AFR

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.: **1/14/2019**
45 Day Lock Exp.: **1/28/2019**
60 Day Lock Exp.: **2/12/2019**

W. Rate Sheet Dated: **12/14/2018** **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	99.939	99.789	99.639	4.000	99.026	98.876	98.726	2.375	94.347	94.197	94.047	3.125	97.437	97.287	97.137
4.125	100.436	100.286	100.136	4.125	99.371	99.221	99.071	2.500	93.368	93.218	93.068	3.250	97.518	97.368	97.218
4.250	101.302	101.202	101.102	4.250	100.236	100.136	100.036	2.625	94.268	94.118	93.968	3.375	97.899	97.749	97.599
4.375	101.800	101.700	101.600	4.375	100.615	100.515	100.415	2.750	96.531	96.381	96.231	3.500	98.253	98.103	97.953
4.500	102.286	102.186	102.086	4.500	100.925	100.825	100.725	2.875	97.066	96.916	96.766	3.625	98.649	98.499	98.349
4.625	102.765	102.665	102.565	4.625	101.262	101.162	101.062	3.000	97.515	97.365	97.215	Margin = 2.250		Index = 2.700	
4.750	102.890	102.790	102.681	4.750	101.702	101.602	101.493	3.125	97.964	97.814	97.664				
4.875	103.104	103.004	102.895	4.875	102.026	101.926	101.817	3.250	98.579	98.429	98.279				
5.000	103.698	103.598	103.488	5.000	102.423	102.323	102.214	3.375	99.022	98.872	98.722				
5.125	103.974	103.874	103.764	5.125	102.659	102.559	102.450	3.500	99.466	99.316	99.166				
5.250	103.628	103.456	103.356	5.250	102.522	102.350	102.250	3.625	99.904	99.754	99.604				
5.375	103.811	103.640	103.540	5.375	102.836	102.664	102.564	3.750	99.848	99.698	99.548				
5.500	104.090	103.919	103.819	5.500	103.233	103.061	102.961	3.875	100.278	100.128	99.978				
5.625	104.273	104.101	104.001	5.625	103.319	103.148	103.048	4.000	100.643	100.493	100.343				
5.750	104.391	104.291	104.191	5.750	102.900	102.800	102.700	4.125	100.965	100.815	100.665				
5.875	104.425	104.325	104.225	5.875	103.224	103.124	103.024	4.250	100.749	100.599	100.449				
6.000	104.804	104.704	104.604	6.000	103.621	103.521	103.421	4.375	101.105	100.955	100.805				
6.125	105.136	105.036	104.936	6.125	103.958	103.858	103.758	4.500	101.394	101.244	101.094				
6.250	105.436	105.336	105.236	6.250	104.258	104.158	104.058	4.625	101.708	101.558	101.408				

