



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.: 1/14/2019

45 Day Lock Exp.: 1/28/2019

60 Day Lock Exp.: 2/11/2019

W. Rate Sheet Dated: 12/13/2018

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	99.970	99.820	99.670	4.000	99.127	98.977	98.827	2.375	94.199	94.049	93.899	3.125	97.451	97.301	97.151
4.125	100.467	100.317	100.167	4.125	99.492	99.342	99.192	2.500	93.220	93.070	92.920	3.250	97.543	97.393	97.243
4.250	101.333	101.233	101.133	4.250	100.286	100.186	100.086	2.625	94.120	93.970	93.820	3.375	97.947	97.797	97.647
4.375	101.832	101.732	101.632	4.375	100.663	100.563	100.463	2.750	96.555	96.405	96.255	3.500	98.307	98.157	98.007
4.500	102.317	102.217	102.117	4.500	101.034	100.934	100.834	2.875	96.981	96.831	96.681	3.625	98.683	98.533	98.383
4.625	102.797	102.697	102.597	4.625	101.320	101.220	101.120	3.000	97.538	97.388	97.238	Margin = 2.250		Index = 2.700	
4.750	102.922	102.822	102.712	4.750	101.753	101.653	101.544	3.125	97.988	97.838	97.688				
4.875	103.151	103.051	102.942	4.875	102.102	102.002	101.893	3.250	98.686	98.536	98.386				
5.000	103.745	103.645	103.535	5.000	102.413	102.313	102.204	3.375	99.132	98.982	98.832				
5.125	104.020	103.920	103.811	5.125	102.733	102.633	102.524	3.500	99.574	99.424	99.274				
5.250	103.613	103.456	103.331	5.250	102.511	102.355	102.230	3.625	100.018	99.868	99.718				
5.375	103.796	103.640	103.515	5.375	102.850	102.694	102.569	3.750	99.844	99.694	99.544				
5.500	104.075	103.919	103.794	5.500	103.161	103.005	102.880	3.875	100.278	100.128	99.978				
5.625	104.257	104.101	103.976	5.625	103.331	103.175	103.050	4.000	100.705	100.555	100.405				
5.750	104.485	104.385	104.285	5.750	102.998	102.898	102.798	4.125	101.047	100.897	100.747				
5.875	104.518	104.418	104.318	5.875	103.347	103.247	103.147	4.250	100.768	100.618	100.468				
6.000	104.897	104.797	104.697	6.000	103.659	103.559	103.459	4.375	101.123	100.973	100.823				
6.125	105.230	105.130	105.030	6.125	104.079	103.979	103.879	4.500	101.471	101.321	101.171				
6.250	105.530	105.430	105.330	6.250	104.379	104.279	104.179	4.625	101.735	101.585	101.435				

