AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**1/10/2019**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**1/25/2019**
		60 Day Lock Exp.:	**2/11/2019**

W. Rate Sheet Dated: **12/11/2018** **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	100.095	99.945	99.795	4.000	99.252	99.102	98.952	2.375	94.277	94.127	93.977	3.125	97.451	97.301	97.151
4.125	100.592	100.442	100.292	4.125	99.617	99.467	99.317	2.500	93.298	93.148	92.998	3.250	97.543	97.393	97.243
4.250	101.411	101.302	101.192	4.250	100.364	100.255	100.145	2.625	94.198	94.048	93.898	3.375	97.947	97.797	97.647
4.375	101.910	101.800	101.691	4.375	100.742	100.632	100.523	2.750	96.641	96.491	96.341	3.500	98.307	98.157	98.007
4.500	102.395	102.286	102.176	4.500	101.112	101.003	100.893	2.875	97.067	96.917	96.767	3.625	98.683	98.533	98.383
4.625	102.875	102.765	102.656	4.625	101.398	101.289	101.180	3.000	97.624	97.474	97.324	Margin = 2.250		Index = 2.700	
4.750	103.000	102.875	102.765	4.750	101.831	101.706	101.597	3.125	98.074	97.924	97.774				
4.875	103.229	103.104	102.995	4.875	102.180	102.055	101.946	3.250	98.757	98.607	98.457				
5.000	103.823	103.698	103.588	5.000	102.492	102.367	102.257	3.375	99.203	99.053	98.903				
5.125	104.099	103.974	103.864	5.125	102.812	102.687	102.577	3.500	99.644	99.494	99.344				
5.250	103.659	103.488	103.363	5.250	102.558	102.386	102.261	3.625	100.088	99.938	99.788				
5.375	103.843	103.671	103.546	5.375	102.897	102.725	102.600	3.750	99.937	99.787	99.637				
5.500	104.122	103.950	103.825	5.500	103.208	103.036	102.911	3.875	100.372	100.222	100.072				
5.625	104.304	104.132	104.007	5.625	103.378	103.206	103.081	4.000	100.798	100.648	100.498				
5.750	104.345	103.735	103.635	5.750	102.858	102.248	102.148	4.125	101.141	100.991	100.841				
5.875	104.378	103.768	103.668	5.875	103.207	102.597	102.497	4.250	100.842	100.692	100.542				
6.000	104.757	104.147	104.047	6.000	103.518	102.909	102.809	4.375	101.197	101.047	100.897				
6.125	105.089	104.480	104.380	6.125	103.938	103.329	103.229	4.500	101.545	101.395	101.245				
6.250	105.389	105.289	105.189	6.250	104.238	104.138	104.038	4.625	101.809	101.659	101.509				