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	98.739	98.589	98.439	4.000	98.026	97.876	97.726	2.375	93.347	93.197	93.047	3.125	96.437	96.287	96.137
4.125	99.236	99.086	98.936	4.125	98.371	98.221	98.071	2.500	92.368	92.218	92.068	3.250	96.518	96.368	96.218
4.250	100.052	99.952	99.852	4.250	99.236	99.136	99.036	2.625	93.268	93.118	92.968	3.375	96.899	96.749	96.599
4.375	100.550	100.450	100.350	4.375	99.615	99.515	99.415	2.750	95.531	95.381	95.231	3.500	97.253	97.103	96.953
4.500	101.036	100.936	100.836	4.500	99.925	99.825	99.725	2.875	96.066	95.916	95.766	3.625	97.649	97.499	97.349
4.625	101.515	101.415	101.315	4.625	100.262	100.162	100.062	3.000	96.515	96.365	96.215	Margin = 2.250		Index = 2.700	
4.750	101.533	101.433	101.324	4.750	100.702	100.602	100.493	3.125	96.964	96.814	96.664	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	102.054	101.954	101.845	4.875	101.026	100.926	100.817	3.250	97.579	97.429	97.279	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.000	102.448	102.348	102.238	5.000	101.423	101.323	101.214	3.375	98.022	97.872	97.722	4.625	100.365	100.115	99.865
5.125	102.894	102.794	102.684	5.125	101.759	101.659	101.550	3.500	98.466	98.316	98.166	4.750	100.383	100.133	99.883
5.250	102.728	102.556	102.456	5.250	101.522	101.350	101.250	3.625	98.904	98.754	98.604	4.875	100.804	100.554	100.304
5.375	103.011	102.840	102.740	5.375	101.836	101.664	101.564	3.750	98.848	98.698	98.548	5.000	101.198	100.948	100.698
5.500	103.240	103.069	102.969	5.500	102.233	102.061	101.961	3.875	99.278	99.128	98.978	5.125	101.594	101.344	101.094
5.625	103.323	103.151	103.051	5.625	102.369	102.198	102.098	4.000	99.643	99.493	99.343	5.250	101.128	100.878	100.628
5.750	103.241	103.141	103.041	5.750	101.900	101.800	101.700	4.125	99.965	99.815	99.665	5.375	101.511	101.261	101.011
5.875	103.275	103.175	103.075	5.875	102.224	102.124	102.024	4.250	99.749	99.599	99.449	5.500	102.000	101.750	101.500
6.000	103.654	103.554	103.454	6.000	102.621	102.521	102.421	4.375	100.105	99.955	99.805	5.625	102.253	102.003	101.753
6.125	103.986	103.886	103.786	6.125	102.958	102.858	102.758	4.500	100.394	100.244	100.094	5.750	102.506	102.256	102.006
6.250	104.286	104.186	104.086	6.250	103.258	103.158	103.058	4.625	100.708	100.558	100.408	5.875	102.752	102.502	102.252

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:	12/14/2018	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	99.954	99.704	99.454	4.875	99.306	99.056	98.806
5.125	100.744	100.494	100.244	5.125	100.039	99.789	99.539
5.375	100.661	100.411	100.161	5.375	100.116	99.866	99.616
5.625	101.373	101.123	100.873	5.625	100.849	100.599	100.349
5.875	101.300	101.050	100.800	5.875	100.504	100.254	100.004
6.000	101.679	101.429	101.179	6.000	100.901	100.651	100.401
6.125	102.011	101.761	101.511	6.125	101.238	100.988	100.738
6.250	102.751	102.501	102.251	6.250	102.506	102.256	102.006

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.:	1/14/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	1/28/2019
		60 Day Lock Exp.:	2/12/2019

