



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 1/16/2019

45 Day Lock Exp.: 1/31/2019

60 Day Lock Exp.: 2/15/2019

W. Rate Sheet Dated: 12/17/2018

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	99.057	98.907	98.757	2.375	93.808	93.658	93.508	3.125	97.437	97.287	97.137
4.125	100.467	100.317	100.167	4.125	99.402	99.252	99.102	2.500	92.829	92.679	92.529	3.250	97.518	97.368	97.218
4.250	101.286	101.177	101.077	4.250	100.220	100.111	100.011	2.625	93.729	93.579	93.429	3.375	97.899	97.749	97.599
4.375	101.785	101.675	101.575	4.375	100.599	100.490	100.390	2.750	96.266	96.116	95.966	3.500	98.253	98.103	97.953
4.500	102.270	102.161	102.061	4.500	100.910	100.800	100.700	2.875	96.800	96.650	96.500	3.625	98.649	98.499	98.349
4.625	102.750	102.640	102.540	4.625	101.246	101.137	101.037	3.000	97.249	97.099	96.949	Margin = 2.250		Index = 2.700	
4.750	102.875	102.775	102.665	4.750	101.640	101.540	101.430	3.125	97.699	97.549	97.399				
4.875	103.042	102.942	102.832	4.875	101.963	101.863	101.754	3.250	98.544	98.394	98.244				
5.000	103.635	103.535	103.426	5.000	102.360	102.260	102.151	3.375	98.987	98.837	98.687				
5.125	103.911	103.811	103.702	5.125	102.597	102.497	102.387	3.500	99.431	99.281	99.131				
5.250	103.519	103.222	103.097	5.250	102.413	102.116	101.991	3.625	99.869	99.719	99.569				
5.375	103.702	103.405	103.280	5.375	102.727	102.430	102.305	3.750	99.699	99.549	99.399				
5.500	103.981	103.684	103.559	5.500	103.124	102.827	102.702	3.875	100.130	99.980	99.830				
5.625	104.164	103.867	103.742	5.625	103.210	102.913	102.788	4.000	100.494	100.344	100.194				
5.750	104.595	104.495	104.395	5.750	103.104	103.004	102.904	4.125	100.817	100.667	100.517				
5.875	104.628	104.528	104.428	5.875	103.427	103.327	103.227	4.250	100.538	100.388	100.238				
6.000	105.007	104.907	104.807	6.000	103.824	103.724	103.624	4.375	100.894	100.744	100.594				
6.125	105.339	105.239	105.139	6.125	104.161	104.061	103.961	4.500	101.183	101.033	100.883				
6.250	105.639	105.539	105.439	6.250	104.461	104.361	104.261	4.625	101.497	101.347	101.197				

