[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.: **2/26/2019**

W. Rate Sheet Dated: **12/28/2018** **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	100.545	100.395	100.245	4.000	99.719	99.569	99.419	2.375	94.902	94.752	94.602	3.125	97.458	97.308	97.158
4.125	101.045	100.895	100.745	4.125	100.165	100.015	99.865	2.500	93.910	93.760	93.610	3.250	97.535	97.385	97.235
4.250	101.601	101.501	101.376	4.250	100.581	100.481	100.356	2.625	94.810	94.660	94.510	3.375	97.982	97.832	97.682
4.375	102.091	101.991	101.866	4.375	100.968	100.868	100.743	2.750	96.952	96.802	96.652	3.500	98.364	98.214	98.064
4.500	102.574	102.474	102.349	4.500	101.328	101.228	101.103	2.875	97.499	97.349	97.199	3.625	98.742	98.592	98.442
4.625	102.973	102.873	102.748	4.625	101.690	101.590	101.465	3.000	96.466	96.316	96.166	Margin = 2.250		Index = 2.640	
4.750	103.098	102.998	102.873	4.750	101.623	101.523	101.398	3.125	98.385	98.235	98.085				
4.875	102.977	102.877	102.752	4.875	101.973	101.873	101.748	3.250	99.053	98.903	98.753				
5.000	103.581	103.481	103.356	5.000	102.318	102.218	102.093	3.375	99.502	99.352	99.202				
5.125	103.781	103.681	103.556	5.125	102.517	102.417	102.292	3.500	99.947	99.797	99.647				
5.250	103.327	103.218	103.077	5.250	102.240	102.131	101.990	3.625	100.387	100.237	100.087				
5.375	103.510	103.400	103.260	5.375	102.580	102.470	102.330	3.750	100.207	100.057	99.907				
5.500	103.755	103.645	103.505	5.500	102.925	102.815	102.675	3.875	100.649	100.499	100.349				
5.625	104.058	103.949	103.808	5.625	102.974	102.864	102.724	4.000	101.078	100.928	100.778				
5.750	104.293	104.193	104.093	5.750	102.821	102.721	102.621	4.125	101.502	101.352	101.202				
5.875	104.326	104.226	104.126	5.875	103.171	103.071	102.971	4.250	101.079	100.929	100.779				
6.000	104.671	104.571	104.471	6.000	103.516	103.416	103.316	4.375	101.444	101.294	101.144				
6.125	105.125	105.025	104.925	6.125	103.815	103.715	103.615	4.500	101.781	101.631	101.481				
6.250	105.425	105.325	105.225	6.250	104.115	104.015	103.915	4.625	102.120	101.970	101.820				