W. Rate Sheet Dated: **12/14/2018** **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	98.814	98.664	98.514	4.000	97.901	97.751	97.601	2.375	90.847	90.697	90.547	3.125	95.75	95.599	95.449
4.125	99.311	99.161	99.011	4.125	98.246	98.096	97.946	2.500	89.868	89.718	89.568	3.250	96.52	96.368	96.218
4.250	100.145	100.045	99.945	4.250	99.080	98.980	98.880	2.625	90.768	90.618	90.468	3.375	96.90	96.749	96.599
4.375	100.644	100.544	100.444	4.375	99.458	99.358	99.258	2.750	94.844	94.694	94.544	3.500	97.25	97.103	96.953
4.500	101.129	101.029	100.929	4.500	99.769	99.669	99.569	2.875	95.378	95.228	95.078	3.625	97.65	97.499	97.349
4.625	101.609	101.509	101.409	4.625	100.105	100.005	99.905	3.000	95.828	95.678	95.528	Margin = 2.250		Index = 2.700	
4.750	101.390	101.290	101.181	4.750	100.202	100.102	99.993	3.125	96.277	96.127	95.977				
4.875	101.604	101.504	101.395	4.875	100.526	100.426	100.317	3.250	97.579	97.429	97.279				
5.000	102.198	102.098	101.988	5.000	100.923	100.823	100.714	3.375	98.022	97.872	97.722				
5.125	102.474	102.374	102.264	5.125	101.159	101.059	100.950	3.500	98.466	98.316	98.166				
5.250	101.753	101.581	101.481	5.250	100.647	100.475	100.375	3.625	98.904	98.754	98.604				
5.375	101.936	101.765	101.665	5.375	100.961	100.789	100.689	3.750	98.723	98.573	98.423				
5.500	102.215	102.044	101.944	5.500	101.358	101.186	101.086	3.875	99.153	99.003	98.853				
5.625	102.398	102.226	102.126	5.625	101.444	101.273	101.173	4.000	99.518	99.368	99.218				
5.750	101.579	101.479	101.379	5.750	100.088	99.988	99.888	4.125	99.840	99.690	99.540				
5.875	101.612	101.512	101.412	5.875	100.412	100.312	100.212	4.250	99.593	99.443	99.293				
6.000	101.991	101.891	101.791	6.000	100.809	100.709	100.609	4.375	99.949	99.799	99.649				
6.125	102.324	102.224	102.124	6.125	101.145	101.045	100.945	4.500	100.237	100.087	99.937				
6.250	101.936	101.836	101.736	6.250	100.758	100.658	100.558	4.625	100.551	100.401	100.251				

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	97.614	97.464	97.314	4.000	96.901	96.751	96.601	2.375	91.597	91.447	91.297	3.125	94.749	94.599	94.449
4.125	98.111	97.961	97.811	4.125	97.246	97.096	96.946	2.500	90.618	90.468	90.318	3.250	95.518	95.368	95.218
4.250	98.895	98.795	98.695	4.250	98.080	97.980	97.880	2.625	91.518	91.368	91.218	3.375	95.899	95.749	95.599
4.375	99.394	99.294	99.194	4.375	98.458	98.358	98.258	2.750	94.625	94.475	94.325	3.500	96.253	96.103	95.953
4.500	99.879	99.779	99.679	4.500	98.769	98.669	98.569	2.875	95.160	95.010	94.860	3.625	96.649	96.499	96.349
4.625	100.359	100.259	100.159	4.625	99.105	99.005	98.905	3.000	95.609	95.459	95.309	Margin = 2.250		Index = 2.700	
4.750	100.033	99.933	99.824	4.750	99.202	99.102	98.993	3.125	96.058	95.908	95.758	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	100.554	100.454	100.345	4.875	99.526	99.426	99.317	3.250	96.485	96.335	96.185	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.000	100.948	100.848	100.738	5.000	99.923	99.823	99.714	3.375	96.928	96.778	96.628	4.625	99.209	98.959	98.709
5.125	101.394	101.294	101.184	5.125	100.259	100.159	100.050	3.500	97.373	97.223	97.073	4.750	98.883	98.633	98.383
5.250	100.853	100.681	100.581	5.250	99.647	99.475	99.375	3.625	97.810	97.660	97.510	4.875	99.304	99.054	98.804
5.375	101.136	100.965	100.865	5.375	99.961	99.789	99.689	3.750	97.598	97.448	97.298	5.000	99.698	99.448	99.198
5.500	101.365	101.194	101.094	5.500	100.358	100.186	100.086	3.875	98.028	97.878	97.728	5.125	100.094	99.844	99.594
5.625	101.448	101.276	101.176	5.625	100.494	100.323	100.223	4.000	98.393	98.243	98.093	5.250	99.253	99.003	98.753
5.750	100.429	100.329	100.229	5.750	99.088	98.988	98.888	4.125	98.715	98.565	98.415	5.375	99.636	99.386	99.136
5.875	100.462	100.362	100.262	5.875	99.412	99.312	99.212	4.250	98.187	98.037	97.887	5.500	100.125	99.875	99.625
6.000	100.841	100.741	100.641	6.000	99.809	99.709	99.609	4.375	98.543	98.393	98.243	5.625	100.378	100.128	99.878
6.125	101.174	101.074	100.974	6.125	100.145	100.045	99.945	4.500	98.831	98.681	98.531	5.750	99.694	99.444	99.194
6.250	100.786	100.686	100.586	6.250	99.758	99.658	99.558	4.625	99.145	98.995	98.845	5.875	99.939	99.689	99.439