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	98.057	97.907	97.757	2.375	92.808	92.658	92.508	3.125	96.437	96.287	96.137
4.125	99.267	99.117	98.967	4.125	98.402	98.252	98.102	2.500	91.829	91.679	91.529	3.250	96.518	96.368	96.218
4.250	100.036	99.927	99.827	4.250	99.220	99.111	99.011	2.625	92.729	92.579	92.429	3.375	96.899	96.749	96.599
4.375	100.535	100.425	100.325	4.375	99.599	99.490	99.390	2.750	95.266	95.116	94.966	3.500	97.253	97.103	96.953
4.500	101.020	100.911	100.811	4.500	99.910	99.800	99.700	2.875	95.800	95.650	95.500	3.625	97.649	97.499	97.349
4.625	101.500	101.390	101.290	4.625	100.246	100.137	100.037	3.000	96.249	96.099	95.949	Margin = 2.250		Index = 2.700	
4.750	101.625	101.525	101.415	4.750	100.640	100.540	100.430	3.125	96.699	96.549	96.399	30 Year OTC "Borrower Paid Only for USDA"			
4.875	101.992	101.892	101.782	4.875	100.963	100.863	100.754	3.250	97.544	97.394	97.244	Rate	30 Day	45 Day	60 Day
5.000	102.385	102.285	102.176	5.000	101.360	101.260	101.151	3.375	97.987	97.837	97.687	4.625	100.350	100.100	99.850
5.125	102.831	102.731	102.622	5.125	101.697	101.597	101.487	3.500	98.431	98.281	98.131	4.750	100.321	100.071	99.821
5.250	102.619	102.322	102.197	5.250	101.413	101.116	100.991	3.625	98.869	98.719	98.569	4.875	100.742	100.492	100.242
5.375	102.902	102.605	102.480	5.375	101.727	101.430	101.305	3.750	98.699	98.549	98.399	5.000	101.135	100.885	100.635
5.500	103.131	102.834	102.709	5.500	102.124	101.827	101.702	3.875	99.130	98.980	98.830	5.125	101.531	101.281	101.031
5.625	103.214	102.917	102.792	5.625	102.260	101.963	101.838	4.000	99.494	99.344	99.194	5.250	101.019	100.722	100.472
5.750	103.445	103.345	103.245	5.750	102.104	102.004	101.904	4.125	99.817	99.667	99.517	5.375	101.402	101.105	100.855
5.875	103.478	103.378	103.278	5.875	102.427	102.327	102.227	4.250	99.538	99.388	99.238	5.500	102.001	101.704	101.454
6.000	103.857	103.757	103.657	6.000	102.824	102.724	102.624	4.375	99.894	99.744	99.594	5.625	102.254	101.957	101.707
6.125	104.189	104.089	103.989	6.125	103.161	103.061	102.961	4.500	100.183	100.033	99.883	5.750	102.500	102.250	102.000
6.250	104.489	104.389	104.289	6.250	103.461	103.361	103.261	4.625	100.497	100.347	100.197	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	99.892	99.642	99.392	4.875	99.243	98.993	98.743
5.125	100.681	100.431	100.181	5.125	99.977	99.727	99.477
5.375	100.552	100.255	100.005	5.375	100.007	99.710	99.460
5.625	101.264	100.967	100.717	5.625	100.740	100.443	100.193
5.875	101.503	101.253	101.003	5.875	100.707	100.457	100.207
6.000	101.882	101.632	101.382	6.000	101.104	100.854	100.604
6.125	102.214	101.964	101.714	6.125	101.441	101.191	100.941
6.250	102.754	102.504	102.254	6.250	102.460	102.210	101.960

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:	12/17/2018	5.500%

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

1/16/2019

1/31/2019

2/15/2019

W. Rate Sheet Dated: 12/17/2018

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	97.932	97.782	97.632	2.375	90.308	90.158	90.008	3.125	95.75	95.599	95.449
4.125	99.342	99.192	99.042	4.125	98.277	98.127	97.977	2.500	89.329	89.179	89.029	3.250	96.52	96.368	96.218
4.250	100.130	100.020	99.920	4.250	99.064	98.955	98.855	2.625	90.229	90.079	89.929	3.375	96.90	96.749	96.599
4.375	100.629	100.519	100.419	4.375	99.443	99.333	99.233	2.750	94.578	94.428	94.278	3.500	97.25	97.103	96.953
4.500	101.114	101.004	100.904	4.500	99.753	99.644	99.544	2.875	95.113	94.963	94.813	3.625	97.65	97.499	97.349
4.625	101.594	101.484	101.384	4.625	100.090	99.980	99.880	3.000	95.562	95.412	95.262	Margin = 2.250		Index = 2.700	
4.750	101.375	101.275	101.165	4.750	100.140	100.040	99.930	3.125	96.011	95.861	95.711				
4.875	101.542	101.442	101.332	4.875	100.463	100.363	100.254	3.250	97.544	97.394	97.244				
5.000	102.135	102.035	101.926	5.000	100.860	100.760	100.651	3.375	97.987	97.837	97.687				
5.125	102.411	102.311	102.202	5.125	101.097	100.997	100.887	3.500	98.431	98.281	98.131				
5.250	101.644	101.347	101.222	5.250	100.538	100.241	100.116	3.625	98.869	98.719	98.569				
5.375	101.827	101.530	101.405	5.375	100.852	100.555	100.430	3.750	98.574	98.424	98.274				
5.500	102.106	101.809	101.684	5.500	101.249	100.952	100.827	3.875	99.005	98.855	98.705				
5.625	102.289	101.992	101.867	5.625	101.335	101.038	100.913	4.000	99.369	99.219	99.069				
5.750	101.782	101.682	101.582	5.750	100.291	100.191	100.091	4.125	99.692	99.542	99.392				
5.875	101.815	101.715	101.615	5.875	100.615	100.515	100.415	4.250	99.382	99.232	99.082				
6.000	102.194	102.094	101.994	6.000	101.012	100.912	100.812	4.375	99.738	99.588	99.438				
6.125	102.527	102.427	102.327	6.125	101.348	101.248	101.148	4.500	100.026	99.876	99.726				
6.250	102.139	102.039	101.939	6.250	100.961	100.861	100.761	4.625	100.340	100.190	100.040				

