[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.: **1/11/2019**
45 Day Lock Exp.: **1/28/2019**
60 Day Lock Exp.: **2/11/2019**

W. Rate Sheet Dated: **12/12/2018** **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	99.877	99.727	99.577	4.000	99.033	98.883	98.733	2.375	94.199	94.049	93.899	3.125	97.451	97.301	97.151
4.125	100.373	100.223	100.073	4.125	99.398	99.248	99.098	2.500	93.220	93.070	92.920	3.250	97.543	97.393	97.243
4.250	101.255	101.155	101.055	4.250	100.208	100.108	100.008	2.625	94.120	93.970	93.820	3.375	97.947	97.797	97.647
4.375	101.754	101.654	101.554	4.375	100.585	100.485	100.385	2.750	96.219	96.069	95.919	3.500	98.307	98.157	98.007
4.500	102.239	102.139	102.039	4.500	100.956	100.856	100.756	2.875	96.645	96.495	96.345	3.625	98.683	98.533	98.383
4.625	102.719	102.619	102.519	4.625	101.242	101.142	101.042	3.000	97.203	97.053	96.903	Margin = 2.250		Index = 2.700	
4.750	102.844	102.734	102.609	4.750	101.659	101.550	101.425	3.125	97.652	97.502	97.352				
4.875	103.057	102.948	102.823	4.875	102.008	101.899	101.774	3.250	98.554	98.404	98.254				
5.000	103.651	103.541	103.416	5.000	102.320	102.210	102.085	3.375	99.000	98.850	98.700				
5.125	103.927	103.817	103.692	5.125	102.640	102.530	102.405	3.500	99.441	99.291	99.141				
5.250	103.566	103.409	103.284	5.250	102.464	102.308	102.183	3.625	99.885	99.735	99.585				
5.375	103.749	103.593	103.468	5.375	102.803	102.647	102.522	3.750	99.766	99.616	99.466				
5.500	104.028	103.872	103.747	5.500	103.114	102.958	102.833	3.875	100.200	100.050	99.900				
5.625	104.210	104.054	103.929	5.625	103.284	103.128	103.003	4.000	100.627	100.477	100.327				
5.750	104.516	104.416	104.316	5.750	103.030	102.930	102.830	4.125	100.969	100.819	100.669				
5.875	104.550	104.450	104.350	5.875	103.379	103.279	103.179	4.250	100.667	100.517	100.367				
6.000	104.929	104.829	104.729	6.000	103.690	103.590	103.490	4.375	101.021	100.871	100.721				
6.125	105.261	105.161	105.061	6.125	104.110	104.010	103.910	4.500	101.369	101.219	101.069				
6.250	105.561	105.461	105.361	6.250	104.410	104.310	104.210	4.625	101.633	101.483	101.333				

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	98.677	98.527	98.377	4.000	98.033	97.883	97.733	2.375	93.199	93.049	92.899	3.125	96.451	96.301	96.151
4.125	99.173	99.023	98.873	4.125	98.398	98.248	98.098	2.500	92.220	92.070	91.920	3.250	96.543	96.393	96.243
4.250	100.005	99.905	99.805	4.250	99.208	99.108	99.008	2.625	93.120	92.970	92.820	3.375	96.947	96.797	96.647
4.375	100.504	100.404	100.304	4.375	99.585	99.485	99.385	2.750	95.219	95.069	94.919	3.500	97.307	97.157	97.007
4.500	100.989	100.889	100.789	4.500	99.956	99.856	99.756	2.875	95.645	95.495	95.345	3.625	97.683	97.533	97.383
4.625	101.469	101.369	101.269	4.625	100.242	100.142	100.042	3.000	96.203	96.053	95.903	Margin = 2.250		Index = 2.700	
4.750	101.486	101.377	101.252	4.750	100.659	100.550	100.425	3.125	96.652	96.502	96.352	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	102.007	101.898	101.773	4.875	101.008	100.899	100.774	3.250	97.554	97.404	97.254	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.000	102.401	102.291	102.166	5.000	101.320	101.210	101.085	3.375	98.000	97.850	97.700	4.625	100.319	100.069	99.819
5.125	102.847	102.737	102.612	5.125	101.740	101.630	101.505	3.500	98.441	98.291	98.141	4.750	100.336	100.086	99.836
5.250	102.666	102.509	102.384	5.250	101.464	101.308	101.183	3.625	98.885	98.735	98.585	4.875	100.757	100.507	100.257
5.375	102.949	102.793	102.668	5.375	101.803	101.647	101.522	3.750	98.766	98.616	98.466	5.000	101.151	100.901	100.651
5.500	103.178	103.022	102.897	5.500	102.114	101.958	101.833	3.875	99.200	99.050	98.900	5.125	101.547	101.297	101.047
5.625	103.260	103.104	102.979	5.625	102.334	102.178	102.053	4.000	99.627	99.477	99.327	5.250	101.066	100.816	100.566
5.750	103.366	103.266	103.166	5.750	102.030	101.930	101.830	4.125	99.969	99.819	99.669	5.375	101.449	101.199	100.949
5.875	103.400	103.300	103.200	5.875	102.379	102.279	102.179	4.250	99.667	99.517	99.367	5.500	101.998	101.748	101.498
6.000	103.779	103.679	103.579	6.000	102.690	102.590	102.490	4.375	100.021	99.871	99.721	5.625	102.250	102.000	101.750
6.125	104.111	104.011	103.911	6.125	103.110	103.010	102.910	4.500	100.369	100.219	100.069	5.750	102.501	102.251	102.001
6.250	104.411	104.311	104.211	6.250	103.410	103.310	103.210	4.625	100.633	100.483	100.333	5.875	102.757	102.507	102.257