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:	12/14/2018	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	98.454	98.204	97.954	4.875	97.806	97.556	97.306
5.125	99.244	98.994	98.744	5.125	98.539	98.289	98.039
5.375	98.786	98.536	98.286	5.375	98.241	97.991	97.741
5.625	99.498	99.248	98.998	5.625	98.974	98.724	98.474
5.875	98.487	98.237	97.987	5.875	97.692	97.442	97.192
6.000	98.866	98.616	98.366	6.000	98.089	97.839	97.589
6.125	99.199	98.949	98.699	6.125	98.425	98.175	97.925
6.250	99.251	99.001	98.751	6.250	99.006	98.756	98.506

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

Lockdesk e-mail:	Lockdesk@afrwholesale.com			
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	1/14/2019	
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	1/28/2019	
		60 Day Lock Exp.:	2/12/2019	

W. Rate Sheet Dated: 12/14/2018 **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	99.900	99.800	99.700	4.625	101.291	101.191	101.091	3.500	98.564	98.464	98.364	3.500	98.525	98.425	98.325
4.500	100.610	100.510	100.410	4.750	101.814	101.714	101.614	3.625	99.074	98.974	98.874	3.625	98.865	98.765	98.665
4.625	101.084	100.984	100.884	4.875	102.172	102.072	101.972	3.750	99.500	99.400	99.300	3.750	99.761	99.661	99.561
4.750	101.528	101.428	101.328	4.990	102.414	102.314	102.214	3.875	99.878	99.778	99.678	3.875	100.091	99.991	99.891
4.875	102.004	101.904	101.804	5.000	102.514	102.414	102.314	3.990	100.427	100.327	100.227	3.990	100.297	100.197	100.097
4.990	102.197	102.097	101.997	5.125	102.987	102.887	102.787	4.000	100.527	100.427	100.327	4.000	100.397	100.297	100.197
5.000	102.297	102.197	102.097	5.250	103.461	103.361	103.261	4.125	100.650	100.550	100.450	4.125	100.685	100.585	100.485
5.125	102.692	102.592	102.492	5.375	103.651	103.551	103.451	4.250	100.893	100.793	100.693	4.250	100.936	100.836	100.736
5.250	103.294	103.194	103.094	5.500	103.892	103.792	103.692	4.375	100.982	100.882	100.782	4.375	101.156	101.056	100.956
5.375	103.677	103.577	103.477	5.625	104.074	103.974	103.874	4.500	101.284	101.184	101.084	4.500	101.347	101.247	101.147
5.500	104.029	103.929	103.829	5.750	104.415	104.315	104.215	4.625	101.746	101.646	101.546	4.625	101.596	101.496	101.396
5.625	104.292	104.192	104.092	5.875	104.657	104.557	104.457	4.750	101.905	101.805	101.705	4.750	101.806	101.706	101.606
5.750	104.681	104.581	104.481	5.990	104.763	104.663	104.563	4.875	102.076	101.976	101.876	4.875	101.993	101.893	101.793
5.875	104.874	104.774	104.674	6.000	104.863	104.763	104.663	4.990	102.115	102.015	101.915	4.990	102.078	101.978	101.878
5.990	104.993	104.893	104.793	6.125	105.084	104.984	104.884	5.000	102.215	102.115	102.015	5.000	102.178	102.078	101.978
6.000	105.093	104.993	104.893	6.250	105.614	105.489	105.364	5.125	102.644	102.544	102.444	5.125	102.252	102.152	102.052
6.125	105.681	105.581	105.481	6.375	105.843	105.718	105.592	5.250	102.819	102.719	102.619	5.250	102.466	102.366	102.266
6.250	105.962	105.862	105.762	6.500	105.683	105.558	105.433	5.375	102.994	102.894	102.794	5.375	102.674	102.574	102.474
6.375	106.323	106.223	106.123	6.625	105.826	105.726	105.626	5.500	103.072	102.972	102.872	5.500	102.635	102.535	102.435

