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.: **1/17/2019**

45 Day Lock Exp.: **2/1/2019**

60 Day Lock Exp.: **2/18/2019**

W. Rate Sheet Dated: **12/18/2018** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.000	100.127	99.977	99.827	4.000	99.214	99.064	98.914	2.375	94.027	93.877	93.727	3.125	97.437	97.287	97.137
4.125	100.623	100.473	100.323	4.125	99.558	99.408	99.258	2.500	93.048	92.898	92.748	3.250	97.518	97.368	97.218
4.250	101.333	101.223	101.114	4.250	100.267	100.158	100.049	2.625	93.948	93.798	93.648	3.375	97.899	97.749	97.599
4.375	101.832	101.722	101.613	4.375	100.646	100.536	100.427	2.750	96.672	96.522	96.372	3.500	98.253	98.103	97.953
4.500	102.317	102.208	102.098	4.500	100.957	100.847	100.738	2.875	97.206	97.056	96.906	3.625	98.649	98.499	98.349
4.625	102.797	102.687	102.578	4.625	101.293	101.184	101.074	3.000	97.656	97.506	97.356	Margin = 2.250		Index = 2.690	
4.750	102.922	102.812	102.672	4.750	101.593	101.483	101.343	3.125	98.105	97.955	97.805				
4.875	102.995	102.885	102.745	4.875	101.917	101.807	101.667	3.250	98.681	98.531	98.381				
5.000	103.588	103.479	103.338	5.000	102.314	102.204	102.064	3.375	99.123	98.973	98.823				
5.125	103.864	103.755	103.614	5.125	102.550	102.441	102.300	3.500	99.568	99.418	99.268				
5.250	103.347	103.144	103.019	5.250	102.241	102.038	101.913	3.625	100.005	99.855	99.705				
5.375	103.530	103.327	103.202	5.375	102.555	102.352	102.227	3.750	99.902	99.752	99.602				
5.500	103.809	103.606	103.481	5.500	102.952	102.749	102.624	3.875	100.333	100.183	100.033				
5.625	103.992	103.789	103.664	5.625	103.038	102.835	102.710	4.000	100.697	100.547	100.397				
5.750	104.235	104.135	103.948	5.750	102.744	102.644	102.457	4.125	101.020	100.870	100.720				
5.875	104.268	104.168	103.981	5.875	103.068	102.968	102.781	4.250	100.734	100.584	100.434				
6.000	104.647	104.547	104.360	6.000	103.465	103.365	103.178	4.375	101.090	100.940	100.790				
6.125	104.980	104.880	104.692	6.125	103.801	103.701	103.514	4.500	101.378	101.228	101.078				
6.250	105.280	105.180	105.080	6.250	104.101	104.001	103.901	4.625	101.692	101.542	101.392				

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	98.927	98.777	98.627	4.000	98.214	98.064	97.914	2.375	93.027	92.877	92.727	3.125	96.437	96.287	96.137
4.125	99.423	99.273	99.123	4.125	98.558	98.408	98.258	2.500	92.048	91.898	91.748	3.250	96.518	96.368	96.218
4.250	100.083	99.973	99.864	4.250	99.267	99.158	99.049	2.625	92.948	92.798	92.648	3.375	96.899	96.749	96.599
4.375	100.582	100.472	100.363	4.375	99.646	99.536	99.427	2.750	95.672	95.522	95.372	3.500	97.253	97.103	96.953
4.500	101.067	100.958	100.848	4.500	99.957	99.847	99.738	2.875	96.206	96.056	95.906	3.625	97.649	97.499	97.349
4.625	101.547	101.437	101.328	4.625	100.293	100.184	100.074	3.000	96.656	96.506	96.356	Margin = 2.250		Index = 2.690	
4.750	101.672	101.562	101.422	4.750	100.593	100.483	100.343	3.125	97.105	96.955	96.805	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	101.945	101.835	101.695	4.875	100.917	100.807	100.667	3.250	97.681	97.531	97.381	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.000	102.338	102.229	102.088	5.000	101.314	101.204	101.064	3.375	98.123	97.973	97.823	4.625	100.397	100.147	99.897
5.125	102.784	102.675	102.534	5.125	101.650	101.541	101.400	3.500	98.568	98.418	98.268	4.750	100.274	100.024	99.774
5.250	102.447	102.244	102.119	5.250	101.241	101.038	100.913	3.625	99.005	98.855	98.705	4.875	100.695	100.445	100.195
5.375	102.730	102.527	102.402	5.375	101.555	101.352	101.227	3.750	98.902	98.752	98.602	5.000	101.088	100.838	100.588
5.500	102.959	102.756	102.631	5.500	101.952	101.749	101.624	3.875	99.333	99.183	99.033	5.125	101.484	101.234	100.984
5.625	103.042	102.839	102.714	5.625	102.088	101.885	101.760	4.000	99.697	99.547	99.397	5.250	100.847	100.597	100.347
5.750	103.085	102.985	102.798	5.750	101.744	101.644	101.457	4.125	100.020	99.870	99.720	5.375	101.230	100.980	100.730
5.875	103.118	103.018	102.831	5.875	102.068	101.968	101.781	4.250	99.734	99.584	99.434	5.500	102.000	101.750	101.500
6.000	103.497	103.397	103.210	6.000	102.465	102.365	102.178	4.375	100.090	99.940	99.790	5.625	102.252	102.002	101.752
6.125	103.830	103.730	103.542	6.125	102.801	102.701	102.514	4.500	100.378	100.228	100.078	5.750	102.500	102.250	102.000
6.250	104.130	104.030	103.930	6.250	103.101	103.001	102.901	4.625	100.692	100.542	100.392	5.875	102.750	102.500	102.250