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	98.895	98.745	98.595	4.000	98.252	98.102	97.952	2.375	93.277	93.127	92.977	3.125	96.451	96.301	96.151
4.125	99.392	99.242	99.092	4.125	98.617	98.467	98.317	2.500	92.298	92.148	91.998	3.250	96.543	96.393	96.243
4.250	100.161	100.052	99.942	4.250	99.364	99.255	99.145	2.625	93.198	93.048	92.898	3.375	96.947	96.797	96.647
4.375	100.660	100.550	100.441	4.375	99.742	99.632	99.523	2.750	95.641	95.491	95.341	3.500	97.307	97.157	97.007
4.500	101.145	101.036	100.926	4.500	100.112	100.003	99.893	2.875	96.067	95.917	95.767	3.625	97.683	97.533	97.383
4.625	101.625	101.515	101.406	4.625	100.398	100.289	100.180	3.000	96.624	96.474	96.324	Margin = 2.250		Index = 2.700	
4.750	101.658	101.533	101.424	4.750	100.831	100.706	100.597	3.125	97.074	96.924	96.774	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	102.179	102.054	101.945	4.875	101.180	101.055	100.946	3.250	97.757	97.607	97.457	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.000	102.573	102.448	102.338	5.000	101.492	101.367	101.257	3.375	98.203	98.053	97.903	4.625	100.475	100.225	99.975
5.125	103.019	102.894	102.784	5.125	101.912	101.787	101.677	3.500	98.644	98.494	98.344	4.750	100.508	100.258	100.008
5.250	102.759	102.588	102.463	5.250	101.558	101.386	101.261	3.625	99.088	98.938	98.788	4.875	100.929	100.679	100.429
5.375	103.043	102.871	102.746	5.375	101.897	101.725	101.600	3.750	98.937	98.787	98.637	5.000	101.323	101.073	100.823
5.500	103.272	103.100	102.975	5.500	102.208	102.036	101.911	3.875	99.372	99.222	99.072	5.125	101.719	101.469	101.219
5.625	103.354	103.182	103.057	5.625	102.428	102.256	102.131	4.000	99.798	99.648	99.498	5.250	101.159	100.909	100.659
5.750	103.195	102.585	102.485	5.750	101.858	101.248	101.148	4.125	100.141	99.991	99.841	5.375	101.543	101.293	101.043
5.875	103.228	102.618	102.518	5.875	102.207	101.597	101.497	4.250	99.842	99.692	99.542	5.500	102.002	101.752	101.502
6.000	103.607	102.997	102.897	6.000	102.518	101.909	101.809	4.375	100.197	100.047	99.897	5.625	102.254	102.004	101.754
6.125	103.939	103.330	103.230	6.125	102.938	102.329	102.229	4.500	100.545	100.395	100.245	5.750	102.500	101.891	101.641
6.250	104.239	104.139	104.039	6.250	103.238	103.138	103.038	4.625	100.809	100.659	100.509	5.875	102.755	102.146	101.896

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:	12/11/2018	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	100.079	99.829	99.579	4.875	99.460	99.210	98.960
5.125	100.869	100.619	100.369	5.125	100.192	99.942	99.692
5.375	100.693	100.443	100.193	5.375	100.177	99.927	99.677
5.625	101.404	101.154	100.904	5.625	100.908	100.658	100.408
5.875	101.253	100.643	100.393	5.875	100.487	99.877	99.627
6.000	101.632	101.022	100.772	6.000	100.798	100.189	99.939
6.125	101.964	101.355	101.105	6.125	101.218	100.609	100.359
6.250	102.754	102.504	102.254	6.250	101.987	101.737	101.487

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.:	**1/10/2019**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	**1/25/2019**
			60 Day Lock Exp.:	**2/11/2019**

