AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com	
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.: **1/28/2019**
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: **12/27/2018** **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	100.536	100.386	100.236	4.000	99.704	99.554	99.404	2.375	94.949	94.799	94.649	3.125	97.458	97.308	97.158
4.125	101.032	100.882	100.732	4.125	100.150	100.000	99.850	2.500	93.957	93.807	93.657	3.250	97.535	97.385	97.235
4.250	101.555	101.455	101.345	4.250	100.534	100.434	100.325	2.625	94.857	94.707	94.557	3.375	97.982	97.832	97.682
4.375	102.054	101.954	101.844	4.375	100.921	100.821	100.712	2.750	96.925	96.775	96.625	3.500	98.364	98.214	98.064
4.500	102.539	102.439	102.329	4.500	101.281	101.181	101.072	2.875	97.472	97.322	97.172	3.625	98.742	98.592	98.442
4.625	103.018	102.918	102.809	4.625	101.643	101.543	101.434	3.000	96.439	96.289	96.139	Margin = 2.250		Index = 2.690	
4.750	103.143	103.043	102.903	4.750	101.561	101.461	101.320	3.125	98.358	98.208	98.058				
4.875	102.951	102.851	102.710	4.875	101.910	101.810	101.669	3.250	99.006	98.856	98.706				
5.000	103.544	103.444	103.304	5.000	102.255	102.155	102.015	3.375	99.455	99.305	99.155				
5.125	103.820	103.720	103.580	5.125	102.454	102.354	102.213	3.500	99.900	99.750	99.600				
5.250	103.272	103.162	103.037	5.250	102.178	102.068	101.943	3.625	100.340	100.190	100.040				
5.375	103.455	103.346	103.221	5.375	102.517	102.408	102.283	3.750	100.167	100.017	99.867				
5.500	103.734	103.625	103.500	5.500	102.862	102.753	102.628	3.875	100.610	100.460	100.310				
5.625	103.917	103.807	103.682	5.625	102.911	102.802	102.677	4.000	101.039	100.889	100.739				
5.750	104.535	104.435	104.335	5.750	103.056	102.956	102.856	4.125	101.463	101.313	101.163				
5.875	104.568	104.468	104.368	5.875	103.405	103.305	103.205	4.250	101.032	100.882	100.732				
6.000	104.947	104.847	104.747	6.000	103.751	103.651	103.551	4.375	101.397	101.247	101.097				
6.125	105.280	105.180	105.080	6.125	104.049	103.949	103.849	4.500	101.734	101.584	101.434				
6.250	105.580	105.480	105.380	6.250	104.349	104.249	104.149	4.625	102.074	101.924	101.774				

