



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.: 1/7/2019

45 Day Lock Exp.: 1/21/2019

60 Day Lock Exp.: 2/4/2019

W. Rate Sheet Dated: 12/6/2018

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	99.752	99.602	99.452	4.000	98.908	98.758	98.608	2.375	94.058	93.908	93.758	3.125	97.451	97.301	97.151
4.125	100.248	100.098	99.948	4.125	99.273	99.123	98.973	2.500	93.079	92.929	92.779	3.250	97.543	97.393	97.243
4.250	101.083	100.958	100.848	4.250	100.036	99.911	99.802	2.625	93.979	93.829	93.679	3.375	97.947	97.797	97.647
4.375	101.582	101.457	101.347	4.375	100.413	100.288	100.179	2.750	96.367	96.217	96.067	3.500	98.307	98.157	98.007
4.500	102.067	101.942	101.833	4.500	100.784	100.659	100.549	2.875	96.794	96.644	96.494	3.625	98.683	98.533	98.383
4.625	102.547	102.422	102.312	4.625	101.070	100.945	100.836	3.000	97.351	97.201	97.051	Margin = 2.250		Index = 2.700	
4.750	102.672	102.515	102.390	4.750	101.581	101.425	101.300	3.125	97.800	97.650	97.500				
4.875	102.979	102.823	102.698	4.875	101.930	101.774	101.649	3.250	98.475	98.325	98.175				
5.000	103.573	103.416	103.291	5.000	102.242	102.085	101.960	3.375	98.921	98.771	98.621				
5.125	103.849	103.692	103.567	5.125	102.562	102.405	102.280	3.500	99.363	99.213	99.063				
5.250	103.566	103.363	103.238	5.250	102.464	102.261	102.136	3.625	99.807	99.657	99.507				
5.375	103.749	103.546	103.421	5.375	102.803	102.600	102.475	3.750	99.766	99.616	99.466				
5.500	104.028	103.825	103.700	5.500	103.114	102.911	102.786	3.875	100.200	100.050	99.900				
5.625	104.210	104.007	103.882	5.625	103.284	103.081	102.956	4.000	100.627	100.477	100.327				
5.750	105.126	105.026	104.926	5.750	103.639	103.539	103.439	4.125	100.969	100.819	100.669				
5.875	105.159	105.059	104.959	5.875	103.988	103.888	103.788	4.250	100.737	100.587	100.437				
6.000	105.538	105.438	105.338	6.000	104.299	104.199	104.099	4.375	101.092	100.942	100.792				
6.125	105.871	105.771	105.671	6.125	104.719	104.619	104.519	4.500	101.440	101.290	101.140				
6.250	106.171	106.071	105.971	6.250	105.019	104.919	104.819	4.625	101.703	101.553	101.403				

