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.: **1/25/2019**
45 Day Lock Exp.: **2/11/2019**
60 Day Lock Exp.: **2/25/2019**

W. Rate Sheet Dated: **12/26/2018** **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	100.489	100.339	100.189	4.000	99.657	99.507	99.357	2.375	94.871	94.721	94.571	3.125	97.458	97.308	97.158
4.125	100.986	100.836	100.686	4.125	100.103	99.953	99.803	2.500	93.879	93.729	93.579	3.250	97.535	97.385	97.235
4.250	101.492	101.392	101.267	4.250	100.472	100.372	100.247	2.625	94.779	94.629	94.479	3.375	97.982	97.832	97.682
4.375	101.991	101.891	101.766	4.375	100.859	100.759	100.634	2.750	96.925	96.775	96.625	3.500	98.364	98.214	98.064
4.500	102.476	102.376	102.251	4.500	101.219	101.119	100.994	2.875	97.472	97.322	97.172	3.625	98.742	98.592	98.442
4.625	102.956	102.856	102.731	4.625	101.581	101.481	101.356	3.000	96.439	96.289	96.139	Margin = 2.250		Index = 2.690	
4.750	103.081	102.981	102.856	4.750	101.561	101.461	101.336	3.125	98.358	98.208	98.058				
4.875	102.951	102.851	102.726	4.875	101.910	101.810	101.685	3.250	98.971	98.821	98.671				
5.000	103.544	103.444	103.319	5.000	102.255	102.155	102.030	3.375	99.420	99.270	99.120				
5.125	103.820	103.720	103.595	5.125	102.454	102.354	102.229	3.500	99.864	99.714	99.564				
5.250	103.272	103.162	103.006	5.250	102.178	102.068	101.912	3.625	100.305	100.155	100.005				
5.375	103.455	103.346	103.189	5.375	102.517	102.408	102.251	3.750	100.085	99.935	99.785				
5.500	103.734	103.625	103.468	5.500	102.862	102.753	102.597	3.875	100.528	100.378	100.228				
5.625	103.917	103.807	103.651	5.625	102.911	102.802	102.645	4.000	100.957	100.807	100.657				
5.750	104.098	103.998	103.841	5.750	102.618	102.518	102.362	4.125	101.381	101.231	101.081				
5.875	104.131	104.031	103.875	5.875	102.968	102.868	102.712	4.250	101.012	100.862	100.712				
6.000	104.510	104.410	104.254	6.000	103.313	103.213	103.057	4.375	101.377	101.227	101.077				
6.125	104.842	104.742	104.586	6.125	103.612	103.512	103.356	4.500	101.714	101.564	101.414				
6.250	105.142	105.042	104.942	6.250	103.912	103.812	103.712	4.625	102.054	101.904	101.754				