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	98.770	98.620	98.470	4.000	98.127	97.977	97.827	2.375	93.199	93.049	92.899	3.125	96.451	96.301	96.151
4.125	99.267	99.117	98.967	4.125	98.492	98.342	98.192	2.500	92.220	92.070	91.920	3.250	96.543	96.393	96.243
4.250	100.083	99.983	99.883	4.250	99.286	99.186	99.086	2.625	93.120	92.970	92.820	3.375	96.947	96.797	96.647
4.375	100.582	100.482	100.382	4.375	99.663	99.563	99.463	2.750	95.555	95.405	95.255	3.500	97.307	97.157	97.007
4.500	101.067	100.967	100.867	4.500	100.034	99.934	99.834	2.875	95.981	95.831	95.681	3.625	97.683	97.533	97.383
4.625	101.547	101.447	101.347	4.625	100.320	100.220	100.120	3.000	96.538	96.388	96.238	Margin = 2.250		Index = 2.700	
4.750	101.580	101.480	101.371	4.750	100.753	100.653	100.544	3.125	96.988	96.838	96.688	30 Year OTC "Borrower Paid Only for USDA"			
4.875	102.101	102.001	101.892	4.875	101.102	101.002	100.893	3.250	97.686	97.536	97.386	Rate	30 Day	45 Day	60 Day
5.000	102.495	102.395	102.285	5.000	101.413	101.313	101.204	3.375	98.132	97.982	97.832	4.625	100.397	100.147	99.897
5.125	102.940	102.840	102.731	5.125	101.833	101.733	101.624	3.500	98.574	98.424	98.274	4.750	100.430	100.180	99.930
5.250	102.713	102.556	102.431	5.250	101.511	101.355	101.230	3.625	99.018	98.868	98.718	4.875	100.851	100.601	100.351
5.375	102.996	102.840	102.715	5.375	101.850	101.694	101.569	3.750	98.844	98.694	98.544	5.000	101.245	100.995	100.745
5.500	103.225	103.069	102.944	5.500	102.161	102.005	101.880	3.875	99.278	99.128	98.978	5.125	101.640	101.390	101.140
5.625	103.307	103.151	103.026	5.625	102.381	102.225	102.100	4.000	99.705	99.555	99.405	5.250	101.113	100.863	100.613
5.750	103.335	103.235	103.135	5.750	101.998	101.898	101.798	4.125	100.047	99.897	99.747	5.375	101.496	101.246	100.996
5.875	103.368	103.268	103.168	5.875	102.347	102.247	102.147	4.250	99.768	99.618	99.468	5.500	102.005	101.755	101.505
6.000	103.747	103.647	103.547	6.000	102.659	102.559	102.459	4.375	100.123	99.973	99.823	5.625	102.257	102.007	101.757
6.125	104.080	103.980	103.880	6.125	103.079	102.979	102.879	4.500	100.471	100.321	100.171	5.750	102.500	102.250	102.000
6.250	104.380	104.280	104.180	6.250	103.379	103.279	103.179	4.625	100.735	100.585	100.435	5.875	102.755	102.505	102.255

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	100.001	99.751	99.501	4.875	99.382	99.132	98.882
5.125	100.790	100.540	100.290	5.125	100.113	99.863	99.613
5.375	100.646	100.396	100.146	5.375	100.130	99.880	99.630
5.625	101.357	101.107	100.857	5.625	100.861	100.611	100.361
5.875	101.393	101.143	100.893	5.875	100.627	100.377	100.127
6.000	101.772	101.522	101.272	6.000	100.939	100.689	100.439
6.125	102.105	101.855	101.605	6.125	101.359	101.109	100.859
6.250	102.755	102.505	102.255	6.250	102.534	102.284	102.034

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:	12/13/2018	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)



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1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/14/2019

45 Day Lock Exp.:

1/28/2019

60 Day Lock Exp.:

2/11/2019

W. Rate Sheet Dated: 12/13/2018

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	98.845	98.695	98.545	4.000	98.002	97.852	97.702	2.375	90.699	90.549	90.399	3.125	95.76	95.614	95.464
4.125	99.342	99.192	99.042	4.125	98.367	98.217	98.067	2.500	89.720	89.570	89.420	3.250	96.54	96.393	96.243
4.250	100.177	100.077	99.977	4.250	99.130	99.030	98.930	2.625	90.620	90.470	90.320	3.375	96.95	96.797	96.647
4.375	100.675	100.575	100.475	4.375	99.507	99.407	99.307	2.750	94.867	94.717	94.567	3.500	97.31	97.157	97.007
4.500	101.161	101.061	100.961	4.500	99.878	99.778	99.678	2.875	95.294	95.144	94.994	3.625	97.68	97.533	97.383
4.625	101.640	101.540	101.440	4.625	100.164	100.064	99.964	3.000	95.851	95.701	95.551	Margin = 2.250		Index = 2.700	
4.750	101.422	101.322	101.212	4.750	100.253	100.153	100.044	3.125	96.300	96.150	96.000				
4.875	101.651	101.551	101.442	4.875	100.602	100.502	100.393	3.250	97.686	97.536	97.386				
5.000	102.245	102.145	102.035	5.000	100.913	100.813	100.704	3.375	98.132	97.982	97.832				
5.125	102.520	102.420	102.311	5.125	101.233	101.133	101.024	3.500	98.574	98.424	98.274				
5.250	101.738	101.581	101.456	5.250	100.636	100.480	100.355	3.625	99.018	98.868	98.718				
5.375	101.921	101.765	101.640	5.375	100.975	100.819	100.694	3.750	98.719	98.569	98.419				
5.500	102.200	102.044	101.919	5.500	101.286	101.130	101.005	3.875	99.153	99.003	98.853				
5.625	102.382	102.226	102.101	5.625	101.456	101.300	101.175	4.000	99.580	99.430	99.280				
5.750	101.673	101.573	101.473	5.750	100.186	100.086	99.986	4.125	99.922	99.772	99.622				
5.875	101.706	101.606	101.506	5.875	100.535	100.435	100.335	4.250	99.612	99.462	99.312				
6.000	102.085	101.985	101.885	6.000	100.846	100.746	100.646	4.375	99.967	99.817	99.667				
6.125	102.417	102.317	102.217	6.125	101.266	101.166	101.066	4.500	100.315	100.165	100.015				
6.250	102.030	101.930	101.830	6.250	100.879	100.779	100.679	4.625	100.578	100.428	100.278				