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	99.345	99.195	99.045	4.000	98.719	98.569	98.419	2.375	93.902	93.752	93.602	3.125	96.458	96.308	96.158
4.125	99.845	99.695	99.545	4.125	99.165	99.015	98.865	2.500	92.910	92.760	92.610	3.250	96.535	96.385	96.235
4.250	100.351	100.251	100.126	4.250	99.581	99.481	99.356	2.625	93.810	93.660	93.510	3.375	96.982	96.832	96.682
4.375	100.841	100.741	100.616	4.375	99.968	99.868	99.743	2.750	95.952	95.802	95.652	3.500	97.364	97.214	97.064
4.500	101.324	101.224	101.099	4.500	100.328	100.228	100.103	2.875	96.499	96.349	96.199	3.625	97.742	97.592	97.442
4.625	101.723	101.623	101.498	4.625	100.690	100.590	100.465	3.000	95.466	95.316	95.166	Margin = 2.250		Index = 2.640	
4.750	101.848	101.748	101.623	4.750	100.623	100.523	100.398	3.125	97.385	97.235	97.085	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	101.927	101.827	101.702	4.875	100.973	100.873	100.748	3.250	98.053	97.903	97.753	Rate	30 Day	45 Day	60 Day
5.000	102.331	102.231	102.106	5.000	101.318	101.218	101.093	3.375	98.502	98.352	98.202	4.625	100.573	100.323	100.073
5.125	102.701	102.601	102.476	5.125	101.617	101.517	101.392	3.500	98.947	98.797	98.647	4.750	100.266	100.016	99.766
5.250	102.427	102.318	102.177	5.250	101.240	101.131	100.990	3.625	99.387	99.237	99.087	4.875	100.677	100.427	100.177
5.375	102.710	102.600	102.460	5.375	101.580	101.470	101.330	3.750	99.207	99.057	98.907	5.000	101.081	100.831	100.581
5.500	102.905	102.795	102.655	5.500	101.925	101.815	101.675	3.875	99.649	99.499	99.349	5.125	101.401	101.151	100.901
5.625	103.108	102.999	102.858	5.625	102.024	101.914	101.774	4.000	100.078	99.928	99.778	5.250	100.827	100.577	100.327
5.750	103.143	103.043	102.943	5.750	101.821	101.721	101.621	4.125	100.502	100.352	100.202	5.375	101.210	100.960	100.710
5.875	103.176	103.076	102.976	5.875	102.171	102.071	101.971	4.250	100.079	99.929	99.779	5.500	102.000	101.750	101.500
6.000	103.521	103.421	103.321	6.000	102.516	102.416	102.316	4.375	100.444	100.294	100.144	5.625	102.250	102.000	101.750
6.125	103.975	103.875	103.775	6.125	102.815	102.715	102.615	4.500	100.781	100.631	100.481	5.750	102.500	102.250	102.000
6.250	104.275	104.175	104.075	6.250	103.115	103.015	102.915	4.625	101.120	100.970	100.820	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:	12/28/2018	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	99.827	99.577	99.327	4.875	99.253	99.003	98.753
5.125	100.551	100.301	100.051	5.125	99.897	99.647	99.397
5.375	100.360	100.110	99.860	5.375	99.860	99.610	99.360
5.625	101.158	100.908	100.658	5.625	100.504	100.254	100.004
5.875	101.201	100.951	100.701	5.875	100.451	100.201	99.951
6.000	101.546	101.296	101.046	6.000	100.796	100.546	100.296
6.125	102.000	101.750	101.500	6.125	101.095	100.845	100.595
6.250	102.750	102.500	102.250	6.250	102.582	102.332	102.082
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
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.: **2/26/2019**

W. Rate Sheet Dated: **12/28/2018** **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	99.420	99.270	99.120	4.000	98.594	98.444	98.294	2.375	91.402	91.252	91.102	3.125	95.77	95.621	95.471
4.125	99.920	99.770	99.620	4.125	99.040	98.890	98.740	2.500	90.410	90.260	90.110	3.250	96.53	96.385	96.235
4.250	100.445	100.345	100.220	4.250	99.425	99.325	99.200	2.625	91.310	91.160	91.010	3.375	96.98	96.832	96.682
4.375	100.935	100.835	100.710	4.375	99.812	99.712	99.587	2.750	95.265	95.115	94.965	3.500	97.36	97.214	97.064
4.500	101.418	101.318	101.193	4.500	100.172	100.072	99.947	2.875	95.812	95.662	95.512	3.625	97.74	97.592	97.442
4.625	101.817	101.717	101.592	4.625	100.534	100.434	100.309	3.000	94.779	94.629	94.479	Margin = 2.250		Index = 2.640	
4.750	101.598	101.498	101.373	4.750	100.123	100.023	99.898	3.125	96.698	96.548	96.398				
4.875	101.477	101.377	101.252	4.875	100.473	100.373	100.248	3.250	98.053	97.903	97.753				
5.000	102.081	101.981	101.856	5.000	100.818	100.718	100.593	3.375	98.502	98.352	98.202				
5.125	102.281	102.181	102.056	5.125	101.017	100.917	100.792	3.500	98.947	98.797	98.647				
5.250	101.452	101.343	101.202	5.250	100.365	100.256	100.115	3.625	99.387	99.237	99.087				
5.375	101.635	101.525	101.385	5.375	100.705	100.595	100.455	3.750	99.082	98.932	98.782				
5.500	101.880	101.770	101.630	5.500	101.050	100.940	100.800	3.875	99.524	99.374	99.224				
5.625	102.183	102.074	101.933	5.625	101.099	100.989	100.849	4.000	99.953	99.803	99.653				
5.750	101.481	101.381	101.281	5.750	100.009	99.909	99.809	4.125	100.377	100.227	100.077				
5.875	101.514	101.414	101.314	5.875	100.358	100.258	100.158	4.250	99.923	99.773	99.623				
6.000	101.858	101.758	101.658	6.000	100.704	100.604	100.504	4.375	100.287	100.137	99.987				
6.125	102.312	102.212	102.112	6.125	101.002	100.902	100.802	4.500	100.625	100.475	100.325				
6.250	101.925	101.825	101.725	6.250	100.615	100.515	100.415	4.625	100.964	100.814	100.664				