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:	12/18/2018	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	99.845	99.595	99.345	4.875	99.197	98.947	98.697
5.125	100.634	100.384	100.134	5.125	99.930	99.680	99.430
5.375	100.380	100.130	99.880	5.375	99.835	99.585	99.335
5.625	101.092	100.842	100.592	5.625	100.568	100.318	100.068
5.875	101.143	100.893	100.643	5.875	100.348	100.098	99.848
6.000	101.522	101.272	101.022	6.000	100.745	100.495	100.245
6.125	101.855	101.605	101.355	6.125	101.081	100.831	100.581
6.250	102.750	102.500	102.250	6.250	102.397	102.147	101.897
Lender paid price cap after comp plan = 100.000							

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.:	**1/17/2019**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	**2/1/2019**
			60 Day Lock Exp.:	**2/18/2019**

W. Rate Sheet Dated: **12/18/2018** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.000	99.002	98.852	98.702	4.000	98.089	97.939	97.789	2.375	90.527	90.377	90.227	3.125	95.75	95.599	95.449
4.125	99.498	99.348	99.198	4.125	98.433	98.283	98.133	2.500	89.548	89.398	89.248	3.250	96.52	96.368	96.218
4.250	100.177	100.067	99.958	4.250	99.111	99.002	98.892	2.625	90.448	90.298	90.148	3.375	96.90	96.749	96.599
4.375	100.675	100.566	100.457	4.375	99.490	99.380	99.271	2.750	94.984	94.834	94.684	3.500	97.25	97.103	96.953
4.500	101.161	101.051	100.942	4.500	99.800	99.691	99.582	2.875	95.519	95.369	95.219	3.625	97.65	97.499	97.349
4.625	101.640	101.531	101.422	4.625	100.137	100.027	99.918	3.000	95.968	95.818	95.668	Margin = 2.250		Index = 2.690	
4.750	101.422	101.312	101.172	4.750	100.093	99.983	99.843	3.125	96.418	96.268	96.118				
4.875	101.495	101.385	101.245	4.875	100.417	100.307	100.167	3.250	97.681	97.531	97.381				
5.000	102.088	101.979	101.838	5.000	100.814	100.704	100.564	3.375	98.123	97.973	97.823				
5.125	102.364	102.255	102.114	5.125	101.050	100.941	100.800	3.500	98.568	98.418	98.268				
5.250	101.472	101.269	101.144	5.250	100.366	100.163	100.038	3.625	99.005	98.855	98.705				
5.375	101.655	101.452	101.327	5.375	100.680	100.477	100.352	3.750	98.777	98.627	98.477				
5.500	101.934	101.731	101.606	5.500	101.077	100.874	100.749	3.875	99.208	99.058	98.908				
5.625	102.117	101.914	101.789	5.625	101.163	100.960	100.835	4.000	99.572	99.422	99.272				
5.750	101.423	101.323	101.135	5.750	99.932	99.832	99.644	4.125	99.895	99.745	99.595				
5.875	101.456	101.356	101.168	5.875	100.256	100.156	99.968	4.250	99.577	99.427	99.277				
6.000	101.835	101.735	101.547	6.000	100.653	100.553	100.365	4.375	99.934	99.784	99.634				
6.125	102.167	102.067	101.880	6.125	100.989	100.889	100.701	4.500	100.222	100.072	99.922				
6.250	101.780	101.680	101.580	6.250	100.601	100.501	100.401	4.625	100.536	100.386	100.236				