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	97.645	97.495	97.345	4.000	97.002	96.852	96.702	2.375	91.449	91.299	91.149	3.125	94.764	94.614	94.464
4.125	98.142	97.992	97.842	4.125	97.367	97.217	97.067	2.500	90.470	90.320	90.170	3.250	95.543	95.393	95.243
4.250	98.927	98.827	98.727	4.250	98.130	98.030	97.930	2.625	91.370	91.220	91.070	3.375	95.947	95.797	95.647
4.375	99.425	99.325	99.225	4.375	98.507	98.407	98.307	2.750	94.649	94.499	94.349	3.500	96.307	96.157	96.007
4.500	99.911	99.811	99.711	4.500	98.878	98.778	98.678	2.875	95.075	94.925	94.775	3.625	96.683	96.533	96.383
4.625	100.390	100.290	100.190	4.625	99.164	99.064	98.964	3.000	95.632	95.482	95.332	Margin = 2.250		Index = 2.700	
4.750	100.080	99.980	99.871	4.750	99.253	99.153	99.044	3.125	96.082	95.932	95.782	30 Year OTC "Borrower Paid Only for USDA"			
4.875	100.601	100.501	100.392	4.875	99.602	99.502	99.393	3.250	96.593	96.443	96.293	Rate	30 Day	45 Day	60 Day
5.000	100.995	100.895	100.785	5.000	99.913	99.813	99.704	3.375	97.039	96.889	96.739	4.625	99.240	98.990	98.740
5.125	101.440	101.340	101.231	5.125	100.333	100.233	100.124	3.500	97.480	97.330	97.180	4.750	98.930	98.680	98.430
5.250	100.838	100.681	100.556	5.250	99.636	99.480	99.355	3.625	97.924	97.774	97.624	4.875	99.351	99.101	98.851
5.375	101.121	100.965	100.840	5.375	99.975	99.819	99.694	3.750	97.594	97.444	97.294	5.000	99.745	99.495	99.245
5.500	101.350	101.194	101.069	5.500	100.286	100.130	100.005	3.875	98.028	97.878	97.728	5.125	100.140	99.890	99.640
5.625	101.432	101.276	101.151	5.625	100.506	100.350	100.225	4.000	98.455	98.305	98.155	5.250	99.238	98.988	98.738
5.750	100.523	100.423	100.323	5.750	99.186	99.086	98.986	4.125	98.797	98.647	98.497	5.375	99.621	99.371	99.121
5.875	100.556	100.456	100.356	5.875	99.535	99.435	99.335	4.250	98.206	98.056	97.906	5.500	100.130	99.880	99.630
6.000	100.935	100.835	100.735	6.000	99.846	99.746	99.646	4.375	98.560	98.410	98.260	5.625	100.382	100.132	99.882
6.125	101.267	101.167	101.067	6.125	100.266	100.166	100.066	4.500	98.908	98.758	98.608	5.750	99.688	99.438	99.188
6.250	100.880	100.780	100.680	6.250	99.879	99.779	99.679	4.625	99.172	99.022	98.872	5.875	99.943	99.693	99.443

