4.250	99.671	99.521	99.371	5.500	102.005	101.755	101.505
6.000	104.232	104.132	104.032	6.000	103.143	103.043	102.943	4.375	100.025	99.875	99.725	5.625	102.258	102.008	101.758
6.125	104.564	104.464	104.364	6.125	103.563	103.463	103.363	4.500	100.373	100.223	100.073	5.750	102.505	102.255	102.005
6.250	104.864	104.764	104.664	6.250	103.863	103.763	103.663	4.625	100.637	100.487	100.337	5.875	102.750	102.500	102.250

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs			
FICO Adjuster		Loan Size Adjuster	
FICO 720 +	0.250	\$0 - \$49,999	-2.500
FICO 680 - 719	0.250	\$50,000 - \$85,000	-0.500
FICO 660 - 679	0.250	\$85,001 - \$125,000	-0.500
FICO 640 - 659	0.000	\$125,001 - \$175,000	-0.125
FICO 620 - 639	-1.000	\$175,001 - \$275,000	0.000
FICO 600 - 619	-1.500	\$275,001 up to HB	0.000
FICO 580 - 599	-2.000		
NY	-0.250	Non Owner Occupancy	-2.000
2 Unit	0.000	Refer / Manual UW	0.000
USDA Streamline-Assist Refinance Option			-0.250

DPA Advantage Program "comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"							
30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.875	99.673	99.423	99.173	4.875	99.054	98.804	98.554
5.125	100.462	100.212	99.962	5.125	99.785	99.535	99.285
5.375	100.536	100.286	100.036	5.375	100.020	99.770	99.520
5.625	101.248	100.998	100.748	5.625	100.752	100.502	100.252
5.875	101.878	101.628	101.378	5.875	101.112	100.862	100.612
6.000	102.257	102.007	101.757	6.000	101.423	101.173	100.923
6.125	102.589	102.339	102.089	6.125	101.843	101.593	101.343
6.250	102.759	102.509	102.259	6.250	102.643	102.393	102.143

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:	12/5/2018	5.500%

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

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



AFR Loan Center

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1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/4/2019

45 Day Lock Exp.:

1/21/2019

60 Day Lock Exp.:

2/4/2019

W. Rate Sheet Dated: 12/5/2018

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	98.517	98.367	98.217	4.000	97.674	97.524	97.374	2.375	90.652	90.502	90.352	3.125	95.76	95.614	95.464
4.125	99.014	98.864	98.714	4.125	98.039	97.889	97.739	2.500	89.673	89.523	89.373	3.250	96.61	96.456	96.306
4.250	99.989	99.848	99.748	4.250	98.942	98.802	98.702	2.625	90.573	90.423	90.273	3.375	97.01	96.859	96.709
4.375	100.488	100.347	100.247	4.375	99.320	99.179	99.079	2.750	94.567	94.417	94.267	3.500	97.37	97.220	97.070
4.500	100.973	100.833	100.733	4.500	99.690	99.549	99.449	2.875	94.993	94.843	94.693	3.625	97.75	97.596	97.446
4.625	101.453	101.312	101.212	4.625	99.976	99.836	99.736	3.000	95.550	95.400	95.250	Margin = 2.250		Index = 2.700	
4.750	101.390	101.250	101.109	4.750	100.269	100.128	99.988	3.125	96.000	95.850	95.700				
4.875	101.667	101.526	101.385	4.875	100.618	100.477	100.337	3.250	97.483	97.333	97.183				
5.000	102.260	102.120	101.979	5.000	100.929	100.788	100.648	3.375	97.929	97.779	97.629				
5.125	102.536	102.395	102.255	5.125	101.249	101.108	100.968	3.500	98.371	98.221	98.071				
5.250	101.941	101.722	101.581	5.250	100.839	100.620	100.480	3.625	98.815	98.665	98.515				
5.375	102.124	101.905	101.765	5.375	101.178	100.959	100.819	3.750	98.703	98.553	98.403				
5.500	102.403	102.184	102.044	5.500	101.489	101.270	101.130	3.875	99.137	98.987	98.837				
5.625	102.585	102.367	102.226	5.625	101.659	101.440	101.300	4.000	99.564	99.414	99.264				
5.750	102.157	102.057	101.957	5.750	100.670	100.570	100.470	4.125	99.907	99.757	99.607				
5.875	102.190	102.090	101.990	5.875	101.019	100.919	100.819	4.250	99.702	99.552	99.402				
6.000	102.569	102.469	102.369	6.000	101.331	101.231	101.131	4.375	100.057	99.907	99.757				
6.125	102.902	102.802	102.702	6.125	101.751	101.651	101.551	4.500	100.404	100.254	100.104				
6.250	102.514	102.414	102.314	6.250	101.363	101.263	101.163	4.625	100.668	100.518	100.368				