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	97.802	97.652	97.502	4.000	97.089	96.939	96.789	2.375	91.277	91.127	90.977	3.125	94.749	94.599	94.449
4.125	98.298	98.148	97.998	4.125	97.433	97.283	97.133	2.500	90.298	90.148	89.998	3.250	95.518	95.368	95.218
4.250	98.927	98.817	98.708	4.250	98.111	98.002	97.892	2.625	91.198	91.048	90.898	3.375	95.899	95.749	95.599
4.375	99.425	99.316	99.207	4.375	98.490	98.380	98.271	2.750	94.766	94.616	94.466	3.500	96.253	96.103	95.953
4.500	99.911	99.801	99.692	4.500	98.800	98.691	98.582	2.875	95.300	95.150	95.000	3.625	96.649	96.499	96.349
4.625	100.390	100.281	100.172	4.625	99.137	99.027	98.918	3.000	95.749	95.599	95.449	Margin = 2.250		Index = 2.690	
4.750	100.172	100.062	99.922	4.750	99.093	98.983	98.843	3.125	96.199	96.049	95.899	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	100.445	100.335	100.195	4.875	99.417	99.307	99.167	3.250	96.587	96.437	96.287	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.000	100.838	100.729	100.588	5.000	99.814	99.704	99.564	3.375	97.030	96.880	96.730	4.625	99.240	98.990	98.740
5.125	101.284	101.175	101.034	5.125	100.150	100.041	99.900	3.500	97.474	97.324	97.174	4.750	98.774	98.524	98.274
5.250	100.572	100.369	100.244	5.250	99.366	99.163	99.038	3.625	97.912	97.762	97.612	4.875	99.195	98.945	98.695
5.375	100.855	100.652	100.527	5.375	99.680	99.477	99.352	3.750	97.652	97.502	97.352	5.000	99.588	99.338	99.088
5.500	101.084	100.881	100.756	5.500	100.077	99.874	99.749	3.875	98.083	97.933	97.783	5.125	99.984	99.734	99.484
5.625	101.167	100.964	100.839	5.625	100.213	100.010	99.885	4.000	98.447	98.297	98.147	5.250	98.972	98.722	98.472
5.750	100.273	100.173	99.985	5.750	98.932	98.832	98.644	4.125	98.770	98.620	98.470	5.375	99.355	99.105	98.855
5.875	100.306	100.206	100.018	5.875	99.256	99.156	98.968	4.250	98.171	98.021	97.871	5.500	100.125	99.875	99.625
6.000	100.685	100.585	100.397	6.000	99.653	99.553	99.365	4.375	98.527	98.377	98.227	5.625	100.377	100.127	99.877
6.125	101.017	100.917	100.730	6.125	99.989	99.889	99.701	4.500	98.816	98.666	98.516	5.750	99.688	99.438	99.188
6.250	100.630	100.530	100.430	6.250	99.601	99.501	99.401	4.625	99.129	98.979	98.829	5.875	99.938	99.688	99.438

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:	12/18/2018	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	98.345	98.095	97.845	4.875	97.697	97.447	97.197
5.125	99.134	98.884	98.634	5.125	98.430	98.180	97.930
5.375	98.505	98.255	98.005	5.375	97.960	97.710	97.460
5.625	99.217	98.967	98.717	5.625	98.693	98.443	98.193
5.875	98.331	98.081	97.831	5.875	97.536	97.286	97.036
6.000	98.710	98.460	98.210	6.000	97.933	97.683	97.433
6.125	99.042	98.792	98.542	6.125	98.269	98.019	97.769
6.250	99.250	99.000	98.750	6.250	98.897	98.647	98.397
Lender paid price cap after comp plan = 100.000							

DPA Advantage Adjustment

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

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

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

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

[AFR Loan Center](#)