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	98.782	98.682	98.582	3.500	98.138	98.038	97.938
4.500	99.366	99.266	99.166	3.625	98.544	98.444	98.344
4.625	99.827	99.727	99.627	3.750	98.796	98.696	98.596
4.750	100.506	100.406	100.306	3.875	99.202	99.102	99.002
4.875	101.074	100.974	100.874	3.990	99.484	99.384	99.284
4.990	101.514	101.414	101.314	4.000	99.584	99.484	99.384
5.000	101.614	101.514	101.414	4.125	99.956	99.856	99.756
5.125	101.848	101.748	101.648	4.250	100.121	100.021	99.921
5.250	102.050	101.950	101.850	4.375	100.177	100.077	99.977
5.375	102.517	102.417	102.317	4.500	100.308	100.208	100.108
5.500	102.981	102.881	102.781	4.625	100.463	100.363	100.263
5.625	103.198	103.098	102.998	4.750	100.563	100.463	100.363
5.750	103.420	103.320	103.220	4.875	100.670	100.570	100.470
5.875	102.972	102.872	102.772	4.990	100.641	100.541	100.441
5.990	103.344	103.244	103.144	5.000	100.741	100.641	100.541
6.000	103.444	103.344	103.244	5.125	100.548	100.448	100.348
6.125	103.693	103.593	103.493	5.250	100.664	100.564	100.464
6.250	103.922	103.822	103.722	5.375	100.780	100.680	100.580
6.375	101.978	101.878	101.778	5.500	100.832	100.732	100.632

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.: 1/14/2019
45 Day Lock Exp.: 1/28/2019
60 Day Lock Exp.: 2/12/2019

W. Rate Sheet Dated: 12/14/2018 **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	101.674	101.574	101.474	4.250	100.022	99.922	99.822	3.750	99.647	99.547	99.447
4.875	102.231	102.131	102.031	4.375	100.577	100.477	100.377	3.875	100.174	100.074	99.856
4.990	102.492	102.392	102.292	4.500	101.093	100.993	100.893	3.990	100.427	100.327	99.917
5.000	102.592	102.492	102.392	4.625	101.522	101.422	101.322	4.000	100.527	100.427	100.017
5.125	103.111	103.011	102.911	4.750	102.018	101.918	101.818	4.125	100.792	100.692	99.836
5.250	103.570	103.470	103.370	4.875	102.515	102.415	102.315	4.250	101.085	100.985	99.816
5.375	103.897	103.797	103.697	4.990	102.713	102.613	102.513	4.375	101.385	101.285	99.796
5.500	104.168	104.068	103.968	5.000	102.813	102.713	102.613	4.500	101.576	101.476	99.776
5.625	104.316	104.216	104.116	5.125	103.104	103.004	102.904	4.625	101.860	101.760	99.736
5.750	104.750	104.650	104.550	5.250	103.446	103.346	103.246	4.750	102.007	101.907	99.696
5.875	104.990	104.890	104.790	5.375	103.697	103.597	103.497	4.875	102.283	102.183	99.656
5.990	105.111	105.011	104.911	5.500	103.924	103.824	103.724	4.990	101.989	101.889	99.516
6.000	105.211	105.111	105.011	5.625	104.177	104.077	103.977	5.000	102.089	101.989	99.616
6.125	105.824	105.712	105.591	5.750	104.526	104.426	104.326	5.125	102.429	102.329	99.566
6.250	106.135	106.024	105.905	5.875	104.984	104.884	104.784	5.250	102.788	102.688	99.546
6.375	106.417	106.309	106.193	5.990	105.185	105.085	104.985	5.375	103.175	103.075	99.526
6.500	106.136	106.003	105.859	6.000	105.285	105.185	105.085	5.500	101.595	101.495	99.506
6.625	106.650	106.518	106.376	6.125	105.236	105.122	105.000	5.625	102.001	101.901	99.486
6.750	107.020	106.891	106.751	6.250	105.626	105.515	105.395	5.750	102.364	102.264	99.466

