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.: **1/18/2019**
45 Day Lock Exp.: **2/4/2019**
60 Day Lock Exp.: **2/18/2019**

W. Rate Sheet Dated: **12/19/2018** **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	100.424	100.274	100.124	4.000	99.510	99.360	99.210	2.375	94.308	94.158	94.008	3.125	97.437	97.287	97.137
4.125	100.920	100.770	100.620	4.125	99.855	99.705	99.555	2.500	93.329	93.179	93.029	3.250	97.518	97.368	97.218
4.250	101.520	101.411	101.302	4.250	100.455	100.345	100.236	2.625	94.229	94.079	93.929	3.375	97.899	97.749	97.599
4.375	102.019	101.910	101.800	4.375	100.833	100.724	100.615	2.750	96.891	96.741	96.591	3.500	98.253	98.103	97.953
4.500	102.504	102.395	102.286	4.500	101.144	101.035	100.925	2.875	97.425	97.275	97.125	3.625	98.649	98.499	98.349
4.625	102.984	102.875	102.765	4.625	101.480	101.371	101.262	3.000	97.874	97.724	97.574	Margin = 2.250		Index = 2.690	
4.750	103.109	103.009	102.869	4.750	101.686	101.586	101.446	3.125	98.324	98.174	98.024				
4.875	103.088	102.988	102.848	4.875	102.010	101.910	101.770	3.250	98.958	98.808	98.658				
5.000	103.682	103.582	103.441	5.000	102.407	102.307	102.167	3.375	99.401	99.251	99.101				
5.125	103.958	103.858	103.717	5.125	102.644	102.544	102.403	3.500	99.845	99.695	99.545				
5.250	103.488	103.363	103.222	5.250	102.382	102.257	102.116	3.625	100.283	100.133	99.983				
5.375	103.671	103.546	103.405	5.375	102.695	102.570	102.430	3.750	100.066	99.916	99.766				
5.500	103.950	103.825	103.684	5.500	103.092	102.967	102.827	3.875	100.497	100.347	100.197				
5.625	104.132	104.007	103.867	5.625	103.179	103.054	102.913	4.000	100.862	100.712	100.562				
5.750	104.266	104.166	103.995	5.750	102.775	102.675	102.504	4.125	101.184	101.034	100.884				
5.875	104.300	104.200	104.028	5.875	103.099	102.999	102.827	4.250	100.785	100.635	100.485				
6.000	104.679	104.579	104.407	6.000	103.496	103.396	103.224	4.375	101.141	100.991	100.841				
6.125	105.011	104.911	104.739	6.125	103.833	103.733	103.561	4.500	101.429	101.279	101.129				
6.250	105.311	105.211	105.111	6.250	104.133	104.033	103.933	4.625	101.743	101.593	101.443				