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	96.932	96.782	96.632	2.375	91.058	90.908	90.758	3.125	94.749	94.599	94.449
4.125	98.142	97.992	97.842	4.125	97.277	97.127	96.977	2.500	90.079	89.929	89.779	3.250	95.518	95.368	95.218
4.250	98.880	98.770	98.670	4.250	98.064	97.955	97.855	2.625	90.979	90.829	90.679	3.375	95.899	95.749	95.599
4.375	99.379	99.269	99.169	4.375	98.443	98.333	98.233	2.750	94.359	94.209	94.059	3.500	96.253	96.103	95.953
4.500	99.864	99.754	99.654	4.500	98.753	98.644	98.544	2.875	94.894	94.744	94.594	3.625	96.649	96.499	96.349
4.625	100.344	100.234	100.134	4.625	99.090	98.980	98.880	3.000	95.343	95.193	95.043	Margin = 2.250		Index = 2.700	
4.750	100.125	100.025	99.915	4.750	99.140	99.040	98.930	3.125	95.793	95.643	95.493	30 Year OTC "Borrower Paid Only for USDA"			
4.875	100.492	100.392	100.282	4.875	99.463	99.363	99.254	3.250	96.450	96.300	96.150	Rate	30 Day	45 Day	60 Day
5.000	100.885	100.785	100.676	5.000	99.860	99.760	99.651	3.375	96.893	96.743	96.593	4.625	99.194	98.944	98.694
5.125	101.331	101.231	101.122	5.125	100.197	100.097	99.987	3.500	97.338	97.188	97.038	4.750	98.821	98.571	98.321
5.250	100.744	100.447	100.322	5.250	99.538	99.241	99.116	3.625	97.775	97.625	97.475	4.875	99.242	98.992	98.742
5.375	101.027	100.730	100.605	5.375	99.852	99.555	99.430	3.750	97.449	97.299	97.149	5.000	99.635	99.385	99.135
5.500	101.256	100.959	100.834	5.500	100.249	99.952	99.827	3.875	97.880	97.730	97.580	5.125	100.031	99.781	99.531
5.625	101.339	101.042	100.917	5.625	100.385	100.088	99.963	4.000	98.244	98.094	97.944	5.250	99.144	98.847	98.597
5.750	100.632	100.532	100.432	5.750	99.291	99.191	99.091	4.125	98.567	98.417	98.267	5.375	99.527	99.230	98.980
5.875	100.665	100.565	100.465	5.875	99.615	99.515	99.415	4.250	97.976	97.826	97.676	5.500	100.126	99.829	99.579
6.000	101.044	100.944	100.844	6.000	100.012	99.912	99.812	4.375	98.332	98.182	98.032	5.625	100.379	100.082	99.832
6.125	101.377	101.277	101.177	6.125	100.348	100.248	100.148	4.500	98.620	98.470	98.320	5.750	99.687	99.437	99.187
6.250	100.989	100.889	100.789	6.250	99.961	99.861	99.761	4.625	98.934	98.784	98.634	5.875	99.942	99.692	99.442

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:	12/17/2018 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	98.392	98.142	97.892	4.875	97.743	97.493	97.243
5.125	99.181	98.931	98.681	5.125	98.477	98.227	97.977
5.375	98.677	98.380	98.130	5.375	98.132	97.835	97.585
5.625	99.389	99.092	98.842	5.625	98.865	98.568	98.318
5.875	98.690	98.440	98.190	5.875	97.895	97.645	97.395
6.000	99.069	98.819	98.569	6.000	98.292	98.042	97.792
6.125	99.402	99.152	98.902	6.125	98.628	98.378	98.128
6.250	99.254	99.004	98.754	6.250	98.960	98.710	98.460