Lockdesk e-mail:	Lockdesk@afrwholesale.com			
Lockdesk Phone:	1-877-588-2706		30 Day Lock Exp.:	1/17/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	2/1/2019
			60 Day Lock Exp.:	2/18/2019

W. Rate Sheet Dated: 12/18/2018 **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	99.932	99.832	99.732	4.625	101.312	101.212	101.112	3.375	98.126	98.026	97.926	3.500	98.647	98.547	98.447
4.500	100.641	100.541	100.441	4.750	101.833	101.733	101.633	3.500	98.616	98.516	98.416	3.625	98.985	98.885	98.785
4.625	101.115	101.015	100.915	4.875	102.188	102.088	101.988	3.625	99.107	99.007	98.907	3.750	99.790	99.690	99.590
4.750	101.528	101.428	101.328	4.990	102.429	102.329	102.229	3.750	99.406	99.306	99.206	3.875	100.118	100.018	99.918
4.875	102.004	101.904	101.804	5.000	102.529	102.429	102.329	3.875	99.823	99.723	99.623	3.990	100.320	100.220	100.120
4.990	102.210	102.110	102.010	5.125	102.957	102.857	102.757	3.990	100.334	100.234	100.134	4.000	100.420	100.320	100.220
5.000	102.310	102.210	102.110	5.250	103.429	103.329	103.229	4.000	100.434	100.334	100.234	4.125	100.707	100.607	100.507
5.125	102.663	102.563	102.463	5.375	103.617	103.517	103.417	4.125	100.672	100.572	100.472	4.250	100.955	100.855	100.755
5.250	103.262	103.162	103.062	5.500	103.856	103.756	103.656	4.250	100.913	100.813	100.713	4.375	101.188	101.088	100.988
5.375	103.642	103.542	103.442	5.625	104.037	103.937	103.837	4.375	100.999	100.899	100.799	4.500	101.446	101.346	101.246
5.500	103.994	103.894	103.794	5.750	104.427	104.327	104.227	4.500	101.382	101.282	101.182	4.625	101.692	101.592	101.492
5.625	104.255	104.155	104.055	5.875	104.667	104.567	104.467	4.625	101.842	101.742	101.642	4.750	101.901	101.801	101.701
5.750	104.693	104.593	104.493	5.990	104.773	104.673	104.573	4.750	102.000	101.900	101.800	4.875	102.086	101.986	101.886
5.875	104.885	104.785	104.685	6.000	104.873	104.773	104.673	4.875	102.167	102.067	101.967	4.990	102.167	102.067	101.967
5.990	105.003	104.903	104.803	6.125	105.093	104.993	104.893	4.990	102.184	102.084	101.984	5.000	102.267	102.167	102.067
6.000	105.103	105.003	104.903	6.250	105.619	105.494	105.368	5.000	102.284	102.184	102.084	5.125	102.219	102.119	102.019
6.125	105.690	105.590	105.490	6.375	105.847	105.722	105.596	5.125	102.611	102.511	102.411	5.250	102.432	102.332	102.232
6.250	105.970	105.870	105.770	6.500	105.687	105.562	105.436	5.250	102.785	102.685	102.585	5.375	102.639	102.539	102.439
6.375	106.327	106.227	106.127	6.625	105.829	105.729	105.629	5.375	102.958	102.858	102.758	5.500	102.599	102.499	102.399

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	98.833	98.733	98.633	3.500	98.259	98.159	98.059
4.500	99.413	99.313	99.213	3.625	98.664	98.564	98.464
4.625	99.849	99.749	99.649	3.750	98.866	98.766	98.666
4.750	100.525	100.425	100.325	3.875	99.229	99.129	99.029
4.875	101.090	100.990	100.890	3.990	99.508	99.408	99.308
4.990	101.527	101.427	101.327	4.000	99.608	99.508	99.408
5.000	101.627	101.527	101.427	4.125	99.978	99.878	99.778
5.125	101.862	101.762	101.662	4.250	100.141	100.041	99.941
5.250	102.062	101.962	101.862	4.375	100.197	100.097	99.997
5.375	102.482	102.382	102.282	4.500	100.324	100.224	100.124
5.500	102.945	102.845	102.745	4.625	100.559	100.459	100.359
5.625	103.161	103.061	102.961	4.750	100.658	100.558	100.458
5.750	103.381	103.281	103.181	4.875	100.764	100.664	100.564
5.875	102.983	102.883	102.783	4.990	100.734	100.634	100.534
5.990	103.355	103.255	103.155	5.000	100.834	100.734	100.634
6.000	103.455	103.355	103.255	5.125	100.515	100.415	100.315
6.125	103.703	103.603	103.503	5.250	100.630	100.530	100.430
6.250	103.931	103.831	103.731	5.375	100.745	100.645	100.545
6.375	101.983	101.883	101.783	5.500	100.795	100.695	100.595

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

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

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)

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 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.