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	98.552	98.402	98.252	4.000	97.908	97.758	97.608	2.375	93.058	92.908	92.758	3.125	96.451	96.301	96.151
4.125	99.048	98.898	98.748	4.125	98.273	98.123	97.973	2.500	92.079	91.929	91.779	3.250	96.543	96.393	96.243
4.250	99.833	99.708	99.598	4.250	99.036	98.911	98.802	2.625	92.979	92.829	92.679	3.375	96.947	96.797	96.647
4.375	100.332	100.207	100.097	4.375	99.413	99.288	99.179	2.750	95.367	95.217	95.067	3.500	97.307	97.157	97.007
4.500	100.817	100.692	100.583	4.500	99.784	99.659	99.549	2.875	95.794	95.644	95.494	3.625	97.683	97.533	97.383
4.625	101.297	101.172	101.062	4.625	100.070	99.945	99.836	3.000	96.351	96.201	96.051	Margin = 2.250		Index = 2.700	
4.750	101.408	101.252	101.127	4.750	100.581	100.425	100.300	3.125	96.800	96.650	96.500	30 Year OTC "Borrower Paid Only for USDA"			
4.875	101.929	101.773	101.648	4.875	100.930	100.774	100.649	3.250	97.475	97.325	97.175	Rate	30 Day	45 Day	60 Day
5.000	102.323	102.166	102.041	5.000	101.242	101.085	100.960	3.375	97.921	97.771	97.621	4.625	100.147	99.897	99.647
5.125	102.769	102.612	102.487	5.125	101.662	101.505	101.380	3.500	98.363	98.213	98.063	4.750	100.258	100.008	99.758
5.250	102.666	102.463	102.338	5.250	101.464	101.261	101.136	3.625	98.807	98.657	98.507	4.875	100.679	100.429	100.179
5.375	102.949	102.746	102.621	5.375	101.803	101.600	101.475	3.750	98.766	98.616	98.466	5.000	101.073	100.823	100.573
5.500	103.178	102.975	102.850	5.500	102.114	101.911	101.786	3.875	99.200	99.050	98.900	5.125	101.469	101.219	100.969
5.625	103.260	103.057	102.932	5.625	102.334	102.131	102.006	4.000	99.627	99.477	99.327	5.250	101.066	100.816	100.566
5.750	103.976	103.876	103.776	5.750	102.639	102.539	102.439	4.125	99.969	99.819	99.669	5.375	101.449	101.199	100.949
5.875	104.009	103.909	103.809	5.875	102.988	102.888	102.788	4.250	99.737	99.587	99.437	5.500	101.978	101.728	101.478
6.000	104.388	104.288	104.188	6.000	103.299	103.199	103.099	4.375	100.092	99.942	99.792	5.625	102.250	102.000	101.750
6.125	104.721	104.621	104.521	6.125	103.719	103.619	103.519	4.500	100.440	100.290	100.140	5.750	102.501	102.251	102.001
6.250	105.021	104.921	104.821	6.250	104.019	103.919	103.819	4.625	100.703	100.553	100.403	5.875	102.756	102.506	102.256

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	99.829	99.579	99.329	4.875	99.210	98.960	98.710
5.125	100.619	100.369	100.119	5.125	99.942	99.692	99.442
5.375	100.599	100.349	100.099	5.375	100.083	99.833	99.583
5.625	101.310	101.060	100.810	5.625	100.814	100.564	100.314
5.875	102.034	101.784	101.534	5.875	101.268	101.018	100.768
6.000	102.413	102.163	101.913	6.000	101.579	101.329	101.079
6.125	102.746	102.496	102.246	6.125	101.999	101.749	101.499
6.250	102.756	102.506	102.256	6.250	102.721	102.471	102.221

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:	12/6/2018	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

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.:

1/7/2019

45 Day Lock Exp.:

1/21/2019

60 Day Lock Exp.:

2/4/2019

W. Rate Sheet Dated: 12/6/2018

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	98.783	98.633	98.483	4.000	97.940	97.790	97.640	2.375	90.558	90.408	90.258	3.125	95.76	95.614	95.464
4.125	99.279	99.129	98.979	4.125	98.305	98.155	98.005	2.500	89.579	89.429	89.279	3.250	96.61	96.456	96.306
4.250	100.114	99.989	99.880	4.250	99.067	98.942	98.833	2.625	90.479	90.329	90.179	3.375	97.01	96.859	96.709
4.375	100.613	100.488	100.379	4.375	99.445	99.320	99.210	2.750	94.680	94.530	94.380	3.500	97.37	97.220	97.070
4.500	101.098	100.973	100.864	4.500	99.815	99.690	99.581	2.875	95.106	94.956	94.806	3.625	97.75	97.596	97.446
4.625	101.578	101.453	101.344	4.625	100.101	99.976	99.867	3.000	95.663	95.513	95.363	Margin = 2.250		Index = 2.700	
4.750	101.515	101.359	101.234	4.750	100.425	100.269	100.144	3.125	96.113	95.963	95.813				
4.875	101.823	101.667	101.542	4.875	100.774	100.618	100.493	3.250	97.538	97.388	97.238				
5.000	102.416	102.260	102.135	5.000	101.085	100.929	100.804	3.375	97.984	97.834	97.684				
5.125	102.692	102.536	102.411	5.125	101.405	101.249	101.124	3.500	98.425	98.275	98.125				
5.250	102.003	101.800	101.675	5.250	100.901	100.698	100.573	3.625	98.869	98.719	98.569				
5.375	102.186	101.983	101.858	5.375	101.240	101.037	100.912	3.750	98.797	98.647	98.497				
5.500	102.465	102.262	102.137	5.500	101.552	101.349	101.224	3.875	99.231	99.081	98.931				
5.625	102.648	102.445	102.320	5.625	101.722	101.519	101.394	4.000	99.658	99.508	99.358				
5.750	102.313	102.213	102.113	5.750	100.827	100.727	100.627	4.125	100.001	99.851	99.701				
5.875	102.347	102.247	102.147	5.875	101.176	101.076	100.976	4.250	99.768	99.618	99.468				
6.000	102.726	102.626	102.526	6.000	101.487	101.387	101.287	4.375	100.123	99.973	99.823				
6.125	103.058	102.958	102.858	6.125	101.907	101.807	101.707	4.500	100.471	100.321	100.171				
6.250	102.671	102.571	102.471	6.250	101.519	101.419	101.319	4.625	100.735	100.585	100.435				