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	99.224	99.074	98.924	4.000	98.510	98.360	98.210	2.375	93.308	93.158	93.008	3.125	96.437	96.287	96.137
4.125	99.720	99.570	99.420	4.125	98.855	98.705	98.555	2.500	92.329	92.179	92.029	3.250	96.518	96.368	96.218
4.250	100.270	100.161	100.052	4.250	99.455	99.345	99.236	2.625	93.229	93.079	92.929	3.375	96.899	96.749	96.599
4.375	100.769	100.660	100.550	4.375	99.833	99.724	99.615	2.750	95.891	95.741	95.591	3.500	97.253	97.103	96.953
4.500	101.254	101.145	101.036	4.500	100.144	100.035	99.925	2.875	96.425	96.275	96.125	3.625	97.649	97.499	97.349
4.625	101.734	101.625	101.515	4.625	100.480	100.371	100.262	3.000	96.874	96.724	96.574	Margin = 2.250		Index = 2.690	
4.750	101.859	101.759	101.619	4.750	100.686	100.586	100.446	3.125	97.324	97.174	97.024	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	102.038	101.938	101.798	4.875	101.010	100.910	100.770	3.250	97.958	97.808	97.658	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.000	102.432	102.332	102.191	5.000	101.407	101.307	101.167	3.375	98.401	98.251	98.101	4.625	100.584	100.334	100.084
5.125	102.878	102.778	102.637	5.125	101.744	101.644	101.503	3.500	98.845	98.695	98.545	4.750	100.368	100.118	99.868
5.250	102.588	102.463	102.322	5.250	101.382	101.257	101.116	3.625	99.283	99.133	98.983	4.875	100.788	100.538	100.288
5.375	102.871	102.746	102.605	5.375	101.695	101.570	101.430	3.750	99.066	98.916	98.766	5.000	101.182	100.932	100.682
5.500	103.100	102.975	102.834	5.500	102.092	101.967	101.827	3.875	99.497	99.347	99.197	5.125	101.578	101.328	101.078
5.625	103.182	103.057	102.917	5.625	102.229	102.104	101.963	4.000	99.862	99.712	99.562	5.250	100.988	100.738	100.488
5.750	103.116	103.016	102.845	5.750	101.775	101.675	101.504	4.125	100.184	100.034	99.884	5.375	101.371	101.121	100.871
5.875	103.150	103.050	102.878	5.875	102.099	101.999	101.827	4.250	99.785	99.635	99.485	5.500	102.000	101.750	101.500
6.000	103.529	103.429	103.257	6.000	102.496	102.396	102.224	4.375	100.141	99.991	99.841	5.625	102.250	102.000	101.750
6.125	103.861	103.761	103.589	6.125	102.833	102.733	102.561	4.500	100.429	100.279	100.129	5.750	102.500	102.250	102.000
6.250	104.161	104.061	103.961	6.250	103.133	103.033	102.933	4.625	100.743	100.593	100.443	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:	12/19/2018	5.250%

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	99.938	99.688	99.438	4.875	99.290	99.040	98.790
5.125	100.728	100.478	100.228	5.125	100.024	99.774	99.524
5.375	100.521	100.271	100.021	5.375	99.975	99.725	99.475
5.625	101.232	100.982	100.732	5.625	100.709	100.459	100.209
5.875	101.175	100.925	100.675	5.875	100.379	100.129	99.879
6.000	101.554	101.304	101.054	6.000	100.776	100.526	100.276
6.125	101.886	101.636	101.386	6.125	101.113	100.863	100.613
6.250	102.750	102.500	102.250	6.250	102.428	102.178	101.928
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.:	**1/18/2019**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	**2/4/2019**
			60 Day Lock Exp.:	**2/18/2019**