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	99.289	99.139	98.989	4.000	98.657	98.507	98.357	2.375	93.871	93.721	93.571	3.125	96.458	96.308	96.158
4.125	99.786	99.636	99.486	4.125	99.103	98.953	98.803	2.500	92.879	92.729	92.579	3.250	96.535	96.385	96.235
4.250	100.242	100.142	100.017	4.250	99.472	99.372	99.247	2.625	93.779	93.629	93.479	3.375	96.982	96.832	96.682
4.375	100.741	100.641	100.516	4.375	99.859	99.759	99.634	2.750	95.925	95.775	95.625	3.500	97.364	97.214	97.064
4.500	101.226	101.126	101.001	4.500	100.219	100.119	99.994	2.875	96.472	96.322	96.172	3.625	97.742	97.592	97.442
4.625	101.706	101.606	101.481	4.625	100.581	100.481	100.356	3.000	95.439	95.289	95.139	Margin = 2.250		Index = 2.690	
4.750	101.831	101.731	101.606	4.750	100.561	100.461	100.336	3.125	97.358	97.208	97.058	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	101.901	101.801	101.676	4.875	100.910	100.810	100.685	3.250	97.971	97.821	97.671	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.000	102.294	102.194	102.069	5.000	101.255	101.155	101.030	3.375	98.420	98.270	98.120	4.625	100.556	100.306	100.056
5.125	102.740	102.640	102.515	5.125	101.554	101.454	101.329	3.500	98.864	98.714	98.564	4.750	100.230	99.980	99.730
5.250	102.372	102.262	102.106	5.250	101.178	101.068	100.912	3.625	99.305	99.155	99.005	4.875	100.651	100.401	100.151
5.375	102.655	102.546	102.389	5.375	101.517	101.408	101.251	3.750	99.085	98.935	98.785	5.000	101.044	100.794	100.544
5.500	102.884	102.775	102.618	5.500	101.862	101.753	101.597	3.875	99.528	99.378	99.228	5.125	101.440	101.190	100.940
5.625	102.967	102.857	102.701	5.625	101.961	101.852	101.695	4.000	99.957	99.807	99.657	5.250	100.772	100.522	100.272
5.750	102.948	102.848	102.691	5.750	101.618	101.518	101.362	4.125	100.381	100.231	100.081	5.375	101.155	100.905	100.655
5.875	102.981	102.881	102.725	5.875	101.968	101.868	101.712	4.250	100.012	99.862	99.712	5.500	102.004	101.754	101.504
6.000	103.360	103.260	103.104	6.000	102.313	102.213	102.057	4.375	100.377	100.227	100.077	5.625	102.259	102.009	101.759
6.125	103.692	103.592	103.436	6.125	102.612	102.512	102.356	4.500	100.714	100.564	100.414	5.750	102.502	102.252	102.002
6.250	103.992	103.892	103.792	6.250	102.912	102.812	102.712	4.625	101.054	100.904	100.754	5.875	102.753	102.503	102.253

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:	12/26/2018	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	99.801	99.551	99.301	4.875	99.190	98.940	98.690
5.125	100.590	100.340	100.090	5.125	99.834	99.584	99.334
5.375	100.305	100.055	99.805	5.375	99.797	99.547	99.297
5.625	101.017	100.767	100.517	5.625	100.441	100.191	99.941
5.875	101.006	100.756	100.506	5.875	100.248	99.998	99.748
6.000	101.385	101.135	100.885	6.000	100.593	100.343	100.093
6.125	101.717	101.467	101.217	6.125	100.892	100.642	100.392
6.250	102.750	102.500	102.250	6.250	102.254	102.004	101.754
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.:	**1/25/2019**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**2/11/2019**
		60 Day Lock Exp.:	**2/25/2019**

W. Rate Sheet Dated: **12/26/2018** **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	99.364	99.214	99.064	4.000	98.532	98.382	98.232	2.375	91.371	91.221	91.071	3.125	95.77	95.621	95.471
4.125	99.861	99.711	99.561	4.125	98.978	98.828	98.678	2.500	90.379	90.229	90.079	3.250	96.53	96.385	96.235
4.250	100.336	100.236	100.111	4.250	99.315	99.215	99.090	2.625	91.279	91.129	90.979	3.375	96.98	96.832	96.682
4.375	100.835	100.735	100.610	4.375	99.703	99.603	99.478	2.750	95.238	95.088	94.938	3.500	97.36	97.214	97.064
4.500	101.320	101.220	101.095	4.500	100.063	99.963	99.838	2.875	95.785	95.635	95.485	3.625	97.74	97.592	97.442
4.625	101.800	101.700	101.575	4.625	100.425	100.325	100.200	3.000	94.752	94.602	94.452	Margin = 2.250		Index = 2.690	
4.750	101.581	101.481	101.356	4.750	100.061	99.961	99.836	3.125	96.671	96.521	96.371				
4.875	101.451	101.351	101.226	4.875	100.410	100.310	100.185	3.250	97.971	97.821	97.671				
5.000	102.044	101.944	101.819	5.000	100.755	100.655	100.530	3.375	98.420	98.270	98.120				
5.125	102.320	102.220	102.095	5.125	100.954	100.854	100.729	3.500	98.864	98.714	98.564				
5.250	101.397	101.287	101.131	5.250	100.303	100.193	100.037	3.625	99.305	99.155	99.005				
5.375	101.580	101.471	101.314	5.375	100.642	100.533	100.376	3.750	98.960	98.810	98.660				
5.500	101.859	101.750	101.593	5.500	100.987	100.878	100.722	3.875	99.403	99.253	99.103				
5.625	102.042	101.932	101.776	5.625	101.036	100.927	100.770	4.000	99.832	99.682	99.532				
5.750	101.285	101.185	101.029	5.750	99.806	99.706	99.550	4.125	100.256	100.106	99.956				
5.875	101.318	101.218	101.062	5.875	100.155	100.055	99.899	4.250	99.856	99.706	99.556				
6.000	101.697	101.597	101.441	6.000	100.501	100.401	100.244	4.375	100.221	100.071	99.921				
6.125	102.030	101.930	101.774	6.125	100.799	100.699	100.543	4.500	100.558	100.408	100.258				
6.250	101.642	101.542	101.442	6.250	100.412	100.312	100.212	4.625	100.898	100.748	100.598				