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:	12/12/2018	5.500%

DPA Advantage Program "comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"

30/25 Year				20 Year			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.875	99.907	99.657	99.407	4.875	99.288	99.038	98.788
5.125	100.697	100.447	100.197	5.125	100.020	99.770	99.520
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	101.425	101.175	100.925	5.875	100.659	100.409	100.159
6.000	101.804	101.554	101.304	6.000	100.970	100.720	100.470
6.125	102.136	101.886	101.636	6.125	101.390	101.140	100.890
6.250	102.756	102.506	102.256	6.250	102.487	102.237	101.987

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.:	**1/11/2019**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	**1/28/2019**
			60 Day Lock Exp.:	**2/11/2019**

W. Rate Sheet Dated: **12/12/2018** **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	98.752	98.602	98.452	4.000	97.908	97.758	97.608	2.375	90.699	90.549	90.399	3.125	95.76	95.614	95.464
4.125	99.248	99.098	98.948	4.125	98.273	98.123	97.973	2.500	89.720	89.570	89.420	3.250	96.54	96.393	96.243
4.250	100.098	99.998	99.898	4.250	99.052	98.952	98.852	2.625	90.620	90.470	90.320	3.375	96.95	96.797	96.647
4.375	100.597	100.497	100.397	4.375	99.429	99.329	99.229	2.750	94.531	94.381	94.231	3.500	97.31	97.157	97.007
4.500	101.083	100.983	100.883	4.500	99.799	99.699	99.599	2.875	94.958	94.808	94.658	3.625	97.68	97.533	97.383
4.625	101.562	101.462	101.362	4.625	100.086	99.986	99.886	3.000	95.515	95.365	95.215	Margin = 2.250		Index = 2.700	
4.750	101.344	101.234	101.109	4.750	100.159	100.050	99.925	3.125	95.964	95.814	95.664				
4.875	101.557	101.448	101.323	4.875	100.508	100.399	100.274	3.250	97.554	97.404	97.254				
5.000	102.151	102.041	101.916	5.000	100.820	100.710	100.585	3.375	98.000	97.850	97.700				
5.125	102.427	102.317	102.192	5.125	101.140	101.030	100.905	3.500	98.441	98.291	98.141				
5.250	101.691	101.534	101.409	5.250	100.589	100.433	100.308	3.625	98.885	98.735	98.585				
5.375	101.874	101.718	101.593	5.375	100.928	100.772	100.647	3.750	98.641	98.491	98.341				
5.500	102.153	101.997	101.872	5.500	101.239	101.083	100.958	3.875	99.075	98.925	98.775				
5.625	102.335	102.179	102.054	5.625	101.409	101.253	101.128	4.000	99.502	99.352	99.202				
5.750	101.704	101.604	101.504	5.750	100.217	100.117	100.017	4.125	99.844	99.694	99.544				
5.875	101.737	101.637	101.537	5.875	100.566	100.466	100.366	4.250	99.510	99.360	99.210				
6.000	102.116	102.016	101.916	6.000	100.877	100.777	100.677	4.375	99.865	99.715	99.565				
6.125	102.449	102.349	102.249	6.125	101.297	101.197	101.097	4.500	100.213	100.063	99.913				
6.250	102.061	101.961	101.861	6.250	100.910	100.810	100.710	4.625	100.477	100.327	100.177				