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	98.220	98.070	97.920	4.000	97.594	97.444	97.294	2.375	92.152	92.002	91.852	3.125	94.771	94.621	94.471
4.125	98.720	98.570	98.420	4.125	98.040	97.890	97.740	2.500	91.160	91.010	90.860	3.250	95.535	95.385	95.235
4.250	99.195	99.095	98.970	4.250	98.425	98.325	98.200	2.625	92.060	91.910	91.760	3.375	95.982	95.832	95.682
4.375	99.685	99.585	99.460	4.375	98.812	98.712	98.587	2.750	95.046	94.896	94.746	3.500	96.364	96.214	96.064
4.500	100.168	100.068	99.943	4.500	99.172	99.072	98.947	2.875	95.593	95.443	95.293	3.625	96.742	96.592	96.442
4.625	100.567	100.467	100.342	4.625	99.534	99.434	99.309	3.000	94.560	94.410	94.260	Margin = 2.250		Index = 2.640	
4.750	100.348	100.248	100.123	4.750	99.123	99.023	98.898	3.125	96.479	96.329	96.179	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	100.427	100.327	100.202	4.875	99.473	99.373	99.248	3.250	96.959	96.809	96.659	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.000	100.831	100.731	100.606	5.000	99.818	99.718	99.593	3.375	97.408	97.258	97.108	4.625	99.417	99.167	98.917
5.125	101.201	101.101	100.976	5.125	100.117	100.017	99.892	3.500	97.853	97.703	97.553	4.750	98.766	98.516	98.266
5.250	100.552	100.443	100.302	5.250	99.365	99.256	99.115	3.625	98.293	98.143	97.993	4.875	99.177	98.927	98.677
5.375	100.835	100.725	100.585	5.375	99.705	99.595	99.455	3.750	97.957	97.807	97.657	5.000	99.581	99.331	99.081
5.500	101.030	100.920	100.780	5.500	100.050	99.940	99.800	3.875	98.399	98.249	98.099	5.125	99.901	99.651	99.401
5.625	101.233	101.124	100.983	5.625	100.149	100.039	99.899	4.000	98.828	98.678	98.528	5.250	98.952	98.702	98.452
5.750	100.331	100.231	100.131	5.750	99.009	98.909	98.809	4.125	99.252	99.102	98.952	5.375	99.335	99.085	98.835
5.875	100.364	100.264	100.164	5.875	99.358	99.258	99.158	4.250	98.516	98.366	98.216	5.500	100.125	99.875	99.625
6.000	100.708	100.608	100.508	6.000	99.704	99.604	99.504	4.375	98.881	98.731	98.581	5.625	100.375	100.125	99.875
6.125	101.162	101.062	100.962	6.125	100.002	99.902	99.802	4.500	99.218	99.068	98.918	5.750	99.688	99.438	99.188
6.250	100.775	100.675	100.575	6.250	99.615	99.515	99.415	4.625	99.558	99.408	99.258	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:	12/28/2018	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	98.327	98.077	97.827	4.875	97.753	97.503	97.253
5.125	99.051	98.801	98.551	5.125	98.397	98.147	97.897
5.375	98.485	98.235	97.985	5.375	97.985	97.735	97.485
5.625	99.283	99.033	98.783	5.625	98.629	98.379	98.129
5.875	98.389	98.139	97.889	5.875	97.638	97.388	97.138
6.000	98.733	98.483	98.233	6.000	97.984	97.734	97.484
6.125	99.187	98.937	98.687	6.125	98.282	98.032	97.782
6.250	99.250	99.000	98.750	6.250	99.082	98.832	98.582
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.:	1/28/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	2/11/2019
			60 Day Lock Exp.:	2/26/2019