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.: **1/17/2019**
45 Day Lock Exp.: **2/1/2019**
60 Day Lock Exp.: **2/18/2019**

W. Rate Sheet Dated: **12/18/2018** **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	101.862	101.762	101.662	4.250	100.251	100.151	100.051	3.750	99.751	99.651	99.551
4.875	102.378	102.278	102.178	4.375	100.797	100.697	100.597	3.875	100.274	100.174	99.856
4.990	102.678	102.578	102.478	4.500	101.301	101.201	101.101	3.990	100.425	100.325	99.746
5.000	102.778	102.678	102.578	4.625	101.684	101.584	101.484	4.000	100.525	100.425	99.846
5.125	103.215	103.115	103.015	4.750	102.170	102.070	101.970	4.125	100.956	100.856	99.836
5.250	103.681	103.581	103.481	4.875	102.658	102.558	102.458	4.250	101.227	101.127	99.816
5.375	104.037	103.937	103.837	4.990	102.852	102.752	102.652	4.375	101.507	101.407	99.796
5.500	104.266	104.166	104.066	5.000	102.952	102.852	102.752	4.500	101.730	101.630	99.776
5.625	104.510	104.408	104.296	5.125	103.218	103.118	102.996	4.625	102.014	101.914	99.736
5.750	104.915	104.813	104.706	5.250	103.553	103.453	103.332	4.750	102.159	102.059	99.696
5.875	105.106	105.004	104.900	5.375	103.801	103.701	103.582	4.875	102.451	102.351	99.656
5.990	105.223	105.122	105.021	5.500	104.023	103.923	103.805	4.990	102.402	102.302	99.516
6.000	105.323	105.222	105.121	5.625	104.262	104.160	104.047	5.000	102.502	102.402	99.616
6.125	105.724	105.602	105.465	5.750	104.605	104.504	104.393	5.125	102.800	102.700	99.566
6.250	106.007	105.886	105.752	5.875	105.058	104.956	104.848	5.250	103.118	103.018	99.546
6.375	106.373	106.233	106.161	5.990	105.257	105.156	105.050	5.375	103.465	103.365	99.526
6.500	106.205	106.065	105.999	6.000	105.357	105.256	105.150	5.500	101.898	101.795	99.506
6.625	106.716	106.576	106.512	6.125	105.197	105.076	104.937	5.625	102.300	102.195	99.486
6.750	107.085	106.945	106.884	6.250	105.585	105.464	105.330	5.750	102.658	102.550	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	100.863	100.763	100.663	3.750	99.126	99.026	98.926
4.875	101.379	101.279	101.179	3.875	99.649	99.549	99.231
4.990	101.679	101.579	101.479	3.990	99.313	99.213	98.634
5.000	101.779	101.679	101.579	4.000	99.413	99.313	98.734
5.125	101.866	101.766	101.666	4.125	99.844	99.744	98.724
5.250	102.332	102.232	102.132	4.250	100.115	100.015	98.704
5.375	102.688	102.588	102.488	4.375	100.395	100.295	98.684
5.500	102.917	102.817	102.717	4.500	100.011	99.911	98.057
5.625	102.858	102.756	102.644	4.625	100.295	100.195	98.017
5.750	103.263	103.161	103.054	4.750	100.440	100.340	97.977
5.875	103.454	103.352	103.248	4.875	100.732	100.632	97.937
5.990	103.571	103.470	103.369	4.990	100.183	100.083	97.297
6.000	103.671	103.570	103.469	5.000	100.283	100.183	97.397
6.125	103.270	103.148	103.011	5.125	#N/A	#N/A	#N/A
6.250	103.553	103.432	103.298	5.250	#N/A	#N/A	#N/A
6.375	103.769	103.629	103.557	5.375	#N/A	#N/A	#N/A
6.500	103.451	103.311	103.245	5.500	#N/A	#N/A	#N/A
6.625	103.812	103.672	103.608	5.625	#N/A	#N/A	#N/A
6.750	104.031	103.891	103.830	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