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	97.552	97.402	97.252	4.000	96.908	96.758	96.608	2.375	91.449	91.299	91.149	3.125	94.764	94.614	94.464
4.125	98.048	97.898	97.748	4.125	97.273	97.123	96.973	2.500	90.470	90.320	90.170	3.250	95.543	95.393	95.243
4.250	98.848	98.748	98.648	4.250	98.052	97.952	97.852	2.625	91.370	91.220	91.070	3.375	95.947	95.797	95.647
4.375	99.347	99.247	99.147	4.375	98.429	98.329	98.229	2.750	94.313	94.163	94.013	3.500	96.307	96.157	96.007
4.500	99.833	99.733	99.633	4.500	98.799	98.699	98.599	2.875	94.739	94.589	94.439	3.625	96.683	96.533	96.383
4.625	100.312	100.212	100.112	4.625	99.086	98.986	98.886	3.000	95.296	95.146	94.996	Margin = 2.250		Index = 2.700	
4.750	99.986	99.877	99.752	4.750	99.159	99.050	98.925	3.125	95.746	95.596	95.446	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	100.507	100.398	100.273	4.875	99.508	99.399	99.274	3.250	96.460	96.310	96.160	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.000	100.901	100.791	100.666	5.000	99.820	99.710	99.585	3.375	96.906	96.756	96.606	4.625	99.162	98.912	98.662
5.125	101.347	101.237	101.112	5.125	100.240	100.130	100.005	3.500	97.347	97.197	97.047	4.750	98.836	98.586	98.336
5.250	100.791	100.634	100.509	5.250	99.589	99.433	99.308	3.625	97.791	97.641	97.491	4.875	99.257	99.007	98.757
5.375	101.074	100.918	100.793	5.375	99.928	99.772	99.647	3.750	97.516	97.366	97.216	5.000	99.651	99.401	99.151
5.500	101.303	101.147	101.022	5.500	100.239	100.083	99.958	3.875	97.950	97.800	97.650	5.125	100.047	99.797	99.547
5.625	101.385	101.229	101.104	5.625	100.459	100.303	100.178	4.000	98.377	98.227	98.077	5.250	99.191	98.941	98.691
5.750	100.554	100.454	100.354	5.750	99.217	99.117	99.017	4.125	98.719	98.569	98.419	5.375	99.574	99.324	99.074
5.875	100.587	100.487	100.387	5.875	99.566	99.466	99.366	4.250	98.104	97.954	97.804	5.500	100.123	99.873	99.623
6.000	100.966	100.866	100.766	6.000	99.877	99.777	99.677	4.375	98.459	98.309	98.159	5.625	100.375	100.125	99.875
6.125	101.299	101.199	101.099	6.125	100.297	100.197	100.097	4.500	98.807	98.657	98.507	5.750	99.689	99.439	99.189
6.250	100.911	100.811	100.711	6.250	99.910	99.810	99.710	4.625	99.071	98.921	98.771	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

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:	12/12/2018	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	98.407	98.157	97.907	4.875	97.788	97.538	97.288
5.125	99.197	98.947	98.697	5.125	98.520	98.270	98.020
5.375	98.724	98.474	98.224	5.375	98.208	97.958	97.708
5.625	99.435	99.185	98.935	5.625	98.939	98.689	98.439
5.875	98.612	98.362	98.112	5.875	97.846	97.596	97.346
6.000	98.991	98.741	98.491	6.000	98.157	97.907	97.657
6.125	99.324	99.074	98.824	6.125	98.577	98.327	98.077
6.250	99.256	99.006	98.756	6.250	98.987	98.737	98.487

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.:	1/11/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	1/28/2019
			60 Day Lock Exp.:	2/11/2019