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	99.336	99.186	99.036	4.000	98.704	98.554	98.404	2.375	93.949	93.799	93.649	3.125	96.458	96.308	96.158
4.125	99.832	99.682	99.532	4.125	99.150	99.000	98.850	2.500	92.957	92.807	92.657	3.250	96.535	96.385	96.235
4.250	100.305	100.205	100.095	4.250	99.534	99.434	99.325	2.625	93.857	93.707	93.557	3.375	96.982	96.832	96.682
4.375	100.804	100.704	100.594	4.375	99.921	99.821	99.712	2.750	95.925	95.775	95.625	3.500	97.364	97.214	97.064
4.500	101.289	101.189	101.079	4.500	100.281	100.181	100.072	2.875	96.472	96.322	96.172	3.625	97.742	97.592	97.442
4.625	101.768	101.668	101.559	4.625	100.643	100.543	100.434	3.000	95.439	95.289	95.139	Margin = 2.250		Index = 2.690	
4.750	101.893	101.793	101.653	4.750	100.561	100.461	100.320	3.125	97.358	97.208	97.058	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	101.901	101.801	101.660	4.875	100.910	100.810	100.669	3.250	98.006	97.856	97.706	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.000	102.294	102.194	102.054	5.000	101.255	101.155	101.015	3.375	98.455	98.305	98.155	4.625	100.618	100.368	100.118
5.125	102.740	102.640	102.500	5.125	101.554	101.454	101.313	3.500	98.900	98.750	98.600	4.750	100.230	99.980	99.730
5.250	102.372	102.262	102.137	5.250	101.178	101.068	100.943	3.625	99.340	99.190	99.040	4.875	100.651	100.401	100.151
5.375	102.655	102.546	102.421	5.375	101.517	101.408	101.283	3.750	99.167	99.017	98.867	5.000	101.044	100.794	100.544
5.500	102.884	102.775	102.650	5.500	101.862	101.753	101.628	3.875	99.610	99.460	99.310	5.125	101.440	101.190	100.940
5.625	102.967	102.857	102.732	5.625	101.961	101.852	101.727	4.000	100.039	99.889	99.739	5.250	100.772	100.522	100.272
5.750	103.385	103.285	103.185	5.750	102.056	101.956	101.856	4.125	100.463	100.313	100.163	5.375	101.155	100.905	100.655
5.875	103.418	103.318	103.218	5.875	102.405	102.305	102.205	4.250	100.032	99.882	99.732	5.500	102.000	101.750	101.500
6.000	103.797	103.697	103.597	6.000	102.751	102.651	102.551	4.375	100.397	100.247	100.097	5.625	102.250	102.000	101.750
6.125	104.130	104.030	103.930	6.125	103.049	102.949	102.849	4.500	100.734	100.584	100.434	5.750	102.500	102.250	102.000
6.250	104.430	104.330	104.230	6.250	103.349	103.249	103.149	4.625	101.074	100.924	100.774	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:	12/27/2018	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	101.443	101.193	100.943	5.875	100.685	100.435	100.185
6.000	101.822	101.572	101.322	6.000	101.031	100.781	100.531
6.125	102.155	101.905	101.655	6.125	101.329	101.079	100.829
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		30 Day Lock Exp.:	**1/28/2019**
Lockdesk Phone:	1-877-588-2706		45 Day Lock Exp.:	**2/11/2019**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		60 Day Lock Exp.:	**2/25/2019**

W. Rate Sheet Dated: **12/27/2018** **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	99.411	99.261	99.111	4.000	98.579	98.429	98.279	2.375	91.449	91.299	91.149	3.125	95.77	95.621	95.471
4.125	99.907	99.757	99.607	4.125	99.025	98.875	98.725	2.500	90.457	90.307	90.157	3.250	96.53	96.385	96.235
4.250	100.398	100.298	100.189	4.250	99.378	99.278	99.169	2.625	91.357	91.207	91.057	3.375	96.98	96.832	96.682
4.375	100.897	100.797	100.688	4.375	99.765	99.665	99.556	2.750	95.238	95.088	94.938	3.500	97.36	97.214	97.064
4.500	101.382	101.282	101.173	4.500	100.125	100.025	99.916	2.875	95.785	95.635	95.485	3.625	97.74	97.592	97.442
4.625	101.862	101.762	101.653	4.625	100.487	100.387	100.278	3.000	94.752	94.602	94.452	Margin = 2.250		Index = 2.690	
4.750	101.643	101.543	101.403	4.750	100.061	99.961	99.820	3.125	96.671	96.521	96.371				
4.875	101.451	101.351	101.210	4.875	100.410	100.310	100.169	3.250	98.006	97.856	97.706				
5.000	102.044	101.944	101.804	5.000	100.755	100.655	100.515	3.375	98.455	98.305	98.155				
5.125	102.320	102.220	102.080	5.125	100.954	100.854	100.713	3.500	98.900	98.750	98.600				
5.250	101.397	101.287	101.162	5.250	100.303	100.193	100.068	3.625	99.340	99.190	99.040				
5.375	101.580	101.471	101.346	5.375	100.642	100.533	100.408	3.750	99.042	98.892	98.742				
5.500	101.859	101.750	101.625	5.500	100.987	100.878	100.753	3.875	99.485	99.335	99.185				
5.625	102.042	101.932	101.807	5.625	101.036	100.927	100.802	4.000	99.914	99.764	99.614				
5.750	101.723	101.623	101.523	5.750	100.243	100.143	100.043	4.125	100.338	100.188	100.038				
5.875	101.756	101.656	101.556	5.875	100.593	100.493	100.393	4.250	99.876	99.726	99.576				
6.000	102.135	102.035	101.935	6.000	100.938	100.838	100.738	4.375	100.240	100.090	99.940				
6.125	102.467	102.367	102.267	6.125	101.237	101.137	101.037	4.500	100.578	100.428	100.278				
6.250	102.080	101.980	101.880	6.250	100.849	100.749	100.649	4.625	100.917	100.767	100.617				