W. Rate Sheet Dated: **12/11/2018** **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	99.127	98.977	98.827	4.000	98.283	98.133	97.983	2.375	90.777	90.627	90.477	3.125	95.76	95.614	95.464
4.125	99.623	99.473	99.323	4.125	98.648	98.498	98.348	2.500	89.798	89.648	89.498	3.250	96.61	96.456	96.306
4.250	100.442	100.333	100.223	4.250	99.395	99.286	99.177	2.625	90.698	90.548	90.398	3.375	97.01	96.859	96.709
4.375	100.941	100.832	100.722	4.375	99.773	99.663	99.554	2.750	94.953	94.803	94.653	3.500	97.37	97.220	97.070
4.500	101.426	101.317	101.208	4.500	100.143	100.034	99.924	2.875	95.380	95.230	95.080	3.625	97.75	97.596	97.446
4.625	101.906	101.797	101.687	4.625	100.430	100.320	100.211	3.000	95.937	95.787	95.637	Margin = 2.250		Index = 2.700	
4.750	101.844	101.719	101.609	4.750	100.675	100.550	100.441	3.125	96.386	96.236	96.086				
4.875	102.073	101.948	101.838	4.875	101.024	100.899	100.790	3.250	97.819	97.669	97.519				
5.000	102.666	102.541	102.432	5.000	101.335	101.210	101.101	3.375	98.265	98.115	97.965				
5.125	102.942	102.817	102.708	5.125	101.655	101.530	101.421	3.500	98.707	98.557	98.407				
5.250	102.097	101.925	101.800	5.250	100.995	100.823	100.698	3.625	99.151	99.001	98.851				
5.375	102.280	102.108	101.983	5.375	101.334	101.162	101.037	3.750	98.969	98.819	98.669				
5.500	102.559	102.387	102.262	5.500	101.645	101.474	101.349	3.875	99.403	99.253	99.103				
5.625	102.742	102.570	102.445	5.625	101.815	101.644	101.519	4.000	99.830	99.680	99.530				
5.750	101.532	100.923	100.823	5.750	100.045	99.436	99.336	4.125	100.172	100.022	99.872				
5.875	101.565	100.956	100.856	5.875	100.394	99.785	99.685	4.250	99.874	99.724	99.574				
6.000	101.944	101.335	101.235	6.000	100.706	100.096	99.996	4.375	100.228	100.078	99.928				
6.125	102.277	101.667	101.567	6.125	101.126	100.516	100.416	4.500	100.576	100.426	100.276				
6.250	101.889	101.789	101.689	6.250	100.738	100.638	100.538	4.625	100.840	100.690	100.540				

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	97.927	97.777	97.627	4.000	97.283	97.133	96.983	2.375	91.527	91.377	91.227	3.125	94.764	94.614	94.464
4.125	98.423	98.273	98.123	4.125	97.648	97.498	97.348	2.500	90.548	90.398	90.248	3.250	95.606	95.456	95.306
4.250	99.192	99.083	98.973	4.250	98.395	98.286	98.177	2.625	91.448	91.298	91.148	3.375	96.009	95.859	95.709
4.375	99.691	99.582	99.472	4.375	98.773	98.663	98.554	2.750	94.734	94.584	94.434	3.500	96.370	96.220	96.070
4.500	100.176	100.067	99.958	4.500	99.143	99.034	98.924	2.875	95.161	95.011	94.861	3.625	96.746	96.596	96.446
4.625	100.656	100.547	100.437	4.625	99.430	99.320	99.211	3.000	95.718	95.568	95.418	Margin = 2.250		Index = 2.700	
4.750	100.502	100.377	100.268	4.750	99.675	99.550	99.441	3.125	96.168	96.018	95.868	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	101.023	100.898	100.788	4.875	100.024	99.899	99.790	3.250	96.663	96.513	96.363	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.000	101.416	101.291	101.182	5.000	100.335	100.210	100.101	3.375	97.109	96.959	96.809	4.625	99.506	99.256	99.006
5.125	101.862	101.737	101.628	5.125	100.755	100.630	100.521	3.500	97.550	97.400	97.250	4.750	99.352	99.102	98.852
5.250	101.197	101.025	100.900	5.250	99.995	99.823	99.698	3.625	97.994	97.844	97.694	4.875	99.773	99.523	99.273
5.375	101.480	101.308	101.183	5.375	100.334	100.162	100.037	3.750	97.687	97.537	97.387	5.000	100.166	99.916	99.666
5.500	101.709	101.537	101.412	5.500	100.645	100.474	100.349	3.875	98.122	97.972	97.822	5.125	100.562	100.312	100.062
5.625	101.792	101.620	101.495	5.625	100.865	100.694	100.569	4.000	98.548	98.398	98.248	5.250	99.597	99.347	99.097
5.750	100.382	99.773	99.673	5.750	99.045	98.436	98.336	4.125	98.891	98.741	98.591	5.375	99.980	99.730	99.480
5.875	100.415	99.806	99.706	5.875	99.394	98.785	98.685	4.250	98.280	98.130	97.980	5.500	100.439	100.189	99.939
6.000	100.794	100.185	100.085	6.000	99.706	99.096	98.996	4.375	98.635	98.485	98.335	5.625	100.692	100.442	100.192
6.125	101.127	100.517	100.417	6.125	100.126	99.516	99.416	4.500	98.983	98.833	98.683	5.750	99.687	99.078	98.828
6.250	100.739	100.639	100.539	6.250	99.738	99.638	99.538	4.625	99.246	99.096	98.946	5.875	99.942	99.333	99.083