W. Rate Sheet Dated: **12/19/2018** **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	99.299	99.149	98.999	4.000	98.385	98.235	98.085	2.375	90.808	90.658	90.508	3.125	95.75	95.599	95.449
4.125	99.795	99.645	99.495	4.125	98.730	98.580	98.430	2.500	89.829	89.679	89.529	3.250	96.52	96.368	96.218
4.250	100.364	100.255	100.145	4.250	99.299	99.189	99.080	2.625	90.729	90.579	90.429	3.375	96.90	96.749	96.599
4.375	100.863	100.754	100.644	4.375	99.677	99.568	99.458	2.750	95.203	95.053	94.903	3.500	97.25	97.103	96.953
4.500	101.348	101.239	101.129	4.500	99.988	99.878	99.769	2.875	95.738	95.588	95.438	3.625	97.65	97.499	97.349
4.625	101.828	101.719	101.609	4.625	100.324	100.215	100.105	3.000	96.187	96.037	95.887	Margin = 2.250		Index = 2.690	
4.750	101.609	101.509	101.369	4.750	100.186	100.086	99.946	3.125	96.636	96.486	96.336				
4.875	101.588	101.488	101.348	4.875	100.510	100.410	100.270	3.250	97.958	97.808	97.658				
5.000	102.182	102.082	101.941	5.000	100.907	100.807	100.667	3.375	98.401	98.251	98.101				
5.125	102.458	102.358	102.217	5.125	101.144	101.044	100.903	3.500	98.845	98.695	98.545				
5.250	101.613	101.488	101.347	5.250	100.507	100.382	100.241	3.625	99.283	99.133	98.983				
5.375	101.796	101.671	101.530	5.375	100.820	100.695	100.555	3.750	98.941	98.791	98.641				
5.500	102.075	101.950	101.809	5.500	101.217	101.092	100.952	3.875	99.372	99.222	99.072				
5.625	102.257	102.132	101.992	5.625	101.304	101.179	101.038	4.000	99.737	99.587	99.437				
5.750	101.454	101.354	101.182	5.750	99.963	99.863	99.691	4.125	100.059	99.909	99.759				
5.875	101.487	101.387	101.215	5.875	100.287	100.187	100.015	4.250	99.628	99.478	99.328				
6.000	101.866	101.766	101.594	6.000	100.684	100.584	100.412	4.375	99.984	99.834	99.684				
6.125	102.199	102.099	101.927	6.125	101.020	100.920	100.748	4.500	100.273	100.123	99.973				
6.250	101.811	101.711	101.611	6.250	100.633	100.533	100.433	4.625	100.586	100.436	100.286				

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	98.099	97.949	97.799	4.000	97.385	97.235	97.085	2.375	91.558	91.408	91.258	3.125	94.749	94.599	94.449
4.125	98.595	98.445	98.295	4.125	97.730	97.580	97.430	2.500	90.579	90.429	90.279	3.250	95.518	95.368	95.218
4.250	99.114	99.005	98.895	4.250	98.299	98.189	98.080	2.625	91.479	91.329	91.179	3.375	95.899	95.749	95.599
4.375	99.613	99.504	99.394	4.375	98.677	98.568	98.458	2.750	94.984	94.834	94.684	3.500	96.253	96.103	95.953
4.500	100.098	99.989	99.879	4.500	98.988	98.878	98.769	2.875	95.519	95.369	95.219	3.625	96.649	96.499	96.349
4.625	100.578	100.469	100.359	4.625	99.324	99.215	99.105	3.000	95.968	95.818	95.668	Margin = 2.250		Index = 2.690	
4.750	100.359	100.259	100.119	4.750	99.186	99.086	98.946	3.125	96.418	96.268	96.118	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	100.538	100.438	100.298	4.875	99.510	99.410	99.270	3.250	96.864	96.714	96.564	Rate	30 Day	45 Day	60 Day
5.000	100.932	100.832	100.691	5.000	99.907	99.807	99.667	3.375	97.307	97.157	97.007	4.625	99.428	99.178	98.928
5.125	101.378	101.278	101.137	5.125	100.244	100.144	100.003	3.500	97.752	97.602	97.452	4.750	98.868	98.618	98.368
5.250	100.713	100.588	100.447	5.250	99.507	99.382	99.241	3.625	98.189	98.039	97.889	4.875	99.288	99.038	98.788
5.375	100.996	100.871	100.730	5.375	99.820	99.695	99.555	3.750	97.816	97.666	97.516	5.000	99.682	99.432	99.182
5.500	101.225	101.100	100.959	5.500	100.217	100.092	99.952	3.875	98.247	98.097	97.947	5.125	100.078	99.828	99.578
5.625	101.307	101.182	101.042	5.625	100.354	100.229	100.088	4.000	98.612	98.462	98.312	5.250	99.113	98.863	98.613
5.750	100.304	100.204	100.032	5.750	98.963	98.863	98.691	4.125	98.934	98.784	98.634	5.375	99.496	99.246	98.996
5.875	100.337	100.237	100.065	5.875	99.287	99.187	99.015	4.250	98.222	98.072	97.922	5.500	100.125	99.875	99.625
6.000	100.716	100.616	100.444	6.000	99.684	99.584	99.412	4.375	98.578	98.428	98.278	5.625	100.375	100.125	99.875
6.125	101.049	100.949	100.777	6.125	100.020	99.920	99.748	4.500	98.866	98.716	98.566	5.750	99.688	99.438	99.188
6.250	100.661	100.561	100.461	6.250	99.633	99.533	99.433	4.625	99.180	99.030	98.880	5.875	99.937	99.687	99.437