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	98.211	98.061	97.911	4.000	97.579	97.429	97.279	2.375	92.199	92.049	91.899	3.125	94.771	94.621	94.471
4.125	98.707	98.557	98.407	4.125	98.025	97.875	97.725	2.500	91.207	91.057	90.907	3.250	95.535	95.385	95.235
4.250	99.148	99.048	98.939	4.250	98.378	98.278	98.169	2.625	92.107	91.957	91.807	3.375	95.982	95.832	95.682
4.375	99.647	99.547	99.438	4.375	98.765	98.665	98.556	2.750	95.019	94.869	94.719	3.500	96.364	96.214	96.064
4.500	100.132	100.032	99.923	4.500	99.125	99.025	98.916	2.875	95.566	95.416	95.266	3.625	96.742	96.592	96.442
4.625	100.612	100.512	100.403	4.625	99.487	99.387	99.278	3.000	94.533	94.383	94.233	Margin = 2.250		Index = 2.690	
4.750	100.393	100.293	100.153	4.750	99.061	98.961	98.820	3.125	96.452	96.302	96.152	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	100.401	100.301	100.160	4.875	99.410	99.310	99.169	3.250	96.912	96.762	96.612	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.000	100.794	100.694	100.554	5.000	99.755	99.655	99.515	3.375	97.362	97.212	97.062	4.625	99.462	99.212	98.962
5.125	101.240	101.140	101.000	5.125	100.054	99.954	99.813	3.500	97.806	97.656	97.506	4.750	98.730	98.480	98.230
5.250	100.497	100.387	100.262	5.250	99.303	99.193	99.068	3.625	98.246	98.096	97.946	4.875	99.151	98.901	98.651
5.375	100.780	100.671	100.546	5.375	99.642	99.533	99.408	3.750	97.917	97.767	97.617	5.000	99.544	99.294	99.044
5.500	101.009	100.900	100.775	5.500	99.987	99.878	99.753	3.875	98.360	98.210	98.060	5.125	99.940	99.690	99.440
5.625	101.092	100.982	100.857	5.625	100.086	99.977	99.852	4.000	98.789	98.639	98.489	5.250	98.897	98.647	98.397
5.750	100.573	100.473	100.373	5.750	99.243	99.143	99.043	4.125	99.213	99.063	98.913	5.375	99.280	99.030	98.780
5.875	100.606	100.506	100.406	5.875	99.593	99.493	99.393	4.250	98.469	98.319	98.169	5.500	100.125	99.875	99.625
6.000	100.985	100.885	100.785	6.000	99.938	99.838	99.738	4.375	98.834	98.684	98.534	5.625	100.375	100.125	99.875
6.125	101.317	101.217	101.117	6.125	100.237	100.137	100.037	4.500	99.171	99.021	98.871	5.750	99.687	99.437	99.187
6.250	100.930	100.830	100.730	6.250	99.849	99.749	99.649	4.625	99.511	99.361	99.211	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:	12/27/2018	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	98.631	98.381	98.131	5.875	97.873	97.623	97.373
6.000	99.010	98.760	98.510	6.000	98.218	97.968	97.718
6.125	99.342	99.092	98.842	6.125	98.517	98.267	98.017
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		30 Day Lock Exp.:	1/28/2019
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: 12/27/2018 **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	100.507	100.407	100.307	4.625	101.690	101.590	101.490	3.500	98.966	98.866	98.766	3.500	98.979	98.879	98.779
4.500	100.995	100.895	100.795	4.750	102.202	102.102	102.002	3.625	99.459	99.359	99.259	3.625	99.305	99.205	99.105
4.625	101.451	101.351	101.251	4.875	102.656	102.556	102.456	3.750	99.813	99.713	99.613	3.750	100.015	99.915	99.815
4.750	101.923	101.823	101.723	4.990	102.789	102.689	102.589	3.875	100.185	100.085	99.985	3.875	100.332	100.232	100.132
4.875	102.386	102.286	102.186	5.000	102.889	102.789	102.689	3.990	100.730	100.630	100.530	3.990	100.524	100.424	100.324
4.990	102.609	102.509	102.409	5.125	103.130	103.030	102.930	4.000	100.830	100.730	100.630	4.000	100.624	100.524	100.424
5.000	102.709	102.609	102.509	5.250	103.578	103.478	103.378	4.125	100.944	100.844	100.744	4.125	100.901	100.801	100.701
5.125	103.015	102.915	102.815	5.375	103.769	103.669	103.569	4.250	101.256	101.156	101.056	4.250	101.142	101.042	100.942
5.250	103.420	103.320	103.220	5.500	103.971	103.871	103.771	4.375	101.609	101.509	101.409	4.375	101.364	101.264	101.164
5.375	103.766	103.666	103.566	5.625	104.149	104.049	103.949	4.500	101.737	101.637	101.537	4.500	101.611	101.511	101.411
5.500	104.070	103.970	103.870	5.750	104.358	104.258	104.158	4.625	102.121	102.021	101.921	4.625	101.849	101.749	101.649
5.625	104.378	104.278	104.178	5.875	104.594	104.494	104.394	4.750	102.334	102.234	102.134	4.750	102.050	101.950	101.850
5.750	104.637	104.537	104.437	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	104.826	104.726	104.626	6.000	104.797	104.697	104.597	4.990	102.465	102.365	102.265	4.990	102.305	102.205	102.105
5.990	104.941	104.841	104.741	6.125	105.001	104.901	104.801	5.000	102.565	102.465	102.365	5.000	102.405	102.305	102.205
6.000	105.041	104.941	104.841	6.250	105.352	105.227	105.095	5.125	102.879	102.779	102.679	5.125	102.425	102.325	102.225
6.125	105.616	105.516	105.416	6.375	105.576	105.451	105.319	5.250	103.053	102.953	102.853	5.250	102.632	102.532	102.432
6.250	105.863	105.763	105.663	6.500	105.395	105.270	105.138	5.375	103.239	103.139	103.039	5.375	102.836	102.736	102.636
6.375	106.067	105.967	105.867	6.625	105.539	105.439	105.339	5.500	103.373	103.273	103.173	5.500	102.796	102.696	102.596