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	98.164	98.014	97.864	4.000	97.532	97.382	97.232	2.375	92.121	91.971	91.821	3.125	94.771	94.621	94.471
4.125	98.661	98.511	98.361	4.125	97.978	97.828	97.678	2.500	91.129	90.979	90.829	3.250	95.535	95.385	95.235
4.250	99.086	98.986	98.861	4.250	98.315	98.215	98.090	2.625	92.029	91.879	91.729	3.375	95.982	95.832	95.682
4.375	99.585	99.485	99.360	4.375	98.703	98.603	98.478	2.750	95.019	94.869	94.719	3.500	96.364	96.214	96.064
4.500	100.070	99.970	99.845	4.500	99.063	98.963	98.838	2.875	95.566	95.416	95.266	3.625	96.742	96.592	96.442
4.625	100.550	100.450	100.325	4.625	99.425	99.325	99.200	3.000	94.533	94.383	94.233	Margin = 2.250		Index = 2.690	
4.750	100.331	100.231	100.106	4.750	99.061	98.961	98.836	3.125	96.452	96.302	96.152	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	100.401	100.301	100.176	4.875	99.410	99.310	99.185	3.250	96.877	96.727	96.577	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.000	100.794	100.694	100.569	5.000	99.755	99.655	99.530	3.375	97.326	97.176	97.026	4.625	99.400	99.150	98.900
5.125	101.240	101.140	101.015	5.125	100.054	99.954	99.829	3.500	97.771	97.621	97.471	4.750	98.730	98.480	98.230
5.250	100.497	100.387	100.231	5.250	99.303	99.193	99.037	3.625	98.211	98.061	97.911	4.875	99.151	98.901	98.651
5.375	100.780	100.671	100.514	5.375	99.642	99.533	99.376	3.750	97.835	97.685	97.535	5.000	99.544	99.294	99.044
5.500	101.009	100.900	100.743	5.500	99.987	99.878	99.722	3.875	98.278	98.128	97.978	5.125	99.940	99.690	99.440
5.625	101.092	100.982	100.826	5.625	100.086	99.977	99.820	4.000	98.707	98.557	98.407	5.250	98.897	98.647	98.397
5.750	100.135	100.035	99.879	5.750	98.806	98.706	98.550	4.125	99.131	98.981	98.831	5.375	99.280	99.030	98.780
5.875	100.168	100.068	99.912	5.875	99.155	99.055	98.899	4.250	98.450	98.300	98.150	5.500	100.129	99.879	99.629
6.000	100.547	100.447	100.291	6.000	99.501	99.401	99.244	4.375	98.815	98.665	98.515	5.625	100.384	100.134	99.884
6.125	100.880	100.780	100.624	6.125	99.799	99.699	99.543	4.500	99.152	99.002	98.852	5.750	99.690	99.440	99.190
6.250	100.492	100.392	100.292	6.250	99.412	99.312	99.212	4.625	99.492	99.342	99.192	5.875	99.940	99.690	99.440