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:	12/19/2018	5.250%

DPA Advantage Program "comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"							
30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.875	98.438	98.188	97.938	4.875	97.790	97.540	97.290
5.125	99.228	98.978	98.728	5.125	98.524	98.274	98.024
5.375	98.646	98.396	98.146	5.375	98.100	97.850	97.600
5.625	99.357	99.107	98.857	5.625	98.834	98.584	98.334
5.875	98.362	98.112	97.862	5.875	97.567	97.317	97.067
6.000	98.741	98.491	98.241	6.000	97.964	97.714	97.464
6.125	99.074	98.824	98.574	6.125	98.300	98.050	97.800
6.250	99.250	99.000	98.750	6.250	98.928	98.678	98.428
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.:	1/18/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	2/4/2019
		60 Day Lock Exp.:	2/18/2019

W. Rate Sheet Dated: 12/19/2018 **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
4.250	99.667	99.567	99.467	4.625	101.753	101.653	101.553	3.500	98.998	98.898	98.798	3.500	99.026	98.926	98.826
4.375	100.187	100.087	99.987	4.750	102.271	102.171	102.071	3.625	99.478	99.378	99.278	3.625	99.356	99.256	99.156
4.500	100.891	100.791	100.691	4.875	102.709	102.609	102.509	3.750	99.804	99.704	99.604	3.750	100.132	100.032	99.932
4.625	101.365	101.265	101.165	4.990	102.847	102.747	102.647	3.875	100.183	100.083	99.983	3.875	100.453	100.353	100.253
4.750	101.826	101.726	101.626	5.000	102.947	102.847	102.747	3.990	100.475	100.375	100.275	3.990	100.650	100.550	100.450
4.875	102.391	102.291	102.191	5.125	103.286	103.186	103.086	4.000	100.575	100.475	100.375	4.000	100.750	100.650	100.550
4.990	102.643	102.543	102.443	5.250	103.749	103.649	103.549	4.125	100.994	100.894	100.794	4.125	101.029	100.929	100.829
5.000	102.743	102.643	102.543	5.375	103.932	103.832	103.732	4.250	101.230	101.130	101.030	4.250	101.273	101.173	101.073
5.125	103.054	102.954	102.854	5.500	104.164	104.064	103.964	4.375	101.314	101.214	101.114	4.375	101.488	101.388	101.288
5.250	103.583	103.483	103.383	5.625	104.343	104.243	104.143	4.500	101.573	101.473	101.373	4.500	101.671	101.571	101.471
5.375	103.933	103.833	103.733	5.750	104.606	104.506	104.406	4.625	102.022	101.922	101.822	4.625	101.872	101.772	101.672
5.500	104.238	104.138	104.038	5.875	104.843	104.743	104.643	4.750	102.176	102.076	101.976	4.750	102.076	101.976	101.876
5.625	104.548	104.448	104.348	5.990	104.947	104.847	104.747	4.875	102.342	102.242	102.142	4.875	102.256	102.156	102.056
5.750	104.873	104.773	104.673	6.000	105.047	104.947	104.847	4.990	102.360	102.260	102.160	4.990	102.331	102.231	102.131
5.875	105.064	104.964	104.864	6.125	105.253	105.153	105.053	5.000	102.460	102.360	102.260	5.000	102.431	102.331	102.231
5.990	105.180	105.080	104.980	6.250	105.696	105.571	105.444	5.125	102.788	102.688	102.588	5.125	102.396	102.296	102.196
6.000	105.280	105.180	105.080	6.375	105.921	105.796	105.669	5.250	102.961	102.861	102.761	5.250	102.605	102.505	102.405
6.125	105.856	105.756	105.656	6.500	105.761	105.636	105.509	5.375	103.132	103.032	102.932	5.375	102.810	102.710	102.610
6.250	106.104	106.004	105.904	6.625	105.906	105.806	105.706	5.500	103.209	103.109	103.009	5.500	102.771	102.671	102.571

