

Crescent Mortgage Company

6600 Peachtree Dunwoody Rd NE, 600 Embassy Row Ste #650, Atlanta, GA 30328

(800) 851-0263

www.crescentmortgage.com

Market Update: 3/15/2019
 Empire Manufacturing Falls To 3.7 in Mar From 8.8 in Feb. Industrial Production MoM +0.1% in Feb From -0.4% in Jan.
 Manuf Production -0.4% From -0.5%. Capacity Utilization At 78.2%. Univ Of Michigan Sentiment At 97.8 in Mar From 93.8.
 30Yr. Bond Yield 3.007%, 10Yr. Bond Yield 2.582% as of 10:30 am ET

Marketing Department Information	Table Of Contents
Email: Marketing@CrescentMortgage.net Rates are good through: 10:30AM the following business day *** RATES SUBJECT TO CHANGE WITHOUT NOTICE.	Page 2 Conventional Fixed and ARM Page 3 FHA / VA and USDA Page 4 & 5 Jumbo Fixed and ARM - Option I & II Page 6 DU Refi Plus Page 7 LP Open Access Page 8 DU High Balance & LP Super Conforming

Lock Periods
Lock Periods: 15-60 days
 15 Day - Approved Loans Only
 Refer to our Pricing and Lock Policy on Document Express for lock extension and re-lock fees

Fees:

	Wholesale	Correspondent	1x CP Modification
Conventional Conforming	\$795	\$600	\$250
FHA	\$795	\$600	
VA Purchase Loans	\$795	\$600	
VA Refinance Loans	<i>No Separate Admin Fee on VA Refinance Loans (See Rate Sheet for price adjustment)</i>		
Rural Housing	\$795	\$600	
Jumbo Option I & II	\$795	\$600	\$350
Flood Cert	\$11	\$11	

CRESCENT ACCOUNT EXECUTIVES		
Bob Shellenberger, SVP Sales Mgr		727-638-1583
Amanda Scott	AL, MS	251-377-2007
Annessa Frederick	FL	239-222-4669
Greg Palas	IA, IL, KS, MO, NE	515-360-3722
Ashli Matson	GA, SC	770-714-5417
Bob Shellenberger	AZ, NM, CA, PA, NJ, TX	727-638-1583
Diane Carlson	CT, MA, ME, NH, VT, RI, NJ	781-608-8489
Casey Filburn	OR, WA	360-609-8335
Dannie Hinton	IN, KY, OH	812-697-4915
Dawn Cooley	CO, ID, NV, UT, WY, MT	970-278-9328
Drais Von Hagen	NC, TN, WV	865-607-5626
Ian Wright	TX, OK	972-880-6018
Michelle McBride	TX	214-725-7040
Dan Talley	VA, DE, MD, PA	703-424-1095
Rick McKinley	IA, KS, MI, MN, ND, SD, WI	763-458-4051
Jeanne Olson	IA, KS, MI, MN, ND, SD, WI	218-208-8259
Shy Tittlebaum	LA, MS, AR, AL, OK, TX	225-810-6085

THIS RATE SHEET IS FOR MORTGAGE PROFESSIONALS ONLY, NOT FOR PUBLIC CONSUMPTION.
CMC Rates are price indications only and are subject to change without notice

Government

15 DAY EXPIRATION DATE 03/30/19
 30 DAY EXPIRATION DATE 04/14/19
 45 DAY EXPIRATION DATE 04/29/19
 60 DAY EXPIRATION DATE 05/14/19

15 day Locks For Approved Loans Only.

<u>FHA/VA 30 Yr, 25 Yr, 20 Yr</u>	<u>15 Days</u>	<u>30 Days</u>	<u>45 Days</u>	<u>60 Days</u>
4.625	104.415	104.315	104.165	103.865
4.500	104.055	103.955	103.805	103.505
4.375	103.361	103.261	103.111	102.811
4.250	102.874	102.774	102.624	102.324
4.125	102.767	102.667	102.517	102.217
4.000	102.328	102.228	102.078	101.778
3.875	101.867	101.767	101.617	101.317
3.750	101.386	101.286	101.136	100.836
3.625	101.035	100.935	100.785	100.485
3.500	100.551	100.451	100.301	100.001
3.375	100.048	99.948	99.798	99.498