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:	12/26/2018	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	98.301	98.051	97.801	4.875	97.690	97.440	97.190
5.125	99.090	98.840	98.590	5.125	98.334	98.084	97.834
5.375	98.430	98.180	97.930	5.375	97.922	97.672	97.422
5.625	99.142	98.892	98.642	5.625	98.566	98.316	98.066
5.875	98.193	97.943	97.693	5.875	97.435	97.185	96.935
6.000	98.572	98.322	98.072	6.000	97.781	97.531	97.281
6.125	98.905	98.655	98.405	6.125	98.079	97.829	97.579
6.250	99.250	99.000	98.750	6.250	98.754	98.504	98.254
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

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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
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 1/25/2019
45 Day Lock Exp.: 2/11/2019
60 Day Lock Exp.: 2/25/2019

W. Rate Sheet Dated: 12/26/2018 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Conforming FNMA															
30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.375	100.476	100.376	100.276	4.625	101.661	101.561	101.461	3.500	98.939	98.839	98.739	3.500	98.953	98.853	98.753
4.500	100.964	100.864	100.764	4.750	102.169	102.069	101.969	3.625	99.431	99.331	99.231	3.625	99.276	99.176	99.076
4.625	101.420	101.320	101.220	4.875	102.600	102.500	102.400	3.750	99.736	99.636	99.536	3.750	99.994	99.894	99.794
4.750	101.892	101.792	101.692	4.990	102.731	102.631	102.531	3.875	100.091	99.991	99.891	3.875	100.308	100.208	100.108
4.875	102.355	102.255	102.155	5.000	102.831	102.731	102.631	3.990	100.636	100.536	100.436	3.990	100.498	100.398	100.298
4.990	102.592	102.492	102.392	5.125	103.086	102.986	102.886	4.000	100.736	100.636	100.536	4.000	100.598	100.498	100.398
5.000	102.692	102.592	102.492	5.250	103.541	103.441	103.341	4.125	100.915	100.815	100.715	4.125	100.872	100.772	100.672
5.125	102.996	102.896	102.796	5.375	103.721	103.621	103.521	4.250	101.186	101.086	100.986	4.250	101.117	101.017	100.917
5.250	103.424	103.324	103.224	5.500	103.948	103.848	103.748	4.375	101.402	101.302	101.202	4.375	101.369	101.269	101.169
5.375	103.767	103.667	103.567	5.625	104.128	104.028	103.928	4.500	101.742	101.642	101.542	4.500	101.615	101.515	101.415
5.500	104.068	103.968	103.868	5.750	104.357	104.257	104.157	4.625	102.117	102.017	101.917	4.625	101.852	101.752	101.652
5.625	104.374	104.274	104.174	5.875	104.592	104.492	104.392	4.750	102.299	102.199	102.099	4.750	102.052	101.952	101.852
5.750	104.657	104.557	104.457	5.990	104.697	104.597	104.497	4.875	102.398	102.298	102.198	4.875	102.228	102.128	102.028
5.875	104.846	104.746	104.646	6.000	104.797	104.697	104.597	4.990	102.464	102.364	102.264	4.990	102.300	102.200	102.100
5.990	104.961	104.861	104.761	6.125	104.997	104.897	104.797	5.000	102.564	102.464	102.364	5.000	102.400	102.300	102.200
6.000	105.061	104.961	104.861	6.250	105.231	105.106	104.975	5.125	102.883	102.783	102.683	5.125	102.429	102.329	102.229
6.125	105.632	105.532	105.432	6.375	105.455	105.330	105.198	5.250	103.056	102.956	102.856	5.250	102.635	102.535	102.435
6.250	105.883	105.783	105.683	6.500	105.294	105.169	105.038	5.375	103.240	103.140	103.040	5.375	102.838	102.738	102.638
6.375	105.966	105.866	105.766	6.625	105.438	105.338	105.238	5.500	103.377	103.277	103.177	5.500	102.797	102.697	102.597