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	97.317	97.167	97.017	4.000	96.674	96.524	96.374	2.375	91.402	91.252	91.102	3.125	94.764	94.614	94.464
4.125	97.814	97.664	97.514	4.125	97.039	96.889	96.739	2.500	90.423	90.273	90.123	3.250	95.606	95.456	95.306
4.250	98.739	98.598	98.498	4.250	97.942	97.802	97.702	2.625	91.323	91.173	91.023	3.375	96.009	95.859	95.709
4.375	99.238	99.097	98.997	4.375	98.320	98.179	98.079	2.750	94.348	94.198	94.048	3.500	96.370	96.220	96.070
4.500	99.723	99.583	99.483	4.500	98.690	98.549	98.449	2.875	94.774	94.624	94.474	3.625	96.746	96.596	96.446
4.625	100.203	100.062	99.962	4.625	98.976	98.836	98.736	3.000	95.331	95.181	95.031	Margin = 2.250		Index = 2.700	
4.750	100.096	99.955	99.814	4.750	99.269	99.128	98.988	3.125	95.781	95.631	95.481	30 Year OTC "Borrower Paid Only for USDA"			
4.875	100.617	100.476	100.335	4.875	99.618	99.477	99.337	3.250	96.327	96.177	96.027	Rate	30 Day	45 Day	60 Day
5.000	101.010	100.870	100.729	5.000	99.929	99.788	99.648	3.375	96.773	96.623	96.473	4.625	99.053	98.803	98.553
5.125	101.456	101.315	101.175	5.125	100.349	100.208	100.068	3.500	97.215	97.065	96.915	4.750	98.946	98.696	98.446
5.250	101.041	100.822	100.681	5.250	99.839	99.620	99.480	3.625	97.658	97.508	97.358	4.875	99.367	99.117	98.867
5.375	101.324	101.105	100.965	5.375	100.178	99.959	99.819	3.750	97.422	97.272	97.122	5.000	99.760	99.510	99.260
5.500	101.553	101.334	101.194	5.500	100.489	100.270	100.130	3.875	97.856	97.706	97.556	5.125	100.156	99.906	99.656
5.625	101.635	101.417	101.276	5.625	100.709	100.490	100.350	4.000	98.283	98.133	97.983	5.250	99.441	99.191	98.941
5.750	101.007	100.907	100.807	5.750	99.670	99.570	99.470	4.125	98.626	98.476	98.326	5.375	99.824	99.574	99.324
5.875	101.040	100.940	100.840	5.875	100.019	99.919	99.819	4.250	98.108	97.958	97.808	5.500	100.443	100.193	99.943
6.000	101.419	101.319	101.219	6.000	100.331	100.231	100.131	4.375	98.463	98.313	98.163	5.625	100.695	100.445	100.195
6.125	101.752	101.652	101.552	6.125	100.751	100.651	100.551	4.500	98.811	98.661	98.511	5.750	99.692	99.442	99.192
6.250	101.364	101.264	101.164	6.250	100.363	100.263	100.163	4.625	99.075	98.925	98.775	5.875	99.937	99.687	99.437