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	97.583	97.433	97.283	4.000	96.940	96.790	96.640	2.375	91.308	91.158	91.008	3.125	94.764	94.614	94.464
4.125	98.079	97.929	97.779	4.125	97.305	97.155	97.005	2.500	90.329	90.179	90.029	3.250	95.606	95.456	95.306
4.250	98.864	98.739	98.630	4.250	98.067	97.942	97.833	2.625	91.229	91.079	90.929	3.375	96.009	95.859	95.709
4.375	99.363	99.238	99.129	4.375	98.445	98.320	98.210	2.750	94.461	94.311	94.161	3.500	96.370	96.220	96.070
4.500	99.848	99.723	99.614	4.500	98.815	98.690	98.581	2.875	94.887	94.737	94.587	3.625	96.746	96.596	96.446
4.625	100.328	100.203	100.094	4.625	99.101	98.976	98.867	3.000	95.445	95.295	95.145	Margin = 2.250		Index = 2.700	
4.750	100.252	100.096	99.971	4.750	99.425	99.269	99.144	3.125	95.894	95.744	95.594	30 Year OTC "Borrower Paid Only for USDA"			
4.875	100.773	100.617	100.492	4.875	99.774	99.618	99.493	3.250	96.382	96.232	96.082	Rate	30 Day	45 Day	60 Day
5.000	101.166	101.010	100.885	5.000	100.085	99.929	99.804	3.375	96.828	96.678	96.528	4.625	99.178	98.928	98.678
5.125	101.612	101.456	101.331	5.125	100.505	100.349	100.224	3.500	97.269	97.119	96.969	4.750	99.102	98.852	98.602
5.250	101.103	100.900	100.775	5.250	99.901	99.698	99.573	3.625	97.713	97.563	97.413	4.875	99.523	99.273	99.023
5.375	101.386	101.183	101.058	5.375	100.240	100.037	99.912	3.750	97.516	97.366	97.216	5.000	99.916	99.666	99.416
5.500	101.615	101.412	101.287	5.500	100.552	100.349	100.224	3.875	97.950	97.800	97.650	5.125	100.312	100.062	99.812
5.625	101.698	101.495	101.370	5.625	100.772	100.569	100.444	4.000	98.377	98.227	98.077	5.250	99.503	99.253	99.003
5.750	101.163	101.063	100.963	5.750	99.827	99.727	99.627	4.125	98.719	98.569	98.419	5.375	99.886	99.636	99.386
5.875	101.197	101.097	100.997	5.875	100.176	100.076	99.976	4.250	98.174	98.024	97.874	5.500	100.415	100.165	99.915
6.000	101.576	101.476	101.376	6.000	100.487	100.387	100.287	4.375	98.529	98.379	98.229	5.625	100.688	100.438	100.188
6.125	101.908	101.808	101.708	6.125	100.907	100.807	100.707	4.500	98.877	98.727	98.577	5.750	99.688	99.438	99.188
6.250	101.521	101.421	101.321	6.250	100.519	100.419	100.319	4.625	99.141	98.991	98.841	5.875	99.944	99.694	99.444