W. Rate Sheet Dated: 12/28/2018 **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	100.539	100.439	100.339	4.625	101.654	101.554	101.454	3.500	98.997	98.897	98.797	3.500	99.011	98.911	98.811
4.500	101.026	100.926	100.826	4.750	102.167	102.067	101.967	3.625	99.481	99.381	99.281	3.625	99.337	99.237	99.137
4.625	101.483	101.383	101.283	4.875	102.600	102.500	102.400	3.750	99.813	99.713	99.613	3.750	99.999	99.899	99.799
4.750	101.954	101.854	101.754	4.990	102.733	102.633	102.533	3.875	100.185	100.085	99.985	3.875	100.317	100.217	100.117
4.875	102.418	102.318	102.218	5.000	102.833	102.733	102.633	3.990	100.730	100.630	100.530	3.990	100.509	100.409	100.309
4.990	102.538	102.438	102.338	5.125	103.074	102.974	102.874	4.000	100.830	100.730	100.630	4.000	100.609	100.509	100.409
5.000	102.638	102.538	102.438	5.250	103.522	103.422	103.322	4.125	100.909	100.809	100.709	4.125	100.885	100.785	100.685
5.125	102.944	102.844	102.744	5.375	103.703	103.603	103.503	4.250	101.221	101.121	101.021	4.250	101.167	101.067	100.967
5.250	103.365	103.265	103.165	5.500	103.935	103.835	103.735	4.375	101.574	101.474	101.374	4.375	101.426	101.326	101.226
5.375	103.711	103.611	103.511	5.625	104.113	104.013	103.913	4.500	101.759	101.659	101.559	4.500	101.673	101.573	101.473
5.500	104.004	103.904	103.804	5.750	104.322	104.222	104.122	4.625	102.143	102.043	101.943	4.625	101.912	101.812	101.712
5.625	104.342	104.242	104.142	5.875	104.558	104.458	104.358	4.750	102.357	102.257	102.157	4.750	102.113	102.013	101.913
5.750	104.601	104.501	104.401	5.990	104.661	104.561	104.461	4.875	102.420	102.320	102.220	4.875	102.290	102.190	102.090
5.875	104.791	104.691	104.591	6.000	104.761	104.661	104.561	4.990	102.477	102.377	102.277	4.990	102.367	102.267	102.167
5.990	104.906	104.806	104.706	6.125	104.966	104.866	104.766	5.000	102.577	102.477	102.377	5.000	102.467	102.367	102.267
6.000	105.006	104.906	104.806	6.250	105.317	105.192	105.060	5.125	102.922	102.822	102.722	5.125	102.487	102.387	102.287
6.125	105.580	105.480	105.380	6.375	105.540	105.415	105.283	5.250	103.095	102.995	102.895	5.250	102.695	102.595	102.495
6.250	105.827	105.727	105.627	6.500	105.380	105.255	105.122	5.375	103.281	103.181	103.081	5.375	102.899	102.799	102.699
6.375	106.032	105.932	105.832	6.625	105.523	105.423	105.323	5.500	103.415	103.315	103.215	5.500	102.859	102.759	102.659

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	99.216	99.116	99.016	3.500	98.640	98.540	98.440
4.500	99.778	99.678	99.578	3.625	99.037	98.937	98.837
4.625	100.053	99.953	99.853	3.750	99.259	99.159	99.059
4.750	100.475	100.375	100.275	3.875	99.465	99.365	99.265
4.875	101.024	100.924	100.824	3.990	99.723	99.623	99.523
4.990	101.427	101.327	101.227	4.000	99.823	99.723	99.623
5.000	101.527	101.427	101.327	4.125	100.200	100.100	100.000
5.125	101.754	101.654	101.554	4.250	100.412	100.312	100.212
5.250	101.942	101.842	101.742	4.375	100.652	100.552	100.452
5.375	102.210	102.110	102.010	4.500	100.696	100.596	100.496
5.500	102.649	102.549	102.449	4.625	100.809	100.709	100.609
5.625	102.893	102.793	102.693	4.750	100.947	100.847	100.747
5.750	103.114	103.014	102.914	4.875	100.980	100.880	100.780
5.875	102.476	102.376	102.276	4.990	100.973	100.873	100.773
5.990	102.844	102.744	102.644	5.000	101.073	100.973	100.873
6.000	102.944	102.844	102.744	5.125	100.826	100.726	100.626
6.125	103.188	103.088	102.988	5.250	100.941	100.841	100.741
6.250	103.413	103.313	103.213	5.375	101.065	100.965	100.865
6.375	101.687	101.587	101.487	5.500	101.153	101.053	100.953

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

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.