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:	12/5/2018 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	98.517	98.267	98.017	4.875	97.898	97.648	97.398
5.125	99.306	99.056	98.806	5.125	98.629	98.379	98.129
5.375	98.974	98.724	98.474	5.375	98.458	98.208	97.958
5.625	99.685	99.435	99.185	5.625	99.189	98.939	98.689
5.875	99.065	98.815	98.565	5.875	98.299	98.049	97.799
6.000	99.444	99.194	98.944	6.000	98.611	98.361	98.111
6.125	99.777	99.527	99.277	6.125	99.031	98.781	98.531
6.250	99.259	99.009	98.759	6.250	99.143	98.893	98.643

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FHA ID# - 1358600006	
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.	
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Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)	



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10:00 am ET - 11:00 pm ET

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1/4/2019

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1/21/2019

60 Day Lock Exp.:

2/4/2019

W. Rate Sheet Dated: 12/5/2018

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
4.125	98.087	97.987	97.887	4.500	100.587	100.487	100.387	3.375	97.859	97.759	97.659	3.375	98.277	98.177	98.077
4.250	98.710	98.610	98.510	4.625	101.178	101.078	100.978	3.500	98.354	98.254	98.154	3.500	98.622	98.522	98.422
4.375	99.301	99.201	99.101	4.750	101.691	101.591	101.491	3.625	98.827	98.727	98.627	3.625	98.965	98.865	98.765
4.500	99.904	99.804	99.704	4.875	102.064	101.964	101.864	3.750	99.127	99.027	98.927	3.750	99.528	99.428	99.328
4.625	100.467	100.367	100.267	4.990	102.307	102.207	102.107	3.875	99.571	99.471	99.371	3.875	99.873	99.773	99.673
4.750	101.134	101.034	100.934	5.000	102.407	102.307	102.207	3.990	99.898	99.798	99.698	3.990	100.090	99.990	99.890
4.875	101.714	101.614	101.514	5.125	102.902	102.802	102.702	4.000	99.998	99.898	99.798	4.000	100.190	100.090	99.990
4.990	101.963	101.863	101.763	5.250	103.371	103.271	103.171	4.125	100.423	100.323	100.223	4.125	100.488	100.388	100.288
5.000	102.063	101.963	101.863	5.375	103.567	103.467	103.367	4.250	100.674	100.574	100.474	4.250	100.967	100.867	100.767
5.125	102.535	102.435	102.335	5.500	103.772	103.672	103.572	4.375	100.823	100.723	100.623	4.375	101.257	101.157	101.057
5.250	103.141	103.041	102.941	5.625	103.955	103.855	103.755	4.500	101.320	101.220	101.120	4.500	101.539	101.439	101.339
5.375	103.527	103.427	103.327	5.750	104.427	104.327	104.227	4.625	101.792	101.692	101.592	4.625	101.792	101.692	101.592
5.500	103.878	103.778	103.678	5.875	104.665	104.565	104.465	4.750	101.950	101.850	101.750	4.750	102.005	101.905	101.805
5.625	104.155	104.055	103.955	5.990	104.770	104.670	104.570	4.875	102.117	102.017	101.917	4.875	102.202	102.102	102.002
5.750	104.693	104.593	104.493	6.000	104.870	104.770	104.670	4.990	102.419	102.319	102.219	4.990	102.266	102.166	102.066
5.875	104.888	104.788	104.688	6.125	105.243	105.118	104.993	5.000	102.519	102.419	102.319	5.000	102.366	102.266	102.166
5.990	105.010	104.910	104.810	6.250	105.769	105.644	105.519	5.125	102.952	102.852	102.752	5.125	102.487	102.387	102.287
6.000	105.110	105.010	104.910	6.375	105.995	105.870	105.745	5.250	103.095	102.995	102.895	5.250	102.703	102.603	102.503
6.125	105.701	105.601	105.501	6.500	105.816	105.692	105.567	5.375	103.267	103.167	103.067	5.375	102.913	102.813	102.713