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	99.320	99.220	99.120	3.500	98.609	98.509	98.409
4.500	99.882	99.782	99.682	3.625	99.016	98.916	98.816
4.625	100.167	100.067	99.967	3.750	99.228	99.128	99.028
4.750	100.558	100.458	100.358	3.875	99.462	99.362	99.262
4.875	101.106	101.006	100.906	3.990	99.748	99.648	99.548
4.990	101.529	101.429	101.329	4.000	99.848	99.748	99.648
5.000	101.629	101.529	101.429	4.125	100.235	100.135	100.035
5.125	101.856	101.756	101.656	4.250	100.448	100.348	100.248
5.250	102.045	101.945	101.845	4.375	100.687	100.587	100.487
5.375	102.297	102.197	102.097	4.500	100.752	100.652	100.552
5.500	102.746	102.646	102.546	4.625	100.787	100.687	100.587
5.625	102.960	102.860	102.760	4.750	100.924	100.824	100.724
5.750	103.181	103.081	102.981	4.875	100.958	100.858	100.758
5.875	102.543	102.443	102.343	4.990	100.960	100.860	100.760
5.990	102.910	102.810	102.710	5.000	101.060	100.960	100.860
6.000	103.010	102.910	102.810	5.125	100.783	100.683	100.583
6.125	103.255	103.155	103.055	5.250	100.898	100.798	100.698
6.250	103.480	103.380	103.280	5.375	101.023	100.923	100.823
6.375	101.723	101.623	101.523	5.500	101.110	101.010	100.910