30-20 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	98.667	98.567	98.467	3.500	98.635	98.535	98.435
4.375	99.284	99.184	99.084	3.625	99.034	98.934	98.834
4.500	99.850	99.750	99.650	3.750	99.258	99.158	99.058
4.625	100.141	100.041	99.941	3.875	99.524	99.424	99.324
4.750	100.582	100.482	100.382	3.990	99.834	99.734	99.634
4.875	101.137	101.037	100.937	4.000	99.934	99.834	99.734
4.990	101.566	101.466	101.366	4.125	100.301	100.201	100.101
5.000	101.666	101.566	101.466	4.250	100.459	100.359	100.259
5.125	101.893	101.793	101.693	4.375	100.511	100.411	100.311
5.250	102.088	101.988	101.888	4.500	100.638	100.538	100.438
5.375	102.481	102.381	102.281	4.625	100.739	100.639	100.539
5.500	102.932	102.832	102.732	4.750	100.835	100.735	100.635
5.625	103.148	103.048	102.948	4.875	100.938	100.838	100.738
5.750	103.368	103.268	103.168	4.990	100.906	100.806	100.706
5.875	102.781	102.681	102.581	5.000	101.006	100.906	100.806
5.990	103.149	103.049	102.949	5.125	100.692	100.592	100.492
6.000	103.249	103.149	103.049	5.250	100.807	100.707	100.607
6.125	103.495	103.395	103.295	5.375	100.922	100.822	100.722
6.250	103.720	103.620	103.520	5.500	100.968	100.868	100.768

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.

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	1/18/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	2/4/2019
		60 Day Lock Exp.:	2/18/2019