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)

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.: **2/26/2019**

W. Rate Sheet Dated: **12/28/2018** **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	102.090	101.990	101.890	4.250	100.606	100.506	100.406	3.750	100.026	99.926	99.826
4.875	102.583	102.483	102.383	4.375	101.135	101.035	100.935	3.875	100.522	100.422	99.846
4.990	102.845	102.745	102.645	4.500	101.626	101.526	101.426	3.990	100.730	100.630	99.830
5.000	102.945	102.845	102.745	4.625	101.912	101.812	101.712	4.000	100.830	100.730	99.930
5.125	103.238	103.138	103.038	4.750	102.383	102.283	102.183	4.125	101.137	101.037	99.816
5.250	103.684	103.584	103.484	4.875	102.850	102.750	102.650	4.250	101.401	101.301	99.796
5.375	104.007	103.907	103.807	4.990	103.032	102.932	102.832	4.375	101.677	101.577	99.776
5.500	104.262	104.162	104.062	5.000	103.132	103.032	102.932	4.500	101.861	101.761	99.736
5.625	104.301	104.201	104.101	5.125	103.238	103.138	103.038	4.625	102.135	102.035	99.696
5.750	104.692	104.592	104.492	5.250	103.559	103.459	103.359	4.750	102.275	102.175	99.656
5.875	104.909	104.809	104.709	5.375	103.794	103.694	103.594	4.875	102.558	102.458	99.616
5.990	105.022	104.922	104.822	5.500	104.008	103.908	103.808	4.990	102.445	102.345	99.466
6.000	105.122	105.022	104.922	5.625	104.106	104.006	103.906	5.000	102.545	102.445	99.566
6.125	105.502	105.391	105.275	5.750	104.438	104.338	104.238	5.125	102.863	102.763	99.546
6.250	105.781	105.671	105.559	5.875	104.875	104.775	104.675	5.250	103.174	103.074	99.526
6.375	106.158	106.029	105.958	5.990	105.069	104.969	104.869	5.375	103.514	103.414	99.506
6.500	105.998	105.870	105.798	6.000	105.169	105.069	104.969	5.500	102.005	101.905	99.486
6.625	106.500	106.372	106.300	6.125	105.037	104.926	104.810	5.625	102.394	102.294	99.466
6.750	106.864	106.736	106.664	6.250	105.418	105.307	105.194	5.750	102.731	102.631	99.446

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	100.864	100.764	100.664	3.750	99.472	99.372	99.272
4.875	101.357	101.257	101.157	3.875	99.968	99.868	99.292
4.990	101.619	101.519	101.419	3.990	99.686	99.586	98.786
5.000	101.719	101.619	101.519	4.000	99.786	99.686	98.886
5.125	101.722	101.622	101.522	4.125	100.093	99.993	98.772
5.250	102.168	102.068	101.968	4.250	100.357	100.257	98.752
5.375	102.491	102.391	102.291	4.375	100.633	100.533	98.732
5.500	102.746	102.646	102.546	4.500	100.204	100.104	98.079
5.625	102.508	102.408	102.308	4.625	100.478	100.378	98.039
5.750	102.899	102.799	102.699	4.750	100.618	100.518	97.999
5.875	103.116	103.016	102.916	4.875	100.901	100.801	97.959
5.990	103.229	103.129	103.029	4.990	100.288	100.188	97.309
6.000	103.329	103.229	103.129	5.000	100.388	100.288	97.409
6.125	102.877	102.766	102.650	5.125	#N/A	#N/A	#N/A
6.250	103.156	103.046	102.934	5.250	#N/A	#N/A	#N/A
6.375	103.383	103.254	103.183	5.375	#N/A	#N/A	#N/A
6.500	103.073	102.945	102.873	5.500	#N/A	#N/A	#N/A
6.625	103.425	103.297	103.225	5.625	#N/A	#N/A	#N/A
6.750	103.639	103.511	103.439	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.: 2/26/2019