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	97.033	96.933	96.833	3.125	96.198	96.098	95.998
4.250	97.787	97.687	97.587	3.250	97.176	97.076	96.976
4.375	98.398	98.298	98.198	3.375	97.588	97.488	97.388
4.500	98.988	98.888	98.788	3.500	97.991	97.891	97.791
4.625	99.680	99.580	99.480	3.625	98.383	98.283	98.183
4.750	100.354	100.254	100.154	3.750	98.594	98.494	98.394
4.875	100.914	100.814	100.714	3.875	98.969	98.869	98.769
4.990	101.352	101.252	101.152	3.990	99.257	99.157	99.057
5.000	101.452	101.352	101.252	4.000	99.357	99.257	99.157
5.125	101.705	101.605	101.505	4.125	99.730	99.630	99.530
5.250	101.960	101.860	101.760	4.250	99.903	99.803	99.703
5.375	102.450	102.350	102.250	4.375	100.014	99.914	99.814
5.500	102.904	102.804	102.704	4.500	100.296	100.196	100.096
5.625	103.130	103.030	102.930	4.625	100.587	100.487	100.387
5.750	103.319	103.219	103.119	4.750	100.685	100.585	100.485
5.875	103.134	103.034	102.934	4.875	100.791	100.691	100.591
5.990	103.499	103.399	103.299	4.990	100.761	100.661	100.561
6.000	103.599	103.499	103.399	5.000	100.861	100.761	100.661
6.125	103.845	103.745	103.645	5.125	100.762	100.662	100.562

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

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

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

Product Features								
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	N/A	N/A	N/A
Manufactured**	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A
3-4 Unit Property	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
Condo > 15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A

HB C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only
applicable to detached condominiums or site condominiums
applicable on MH Advantage Properties (SFR 859 is required)

*Not
**Not

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

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

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

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

*The above caps do not include the following
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)
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			
For use by mortgage professionals only and should not be distributed to borrowers.			
FHA ID# - 1358600006			



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/4/2019

45 Day Lock Exp.:

1/21/2019

60 Day Lock Exp.:

2/4/2019

W. Rate Sheet Dated: 12/5/2018

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	101.434	101.334	101.234	4.250	99.787	99.687	99.587	3.750	99.553	99.453	99.353
4.875	102.014	101.914	101.814	4.375	100.355	100.255	100.155	3.875	100.076	99.976	99.856
4.990	102.316	102.216	102.116	4.500	100.889	100.789	100.689	3.990	100.089	99.989	99.756
5.000	102.416	102.316	102.216	4.625	101.319	101.219	101.119	4.000	100.189	100.089	99.856
5.125	102.911	102.811	102.711	4.750	101.824	101.724	101.624	4.125	100.626	100.526	99.846
5.250	103.393	103.293	103.193	4.875	102.354	102.254	102.154	4.250	100.936	100.836	99.836
5.375	103.737	103.637	103.537	4.990	102.562	102.462	102.362	4.375	101.341	101.241	99.816
5.500	104.037	103.937	103.837	5.000	102.662	102.562	102.462	4.500	101.629	101.529	99.796
5.625	104.306	104.206	104.106	5.125	102.974	102.862	102.763	4.625	101.975	101.875	99.776
5.750	104.697	104.597	104.497	5.250	103.325	103.214	103.115	4.750	102.124	102.024	99.736
5.875	104.966	104.866	104.766	5.375	103.595	103.486	103.387	4.875	102.348	102.248	99.696
5.990	105.108	105.008	104.908	5.500	103.799	103.689	103.590	4.990	102.513	102.413	99.556
6.000	105.208	105.108	105.008	5.625	104.083	103.983	103.883	5.000	102.613	102.513	99.656
6.125	105.936	105.836	105.700	5.750	104.439	104.339	104.239	5.125	102.970	102.870	99.616
6.250	106.267	106.167	106.035	5.875	104.903	104.803	104.703	5.250	103.305	103.205	99.566
6.375	106.565	106.465	106.340	5.990	105.104	105.004	104.904	5.375	103.696	103.596	99.546
6.500	106.142	106.042	105.918	6.000	105.204	105.104	105.004	5.500	101.740	101.640	99.526
6.625	106.518	106.418	106.318	6.125	105.457	105.357	105.220	5.625	102.154	102.054	99.506
6.750	106.899	106.799	106.699	6.250	105.850	105.750	105.618	5.750	102.522	102.422	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	100.663	100.563	100.463	3.750	98.987	98.887	98.787
4.875	101.243	101.143	101.043	3.875	99.510	99.410	99.290
4.990	101.545	101.445	101.345	3.990	99.021	98.921	98.688
5.000	101.645	101.545	101.445	4.000	99.121	99.021	98.788
5.125	101.589	101.489	101.389	4.125	99.558	99.458	98.778
5.250	102.071	101.971	101.871	4.250	99.868	99.768	98.768
5.375	102.415	102.315	102.215	4.375	100.273	100.173	98.748
5.500	102.715	102.615	102.515	4.500	99.972	99.872	98.139
5.625	102.675	102.575	102.475	4.625	100.318	100.218	98.119
5.750	103.066	102.966	102.866	4.750	100.467	100.367	98.079
5.875	103.335	103.235	103.135	4.875	100.691	100.591	98.039
5.990	103.477	103.377	103.277	4.990	100.356	100.256	97.399
6.000	103.577	103.477	103.377	5.000	100.456	100.356	97.499
6.125	103.467	103.367	103.231	5.125	#N/A	#N/A	#N/A
6.250	103.798	103.698	103.566	5.250	#N/A	#N/A	#N/A
6.375	103.946	103.846	103.721	5.375	#N/A	#N/A	#N/A
6.500	103.373	103.273	103.149	5.500	#N/A	#N/A	#N/A
6.625	103.599	103.499	103.399	5.625	#N/A	#N/A	#N/A
6.750	103.830	103.730	103.630	5.750	#N/A	#N/A	#N/A