W. Rate Sheet Dated: 12/19/2018 **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	102.062	101.962	101.862	4.250	100.500	100.400	100.300	3.750	100.001	99.901	99.801
4.875	102.567	102.467	102.367	4.375	101.037	100.937	100.837	3.875	100.513	100.413	99.856
4.990	102.860	102.760	102.660	4.500	101.536	101.436	101.336	3.990	100.652	100.552	99.746
5.000	102.960	102.860	102.760	4.625	101.878	101.778	101.678	4.000	100.752	100.652	99.846
5.125	103.317	103.217	103.117	4.750	102.357	102.257	102.157	4.125	101.178	101.078	99.836
5.250	103.775	103.675	103.575	4.875	102.835	102.735	102.635	4.250	101.446	101.346	99.816
5.375	104.121	104.021	103.921	4.990	103.021	102.921	102.821	4.375	101.723	101.623	99.796
5.500	104.344	104.244	104.144	5.000	103.121	103.021	102.921	4.500	101.831	101.731	99.776
5.625	104.595	104.481	104.388	5.125	103.318	103.218	103.101	4.625	102.114	102.014	99.736
5.750	104.993	104.879	104.792	5.250	103.647	103.547	103.432	4.750	102.257	102.157	99.696
5.875	105.179	105.066	104.979	5.375	103.888	103.788	103.676	4.875	102.542	102.442	99.656
5.990	105.295	105.181	105.095	5.500	104.106	104.006	103.896	4.990	102.504	102.404	99.516
6.000	105.395	105.281	105.195	5.625	104.342	104.229	104.134	5.000	102.604	102.504	99.616
6.125	105.808	105.672	105.558	5.750	104.680	104.567	104.475	5.125	102.897	102.797	99.566
6.250	106.086	105.950	105.840	5.875	105.124	105.010	104.924	5.250	103.210	103.110	99.546
6.375	106.467	106.310	106.265	5.990	105.320	105.207	105.120	5.375	103.555	103.455	99.526
6.500	106.294	106.137	106.094	6.000	105.420	105.307	105.220	5.500	102.001	101.885	99.506
6.625	106.799	106.642	106.599	6.125	105.289	105.153	105.038	5.625	102.395	102.279	99.486
6.750	107.165	107.008	106.965	6.250	105.674	105.538	105.426	5.750	102.739	102.623	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	101.045	100.945	100.845	3.750	99.441	99.341	99.241
4.875	101.550	101.450	101.350	3.875	99.953	99.853	99.296
4.990	101.843	101.743	101.643	3.990	99.591	99.491	98.685
5.000	101.943	101.843	101.743	4.000	99.691	99.591	98.785
5.125	101.935	101.835	101.735	4.125	100.117	100.017	98.775
5.250	102.393	102.293	102.193	4.250	100.385	100.285	98.755
5.375	102.739	102.639	102.539	4.375	100.662	100.562	98.735
5.500	102.962	102.862	102.762	4.500	100.174	100.074	98.119
5.625	102.913	102.799	102.706	4.625	100.457	100.357	98.079
5.750	103.311	103.197	103.110	4.750	100.600	100.500	98.039
5.875	103.497	103.384	103.297	4.875	100.885	100.785	97.999
5.990	103.613	103.499	103.413	4.990	100.347	100.247	97.359
6.000	103.713	103.599	103.513	5.000	100.447	100.347	97.459
6.125	103.292	103.156	103.042	5.125	#N/A	#N/A	#N/A
6.250	103.570	103.434	103.324	5.250	#N/A	#N/A	#N/A
6.375	103.801	103.644	103.599	5.375	#N/A	#N/A	#N/A
6.500	103.478	103.321	103.278	5.500	#N/A	#N/A	#N/A
6.625	103.833	103.676	103.633	5.625	#N/A	#N/A	#N/A
6.750	104.049	103.892	103.849	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.

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.: 1/18/2019
45 Day Lock Exp.: 2/4/2019
60 Day Lock Exp.: 2/18/2019