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

30 Day Lock Exp.: 1/28/2019
45 Day Lock Exp.: 2/11/2019
60 Day Lock Exp.: 2/25/2019

W. Rate Sheet Dated: 12/27/2018 **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	102.063	101.963	101.863	4.250	100.566	100.466	100.366	3.750	99.963	99.863	99.763
4.875	102.554	102.454	102.354	4.375	101.094	100.994	100.894	3.875	100.474	100.374	99.856
4.990	102.835	102.735	102.635	4.500	101.595	101.495	101.395	3.990	100.730	100.630	99.861
5.000	102.935	102.835	102.735	4.625	101.870	101.770	101.670	4.000	100.830	100.730	99.961
5.125	103.216	103.116	103.016	4.750	102.340	102.240	102.140	4.125	101.126	101.026	99.836
5.250	103.660	103.560	103.460	4.875	102.828	102.728	102.628	4.250	101.390	101.290	99.816
5.375	103.983	103.883	103.783	4.990	103.009	102.909	102.809	4.375	101.663	101.563	99.796
5.500	104.246	104.146	104.046	5.000	103.109	103.009	102.909	4.500	101.870	101.770	99.776
5.625	104.353	104.253	104.153	5.125	103.212	103.112	103.012	4.625	102.143	102.043	99.736
5.750	104.742	104.642	104.542	5.250	103.532	103.432	103.332	4.750	102.284	102.184	99.696
5.875	104.957	104.857	104.757	5.375	103.779	103.679	103.579	4.875	102.567	102.467	99.656
5.990	105.070	104.970	104.870	5.500	103.962	103.862	103.762	4.990	102.526	102.426	99.516
6.000	105.170	105.070	104.970	5.625	104.134	104.034	103.934	5.000	102.626	102.526	99.616
6.125	105.553	105.442	105.334	5.750	104.466	104.366	104.266	5.125	102.915	102.815	99.566
6.250	105.828	105.717	105.613	5.875	104.904	104.804	104.704	5.250	103.225	103.125	99.546
6.375	106.209	106.081	106.009	5.990	105.096	104.996	104.896	5.375	103.565	103.465	99.526
6.500	106.031	105.903	105.831	6.000	105.196	105.096	104.996	5.500	101.994	101.894	99.506
6.625	106.531	106.403	106.331	6.125	105.065	104.954	104.845	5.625	102.382	102.282	99.486
6.750	106.896	106.767	106.696	6.250	105.445	105.335	105.230	5.750	102.722	102.622	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	100.821	100.721	100.621	3.750	99.393	99.293	99.193
4.875	101.312	101.212	101.112	3.875	99.904	99.804	99.286
4.990	101.593	101.493	101.393	3.990	99.665	99.565	98.796
5.000	101.693	101.593	101.493	4.000	99.765	99.665	98.896
5.125	101.659	101.559	101.459	4.125	100.061	99.961	98.771
5.250	102.103	102.003	101.903	4.250	100.325	100.225	98.751
5.375	102.426	102.326	102.226	4.375	100.598	100.498	98.731
5.500	102.689	102.589	102.489	4.500	100.213	100.113	98.119
5.625	102.523	102.423	102.323	4.625	100.486	100.386	98.079
5.750	102.912	102.812	102.712	4.750	100.627	100.527	98.039
5.875	103.127	103.027	102.927	4.875	100.910	100.810	97.999
5.990	103.240	103.140	103.040	4.990	100.369	100.269	97.359
6.000	103.340	103.240	103.140	5.000	100.469	100.369	97.459
6.125	102.912	102.801	102.693	5.125	#N/A	#N/A	#N/A
6.250	103.187	103.076	102.972	5.250	#N/A	#N/A	#N/A
6.375	103.418	103.290	103.218	5.375	#N/A	#N/A	#N/A
6.500	103.090	102.962	102.890	5.500	#N/A	#N/A	#N/A
6.625	103.440	103.312	103.240	5.625	#N/A	#N/A	#N/A
6.750	103.655	103.526	103.455	5.750	#N/A	#N/A	#N/A

Applicable for all mortgages with greater than 15 year terms

FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

All Loan Type Adjustments

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

Program Feataures

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

Cash-Out Refinance

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

Mortgages with Subordinate Financing

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

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $70.00 (IA & ME exempt) FHA ID# - 1358600006