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	100.675	100.575	100.475	3.750	99.032	98.932	98.832
4.875	101.232	101.132	101.032	3.875	99.559	99.459	99.241
4.990	101.493	101.393	101.293	3.990	99.300	99.200	98.790
5.000	101.593	101.493	101.393	4.000	99.400	99.300	98.890
5.125	101.715	101.615	101.515	4.125	99.665	99.565	98.709
5.250	102.174	102.074	101.974	4.250	99.958	99.858	98.689
5.375	102.501	102.401	102.301	4.375	100.258	100.158	98.669
5.500	102.772	102.672	102.572	4.500	99.857	99.757	98.057
5.625	102.625	102.525	102.425	4.625	100.141	100.041	98.017
5.750	103.059	102.959	102.859	4.750	100.288	100.188	97.977
5.875	103.299	103.199	103.099	4.875	100.564	100.464	97.937
5.990	103.420	103.320	103.220	4.990	99.770	99.670	97.297
6.000	103.520	103.420	103.320	5.000	99.870	99.770	97.397
6.125	103.386	103.274	103.153	5.125	#N/A	#N/A	#N/A
6.250	103.697	103.586	103.467	5.250	#N/A	#N/A	#N/A
6.375	103.829	103.721	103.605	5.375	#N/A	#N/A	#N/A
6.500	103.398	103.265	103.121	5.500	#N/A	#N/A	#N/A
6.625	103.762	103.630	103.488	5.625	#N/A	#N/A	#N/A
6.750	103.982	103.853	103.713	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	30 Day Lock Exp.:	1/14/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	1/28/2019
		60 Day Lock Exp.:	2/12/2019