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/16/2019

45 Day Lock Exp.:

1/31/2019

60 Day Lock Exp.:

2/15/2019

W. Rate Sheet Dated: 12/17/2018

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	99.963	99.863	99.763	4.625	101.235	101.135	101.035	3.500	98.564	98.464	98.364	3.500	98.551	98.451	98.351
4.500	100.672	100.572	100.472	4.750	101.758	101.658	101.558	3.625	99.074	98.974	98.874	3.625	98.891	98.791	98.691
4.625	101.147	101.047	100.947	4.875	102.115	102.015	101.915	3.750	99.500	99.400	99.300	3.750	99.677	99.577	99.477
4.750	101.559	101.459	101.359	4.990	102.358	102.258	102.158	3.875	99.878	99.778	99.678	3.875	100.006	99.906	99.806
4.875	102.035	101.935	101.835	5.000	102.458	102.358	102.258	3.990	100.427	100.327	100.227	3.990	100.211	100.111	100.011
4.990	102.141	102.041	101.941	5.125	102.929	102.829	102.729	4.000	100.527	100.427	100.327	4.000	100.311	100.211	100.111
5.000	102.241	102.141	102.041	5.250	103.403	103.303	103.203	4.125	100.564	100.464	100.364	4.125	100.598	100.498	100.398
5.125	102.634	102.534	102.434	5.375	103.593	103.493	103.393	4.250	100.806	100.706	100.606	4.250	100.849	100.749	100.649
5.250	103.236	103.136	103.036	5.500	103.834	103.734	103.634	4.375	100.894	100.794	100.694	4.375	101.093	100.993	100.893
5.375	103.619	103.519	103.419	5.625	104.016	103.916	103.816	4.500	101.288	101.188	101.088	4.500	101.351	101.251	101.151
5.500	103.972	103.872	103.772	5.750	104.387	104.287	104.187	4.625	101.750	101.650	101.550	4.625	101.600	101.500	101.400
5.625	104.234	104.134	104.034	5.875	104.629	104.529	104.429	4.750	101.908	101.808	101.708	4.750	101.809	101.709	101.609
5.750	104.653	104.553	104.453	5.990	104.735	104.635	104.535	4.875	102.078	101.978	101.878	4.875	101.994	101.894	101.794
5.875	104.845	104.745	104.645	6.000	104.835	104.735	104.635	4.990	102.093	101.993	101.893	4.990	102.079	101.979	101.879
5.990	104.965	104.865	104.765	6.125	105.054	104.954	104.854	5.000	102.193	102.093	101.993	5.000	102.179	102.079	101.979
6.000	105.065	104.965	104.865	6.250	105.574	105.449	105.321	5.125	102.519	102.419	102.319	5.125	102.127	102.027	101.927
6.125	105.652	105.552	105.452	6.375	105.802	105.677	105.550	5.250	102.693	102.593	102.493	5.250	102.340	102.240	102.140
6.250	105.931	105.831	105.731	6.500	105.643	105.518	105.390	5.375	102.867	102.767	102.667	5.375	102.547	102.447	102.347
6.375	106.282	106.182	106.082	6.625	105.785	105.685	105.585	5.500	102.945	102.845	102.745	5.500	102.507	102.407	102.307

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	98.727	98.627	98.527	3.500	98.164	98.064	97.964
4.500	99.311	99.211	99.111	3.625	98.569	98.469	98.369
4.625	99.771	99.671	99.571	3.750	98.771	98.671	98.571
4.750	100.450	100.350	100.250	3.875	99.117	99.017	98.917
4.875	101.018	100.918	100.818	3.990	99.398	99.298	99.198
4.990	101.458	101.358	101.258	4.000	99.498	99.398	99.298
5.000	101.558	101.458	101.358	4.125	99.870	99.770	99.670
5.125	101.792	101.692	101.592	4.250	100.034	99.934	99.834
5.250	101.993	101.893	101.793	4.375	100.090	99.990	99.890
5.375	102.459	102.359	102.259	4.500	100.220	100.120	100.020
5.500	102.923	102.823	102.723	4.625	100.466	100.366	100.266
5.625	103.140	103.040	102.940	4.750	100.565	100.465	100.365
5.750	103.362	103.262	103.162	4.875	100.672	100.572	100.472
5.875	102.944	102.844	102.744	4.990	100.642	100.542	100.442
5.990	103.316	103.216	103.116	5.000	100.742	100.642	100.542
6.000	103.416	103.316	103.216	5.125	100.423	100.323	100.223
6.125	103.665	103.565	103.465	5.250	100.538	100.438	100.338
6.250	103.893	103.793	103.693	5.375	100.653	100.553	100.453
6.375	101.938	101.838	101.738	5.500	100.704	100.604	100.504

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 Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/16/2019