<u>FHA/VA 15 Yr</u>	<u>15 Days</u>	<u>30 Days</u>	<u>45 Days</u>	<u>60 Days</u>
4.375	102.669	102.569	102.419	102.119
4.250	102.355	102.255	102.105	101.805
4.125	102.205	102.105	101.955	101.655
4.000	102.096	101.996	101.846	101.546
3.875	101.868	101.768	101.618	101.318

<u>FHA/VA 5/1 ARM - Caps 1/5 - Margin 2.00</u>	<u>15 Days</u>	<u>30 Days</u>	<u>45 Days</u>	<u>60 Days</u>
4.250	97.931	97.831	97.681	97.381
4.125	97.561	97.461	97.311	97.011
4.000	97.181	97.081	96.931	96.631
3.875	96.772	96.672	96.522	96.222
3.750	96.390	96.290	96.140	95.840
3.625	96.000	95.900	95.750	95.450
3.500	95.601	95.501	95.351	95.051

INDEX : 1 YR Treas : 2.530
 VA IRRRL not allowed on VA 5/1 ARM

Price Tiers by State:	For Fixed Only	Add to Price:
RI TX		0.150
AL AR AZ DC ID IN MS OR TN VA WA WV		-0.050
CO DE MD OH		-0.100
CA FL MI NJ NV UT WI		-0.150

Loan Amount Price Adjusters (Does not apply to NO ADMIN FEE Option)		
Total Loan Amount => \$200,000 with Base Amt <=Conf Limit		0.100
Total Ln Amt \$75,000 to \$99,999		-0.250
Total Ln Amt \$60,000 to \$74,999		-0.375
Total Ln Amt \$25,000 to \$59,999		-1.000
Total Ln Amt < \$25,000		-2.000

All Borrowers Must Have a Credit Score.		
<u>Adjustments Based on All Borrowers Mid Score :</u>		
FHA Score 600-619 (1 Unit, Purchase Only)		-2.500
FHA / VA Score 620-639		-1.500
FHA / VA Score 640-679		-0.500
FHA / VA Score => 720		0.250

VA Loans - All transactions		-0.250
VA Cash Out over 90% LTV		-0.500
VA Refinance Transactions -The No Admin Fee will be charged on all VA Refis	See NoAdminFee Chart	
FHA Streamline Refinance with CLTV over 100%		-1.500
20 Yr Term (Deduct from 30 Yr Price)		-0.600
FHA High Balance - Over Conforming Limit (base loan amt) - 30 YR Fix ONLY		-2.000
VA High Balance Loans - Over Conf Limit to \$1,500,000 - 30 YR Fix ONLY		-2.000

<u>FHA/VA/RD - No Admin Fee Program</u>		
Loan Amt Price Adjustments for No Admin Fee FHA/VA/RH Program		
Loan Amount \$25,000 to \$59,999		-3.800
Loan Amount \$60,000 to \$74,999		-1.450
Loan Amount \$75,000 to \$99,999		-1.200
Loan Amount \$100,000 to \$124,999		-0.700
Loan Amount \$125,000 to \$149,999		-0.550
Loan Amount \$150,000 to \$174,999		-0.450
Loan Amount \$175,000 to \$199,999		-0.400
Loan Amount \$200,000 to \$224,999		-0.250
Loan Amount \$225,000 to \$249,999		-0.200
Loan Amount \$250,000 to \$274,999		-0.200
Loan Amount \$275,000 to Limit		-0.150

CMC offers the ability to waive the Admin Fee on FHA or VA loans by reducing the price with the adjustments located to the left. All other FHA/VA adjustments shown above will apply with the exception of the additional loan amt adjustments above this program.

ALL VA Refinance Transactions will require this No Admin Fee

Crescent Mortgage Company FHA # 2084000006. Crescent Mortgage Company VA # 6402350000.
Please see website for FHA & VA Product Profiles.