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

[AFR Loan Center](#)
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **1/28/2019**
45 Day Lock Exp.: **2/11/2019**
60 Day Lock Exp.: **2/25/2019**

W. Rate Sheet Dated: **12/27/2018** **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	102.063	101.963	101.863	4.250	100.566	100.466	100.366	3.750	99.963	99.863	99.763	4.750	100.821	100.721	100.621	3.750	99.393	99.293	99.193
4.875	102.554	102.454	102.354	4.375	101.094	100.994	100.894	3.875	100.474	100.374	99.856	4.875	101.312	101.212	101.112	3.875	99.904	99.804	99.286
4.990	102.835	102.735	102.635	4.500	101.595	101.495	101.395	3.990	100.615	100.515	99.746	4.990	101.593	101.493	101.393	3.990	99.550	99.450	98.681
5.000	102.935	102.835	102.735	4.625	101.870	101.770	101.670	4.000	100.715	100.615	99.846	5.000	101.693	101.593	101.493	4.000	99.650	99.550	98.781
5.125	103.216	103.116	103.016	4.750	102.340	102.240	102.140	4.125	101.126	101.026	99.836	5.125	101.659	101.559	101.459	4.125	100.061	99.961	98.771
5.250	103.660	103.560	103.460	4.875	102.828	102.728	102.628	4.250	101.390	101.290	99.816	5.250	102.103	102.003	101.903	4.250	100.325	100.225	98.751
5.375	103.983	103.883	103.783	4.990	103.009	102.909	102.809	4.375	101.663	101.563	99.796	5.375	102.426	102.326	102.226	4.375	100.598	100.498	98.731
5.500	104.246	104.146	104.046	5.000	103.109	103.009	102.909	4.500	101.870	101.770	99.776	5.500	102.689	102.589	102.489	4.500	100.213	100.113	98.119
5.625	104.353	104.253	104.153	5.125	103.212	103.112	103.012	4.625	102.143	102.043	99.736	5.625	102.523	102.423	102.323	4.625	100.486	100.386	98.079
5.750	104.742	104.642	104.542	5.250	103.532	103.432	103.332	4.750	102.284	102.184	99.696	5.750	102.912	102.812	102.712	4.750	100.627	100.527	98.039
5.875	104.957	104.857	104.757	5.375	103.779	103.679	103.579	4.875	102.567	102.467	99.656	5.875	103.127	103.027	102.927	4.875	100.910	100.810	97.999
5.990	105.070	104.970	104.870	5.500	103.962	103.862	103.762	4.990	102.526	102.426	99.516	5.990	103.240	103.140	103.040	4.990	100.369	100.269	97.359
6.000	105.170	105.070	104.970	5.625	104.134	104.034	103.934	5.000	102.626	102.526	99.616	6.000	103.340	103.240	103.140	5.000	100.469	100.369	97.459
6.125	105.553	105.442	105.334	5.750	104.466	104.366	104.266	5.125	102.915	102.815	99.566	6.125	102.912	102.801	102.693	5.125	#N/A	#N/A	#N/A
6.250	105.828	105.717	105.613	5.875	104.904	104.804	104.704	5.250	103.225	103.125	99.546	6.250	103.187	103.076	102.972	5.250	#N/A	#N/A	#N/A
6.375	106.209	106.081	106.009	5.990	105.096	104.996	104.896	5.375	103.565	103.465	99.526	6.375	103.418	103.290	103.218	5.375	#N/A	#N/A	#N/A
6.500	106.031	105.903	105.831	6.000	105.196	105.096	104.996	5.500	101.994	101.894	99.506	6.500	103.090	102.962	102.890	5.500	#N/A	#N/A	#N/A
6.625	106.531	106.403	106.331	6.125	105.065	104.954	104.845	5.625	102.382	102.282	99.486	6.625	103.440	103.312	103.240	5.625	#N/A	#N/A	#N/A
6.750	106.896	106.767	106.696	6.250	105.445	105.335	105.230	5.750	102.722	102.622	99.466	6.750	103.655	103.526	103.455	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.: **1/28/2019**
45 Day Lock Exp.: **2/11/2019**
60 Day Lock Exp.: **2/25/2019**

W. Rate Sheet Dated: **12/27/2018** **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)