45 Day Lock Exp.:

1/31/2019

60 Day Lock Exp.:

2/15/2019

W. Rate Sheet Dated: 12/17/2018

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	101.637	101.537	101.437	4.250	99.975	99.875	99.775	3.750	99.565	99.465	99.365	
4.875	102.164	102.064	101.964	4.375	100.527	100.427	100.327	3.875	100.096	99.996	99.896	
4.990	102.470	102.370	102.270	4.500	101.037	100.937	100.837	3.990	100.427	100.327	99.966	
5.000	102.570	102.470	102.370	4.625	101.476	101.376	101.276	4.000	100.527	100.427	100.066	
5.125	103.040	102.940	102.840	4.750	101.968	101.868	101.768	4.125	100.743	100.643	99.836	
5.250	103.517	103.417	103.317	4.875	102.464	102.364	102.264	4.250	101.017	100.917	99.816	
5.375	103.879	103.779	103.679	4.990	102.660	102.560	102.460	4.375	101.298	101.198	99.796	
5.500	104.114	104.014	103.914	5.000	102.760	102.660	102.560	4.500	101.272	101.172	99.776	
5.625	104.352	104.250	104.152	5.125	103.047	102.947	102.841	4.625	101.558	101.458	99.736	
5.750	104.766	104.664	104.566	5.250	103.387	103.287	103.181	4.750	101.705	101.605	99.696	
5.875	104.960	104.858	104.760	5.375	103.638	103.538	103.435	4.875	101.999	101.899	99.656	
5.990	105.080	104.979	104.880	5.500	103.864	103.764	103.662	4.990	102.272	102.172	99.516	
6.000	105.180	105.079	104.980	5.625	104.133	104.032	103.933	5.000	102.372	102.272	99.616	
6.125	105.607	105.486	105.373	5.750	104.481	104.380	104.281	5.125	102.673	102.573	99.566	
6.250	105.897	105.775	105.665	5.875	104.941	104.839	104.741	5.250	102.994	102.894	99.546	
6.375	106.245	106.105	106.045	5.990	105.143	105.042	104.943	5.375	103.344	103.244	99.526	
6.500	106.084	105.944	105.884	6.000	105.243	105.142	105.043	5.500	101.378	101.278	99.506	
6.625	106.599	106.459	106.399	6.125	105.079	104.958	104.844	5.625	101.784	101.684	99.486	
6.750	106.971	106.831	106.771	6.250	105.472	105.350	105.240	5.750	102.147	102.047	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
4.750	100.638	100.538	100.438	3.750	98.940	98.840
4.875	101.165	101.065	100.965	3.875	99.471	99.371
4.990	101.471	101.371	101.271	3.990	99.315	99.215
5.000	101.571	101.471	101.371	4.000	99.415	99.315
5.125	101.691	101.591	101.491	4.125	99.631	99.531
5.250	102.168	102.068	101.968	4.250	99.905	99.805
5.375	102.530	102.430	102.330	4.375	100.186	100.086
5.500	102.765	102.665	102.565	4.500	99.553	99.453
5.625	102.700	102.598	102.500	4.625	99.839	99.739
5.750	103.114	103.012	102.914	4.750	99.986	99.886
5.875	103.308	103.206	103.108	4.875	100.280	100.180
5.990	103.428	103.327	103.228	4.990	100.053	99.953
6.000	103.528	103.427	103.328	5.000	100.153	100.053
6.125	103.153	103.032	102.919	5.125	#N/A	#N/A
6.250	103.443	103.321	103.211	5.250	#N/A	#N/A
6.375	103.641	103.501	103.441	5.375	#N/A	#N/A
6.500	103.330	103.190	103.130	5.500	#N/A	#N/A
6.625	103.695	103.555	103.495	5.625	#N/A	#N/A
6.750	103.917	103.777	103.717	5.750	#N/A	#N/A

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.250	-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	-2.500
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/16/2019