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:	12/11/2018	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	98.923	98.673	98.423	4.875	98.304	98.054	97.804
5.125	99.712	99.462	99.212	5.125	99.035	98.785	98.535
5.375	99.130	98.880	98.630	5.375	98.614	98.364	98.114
5.625	99.842	99.592	99.342	5.625	99.345	99.095	98.845
5.875	98.440	97.831	97.581	5.875	97.674	97.065	96.815
6.000	98.819	98.210	97.960	6.000	97.986	97.376	97.126
6.125	99.152	98.542	98.292	6.125	98.406	97.796	97.546
6.250	99.254	99.004	98.754	6.250	98.487	98.237	97.987

DPA Advantage Adjustment

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

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

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

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

AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **1/10/2019**
45 Day Lock Exp.: **1/25/2019**
60 Day Lock Exp.: **2/11/2019**

W. Rate Sheet Dated: **12/11/2018** **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	99.023	98.923	98.823	4.500	100.827	100.727	100.627	3.250	97.846	97.746	97.646	3.375	98.614	98.514	98.414
4.250	99.623	99.523	99.423	4.625	101.429	101.329	101.229	3.375	98.192	98.092	97.992	3.500	98.968	98.868	98.768
4.375	100.150	100.050	99.950	4.750	101.950	101.850	101.750	3.500	98.758	98.658	98.558	3.625	99.297	99.197	99.097
4.500	100.860	100.760	100.660	4.875	102.327	102.227	102.127	3.625	99.207	99.107	99.007	3.750	99.762	99.662	99.562
4.625	101.122	101.022	100.922	4.990	102.569	102.469	102.369	3.750	99.626	99.526	99.426	3.875	100.094	99.994	99.894
4.750	101.684	101.584	101.484	5.000	102.669	102.569	102.469	3.875	100.245	100.145	100.045	3.990	100.307	100.207	100.107
4.875	102.160	102.060	101.960	5.125	103.122	103.022	102.922	3.990	100.510	100.410	100.310	4.000	100.407	100.307	100.207
4.990	102.299	102.199	102.099	5.250	103.594	103.494	103.394	4.000	100.610	100.510	100.410	4.125	100.695	100.595	100.495
5.000	102.399	102.299	102.199	5.375	103.793	103.693	103.593	4.125	100.656	100.556	100.456	4.250	100.945	100.845	100.745
5.125	102.798	102.698	102.598	5.500	104.001	103.901	103.801	4.250	100.907	100.807	100.707	4.375	101.219	101.119	101.019
5.250	103.397	103.297	103.197	5.625	104.182	104.082	103.982	4.375	100.997	100.897	100.797	4.500	101.479	101.379	101.279
5.375	103.777	103.677	103.577	5.750	104.522	104.422	104.322	4.500	101.328	101.228	101.128	4.625	101.727	101.627	101.527
5.500	104.123	104.023	103.923	5.875	104.761	104.661	104.561	4.625	101.804	101.704	101.604	4.750	101.936	101.836	101.736
5.625	104.396	104.296	104.196	5.990	104.867	104.767	104.667	4.750	101.963	101.863	101.763	4.875	102.132	102.032	101.932
5.750	104.788	104.688	104.588	6.000	104.967	104.867	104.767	4.875	102.131	102.031	101.931	4.990	102.184	102.084	101.984
5.875	104.981	104.881	104.781	6.125	105.276	105.151	105.035	4.990	102.401	102.301	102.201	5.000	102.284	102.184	102.084
5.990	105.098	104.998	104.898	6.250	105.805	105.680	105.551	5.000	102.501	102.401	102.301	5.125	102.445	102.345	102.245
6.000	105.198	105.098	104.998	6.375	106.032	105.907	105.778	5.125	102.935	102.835	102.735	5.250	102.657	102.557	102.457
6.125	105.779	105.679	105.579	6.500	105.855	105.730	105.601	5.250	103.080	102.980	102.880	5.375	102.863	102.763	102.663