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

DPA Advantage Program *comp plan will be deducted on lender paid; only Advantage Adjustments added; FHA only*							
30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.875	98.673	98.423	98.173	4.875	98.054	97.804	97.554
5.125	99.462	99.212	98.962	5.125	98.785	98.535	98.285
5.375	99.036	98.786	98.536	5.375	98.520	98.270	98.020
5.625	99.748	99.498	99.248	5.625	99.252	99.002	98.752
5.875	99.222	98.972	98.722	5.875	98.456	98.206	97.956
6.000	99.601	99.351	99.101	6.000	98.767	98.517	98.267
6.125	99.933	99.683	99.433	6.125	99.187	98.937	98.687
6.250	99.256	99.006	98.756	6.250	99.221	98.971	98.721

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:	12/6/2018 5.500%

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

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



AFR Loan Center

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.:

1/7/2019

45 Day Lock Exp.:

1/21/2019

60 Day Lock Exp.:

2/4/2019

W. Rate Sheet Dated: 12/6/2018

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	98.099	97.999	97.899	4.500	100.688	100.588	100.488	3.375	97.959	97.859	97.759	3.375	98.367	98.267	98.167
4.250	98.860	98.760	98.660	4.625	101.280	101.180	101.080	3.500	98.454	98.354	98.254	3.500	98.722	98.622	98.522
4.375	99.375	99.275	99.175	4.750	101.793	101.693	101.593	3.625	98.927	98.827	98.727	3.625	99.055	98.955	98.855
4.500	99.904	99.804	99.704	4.875	102.167	102.067	101.967	3.750	99.227	99.127	99.027	3.750	99.601	99.501	99.401
4.625	100.540	100.440	100.340	4.990	102.409	102.309	102.209	3.875	99.641	99.541	99.441	3.875	99.936	99.836	99.736
4.750	101.237	101.137	101.037	5.000	102.509	102.409	102.309	3.990	99.970	99.870	99.770	3.990	100.153	100.053	99.953
4.875	101.818	101.718	101.618	5.125	102.970	102.870	102.770	4.000	100.070	99.970	99.870	4.000	100.253	100.153	100.053
4.990	102.068	101.968	101.868	5.250	103.439	103.339	103.239	4.125	100.496	100.396	100.296	4.125	100.541	100.441	100.341
5.000	102.168	102.068	101.968	5.375	103.636	103.536	103.436	4.250	100.746	100.646	100.546	4.250	100.942	100.842	100.742
5.125	102.603	102.503	102.403	5.500	103.840	103.740	103.640	4.375	100.832	100.732	100.632	4.375	101.231	101.131	101.031
5.250	103.211	103.111	103.011	5.625	104.020	103.920	103.820	4.500	101.316	101.216	101.116	4.500	101.493	101.393	101.293
5.375	103.596	103.496	103.396	5.750	104.431	104.331	104.231	4.625	101.787	101.687	101.587	4.625	101.747	101.647	101.547
5.500	103.948	103.848	103.748	5.875	104.668	104.568	104.468	4.750	101.943	101.843	101.743	4.750	101.960	101.860	101.760
5.625	104.221	104.121	104.021	5.990	104.772	104.672	104.572	4.875	102.109	102.009	101.909	4.875	102.157	102.057	101.957
5.750	104.699	104.599	104.499	6.000	104.872	104.772	104.672	4.990	102.412	102.312	102.212	4.990	102.211	102.111	102.011
5.875	104.893	104.793	104.693	6.125	105.246	105.121	104.994	5.000	102.512	102.412	102.312	5.000	102.311	102.211	102.111
5.990	105.014	104.914	104.814	6.250	105.768	105.643	105.516	5.125	102.942	102.842	102.742	5.125	102.458	102.358	102.258
6.000	105.114	105.014	104.914	6.375	105.991	105.866	105.740	5.250	103.084	102.984	102.884	5.250	102.672	102.572	102.472
6.125	105.700	105.600	105.500	6.500	105.813	105.688	105.561	5.375	103.256	103.156	103.056	5.375	102.881	102.781	102.681