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.250	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.500
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

Program 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								

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 75.00%	≤ 80.00%	-0.375	-0.375
≤ 65.00%	80.01 - 95.00%	-0.875	-0.625
65.01 - 75.00%	80.01 - 95.00%	-1.125	-0.875
75.01 - 95.00%	75.01 - 95.00%	-1.375	-1.125
≤ 97.00%	95.00% - 97.00%	-1.875	-1.875

Lock Desk Policy			
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.			
Flood Certification = \$10.00	UW Fee with option to buy out = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70.00 (IA & ME exempt)	FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			
For use by mortgage professionals only and should not be distributed to borrowers.			

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/4/2019

45 Day Lock Exp.:

1/21/2019

60 Day Lock Exp.:

2/4/2019

W. Rate Sheet Dated: 12/5/2018

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	101.434	101.334	101.234	4.250	99.787	99.687	99.587	3.750	99.553	99.453	99.353	4.750	100.663	100.563	100.463	3.750	98.987	98.887	98.787
4.875	102.014	101.914	101.814	4.375	100.355	100.255	100.155	3.875	100.076	99.976	99.856	4.875	101.243	101.143	101.043	3.875	99.510	99.410	99.290
4.990	102.316	102.216	102.116	4.500	100.889	100.789	100.689	3.990	100.089	99.989	99.756	4.990	101.545	101.445	101.345	3.990	99.021	98.921	98.688
5.000	102.416	102.316	102.216	4.625	101.319	101.219	101.119	4.000	100.189	100.089	99.856	5.000	101.645	101.545	101.445	4.000	99.121	99.021	98.788
5.125	102.911	102.811	102.711	4.750	101.824	101.724	101.624	4.125	100.626	100.526	99.846	5.125	101.589	101.489	101.389	4.125	99.558	99.458	98.778
5.250	103.393	103.293	103.193	4.875	102.354	102.254	102.154	4.250	100.936	100.836	99.836	5.250	102.071	101.971	101.871	4.250	99.868	99.768	98.768
5.375	103.737	103.637	103.537	4.990	102.562	102.462	102.362	4.375	101.341	101.241	99.816	5.375	102.415	102.315	102.215	4.375	100.273	100.173	98.748
5.500	104.037	103.937	103.837	5.000	102.662	102.562	102.462	4.500	101.629	101.529	99.796	5.500	102.715	102.615	102.515	4.500	99.972	99.872	98.139
5.625	104.306	104.206	104.106	5.125	102.974	102.862	102.763	4.625	101.975	101.875	99.776	5.625	102.675	102.575	102.475	4.625	100.318	100.218	98.119
5.750	104.697	104.597	104.497	5.250	103.325	103.214	103.115	4.750	102.124	102.024	99.736	5.750	103.066	102.966	102.866	4.750	100.467	100.367	98.079
5.875	104.966	104.866	104.766	5.375	103.595	103.486	103.387	4.875	102.348	102.248	99.696	5.875	103.335	103.235	103.135	4.875	100.691	100.591	98.039
5.990	105.108	105.008	104.908	5.500	103.799	103.689	103.590	4.990	102.513	102.413	99.556	5.990	103.477	103.377	103.277	4.990	100.356	100.256	97.399