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	97.536	97.436	97.336	3.125	96.495	96.395	96.295
4.250	98.299	98.199	98.099	3.250	97.514	97.414	97.314
4.375	98.918	98.818	98.718	3.375	97.926	97.826	97.726
4.500	99.509	99.409	99.309	3.500	98.333	98.233	98.133
4.625	99.928	99.828	99.728	3.625	98.729	98.629	98.529
4.750	100.612	100.512	100.412	3.750	98.942	98.842	98.742
4.875	101.177	101.077	100.977	3.875	99.196	99.096	98.996
4.990	101.616	101.516	101.416	3.990	99.487	99.387	99.287
5.000	101.716	101.616	101.516	4.000	99.587	99.487	99.387
5.125	101.970	101.870	101.770	4.125	99.959	99.859	99.759
5.250	102.168	102.068	101.968	4.250	100.134	100.034	99.934
5.375	102.615	102.515	102.415	4.375	100.189	100.089	99.989
5.500	103.072	102.972	102.872	4.500	100.320	100.220	100.120
5.625	103.301	103.201	103.101	4.625	100.565	100.465	100.365
5.750	103.491	103.391	103.291	4.750	100.665	100.565	100.465
5.875	103.075	102.975	102.875	4.875	100.771	100.671	100.571
5.990	103.442	103.342	103.242	4.990	100.743	100.643	100.543
6.000	103.542	103.442	103.342	5.000	100.843	100.743	100.643
6.125	103.790	103.690	103.590	5.125	100.743	100.643	100.543

All Loan Type Adjustments

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

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.: 1/10/2019
45 Day Lock Exp.: 1/25/2019
60 Day Lock Exp.: 2/11/2019