W. Rate Sheet Dated: 12/12/2018 **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
4.375	100.057	99.957	99.857	4.625	101.211	101.111	101.011	3.500	98.658	98.558	98.458	3.500	98.710	98.610	98.510
4.500	100.766	100.666	100.566	4.750	101.737	101.637	101.537	3.625	99.168	99.068	98.968	3.625	99.041	98.941	98.841
4.625	100.997	100.897	100.797	4.875	102.116	102.016	101.916	3.750	99.593	99.493	99.393	3.750	99.567	99.467	99.367
4.750	101.559	101.459	101.359	4.990	102.361	102.261	102.161	3.875	99.972	99.872	99.772	3.875	99.899	99.799	99.699
4.875	102.035	101.935	101.835	5.000	102.461	102.361	102.261	3.990	100.521	100.421	100.321	3.990	100.116	100.016	99.916
4.990	102.093	101.993	101.893	5.125	102.946	102.846	102.746	4.000	100.621	100.521	100.421	4.000	100.216	100.116	100.016
5.000	102.193	102.093	101.993	5.250	103.423	103.323	103.223	4.125	100.555	100.455	100.355	4.125	100.506	100.406	100.306
5.125	102.651	102.551	102.451	5.375	103.623	103.523	103.423	4.250	100.808	100.708	100.608	4.250	100.781	100.681	100.581
5.250	103.255	103.155	103.055	5.500	103.835	103.735	103.635	4.375	100.897	100.797	100.697	4.375	101.071	100.971	100.871
5.375	103.639	103.539	103.439	5.625	104.019	103.919	103.819	4.500	101.279	101.179	101.079	4.500	101.332	101.232	101.132
5.500	103.993	103.893	103.793	5.750	104.345	104.245	104.145	4.625	101.762	101.662	101.562	4.625	101.581	101.481	101.381
5.625	104.266	104.166	104.066	5.875	104.588	104.488	104.388	4.750	101.921	101.821	101.721	4.750	101.792	101.692	101.592
5.750	104.610	104.510	104.410	5.990	104.694	104.594	104.494	4.875	102.092	101.992	101.892	4.875	101.990	101.890	101.790
5.875	104.804	104.704	104.604	6.000	104.794	104.694	104.594	4.990	102.196	102.096	101.996	4.990	102.043	101.943	101.843
5.990	104.924	104.824	104.724	6.125	105.103	104.987	104.874	5.000	102.296	102.196	102.096	5.000	102.143	102.043	101.943
6.000	105.024	104.924	104.824	6.250	105.637	105.512	105.386	5.125	102.736	102.636	102.536	5.125	102.314	102.214	102.114
6.125	105.613	105.513	105.413	6.375	105.867	105.742	105.615	5.250	102.881	102.781	102.681	5.250	102.528	102.428	102.328
6.250	105.982	105.882	105.782	6.500	105.691	105.566	105.440	5.375	103.056	102.956	102.856	5.375	102.736	102.636	102.536
6.375	106.348	106.248	106.148	6.625	105.836	105.736	105.636	5.500	103.135	103.035	102.935	5.500	102.681	102.581	102.481

30-20 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.375	98.636	98.536	98.436	3.500	98.166	98.066	97.966
4.500	99.232	99.132	99.032	3.625	98.564	98.464	98.364
4.625	99.705	99.605	99.505	3.750	98.778	98.678	98.578
4.750	100.397	100.297	100.197	3.875	99.096	98.996	98.896
4.875	100.967	100.867	100.767	3.990	99.388	99.288	99.188
4.990	101.410	101.310	101.210	4.000	99.488	99.388	99.288
5.000	101.510	101.410	101.310	4.125	99.861	99.761	99.661
5.125	101.768	101.668	101.568	4.250	100.036	99.936	99.836
5.250	101.979	101.879	101.779	4.375	100.093	99.993	99.893
5.375	102.479	102.379	102.279	4.500	100.224	100.124	100.024
5.500	102.947	102.847	102.747	4.625	100.478	100.378	100.278
5.625	103.176	103.076	102.976	4.750	100.579	100.479	100.379
5.750	103.369	103.269	103.169	4.875	100.686	100.586	100.486
5.875	102.903	102.803	102.703	4.990	100.658	100.558	100.458
5.990	103.278	103.178	103.078	5.000	100.758	100.658	100.558
6.000	103.378	103.278	103.178	5.125	100.640	100.540	100.440
6.125	103.625	103.525	103.425	5.250	100.728	100.628	100.528
6.250	103.855	103.755	103.655	5.375	100.845	100.745	100.645
6.375	102.004	101.904	101.804	5.500	100.895	100.795	100.695

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.: 1/11/2019
45 Day Lock Exp.: 1/28/2019
60 Day Lock Exp.: 2/11/2019