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	99.271	99.171	99.071	3.500	98.581	98.481	98.381
4.500	99.828	99.728	99.628	3.625	98.987	98.887	98.787
4.625	100.114	100.014	99.914	3.750	99.197	99.097	98.997
4.750	100.546	100.446	100.346	3.875	99.435	99.335	99.235
4.875	101.090	100.990	100.890	3.990	99.721	99.621	99.521
4.990	101.512	101.412	101.312	4.000	99.821	99.721	99.621
5.000	101.612	101.512	101.412	4.125	100.206	100.106	100.006
5.125	101.834	101.734	101.634	4.250	100.391	100.291	100.191
5.250	102.025	101.925	101.825	4.375	100.536	100.436	100.336
5.375	102.298	102.198	102.098	4.500	100.719	100.619	100.519
5.500	102.742	102.642	102.542	4.625	100.785	100.685	100.585
5.625	102.954	102.854	102.754	4.750	100.901	100.801	100.701
5.750	103.177	103.077	102.977	4.875	100.958	100.858	100.758
5.875	102.560	102.460	102.360	4.990	100.960	100.860	100.760
5.990	102.928	102.828	102.728	5.000	101.060	100.960	100.860
6.000	103.028	102.928	102.828	5.125	100.787	100.687	100.587
6.125	103.272	103.172	103.072	5.250	100.902	100.802	100.702
6.250	103.496	103.396	103.296	5.375	101.024	100.924	100.824
6.375	101.621	101.521	101.421	5.500	101.115	101.015	100.915

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.:	1/25/2019		
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	2/11/2019		
		60 Day Lock Exp.:	2/25/2019		