W. Rate Sheet Dated: 12/11/2018 **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	101.742	101.642	101.542	4.250	100.109	100.009	99.909	3.750	99.857	99.757	99.657
4.875	102.292	102.192	102.092	4.375	100.660	100.560	100.460	3.875	100.370	100.270	99.856
4.990	102.551	102.451	102.351	4.500	101.178	101.078	100.978	3.990	100.510	100.410	99.923
5.000	102.651	102.551	102.451	4.625	101.556	101.456	101.356	4.000	100.610	100.510	100.023
5.125	103.140	103.040	102.940	4.750	102.046	101.946	101.846	4.125	100.871	100.771	99.846
5.250	103.594	103.494	103.394	4.875	102.557	102.457	102.357	4.250	101.173	101.073	99.836
5.375	103.913	103.813	103.713	4.990	102.754	102.654	102.554	4.375	101.472	101.372	99.816
5.500	104.175	104.075	103.975	5.000	102.854	102.754	102.654	4.500	101.663	101.563	99.796
5.625	104.335	104.235	104.135	5.125	103.109	102.993	102.898	4.625	101.963	101.863	99.776
5.750	104.735	104.635	104.535	5.250	103.447	103.333	103.238	4.750	102.109	102.009	99.736
5.875	104.974	104.874	104.774	5.375	103.705	103.593	103.498	4.875	102.383	102.283	99.696
5.990	105.094	104.994	104.894	5.500	103.897	103.786	103.691	4.990	102.443	102.343	99.556
6.000	105.194	105.094	104.994	5.625	104.103	104.003	103.903	5.000	102.543	102.443	99.656
6.125	105.829	105.729	105.594	5.750	104.447	104.347	104.247	5.125	102.891	102.791	99.616
6.250	106.136	106.036	105.906	5.875	104.899	104.799	104.699	5.250	103.218	103.118	99.566
6.375	106.417	106.317	106.190	5.990	105.096	104.996	104.896	5.375	103.603	103.503	99.546
6.500	106.008	105.908	105.808	6.000	105.196	105.096	104.996	5.500	101.692	101.592	99.526
6.625	106.517	106.417	106.317	6.125	105.243	105.143	105.006	5.625	102.094	101.994	99.506
6.750	106.886	106.786	106.686	6.250	105.630	105.530	105.397	5.750	102.449	102.349	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	100.726	100.626	100.526	3.750	99.292	99.192	99.092
4.875	101.276	101.176	101.076	3.875	99.805	99.705	99.291
4.990	101.535	101.435	101.335	3.990	99.448	99.348	98.861
5.000	101.635	101.535	101.435	4.000	99.548	99.448	98.961
5.125	101.657	101.557	101.457	4.125	99.809	99.709	98.784
5.250	102.111	102.011	101.911	4.250	100.111	100.011	98.774
5.375	102.430	102.330	102.230	4.375	100.410	100.310	98.754
5.500	102.692	102.592	102.492	4.500	100.006	99.906	98.139
5.625	102.567	102.467	102.367	4.625	100.306	100.206	98.119
5.750	102.967	102.867	102.767	4.750	100.452	100.352	98.079
5.875	103.206	103.106	103.006	4.875	100.726	100.626	98.039
5.990	103.326	103.226	103.126	4.990	100.286	100.186	97.399
6.000	103.426	103.326	103.226	5.000	100.386	100.286	97.499
6.125	103.282	103.182	103.047	5.125	#N/A	#N/A	#N/A
6.250	103.589	103.489	103.359	5.250	#N/A	#N/A	#N/A
6.375	103.720	103.620	103.493	5.375	#N/A	#N/A	#N/A
6.500	103.161	103.061	102.961	5.500	#N/A	#N/A	#N/A
6.625	103.520	103.420	103.320	5.625	#N/A	#N/A	#N/A
6.750	103.739	103.639	103.539	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.: **1/10/2019**