W. Rate Sheet Dated: 12/12/2018 **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	101.574	101.474	101.374	4.250	99.943	99.843	99.743	3.750	99.727	99.627	99.527
4.875	102.131	102.031	101.931	4.375	100.500	100.400	100.300	3.875	100.244	100.144	99.856
4.990	102.397	102.297	102.197	4.500	101.025	100.925	100.825	3.990	100.521	100.421	100.068
5.000	102.497	102.397	102.297	4.625	101.456	101.356	101.256	4.000	100.621	100.521	100.168
5.125	103.026	102.926	102.826	4.750	101.952	101.852	101.752	4.125	100.738	100.638	99.846
5.250	103.488	103.388	103.288	4.875	102.470	102.370	102.270	4.250	101.043	100.943	99.836
5.375	103.817	103.717	103.617	4.990	102.671	102.571	102.471	4.375	101.347	101.247	99.816
5.500	104.088	103.988	103.888	5.000	102.771	102.671	102.571	4.500	101.498	101.398	99.796
5.625	104.261	104.161	104.061	5.125	103.098	102.980	102.898	4.625	101.801	101.701	99.776
5.750	104.666	104.566	104.466	5.250	103.440	103.322	103.240	4.750	101.948	101.848	99.736
5.875	104.907	104.807	104.707	5.375	103.703	103.585	103.503	4.875	102.225	102.125	99.696
5.990	105.026	104.926	104.826	5.500	103.900	103.782	103.700	4.990	102.421	102.321	99.556
6.000	105.126	105.026	104.926	5.625	104.077	103.977	103.877	5.000	102.521	102.421	99.656
6.125	105.782	105.672	105.556	5.750	104.426	104.326	104.226	5.125	102.871	102.771	99.616
6.250	106.094	105.985	105.870	5.875	104.886	104.786	104.686	5.250	103.200	103.100	99.566
6.375	106.378	106.272	106.156	5.990	105.085	104.985	104.885	5.375	103.590	103.490	99.546
6.500	105.946	105.846	105.746	6.000	105.185	105.085	104.985	5.500	101.558	101.458	99.526
6.625	106.459	106.359	106.259	6.125	105.194	105.082	104.967	5.625	101.966	101.866	99.506
6.750	106.831	106.731	106.631	6.250	105.585	105.475	105.359	5.750	102.328	102.228	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	100.559	100.459	100.359	3.750	99.167	99.067	98.967
4.875	101.116	101.016	100.916	3.875	99.684	99.584	99.296
4.990	101.382	101.282	101.182	3.990	99.462	99.362	99.009
5.000	101.482	101.382	101.282	4.000	99.562	99.462	99.109
5.125	101.547	101.447	101.347	4.125	99.679	99.579	98.787
5.250	102.009	101.909	101.809	4.250	99.984	99.884	98.777
5.375	102.338	102.238	102.138	4.375	100.288	100.188	98.757
5.500	102.609	102.509	102.409	4.500	99.841	99.741	98.139
5.625	102.480	102.380	102.280	4.625	100.144	100.044	98.119
5.750	102.885	102.785	102.685	4.750	100.291	100.191	98.079
5.875	103.126	103.026	102.926	4.875	100.568	100.468	98.039
5.990	103.245	103.145	103.045	4.990	100.264	100.164	97.399
6.000	103.345	103.245	103.145	5.000	100.364	100.264	97.499
6.125	103.235	103.125	103.009	5.125	#N/A	#N/A	#N/A
6.250	103.547	103.438	103.323	5.250	#N/A	#N/A	#N/A
6.375	103.681	103.575	103.459	5.375	#N/A	#N/A	#N/A
6.500	103.099	102.999	102.899	5.500	#N/A	#N/A	#N/A
6.625	103.462	103.362	103.262	5.625	#N/A	#N/A	#N/A
6.750	103.684	103.584	103.484	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.: **1/11/2019**
45 Day Lock Exp.: **1/28/2019**
60 Day Lock Exp.: **2/11/2019**