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	98.501	98.251	98.001	4.875	97.882	97.632	97.382
5.125	99.290	99.040	98.790	5.125	98.613	98.363	98.113
5.375	98.771	98.521	98.271	5.375	98.255	98.005	97.755
5.625	99.482	99.232	98.982	5.625	98.986	98.736	98.486
5.875	98.581	98.331	98.081	5.875	97.815	97.565	97.315
6.000	98.960	98.710	98.460	6.000	98.126	97.876	97.626
6.125	99.292	99.042	98.792	6.125	98.546	98.296	98.046
6.250	99.255	99.005	98.755	6.250	99.034	98.784	98.534

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:	12/13/2018 5.500%

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

Lock Desk Policy	
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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

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Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/14/2019

45 Day Lock Exp.:

1/28/2019

60 Day Lock Exp.:

2/11/2019

W. Rate Sheet Dated: 12/13/2018

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	101.362	101.262	101.162	3.500	98.658	98.558	98.458	3.500	98.804	98.704	98.604
4.500	100.766	100.666	100.566	4.750	101.886	101.786	101.686	3.625	99.168	99.068	98.968	3.625	99.134	99.034	98.934
4.625	100.997	100.897	100.797	4.875	102.264	102.164	102.064	3.750	99.593	99.493	99.393	3.750	99.596	99.496	99.396
4.750	101.559	101.459	101.359	4.990	102.507	102.407	102.307	3.875	99.972	99.872	99.772	3.875	99.929	99.829	99.729
4.875	102.035	101.935	101.835	5.000	102.607	102.507	102.407	3.990	100.521	100.421	100.321	3.990	100.143	100.043	99.943
4.990	102.239	102.139	102.039	5.125	103.048	102.948	102.848	4.000	100.621	100.521	100.421	4.000	100.243	100.143	100.043
5.000	102.339	102.239	102.139	5.250	103.523	103.423	103.323	4.125	100.581	100.481	100.381	4.125	100.532	100.432	100.332
5.125	102.752	102.652	102.552	5.375	103.723	103.623	103.523	4.250	100.834	100.734	100.634	4.250	100.824	100.724	100.624
5.250	103.355	103.255	103.155	5.500	103.934	103.834	103.734	4.375	100.922	100.822	100.722	4.375	101.113	101.013	100.913
5.375	103.739	103.639	103.539	5.625	104.117	104.017	103.917	4.500	101.319	101.219	101.119	4.500	101.373	101.273	101.173
5.500	104.092	103.992	103.892	5.750	104.412	104.312	104.212	4.625	101.803	101.703	101.603	4.625	101.621	101.521	101.421
5.625	104.365	104.265	104.165	5.875	104.654	104.554	104.454	4.750	101.962	101.862	101.762	4.750	101.832	101.732	101.632
5.750	104.677	104.577	104.477	5.990	104.763	104.663	104.563	4.875	102.132	102.032	101.932	4.875	102.030	101.930	101.830
5.875	104.870	104.770	104.670	6.000	104.863	104.763	104.663	4.990	102.235	102.135	102.035	4.990	102.082	101.982	101.882
5.990	104.990	104.890	104.790	6.125	105.111	105.011	104.911	5.000	102.335	102.235	102.135	5.000	102.182	102.082	101.982
6.000	105.090	104.990	104.890	6.250	105.643	105.518	105.393	5.125	102.776	102.676	102.576	5.125	102.354	102.254	102.154
6.125	105.678	105.578	105.478	6.375	105.872	105.747	105.621	5.250	102.921	102.821	102.721	5.250	102.567	102.467	102.367
6.250	105.990	105.890	105.790	6.500	105.696	105.571	105.445	5.375	103.095	102.995	102.895	5.375	102.777	102.677	102.577
6.375	106.353	106.253	106.153	6.625	105.840	105.740	105.640	5.500	103.177	103.077	102.977	5.500	102.719	102.619	102.519