45 Day Lock Exp.: **1/25/2019**

60 Day Lock Exp.: **2/11/2019**

W. Rate Sheet Dated: **12/11/2018** **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	101.812	101.712	101.612	4.250	100.200	100.100	100.000	3.750	99.925	99.825	99.725	4.750	100.796	100.696	100.596	3.750	99.360	99.260	99.160
4.875	102.365	102.265	102.165	4.375	100.751	100.651	100.551	3.875	100.437	100.337	99.856	4.875	101.349	101.249	101.149	3.875	99.872	99.772	99.291
4.990	102.631	102.531	102.431	4.500	101.266	101.166	101.066	3.990	100.356	100.256	99.756	4.990	101.615	101.515	101.415	3.990	99.294	99.194	98.694
5.000	102.731	102.631	102.531	4.625	101.655	101.555	101.455	4.000	100.456	100.356	99.856	5.000	101.715	101.615	101.515	4.000	99.394	99.294	98.794
5.125	103.202	103.102	103.002	4.750	102.144	102.044	101.944	4.125	100.883	100.783	99.846	5.125	101.719	101.619	101.519	4.125	99.821	99.721	98.784
5.250	103.660	103.560	103.460	4.875	102.656	102.556	102.456	4.250	101.186	101.086	99.836	5.250	102.177	102.077	101.977	4.250	100.124	100.024	98.774
5.375	103.984	103.884	103.784	4.990	102.850	102.750	102.650	4.375	101.543	101.443	99.816	5.375	102.501	102.401	102.301	4.375	100.481	100.381	98.754
5.500	104.251	104.151	104.051	5.000	102.950	102.850	102.750	4.500	101.769	101.669	99.796	5.500	102.768	102.668	102.568	4.500	100.112	100.012	98.139
5.625	104.411	104.311	104.211	5.125	103.224	103.108	103.024	4.625	102.088	101.988	99.776	5.625	102.643	102.543	102.443	4.625	100.431	100.331	98.119
5.750	104.780	104.680	104.580	5.250	103.561	103.446	103.361	4.750	102.234	102.134	99.736	5.750	103.012	102.912	102.812	4.750	100.577	100.477	98.079
5.875	105.037	104.937	104.837	5.375	103.818	103.706	103.618	4.875	102.473	102.373	99.696	5.875	103.269	103.169	103.069	4.875	100.816	100.716	98.039
5.990	105.171	105.071	104.971	5.500	104.009	103.898	103.809	4.990	102.600	102.500	99.556	5.990	103.403	103.303	103.203	4.990	100.443	100.343	97.399
6.000	105.271	105.171	105.071	5.625	104.218	104.118	104.018	5.000	102.700	102.600	99.656	6.000	103.503	103.403	103.303	5.000	100.543	100.443	97.499
6.125	106.026	105.926	105.816	5.750	104.561	104.461	104.361	5.125	103.049	102.949	99.616	6.125	103.479	103.379	103.269	5.125	#N/A	#N/A	#N/A
6.250	106.344	106.244	106.137	5.875	105.008	104.908	104.808	5.250	103.375	103.275	99.566	6.250	103.797	103.697	103.590	5.250	#N/A	#N/A	#N/A
6.375	106.629	106.529	106.425	5.990	105.199	105.099	104.999	5.375	103.757	103.657	99.546	6.375	103.932	103.832	103.728	5.375	#N/A	#N/A	#N/A
6.500	106.192	106.092	105.992	6.000	105.299	105.199	105.099	5.500	101.854	101.754	99.526	6.500	103.345	103.245	103.145	5.500	#N/A	#N/A	#N/A
6.625	106.608	106.508	106.408	6.125	105.550	105.450	105.338	5.625	102.256	102.156	99.506	6.625	103.611	103.511	103.411	5.625	#N/A	#N/A	#N/A
6.750	106.978	106.878	106.778	6.250	105.931	105.831	105.723	5.750	102.611	102.511	99.486	6.750	103.831	103.731	103.631	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.: **1/10/2019**
45 Day Lock Exp.: **1/25/2019**
60 Day Lock Exp.: **2/11/2019**

W. Rate Sheet Dated: **12/11/2018** **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	98.136	98.011	97.886
4.375	98.677	98.552	98.427
4.500	99.279	99.154	99.029
4.625	99.795	99.670	99.545
4.750	100.322	100.197	100.072
4.875	100.775	100.650	100.525
5.000	101.229	101.104	100.979
5.125	101.493	101.368	101.243
5.250	101.771	101.646	101.521
5.375	102.005	101.880	101.755
5.500	102.281	102.156	102.031
5.625	102.525	102.400	102.275
5.750	102.770	102.645	102.520

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	98.386	98.261	98.136
3.875	98.773	98.648	98.523
4.000	99.122	98.997	98.872
4.125	99.643	99.518	99.393
4.250	99.915	99.790	99.665
4.375	100.104	99.979	99.854
4.500	100.332	100.207	100.082
4.625	100.541	100.416	100.291
4.750	100.728	100.603	100.478
4.875	100.919	100.794	100.669
5.000	101.189	101.064	100.939

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	98.272	98.147	98.022
3.625	98.759	98.634	98.509
3.750	99.222	99.097	98.972
3.875	99.657	99.532	99.407
4.000	100.127	100.002	99.877
4.125	100.483	100.358	100.233
4.250	100.817	100.692	100.567
4.375	101.125	101.000	100.875
4.500	101.415	101.290	101.165
4.625	101.721	101.596	101.471
4.750	102.007	101.882	101.757
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)