45 Day Lock Exp.:

1/31/2019

60 Day Lock Exp.:

2/15/2019

W. Rate Sheet Dated: 12/17/2018

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	101.674	101.574	101.474	4.250	100.022	99.922	99.822	3.750	99.647	99.547	99.447	4.750	100.675	100.575	100.475	3.750	99.032	98.932	98.832
4.875	102.231	102.131	102.031	4.375	100.577	100.477	100.377	3.875	100.174	100.074	99.856	4.875	101.232	101.132	101.032	3.875	99.559	99.459	99.241
4.990	102.492	102.392	102.292	4.500	101.093	100.993	100.893	3.990	100.256	100.156	99.746	4.990	101.493	101.393	101.293	3.990	99.129	99.029	98.619
5.000	102.592	102.492	102.392	4.625	101.522	101.422	101.322	4.000	100.356	100.256	99.846	5.000	101.593	101.493	101.393	4.000	99.229	99.129	98.719
5.125	103.111	103.011	102.911	4.750	102.018	101.918	101.818	4.125	100.792	100.692	99.836	5.125	101.715	101.615	101.515	4.125	99.665	99.565	98.709
5.250	103.570	103.470	103.370	4.875	102.515	102.415	102.315	4.250	101.085	100.985	99.816	5.250	102.174	102.074	101.974	4.250	99.958	99.858	98.689
5.375	103.897	103.797	103.697	4.990	102.713	102.613	102.513	4.375	101.385	101.285	99.796	5.375	102.501	102.401	102.301	4.375	100.258	100.158	98.669
5.500	104.168	104.068	103.968	5.000	102.813	102.713	102.613	4.500	101.576	101.476	99.776	5.500	102.772	102.672	102.572	4.500	99.857	99.757	98.057
5.625	104.316	104.216	104.116	5.125	103.104	103.004	102.904	4.625	101.860	101.760	99.736	5.625	102.625	102.525	102.425	4.625	100.141	100.041	98.017
5.750	104.750	104.650	104.550	5.250	103.446	103.346	103.246	4.750	102.007	101.907	99.696	5.750	103.059	102.959	102.859	4.750	100.288	100.188	97.977
5.875	104.990	104.890	104.790	5.375	103.697	103.597	103.497	4.875	102.283	102.183	99.656	5.875	103.299	103.199	103.099	4.875	100.564	100.464	97.937
5.990	105.111	105.011	104.911	5.500	103.924	103.824	103.724	4.990	101.989	101.889	99.516	5.990	103.420	103.320	103.220	4.990	99.770	99.670	97.297
6.000	105.211	105.111	105.011	5.625	104.177	104.077	103.977	5.000	102.089	101.989	99.616	6.000	103.520	103.420	103.320	5.000	99.870	99.770	97.397
6.125	105.824	105.712	105.591	5.750	104.526	104.426	104.326	5.125	102.429	102.329	99.566	6.125	103.386	103.274	103.153	5.125	#N/A	#N/A	#N/A
6.250	106.135	106.024	105.905	5.875	104.984	104.884	104.784	5.250	102.788	102.688	99.546	6.250	103.697	103.586	103.467	5.250	#N/A	#N/A	#N/A
6.375	106.417	106.309	106.193	5.990	105.185	105.085	104.985	5.375	103.175	103.075	99.526	6.375	103.829	103.721	103.605	5.375	#N/A	#N/A	#N/A
6.500	106.136	106.003	105.859	6.000	105.285	105.185	105.085	5.500	101.595	101.495	99.506	6.500	103.398	103.265	103.121	5.500	#N/A	#N/A	#N/A
6.625	106.650	106.518	106.376	6.125	105.236	105.122	105.000	5.625	102.001	101.901	99.486	6.625	103.762	103.630	103.488	5.625	#N/A	#N/A	#N/A
6.750	107.020	106.891	106.751	6.250	105.626	105.515	105.395	5.750	102.364	102.264	99.466	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 - 97.00%	
≥ 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@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 1/16/2019

45 Day Lock Exp.: 1/31/2019

60 Day Lock Exp.: 2/15/2019

W. Rate Sheet Dated: 12/17/2018

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	98.106	97.981	97.856	
4.375	98.648	98.523	98.398	
4.500	99.249	99.124	98.999	
4.625	99.772	99.647	99.522	
4.750	100.304	100.179	100.054	
4.875	100.750	100.625	100.500	
5.000	101.193	101.068	100.943	
5.125	101.457	101.332	101.207	
5.250	101.740	101.615	101.490	
5.375	101.981	101.856	101.731	
5.500	102.259	102.134	102.009	
5.625	102.503	102.378	102.253	
5.750	102.748	102.623	102.498	

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	98.388	98.263	98.138	
3.875	98.776	98.651	98.526	
4.000	99.126	99.001	98.876	
4.125	99.640	99.515	99.390	
4.250	99.912	99.787	99.662	
4.375	100.100	99.975	99.850	
4.500	100.329	100.204	100.079	
4.625	100.537	100.412	100.287	
4.750	100.724	100.599	100.474	
4.875	100.915	100.790	100.665	
5.000	101.184	101.059	100.934	

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	98.225	98.100	97.975	
3.625	98.715	98.590	98.465	
3.750	99.182	99.057	98.932	
3.875	99.621	99.496	99.371	
4.000	100.086	99.961	99.836	
4.125	100.438	100.313	100.188	
4.250	100.779	100.654	100.529	
4.375	101.088	100.963	100.838	
4.500	101.378	101.253	101.128	
4.625	101.685	101.560	101.435	
4.750	101.970	101.845	101.720	
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)