W. Rate Sheet Dated: **12/12/2018** **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	101.574	101.474	101.374	4.250	99.943	99.843	99.743	3.750	99.727	99.627	99.527	4.750	100.559	100.459	100.359	3.750	99.167	99.067	98.967
4.875	102.131	102.031	101.931	4.375	100.500	100.400	100.300	3.875	100.244	100.144	99.856	4.875	101.116	101.016	100.916	3.875	99.684	99.584	99.296
4.990	102.397	102.297	102.197	4.500	101.025	100.925	100.825	3.990	100.209	100.109	99.756	4.990	101.382	101.282	101.182	3.990	99.150	99.050	98.697
5.000	102.497	102.397	102.297	4.625	101.456	101.356	101.256	4.000	100.309	100.209	99.856	5.000	101.482	101.382	101.282	4.000	99.250	99.150	98.797
5.125	103.026	102.926	102.826	4.750	101.952	101.852	101.752	4.125	100.738	100.638	99.846	5.125	101.547	101.447	101.347	4.125	99.679	99.579	98.787
5.250	103.488	103.388	103.288	4.875	102.470	102.370	102.270	4.250	101.043	100.943	99.836	5.250	102.009	101.909	101.809	4.250	99.984	99.884	98.777
5.375	103.817	103.717	103.617	4.990	102.671	102.571	102.471	4.375	101.347	101.247	99.816	5.375	102.338	102.238	102.138	4.375	100.288	100.188	98.757
5.500	104.088	103.988	103.888	5.000	102.771	102.671	102.571	4.500	101.498	101.398	99.796	5.500	102.609	102.509	102.409	4.500	99.841	99.741	98.139
5.625	104.261	104.161	104.061	5.125	103.098	102.980	102.898	4.625	101.801	101.701	99.776	5.625	102.480	102.380	102.280	4.625	100.144	100.044	98.119
5.750	104.666	104.566	104.466	5.250	103.440	103.322	103.240	4.750	101.948	101.848	99.736	5.750	102.885	102.785	102.685	4.750	100.291	100.191	98.079
5.875	104.907	104.807	104.707	5.375	103.703	103.585	103.503	4.875	102.225	102.125	99.696	5.875	103.126	103.026	102.926	4.875	100.568	100.468	98.039
5.990	105.026	104.926	104.826	5.500	103.900	103.782	103.700	4.990	102.421	102.321	99.556	5.990	103.245	103.145	103.045	4.990	100.264	100.164	97.399
6.000	105.126	105.026	104.926	5.625	104.077	103.977	103.877	5.000	102.521	102.421	99.656	6.000	103.345	103.245	103.145	5.000	100.364	100.264	97.499
6.125	105.782	105.672	105.556	5.750	104.426	104.326	104.226	5.125	102.871	102.771	99.616	6.125	103.235	103.125	103.009	5.125	#N/A	#N/A	#N/A
6.250	106.094	105.985	105.870	5.875	104.886	104.786	104.686	5.250	103.200	103.100	99.566	6.250	103.547	103.438	103.323	5.250	#N/A	#N/A	#N/A
6.375	106.378	106.272	106.156	5.990	105.085	104.985	104.885	5.375	103.590	103.490	99.546	6.375	103.681	103.575	103.459	5.375	#N/A	#N/A	#N/A
6.500	105.946	105.846	105.746	6.000	105.185	105.085	104.985	5.500	101.558	101.458	99.526	6.500	103.099	102.999	102.899	5.500	#N/A	#N/A	#N/A
6.625	106.459	106.359	106.259	6.125	105.194	105.082	104.967	5.625	101.966	101.866	99.506	6.625	103.462	103.362	103.262	5.625	#N/A	#N/A	#N/A
6.750	106.831	106.731	106.631	6.250	105.585	105.475	105.359	5.750	102.328	102.228	99.486	6.750	103.684	103.584	103.484	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	30 Day Lock Exp.:	**1/11/2019**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**1/28/2019**
		60 Day Lock Exp.:	**2/11/2019**

W. Rate Sheet Dated: **12/12/2018** **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	98.080	97.955	97.830
4.375	98.621	98.496	98.371
4.500	99.223	99.098	98.973
4.625	99.740	99.615	99.490
4.750	100.267	100.142	100.017
4.875	100.712	100.587	100.462
5.000	101.150	101.025	100.900
5.125	101.452	101.327	101.202
5.250	101.730	101.605	101.480
5.375	101.970	101.845	101.720
5.500	102.248	102.123	101.998
5.625	102.494	102.369	102.244
5.750	102.740	102.615	102.490

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	98.277	98.152	98.027
3.875	98.669	98.544	98.419
4.000	99.024	98.899	98.774
4.125	99.548	99.423	99.298
4.250	99.825	99.700	99.575
4.375	100.018	99.893	99.768
4.500	100.250	100.125	100.000
4.625	100.463	100.338	100.213
4.750	100.655	100.530	100.405
4.875	100.847	100.722	100.597
5.000	101.116	100.991	100.866

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	98.105	97.980	97.855
3.625	98.599	98.474	98.349
3.750	99.070	98.945	98.820
3.875	99.512	99.387	99.262
4.000	99.985	99.860	99.735
4.125	100.346	100.221	100.096
4.250	100.687	100.562	100.437
4.375	101.001	100.876	100.751
4.500	101.296	101.171	101.046
4.625	101.602	101.477	101.352
4.750	101.887	101.762	101.637
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)