W. Rate Sheet Dated: 12/19/2018 **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	101.862	101.762	101.662	4.250	100.251	100.151	100.051	3.750	99.751	99.651	99.551	4.750	100.845	100.745	100.645	3.750	99.191	99.091	98.991
4.875	102.378	102.278	102.178	4.375	100.797	100.697	100.597	3.875	100.274	100.174	99.856	4.875	101.361	101.261	101.161	3.875	99.714	99.614	99.296
4.990	102.678	102.578	102.478	4.500	101.301	101.201	101.101	3.990	100.425	100.325	99.746	4.990	101.661	101.561	101.461	3.990	99.364	99.264	98.685
5.000	102.778	102.678	102.578	4.625	101.684	101.584	101.484	4.000	100.525	100.425	99.846	5.000	101.761	101.661	101.561	4.000	99.464	99.364	98.785
5.125	103.215	103.115	103.015	4.750	102.170	102.070	101.970	4.125	100.956	100.856	99.836	5.125	101.833	101.733	101.633	4.125	99.895	99.795	98.775
5.250	103.681	103.581	103.481	4.875	102.658	102.558	102.458	4.250	101.227	101.127	99.816	5.250	102.299	102.199	102.099	4.250	100.166	100.066	98.755
5.375	104.037	103.937	103.837	4.990	102.852	102.752	102.652	4.375	101.507	101.407	99.796	5.375	102.655	102.555	102.455	4.375	100.446	100.346	98.735
5.500	104.266	104.166	104.066	5.000	102.952	102.852	102.752	4.500	101.730	101.630	99.776	5.500	102.884	102.784	102.684	4.500	100.073	99.973	98.119
5.625	104.510	104.408	104.296	5.125	103.218	103.118	102.996	4.625	102.014	101.914	99.736	5.625	102.828	102.726	102.614	4.625	100.357	100.257	98.079
5.750	104.915	104.813	104.706	5.250	103.553	103.453	103.332	4.750	102.159	102.059	99.696	5.750	103.233	103.131	103.024	4.750	100.502	100.402	98.039
5.875	105.106	105.004	104.900	5.375	103.801	103.701	103.582	4.875	102.451	102.351	99.656	5.875	103.424	103.322	103.218	4.875	100.794	100.694	97.999
5.990	105.223	105.122	105.021	5.500	104.023	103.923	103.805	4.990	102.402	102.302	99.516	5.990	103.541	103.440	103.339	4.990	100.245	100.145	97.359
6.000	105.323	105.222	105.121	5.625	104.262	104.160	104.047	5.000	102.502	102.402	99.616	6.000	103.641	103.540	103.439	5.000	100.345	100.245	97.459
6.125	105.724	105.602	105.465	5.750	104.605	104.504	104.393	5.125	102.800	102.700	99.566	6.125	103.208	103.086	102.949	5.125	#N/A	#N/A	#N/A
6.250	106.007	105.886	105.752	5.875	105.058	104.956	104.848	5.250	103.118	103.018	99.546	6.250	103.491	103.370	103.236	5.250	#N/A	#N/A	#N/A
6.375	106.373	106.233	106.161	5.990	105.257	105.156	105.050	5.375	103.465	103.365	99.526	6.375	103.707	103.567	103.495	5.375	#N/A	#N/A	#N/A
6.500	106.205	106.065	105.999	6.000	105.357	105.256	105.150	5.500	101.898	101.795	99.506	6.500	103.389	103.249	103.183	5.500	#N/A	#N/A	#N/A
6.625	106.716	106.576	106.512	6.125	105.197	105.076	104.937	5.625	102.300	102.195	99.486	6.625	103.750	103.610	103.546	5.625	#N/A	#N/A	#N/A
6.750	107.085	106.945	106.884	6.250	105.585	105.464	105.330	5.750	102.658	102.550	99.466	6.750	103.969	103.829	103.768	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.: **1/18/2019**
45 Day Lock Exp.: **2/4/2019**
60 Day Lock Exp.: **2/18/2019**

W. Rate Sheet Dated: **12/19/2018** **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	98.516	98.391	98.266
4.375	98.949	98.824	98.699
4.500	99.475	99.350	99.225
4.625	99.990	99.865	99.740
4.750	100.484	100.359	100.234
4.875	100.879	100.754	100.629
5.000	101.312	101.187	101.062
5.125	101.513	101.388	101.263
5.250	101.781	101.656	101.531
5.375	102.041	101.916	101.791
5.500	102.333	102.208	102.083
5.625	102.602	102.477	102.352
5.750	102.878	102.753	102.628

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	98.712	98.587	98.462
3.875	99.095	98.970	98.845
4.000	99.438	99.313	99.188
4.125	99.945	99.820	99.695
4.250	100.208	100.083	99.958
4.375	100.388	100.263	100.138
4.500	100.608	100.483	100.358
4.625	100.808	100.683	100.558
4.750	100.982	100.857	100.732
4.875	101.174	101.049	100.924
5.000	101.444	101.319	101.194

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	98.584	98.459	98.334
3.625	99.071	98.946	98.821
3.750	99.533	99.408	99.283
3.875	99.965	99.840	99.715
4.000	100.427	100.302	100.177
4.125	100.771	100.646	100.521
4.250	101.104	100.979	100.854
4.375	101.404	101.279	101.154
4.500	101.686	101.561	101.436
4.625	101.993	101.868	101.743
4.750	102.279	102.154	102.029
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)