W. Rate Sheet Dated: 12/26/2018 **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	102.048	101.948	101.848	4.250	100.573	100.473	100.373	3.750	99.939	99.839	99.739
4.875	102.548	102.448	102.348	4.375	101.103	101.003	100.903	3.875	100.447	100.347	99.856
4.990	102.835	102.735	102.635	4.500	101.594	101.494	101.394	3.990	100.636	100.536	99.807
5.000	102.935	102.835	102.735	4.625	101.834	101.734	101.634	4.000	100.736	100.636	99.907
5.125	103.231	103.131	103.031	4.750	102.305	102.205	102.105	4.125	101.089	100.989	99.836
5.250	103.682	103.582	103.482	4.875	102.774	102.674	102.574	4.250	101.353	101.253	99.816
5.375	104.008	103.908	103.808	4.990	102.954	102.854	102.754	4.375	101.627	101.527	99.796
5.500	104.273	104.173	104.073	5.000	103.054	102.954	102.854	4.500	101.866	101.766	99.776
5.625	104.325	104.213	104.125	5.125	103.199	103.099	102.991	4.625	102.140	102.040	99.736
5.750	104.720	104.608	104.520	5.250	103.520	103.420	103.315	4.750	102.281	102.181	99.696
5.875	104.940	104.828	104.740	5.375	103.758	103.658	103.554	4.875	102.563	102.463	99.656
5.990	105.057	104.945	104.857	5.500	103.969	103.869	103.769	4.990	102.511	102.411	99.516
6.000	105.157	105.045	104.957	5.625	104.126	104.014	103.926	5.000	102.611	102.511	99.616
6.125	105.528	105.394	105.286	5.750	104.458	104.346	104.258	5.125	102.900	102.800	99.566
6.250	105.816	105.682	105.577	5.875	104.896	104.784	104.696	5.250	103.210	103.110	99.546
6.375	106.180	106.025	105.980	5.990	105.091	104.979	104.891	5.375	103.550	103.450	99.526
6.500	106.008	105.853	105.808	6.000	105.191	105.079	104.991	5.500	102.014	101.900	99.506
6.625	106.510	106.355	106.310	6.125	105.060	104.926	104.817	5.625	102.403	102.288	99.486
6.750	106.877	106.721	106.677	6.250	105.441	105.307	105.203	5.750	102.742	102.628	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	100.806	100.706	100.606	3.750	99.369	99.269	99.169
4.875	101.306	101.206	101.106	3.875	99.877	99.777	99.286
4.990	101.593	101.493	101.393	3.990	99.571	99.471	98.742
5.000	101.693	101.593	101.493	4.000	99.671	99.571	98.842
5.125	101.674	101.574	101.474	4.125	100.024	99.924	98.771
5.250	102.125	102.025	101.925	4.250	100.288	100.188	98.751
5.375	102.451	102.351	102.251	4.375	100.562	100.462	98.731
5.500	102.716	102.616	102.516	4.500	100.209	100.109	98.119
5.625	102.495	102.383	102.295	4.625	100.483	100.383	98.079
5.750	102.890	102.778	102.690	4.750	100.624	100.524	98.039
5.875	103.110	102.998	102.910	4.875	100.906	100.806	97.999
5.990	103.227	103.115	103.027	4.990	100.354	100.254	97.359
6.000	103.327	103.215	103.127	5.000	100.454	100.354	97.459
6.125	102.887	102.753	102.645	5.125	#N/A	#N/A	#N/A
6.250	103.175	103.041	102.936	5.250	#N/A	#N/A	#N/A
6.375	103.389	103.234	103.189	5.375	#N/A	#N/A	#N/A
6.500	103.067	102.912	102.867	5.500	#N/A	#N/A	#N/A
6.625	103.419	103.264	103.219	5.625	#N/A	#N/A	#N/A
6.750	103.636	103.480	103.436	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.:	1/25/2019
45 Day Lock Exp.:	2/11/2019
60 Day Lock Exp.:	2/25/2019

W. Rate Sheet Dated: 12/26/2018 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Home Possible

30/25 Year			
Rate	30 Day	45 Day	60 Day
4.750	102.063	101.963	101.863
4.875	102.563	102.463	102.363
4.990	102.850	102.750	102.650
5.000	102.950	102.850	102.750
5.125	103.240	103.140	103.040
5.250	103.691	103.591	103.491
5.375	104.020	103.920	103.820
5.500	104.286	104.186	104.086
5.625	104.387	104.287	104.187
5.750	104.781	104.680	104.581
5.875	104.999	104.899	104.799
5.990	105.115	105.014	104.915
6.000	105.215	105.114	105.015
6.125	105.596	105.476	105.361
6.250	105.875	105.755	105.644
6.375	106.248	106.109	106.048
6.500	106.074	105.935	105.874
6.625	106.578	106.439	106.378
6.750	106.944	106.805	106.744

20 Year			
Rate	30 Day	45 Day	60 Day
4.250	100.501	100.401	100.301
4.375	101.035	100.935	100.835
4.500	101.531	101.431	101.331
4.625	101.843	101.743	101.643
4.750	102.318	102.218	102.118
4.875	102.793	102.693	102.593
4.990	102.976	102.876	102.776
5.000	103.076	102.976	102.876
5.125	103.210	103.110	103.004
5.250	103.536	103.436	103.331
5.375	103.775	103.675	103.572
5.500	103.989	103.889	103.789
5.625	104.155	104.055	103.955
5.750	104.490	104.390	104.290
5.875	104.933	104.832	104.733
5.990	105.128	105.028	104.928
6.000	105.228	105.128	105.028
6.125	105.093	104.973	104.858
6.250	105.477	105.357	105.245