W. Rate Sheet Dated: 12/14/2018 **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	101.694	101.594	101.494	4.250	100.017	99.917	99.817	3.750	99.700	99.600	99.500	4.750	100.695	100.595	100.495	3.750	99.142	99.042	98.942
4.875	102.249	102.149	102.049	4.375	100.571	100.471	100.371	3.875	100.218	100.118	99.856	4.875	101.250	101.150	101.050	3.875	99.660	99.560	99.298
4.990	102.513	102.413	102.313	4.500	101.094	100.994	100.894	3.990	100.228	100.128	99.756	4.990	101.514	101.414	101.314	3.990	99.178	99.078	98.706
5.000	102.613	102.513	102.413	4.625	101.538	101.438	101.338	4.000	100.328	100.228	99.856	5.000	101.614	101.514	101.414	4.000	99.278	99.178	98.806
5.125	103.147	103.047	102.947	4.750	102.033	101.933	101.833	4.125	100.755	100.655	99.846	5.125	101.744	101.644	101.544	4.125	99.705	99.605	98.796
5.250	103.607	103.507	103.407	4.875	102.549	102.449	102.349	4.250	101.059	100.959	99.836	5.250	102.204	102.104	102.004	4.250	100.009	99.909	98.786
5.375	103.933	103.833	103.733	4.990	102.749	102.649	102.549	4.375	101.363	101.263	99.816	5.375	102.530	102.430	102.330	4.375	100.313	100.213	98.766
5.500	104.205	104.105	104.005	5.000	102.849	102.749	102.649	4.500	101.552	101.452	99.796	5.500	102.802	102.702	102.602	4.500	99.895	99.795	98.139
5.625	104.365	104.265	104.165	5.125	103.140	103.040	102.940	4.625	101.853	101.753	99.776	5.625	102.709	102.609	102.509	4.625	100.196	100.096	98.119
5.750	104.768	104.668	104.568	5.250	103.482	103.382	103.282	4.750	102.000	101.900	99.736	5.750	103.112	103.012	102.912	4.750	100.343	100.243	98.079
5.875	105.008	104.908	104.808	5.375	103.743	103.643	103.543	4.875	102.276	102.176	99.696	5.875	103.352	103.252	103.152	4.875	100.619	100.519	98.039
5.990	105.128	105.028	104.928	5.500	103.940	103.840	103.740	4.990	102.403	102.303	99.556	5.990	103.472	103.372	103.272	4.990	100.246	100.146	97.399
6.000	105.228	105.128	105.028	5.625	104.182	104.082	103.982	5.000	102.503	102.403	99.656	6.000	103.572	103.472	103.372	5.000	100.346	100.246	97.499
6.125	105.797	105.685	105.572	5.750	104.531	104.431	104.331	5.125	102.854	102.754	99.616	6.125	103.359	103.247	103.134	5.125	#N/A	#N/A	#N/A
6.250	106.109	105.999	105.885	5.875	104.988	104.888	104.788	5.250	103.183	103.083	99.566	6.250	103.671	103.561	103.447	5.250	#N/A	#N/A	#N/A
6.375	106.393	106.285	106.172	5.990	105.189	105.089	104.989	5.375	103.570	103.470	99.546	6.375	103.805	103.697	103.584	5.375	#N/A	#N/A	#N/A
6.500	106.105	105.970	105.839	6.000	105.289	105.189	105.089	5.500	101.631	101.531	99.526	6.500	103.367	103.232	103.101	5.500	#N/A	#N/A	#N/A
6.625	106.618	106.486	106.355	6.125	105.209	105.096	104.982	5.625	102.037	101.937	99.506	6.625	103.730	103.598	103.467	5.625	#N/A	#N/A	#N/A
6.750	106.989	106.860	106.729	6.250	105.600	105.489	105.376	5.750	102.400	102.300	99.486	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 - 97.00%
≥ 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.: **1/14/2019**
45 Day Lock Exp.: **1/28/2019**
60 Day Lock Exp.: **2/12/2019**

W. Rate Sheet Dated: **12/14/2018** **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	98.205	98.080	97.955
4.375	98.745	98.620	98.495
4.500	99.347	99.222	99.097
4.625	99.867	99.742	99.617
4.750	100.394	100.269	100.144
4.875	100.839	100.714	100.589
5.000	101.281	101.156	101.031
5.125	101.540	101.415	101.290
5.250	101.819	101.694	101.569
5.375	102.052	101.927	101.802
5.500	102.326	102.201	102.076
5.625	102.568	102.443	102.318
5.750	102.812	102.687	102.562

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	98.384	98.259	98.134
3.875	98.772	98.647	98.522
4.000	99.123	98.998	98.873
4.125	99.641	99.516	99.391
4.250	99.913	99.788	99.663
4.375	100.102	99.977	99.852
4.500	100.331	100.206	100.081
4.625	100.540	100.415	100.290
4.750	100.727	100.602	100.477
4.875	100.919	100.794	100.669
5.000	101.188	101.063	100.938

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	98.223	98.098	97.973
3.625	98.713	98.588	98.463
3.750	99.180	99.055	98.930
3.875	99.618	99.493	99.368
4.000	100.087	99.962	99.837
4.125	100.442	100.317	100.192
4.250	100.780	100.655	100.530
4.375	101.091	100.966	100.841
4.500	101.381	101.256	101.131
4.625	101.688	101.563	101.438
4.750	101.973	101.848	101.723
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)