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	98.787	98.687	98.587	3.500	98.260	98.160	98.060
4.500	99.383	99.283	99.183	3.625	98.657	98.557	98.457
4.625	99.856	99.756	99.656	3.750	98.871	98.771	98.671
4.750	100.547	100.447	100.347	3.875	99.124	99.024	98.924
4.875	101.116	101.016	100.916	3.990	99.415	99.315	99.215
4.990	101.558	101.458	101.358	4.000	99.515	99.415	99.315
5.000	101.658	101.558	101.458	4.125	99.887	99.787	99.687
5.125	101.913	101.813	101.713	4.250	100.062	99.962	99.862
5.250	102.115	102.015	101.915	4.375	100.117	100.017	99.917
5.375	102.579	102.479	102.379	4.500	100.250	100.150	100.050
5.500	103.046	102.946	102.846	4.625	100.519	100.419	100.319
5.625	103.274	103.174	103.074	4.750	100.619	100.519	100.419
5.750	103.467	103.367	103.267	4.875	100.726	100.626	100.526
5.875	102.970	102.870	102.770	4.990	100.697	100.597	100.497
5.990	103.344	103.244	103.144	5.000	100.797	100.697	100.597
6.000	103.444	103.344	103.244	5.125	100.680	100.580	100.480
6.125	103.693	103.593	103.493	5.250	100.767	100.667	100.567
6.250	103.923	103.823	103.723	5.375	100.884	100.784	100.684
6.375	102.009	101.909	101.809	5.500	100.932	100.832	100.732

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

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

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

Product Features								
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	N/A	N/A	N/A
Manufactured**	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A
3-4 Unit Property	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
Condo > 15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A
HB C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only applicable to detached condominiums or site condominiums								*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.			
FHA ID# - 1358600006			



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrownale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/14/2019