15 Year			
Rate	30 Day	45 Day	60 Day
3.750	99.915	99.815	99.715
3.875	100.428	100.328	99.856
3.990	100.564	100.464	99.746
4.000	100.664	100.564	99.846
4.125	101.083	100.983	99.836
4.250	101.348	101.248	99.816
4.375	101.625	101.525	99.796
4.500	101.797	101.697	99.776
4.625	102.076	101.976	99.736
4.750	102.217	102.117	99.696
4.875	102.501	102.401	99.656
4.990	102.477	102.377	99.516
5.000	102.577	102.477	99.616
5.125	102.868	102.768	99.566
5.250	103.180	103.080	99.546
5.375	103.522	103.422	99.526
5.500	101.968	101.865	99.506
5.625	102.358	102.256	99.486
5.750	102.700	102.598	99.466

Super Conforming - 30-20 Year			
Rate	30 Day	45 Day	60 Day
4.750	100.857	100.757	100.657
4.875	101.357	101.257	101.157
4.990	101.644	101.544	101.444
5.000	101.744	101.644	101.544
5.125	101.720	101.620	101.520
5.250	102.171	102.071	101.971
5.375	102.500	102.400	102.300
5.500	102.766	102.666	102.566
5.625	102.596	102.496	102.396
5.750	102.990	102.889	102.790
5.875	103.208	103.108	103.008
5.990	103.324	103.223	103.124
6.000	103.424	103.323	103.224
6.125	102.971	102.851	102.736
6.250	103.250	103.130	103.019
6.375	103.473	103.334	103.273
6.500	103.149	103.010	102.949
6.625	103.503	103.364	103.303
6.750	103.719	103.580	103.519

Super Conforming - 15 Year			
Rate	30 Day	45 Day	60 Day
3.750	99.360	99.260	99.160
3.875	99.873	99.773	99.301
3.990	99.524	99.424	98.706
4.000	99.624	99.524	98.806
4.125	100.043	99.943	98.796
4.250	100.308	100.208	98.776
4.375	100.585	100.485	98.756
4.500	100.140	100.040	98.119
4.625	100.419	100.319	98.079
4.750	100.560	100.460	98.039
4.875	100.844	100.744	97.999
4.990	100.320	100.220	97.359
5.000	100.420	100.320	97.459
5.125	#N/A	#N/A	#N/A
5.250	#N/A	#N/A	#N/A
5.375	#N/A	#N/A	#N/A
5.500	#N/A	#N/A	#N/A
5.625	#N/A	#N/A	#N/A
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	30 Day Lock Exp.:	**1/25/2019**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**2/11/2019**
		60 Day Lock Exp.:	**2/25/2019**

W. Rate Sheet Dated: **12/26/2018** **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	98.541	98.416	98.291
4.375	98.990	98.865	98.740
4.500	99.469	99.344	99.219
4.625	99.942	99.817	99.692
4.750	100.369	100.244	100.119
4.875	100.762	100.637	100.512
5.000	101.164	101.039	100.914
5.125	101.493	101.368	101.243
5.250	101.745	101.620	101.495
5.375	101.978	101.853	101.728
5.500	102.251	102.126	102.001
5.625	102.479	102.354	102.229
5.750	102.695	102.570	102.445

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	98.845	98.720	98.595
3.875	99.224	99.099	98.974
4.000	99.562	99.437	99.312
4.125	100.059	99.934	99.809
4.250	100.317	100.192	100.067
4.375	100.551	100.426	100.301
4.500	100.763	100.638	100.513
4.625	100.957	100.832	100.707
4.750	101.117	100.992	100.867
4.875	101.310	101.185	101.060
5.000	101.579	101.454	101.329

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	98.797	98.672	98.547
3.625	99.278	99.153	99.028
3.750	99.733	99.608	99.483
3.875	100.160	100.035	99.910
4.000	100.592	100.467	100.342
4.125	100.924	100.799	100.674
4.250	101.256	101.131	101.006
4.375	101.551	101.426	101.301
4.500	101.827	101.702	101.577
4.625	102.125	102.000	101.875
4.750	102.420	102.295	102.170
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)