W. Rate Sheet Dated: 12/28/2018 **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	102.043	101.943	101.843	4.250	100.556	100.456	100.356	3.750	99.963	99.863	99.763	4.750	100.801	100.701	100.601	3.750	99.393	99.293	99.193
4.875	102.534	102.434	102.334	4.375	101.084	100.984	100.884	3.875	100.464	100.364	99.846	4.875	101.292	101.192	101.092	3.875	99.894	99.794	99.276
4.990	102.795	102.695	102.595	4.500	101.575	101.475	101.375	3.990	100.605	100.505	99.736	4.990	101.553	101.453	101.353	3.990	99.540	99.440	98.671
5.000	102.895	102.795	102.695	4.625	101.850	101.750	101.650	4.000	100.705	100.605	99.836	5.000	101.653	101.553	101.453	4.000	99.640	99.540	98.771
5.125	103.176	103.076	102.976	4.750	102.320	102.220	102.120	4.125	101.106	101.006	99.816	5.125	101.619	101.519	101.419	4.125	100.041	99.941	98.751
5.250	103.620	103.520	103.420	4.875	102.788	102.688	102.588	4.250	101.370	101.270	99.796	5.250	102.063	101.963	101.863	4.250	100.305	100.205	98.731
5.375	103.943	103.843	103.743	4.990	102.969	102.869	102.769	4.375	101.643	101.543	99.776	5.375	102.386	102.286	102.186	4.375	100.578	100.478	98.711
5.500	104.196	104.096	103.996	5.000	103.069	102.969	102.869	4.500	101.830	101.730	99.736	5.500	102.639	102.539	102.439	4.500	100.173	100.073	98.079
5.625	104.333	104.233	104.133	5.125	103.172	103.072	102.972	4.625	102.103	102.003	99.696	5.625	102.503	102.403	102.303	4.625	100.446	100.346	98.039
5.750	104.722	104.622	104.522	5.250	103.492	103.392	103.292	4.750	102.244	102.144	99.656	5.750	102.892	102.792	102.692	4.750	100.587	100.487	97.999
5.875	104.937	104.837	104.737	5.375	103.729	103.629	103.529	4.875	102.527	102.427	99.616	5.875	103.107	103.007	102.907	4.875	100.870	100.770	97.959
5.990	105.050	104.950	104.850	5.500	103.942	103.842	103.742	4.990	102.476	102.376	99.466	5.990	103.220	103.120	103.020	4.990	100.319	100.219	97.309
6.000	105.150	105.050	104.950	5.625	104.114	104.014	103.914	5.000	102.576	102.476	99.566	6.000	103.320	103.220	103.120	5.000	100.419	100.319	97.409
6.125	105.533	105.422	105.314	5.750	104.446	104.346	104.246	5.125	102.895	102.795	99.546	6.125	102.892	102.781	102.673	5.125	#N/A	#N/A	#N/A
6.250	105.808	105.697	105.593	5.875	104.884	104.784	104.684	5.250	103.205	103.105	99.526	6.250	103.167	103.056	102.952	5.250	#N/A	#N/A	#N/A
6.375	106.189	106.061	105.989	5.990	105.076	104.976	104.876	5.375	103.545	103.445	99.506	6.375	103.398	103.270	103.198	5.375	#N/A	#N/A	#N/A
6.500	106.031	105.903	105.831	6.000	105.176	105.076	104.976	5.500	101.974	101.874	99.486	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	105.045	104.934	104.825	5.625	102.362	102.262	99.466	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	105.425	105.315	105.210	5.750	102.702	102.602	99.446	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.: **2/26/2019**

W. Rate Sheet Dated: **12/28/2018** **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	98.328	98.203	98.078
4.375	98.777	98.652	98.527
4.500	99.256	99.131	99.006
4.625	99.749	99.624	99.499
4.750	100.194	100.069	99.944
4.875	100.531	100.406	100.281
5.000	100.977	100.852	100.727
5.125	101.338	101.213	101.088
5.250	101.610	101.485	101.360
5.375	101.861	101.736	101.611
5.500	102.141	102.016	101.891
5.625	102.375	102.250	102.125
5.750	102.595	102.470	102.345

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	98.787	98.662	98.537
3.875	99.170	99.045	98.920
4.000	99.512	99.387	99.262
4.125	100.008	99.883	99.758
4.250	100.270	100.145	100.020
4.375	100.506	100.381	100.256
4.500	100.722	100.597	100.472
4.625	100.918	100.793	100.668
4.750	101.083	100.958	100.833
4.875	101.275	101.150	101.025
5.000	101.545	101.420	101.295

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	98.727	98.602	98.477
3.625	99.212	99.087	98.962
3.750	99.671	99.546	99.421
3.875	100.102	99.977	99.852
4.000	100.534	100.409	100.284
4.125	100.867	100.742	100.617
4.250	101.204	101.079	100.954
4.375	101.502	101.377	101.252
4.500	101.781	101.656	101.531
4.625	102.073	101.948	101.823
4.750	102.373	102.248	102.123
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)