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	97.198	97.098	96.998	3.125	96.287	96.187	96.087
4.250	97.952	97.852	97.752	3.250	97.276	97.176	97.076
4.375	98.563	98.463	98.363	3.375	97.688	97.588	97.488
4.500	99.140	99.040	98.940	3.500	98.091	97.991	97.891
4.625	99.782	99.682	99.582	3.625	98.483	98.383	98.283
4.750	100.456	100.356	100.256	3.750	98.694	98.594	98.494
4.875	101.017	100.917	100.817	3.875	99.042	98.942	98.842
4.990	101.456	101.356	101.256	3.990	99.330	99.230	99.130
5.000	101.556	101.456	101.356	4.000	99.430	99.330	99.230
5.125	101.807	101.707	101.607	4.125	99.803	99.703	99.603
5.250	102.029	101.929	101.829	4.250	99.976	99.876	99.776
5.375	102.518	102.418	102.318	4.375	100.033	99.933	99.833
5.500	102.973	102.873	102.773	4.500	100.290	100.190	100.090
5.625	103.196	103.096	102.996	4.625	100.582	100.482	100.382
5.750	103.384	103.284	103.184	4.750	100.680	100.580	100.480
5.875	103.136	103.036	102.936	4.875	100.786	100.686	100.586
5.990	103.499	103.399	103.299	4.990	100.756	100.656	100.556
6.000	103.599	103.499	103.399	5.000	100.856	100.756	100.656
6.125	103.841	103.741	103.641	5.125	100.752	100.652	100.552

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 over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only applicable to detached condominiums or site condominiums								*Not
applicable on MH Advantage Properties (SFR 859 is required)								**Not

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

Mortgages with Subordinate Financing *			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 65.00%	80.01% - 95.00%	-0.500	-0.250
65.01% - 75.00%	80.01% - 95.00%	-0.750	-0.500
75.01% - 95.00%	90.01% - 95.00%	-1.000	-0.750
75.01% - 90.00%	76.01% - 90.00%	-1.000	-0.750
≤ 95.00%	95.01% - 97.00%	-1.500	-1.500
* If the subordinate financing is a Community Seconds® loan, these LLPAs do not apply and the lender must use SFC 118.			

HomeReady LLPAs*	
Product Feature	LLPA Cap
LTV > 80% and credit score ≥ 680	0.000
All other LTV & FICO combos	-1.500
*The above caps do not include the following LLPAs: State; Extension; Loan Size	