45 Day Lock Exp.:

1/28/2019

60 Day Lock Exp.:

2/11/2019

W. Rate Sheet Dated: 12/13/2018

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	101.694	101.594	101.494	4.250	100.017	99.917	99.817	3.750	99.700	99.600	99.500
4.875	102.249	102.149	102.049	4.375	100.571	100.471	100.371	3.875	100.218	100.118	99.856
4.990	102.513	102.413	102.313	4.500	101.094	100.994	100.894	3.990	100.521	100.421	100.049
5.000	102.613	102.513	102.413	4.625	101.538	101.438	101.338	4.000	100.621	100.521	100.149
5.125	103.147	103.047	102.947	4.750	102.033	101.933	101.833	4.125	100.755	100.655	99.846
5.250	103.607	103.507	103.407	4.875	102.549	102.449	102.349	4.250	101.059	100.959	99.836
5.375	103.933	103.833	103.733	4.990	102.749	102.649	102.549	4.375	101.363	101.263	99.816
5.500	104.205	104.105	104.005	5.000	102.849	102.749	102.649	4.500	101.552	101.452	99.796
5.625	104.365	104.265	104.165	5.125	103.140	103.040	102.940	4.625	101.853	101.753	99.776
5.750	104.768	104.668	104.568	5.250	103.482	103.382	103.282	4.750	102.000	101.900	99.736
5.875	105.008	104.908	104.808	5.375	103.743	103.643	103.543	4.875	102.276	102.176	99.696
5.990	105.128	105.028	104.928	5.500	103.940	103.840	103.740	4.990	102.403	102.303	99.556
6.000	105.228	105.128	105.028	5.625	104.182	104.082	103.982	5.000	102.503	102.403	99.656
6.125	105.797	105.685	105.572	5.750	104.531	104.431	104.331	5.125	102.854	102.754	99.616
6.250	106.109	105.999	105.885	5.875	104.988	104.888	104.788	5.250	103.183	103.083	99.566
6.375	106.393	106.285	106.172	5.990	105.189	105.089	104.989	5.375	103.570	103.470	99.546
6.500	106.105	105.970	105.839	6.000	105.289	105.189	105.089	5.500	101.631	101.531	99.526
6.625	106.618	106.486	106.355	6.125	105.209	105.096	104.982	5.625	102.037	101.937	99.506
6.750	106.989	106.860	106.729	6.250	105.600	105.489	105.376	5.750	102.400	102.300	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	100.695	100.595	100.495	3.750	99.142	99.042	98.942		
4.875	101.250	101.150	101.050	3.875	99.660	99.560	99.298		
4.990	101.514	101.414	101.314	3.990	99.471	99.371	98.999		
5.000	101.614	101.514	101.414	4.000	99.571	99.471	99.099		
5.125	101.744	101.644	101.544	4.125	99.705	99.605	98.796		
5.250	102.204	102.104	102.004	4.250	100.009	99.909	98.786		
5.375	102.530	102.430	102.330	4.375	100.313	100.213	98.766		
5.500	102.802	102.702	102.602	4.500	99.895	99.795	98.139		
5.625	102.709	102.609	102.509	4.625	100.196	100.096	98.119		
5.750	103.112	103.012	102.912	4.750	100.343	100.243	98.079		
5.875	103.352	103.252	103.152	4.875	100.619	100.519	98.039		
5.990	103.472	103.372	103.272	4.990	100.246	100.146	97.399		
6.000	103.572	103.472	103.372	5.000	100.346	100.246	97.499		
6.125	103.359	103.247	103.134	5.125	#N/A	#N/A	#N/A		
6.250	103.671	103.561	103.447	5.250	#N/A	#N/A	#N/A		
6.375	103.805	103.697	103.584	5.375	#N/A	#N/A	#N/A		
6.500	103.367	103.232	103.101	5.500	#N/A	#N/A	#N/A		
6.625	103.730	103.598	103.467	5.625	#N/A	#N/A	#N/A		
6.750	103.951	103.822	103.691	5.750	#N/A	#N/A	#N/A		

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

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	-1.000	N/A	N/A	N/A	N/A	
SC Fixed Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	
SC C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only									

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/14/2019

45 Day Lock Exp.:

1/28/2019

60 Day Lock Exp.:

2/11/2019

W. Rate Sheet Dated: 12/13/2018

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%
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.: 1/14/2019

45 Day Lock Exp.: 1/28/2019

60 Day Lock Exp.: 2/11/2019

W. Rate Sheet Dated: 12/13/2018

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	98.081	97.956	97.831	
4.375	98.623	98.498	98.373	
4.500	99.224	99.099	98.974	
4.625	99.742	99.617	99.492	
4.750	100.267	100.142	100.017	
4.875	100.710	100.585	100.460	
5.000	101.149	101.024	100.899	
5.125	101.409	101.284	101.159	
5.250	101.691	101.566	101.441	
5.375	101.933	101.808	101.683	
5.500	102.211	102.086	101.961	
5.625	102.459	102.334	102.209	
5.750	102.706	102.581	102.456	

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	98.257	98.132	98.007	
3.875	98.650	98.525	98.400	
4.000	99.005	98.880	98.755	
4.125	99.528	99.403	99.278	
4.250	99.806	99.681	99.556	
4.375	100.000	99.875	99.750	
4.500	100.233	100.108	99.983	
4.625	100.446	100.321	100.196	
4.750	100.640	100.515	100.390	
4.875	100.831	100.706	100.581	
5.000	101.100	100.975	100.850	

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	98.085	97.960	97.835	
3.625	98.579	98.454	98.329	
3.750	99.050	98.925	98.800	
3.875	99.492	99.367	99.242	
4.000	99.964	99.839	99.714	
4.125	100.324	100.199	100.074	
4.250	100.667	100.542	100.417	
4.375	100.982	100.857	100.732	
4.500	101.277	101.152	101.027	
4.625	101.583	101.458	101.333	
4.750	101.869	101.744	101.619	
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)