6.000	105.208	105.108	105.008	5.625	104.083	103.983	103.883	5.000	102.613	102.513	99.656	6.000	103.577	103.477	103.377	5.000	100.456	100.356	97.499
6.125	105.936	105.836	105.700	5.750	104.439	104.339	104.239	5.125	102.970	102.870	99.616	6.125	103.467	103.367	103.231	5.125	#N/A	#N/A	#N/A
6.250	106.267	106.167	106.035	5.875	104.903	104.803	104.703	5.250	103.305	103.205	99.566	6.250	103.798	103.698	103.566	5.250	#N/A	#N/A	#N/A
6.375	106.565	106.465	106.340	5.990	105.104	105.004	104.904	5.375	103.696	103.596	99.546	6.375	103.946	103.846	103.721	5.375	#N/A	#N/A	#N/A
6.500	106.142	106.042	105.918	6.000	105.204	105.104	105.004	5.500	101.740	101.640	99.526	6.500	103.373	103.273	103.149	5.500	#N/A	#N/A	#N/A
6.625	106.518	106.418	106.318	6.125	105.457	105.357	105.220	5.625	102.154	102.054	99.506	6.625	103.599	103.499	103.399	5.625	#N/A	#N/A	#N/A
6.750	106.899	106.799	106.699	6.250	105.850	105.750	105.618	5.750	102.522	102.422	99.486	6.750	103.830	103.730	103.630	5.750	#N/A	#N/A	#N/A

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

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

HP LLPA Cap		
FICO ↓ \ LTV →	≤ 80%	> 80%
≥ 680	1.500	0.000
< 680	1.500	1.500
Excluded from Cap: State, Loan Size, Super Conforming "1.500", LPMI		

Product Features									
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	> 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

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

Lock Desk Policy			
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.			
Flood Certification = \$10.00	UW Fee with option to buy out = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70.00 (IA & ME exempt)	FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			
For use by mortgage professionals only and should not be distributed to borrowers.			



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 1/4/2019

45 Day Lock Exp.: 1/21/2019

60 Day Lock Exp.: 2/4/2019

W. Rate Sheet Dated: 12/5/2018

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	-	-	-0.250	-0.750	-1.250	n/a	n/a	n/a	n/a
Refi ¹	-	-	-0.250	-0.750	-1.250	n/a	n/a	n/a	n/a
Purchase	0.375	0.375	0.250	0.250	0.250	0.250	-	-	n/a
Other									
Interest Only ²	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investor ¹	-0.750	-0.750	-1.000	-1.000	-1.250	n/a	n/a	n/a	n/a
> 80 LTV NO MI ¹	n/a	n/a	n/a	n/a	n/a	n/a	-0.250	-0.750	n/a

¹Full Am. ²ARMs Only

Locks that expire on a weekend or holiday will be extended to the next business day at .0125/day upon lock.

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of **-0.018**. Locks are accepted on loans in *Registered, Submitted, U/W-Received & U/W-Approved* status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

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

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

For use by mortgage professionals only and should not be distributed to borrowers.

Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)