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/7/2019

45 Day Lock Exp.:

1/21/2019

60 Day Lock Exp.:

2/4/2019

W. Rate Sheet Dated: 12/6/2018

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	101.514	101.414	101.314	4.250	99.859	99.759	99.659	3.750	99.622	99.522	99.422	
4.875	102.087	101.987	101.887	4.375	100.422	100.322	100.222	3.875	100.142	100.042	99.856	
4.990	102.361	102.261	102.161	4.500	100.951	100.851	100.751	3.990	100.155	100.055	99.756	
5.000	102.461	102.361	102.261	4.625	101.384	101.284	101.184	4.000	100.255	100.155	99.856	
5.125	102.967	102.867	102.767	4.750	101.884	101.784	101.684	4.125	100.689	100.589	99.846	
5.250	103.442	103.342	103.242	4.875	102.409	102.309	102.209	4.250	100.996	100.896	99.836	
5.375	103.778	103.678	103.578	4.990	102.614	102.514	102.414	4.375	101.359	101.259	99.816	
5.500	104.060	103.960	103.860	5.000	102.714	102.614	102.514	4.500	101.599	101.499	99.796	
5.625	104.296	104.196	104.096	5.125	102.987	102.876	102.787	4.625	101.923	101.823	99.776	
5.750	104.681	104.581	104.481	5.250	103.334	103.224	103.134	4.750	102.071	101.971	99.736	
5.875	104.946	104.846	104.746	5.375	103.601	103.491	103.401	4.875	102.313	102.213	99.696	
5.990	105.084	104.984	104.884	5.500	103.800	103.692	103.600	4.990	102.506	102.406	99.556	
6.000	105.184	105.084	104.984	5.625	104.010	103.910	103.810	5.000	102.606	102.506	99.656	
6.125	105.918	105.818	105.716	5.750	104.362	104.262	104.162	5.125	102.961	102.861	99.616	
6.250	106.244	106.144	106.044	5.875	104.821	104.721	104.621	5.250	103.294	103.194	99.566	
6.375	106.538	106.438	106.338	5.990	105.020	104.920	104.820	5.375	103.683	103.583	99.546	
6.500	106.106	106.006	105.906	6.000	105.120	105.020	104.920	5.500	101.697	101.597	99.526	
6.625	106.497	106.397	106.297	6.125	105.439	105.339	105.237	5.625	102.107	102.007	99.506	
6.750	106.873	106.773	106.673	6.250	105.829	105.729	105.629	5.750	102.471	102.371	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
4.750	100.733	100.633	100.533	3.750	99.060	98.960
4.875	101.306	101.206	101.106	3.875	99.580	99.480
4.990	101.580	101.480	101.380	3.990	99.100	99.000
5.000	101.680	101.580	101.480	4.000	99.200	99.100
5.125	101.627	101.527	101.427	4.125	99.634	99.534
5.250	102.102	102.002	101.902	4.250	99.941	99.841
5.375	102.438	102.338	102.238	4.375	100.304	100.204
5.500	102.720	102.620	102.520	4.500	99.942	99.842
5.625	102.650	102.550	102.450	4.625	100.266	100.166
5.750	103.035	102.935	102.835	4.750	100.414	100.314
5.875	103.300	103.200	103.100	4.875	100.656	100.556
5.990	103.438	103.338	103.238	4.990	100.349	100.249
6.000	103.538	103.438	103.338	5.000	100.449	100.349
6.125	103.418	103.318	103.216	5.125	#N/A	#N/A
6.250	103.744	103.644	103.544	5.250	#N/A	#N/A
6.375	103.888	103.788	103.688	5.375	#N/A	#N/A
6.500	103.306	103.206	103.106	5.500	#N/A	#N/A
6.625	103.547	103.447	103.347	5.625	#N/A	#N/A
6.750	103.773	103.673	103.573	5.750	#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	-2.500
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

Program Features								
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
Second Home	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-0.250
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
SC Fixed C/O Refi	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
SC Fixed Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
SC C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only								

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

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

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 Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/7/2019

45 Day Lock Exp.:

1/21/2019

60 Day Lock Exp.:

2/4/2019

W. Rate Sheet Dated: 12/6/2018

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.: 1/7/2019

45 Day Lock Exp.: 1/21/2019

60 Day Lock Exp.: 2/4/2019

W. Rate Sheet Dated: 12/6/2018

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	
4.250	98.184	98.059	97.934	
4.375	98.692	98.567	98.442	
4.500	99.286	99.161	99.036	
4.625	99.880	99.755	99.630	
4.750	100.360	100.235	100.110	
4.875	100.760	100.635	100.510	
5.000	101.187	101.062	100.937	
5.125	101.477	101.352	101.227	
5.250	101.750	101.625	101.500	
5.375	101.990	101.865	101.740	
5.500	102.268	102.143	102.018	
5.625	102.516	102.391	102.266	
5.750	102.672	102.547	102.422	

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	98.162	98.037	97.912	
3.875	98.558	98.433	98.308	
4.000	98.917	98.792	98.667	
4.125	99.451	99.326	99.201	
4.250	99.733	99.608	99.483	
4.375	99.930	99.805	99.680	
4.500	100.167	100.042	99.917	
4.625	100.383	100.258	100.133	
4.750	100.581	100.456	100.331	
4.875	100.773	100.648	100.523	
5.000	101.042	100.917	100.792	

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	97.982	97.857	97.732	
3.625	98.480	98.355	98.230	
3.750	98.954	98.829	98.704	
3.875	99.399	99.274	99.149	
4.000	99.881	99.756	99.631	
4.125	100.248	100.123	99.998	
4.250	100.591	100.466	100.341	
4.375	100.910	100.785	100.660	
4.500	101.208	101.083	100.958	
4.625	101.515	101.390	101.265	
4.750	101.800	101.675	101.550	
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)