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.: **1/17/2019**
45 Day Lock Exp.: **2/1/2019**
60 Day Lock Exp.: **2/18/2019**

W. Rate Sheet Dated: **12/18/2018** **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	101.637	101.537	101.437	4.250	99.975	99.875	99.775	3.750	99.565	99.465	99.365	4.750	100.638	100.538	100.438	3.750	98.940	98.840	98.740
4.875	102.164	102.064	101.964	4.375	100.527	100.427	100.327	3.875	100.096	99.996	99.856	4.875	101.165	101.065	100.965	3.875	99.471	99.371	99.231
4.990	102.470	102.370	102.270	4.500	101.037	100.937	100.837	3.990	100.207	100.107	99.746	4.990	101.471	101.371	101.271	3.990	99.095	98.995	98.634
5.000	102.570	102.470	102.370	4.625	101.476	101.376	101.276	4.000	100.307	100.207	99.846	5.000	101.571	101.471	101.371	4.000	99.195	99.095	98.734
5.125	103.040	102.940	102.840	4.750	101.968	101.868	101.768	4.125	100.743	100.643	99.836	5.125	101.691	101.591	101.491	4.125	99.631	99.531	98.724
5.250	103.517	103.417	103.317	4.875	102.464	102.364	102.264	4.250	101.017	100.917	99.816	5.250	102.168	102.068	101.968	4.250	99.905	99.805	98.704
5.375	103.879	103.779	103.679	4.990	102.660	102.560	102.460	4.375	101.298	101.198	99.796	5.375	102.530	102.430	102.330	4.375	100.186	100.086	98.684
5.500	104.114	104.014	103.914	5.000	102.760	102.660	102.560	4.500	101.272	101.172	99.776	5.500	102.765	102.665	102.565	4.500	99.553	99.453	98.057
5.625	104.352	104.250	104.152	5.125	103.047	102.947	102.841	4.625	101.558	101.458	99.736	5.625	102.700	102.598	102.500	4.625	99.839	99.739	98.017
5.750	104.766	104.664	104.566	5.250	103.387	103.287	103.181	4.750	101.705	101.605	99.696	5.750	103.114	103.012	102.914	4.750	99.986	99.886	97.977
5.875	104.960	104.858	104.760	5.375	103.638	103.538	103.435	4.875	101.999	101.899	99.656	5.875	103.308	103.206	103.108	4.875	100.280	100.180	97.937
5.990	105.080	104.979	104.880	5.500	103.864	103.764	103.662	4.990	102.272	102.172	99.516	5.990	103.428	103.327	103.228	4.990	100.053	99.953	97.297
6.000	105.180	105.079	104.980	5.625	104.133	104.032	103.933	5.000	102.372	102.272	99.616	6.000	103.528	103.427	103.328	5.000	100.153	100.053	97.397
6.125	105.607	105.486	105.373	5.750	104.481	104.380	104.281	5.125	102.673	102.573	99.566	6.125	103.153	103.032	102.919	5.125	#N/A	#N/A	#N/A
6.250	105.897	105.775	105.665	5.875	104.941	104.839	104.741	5.250	102.994	102.894	99.546	6.250	103.443	103.321	103.211	5.250	#N/A	#N/A	#N/A
6.375	106.245	106.105	106.045	5.990	105.143	105.042	104.943	5.375	103.344	103.244	99.526	6.375	103.641	103.501	103.441	5.375	#N/A	#N/A	#N/A
6.500	106.084	105.944	105.884	6.000	105.243	105.142	105.043	5.500	101.378	101.278	99.506	6.500	103.330	103.190	103.130	5.500	#N/A	#N/A	#N/A
6.625	106.599	106.459	106.399	6.125	105.079	104.958	104.844	5.625	101.784	101.684	99.486	6.625	103.695	103.555	103.495	5.625	#N/A	#N/A	#N/A
6.750	106.971	106.831	106.771	6.250	105.472	105.350	105.240	5.750	102.147	102.047	99.466	6.750	103.917	103.777	103.717	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.

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.: **1/17/2019**
45 Day Lock Exp.: **2/1/2019**
60 Day Lock Exp.: **2/18/2019**

W. Rate Sheet Dated: **12/18/2018** **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 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)