RURAL HOUSING LOANS

Minimum Score 640

*** Homebuyer education maybe required for first time homebuyers by the USDA office

	<u>15 Days</u>	<u>30 Days</u>	<u>45 Days</u>	<u>60 Days</u>
5.000	103.394	103.294	103.144	102.844
4.875	103.217	103.117	102.967	102.667
4.750	102.928	102.828	102.678	102.378
4.625	102.815	102.715	102.565	102.265
4.500	102.675	102.575	102.425	102.125
4.375	102.511	102.411	102.261	101.961
4.250	102.224	102.124	101.974	101.674
4.125	102.067	101.967	101.817	101.517

<u>Price Tiers by State</u>	
AR, AZ, GA, IN, MN, NC, NM, OK, PA, RI, VT, WI	0.100
CO, DE, MA, MD, MT, ND, VA & WY.	-0.150
CA, ID, MI, NJ, NV, OR, UT, WA.	-0.250

<u>Loan Amount</u>	<u>Price Adjustment</u>
\$55,001 to \$95,000	-0.500
\$35,000 - \$55,000	-1.000
Standard Streamline Refinance	-0.500
RH 30 Streamlined Assist Refi	-0.500

<u>Score</u>	<u>Price Adjustment</u>
Credit Score 640-679	-1.500

REMINDER:
 Crescent Mortgage will not close or purchase RD loans with the following commitment language:
 "subject to the availability of Congressionally appropriated funds"

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Jumbo Option I

LIBOR 12 MONTH 2.846

EXPIRATION DATES :

15 DAY	03/30/19	45 DAY	04/29/19
30 DAY	04/14/19	60 DAY	05/14/19

5/1 Jumbo ARM 2/2/5 Caps

Rate	30 Day	45 Day	60 Day
4.000	101.651	101.251	100.901
3.875	101.454	101.054	100.704
3.750	101.241	100.841	100.491
3.625	101.010	100.610	100.260
3.500	100.768	100.368	100.018
3.375	100.527	100.127	99.777
3.250	100.220	99.820	99.470

7/1 Jumbo ARM 5/2/5 Caps

Rate	30 Day	45 Day	60 Day
4.125	101.964	101.564	101.214
4.000	101.807	101.407	101.057
3.875	101.642	101.242	100.892
3.750	101.389	100.989	100.639
3.625	101.138	100.738	100.388
3.500	100.877	100.477	100.127
3.375	100.450	100.050	99.700

10/1 Jumbo ARM 5/2/5 Caps

Rate	30 Day	45 Day	60 Day
4.250	102.228	101.828	101.478
4.125	102.172	101.772	101.422
4.000	102.029	101.629	101.279
3.875	101.553	101.153	100.803
3.750	101.044	100.644	100.294
3.625	100.735	100.335	99.985
3.500	100.151	99.751	99.401

15 Yr Jumbo

Rate	15 Day	30 Day	45 Day	60 Day
4.375	101.996	101.946	101.546	101.196
4.250	101.910	101.860	101.460	101.110
4.125	101.857	101.807	101.407	101.057
4.000	101.573	101.523	101.123	100.773
3.875	101.224	101.174	100.774	100.424
3.750	100.705	100.655	100.255	99.905
3.625	100.119	100.069	99.669	99.319

Jumbo One Close CP Program

Modification to 7/1 Jumbo LIBOR ARM 5/2/5 2.75 Margin

Rate	30 Day	45 Day	60Day
4.375	101.964	101.564	101.214
4.250	101.807	101.407	101.057
4.125	101.642	101.242	100.892
4.000	101.389	100.989	100.639
3.875	101.138	100.738	100.388
3.750	100.877	100.477	100.127
3.625	100.450	100.050	99.700

Escrow Waiver -0.250
 LTV > 70% -0.375
 Second Home -0.500

All ARMs

Margin 2.25 , Index 1 Yr Libor

Adjustments for All Jumbo Products :

Second Home	-0.375
Escrow Waiver	-0.250
LTV >70%	-0.375
State: Texas and California	-1.000

Note - All loans that close with Crescent's funds
 Must close in name Crescent Mortgage Company.
 Interest Credit is not allowed.

All Jumbo Loans Must be Run DU

Please see website for JUMBO parameters.
 For Primary Residence and Second Homes Only.

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Jumbo Option II

EXPIRATION DATES :

15 DAY	03/30/19	45 DAY	04/29/19
30 DAY	04/14/19	60 DAY	05/14/19

LIBOR 12 MONTH	2.846
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5/1 Jumbo LIBOR ARM 2/2/5 Caps 2.25 Margin

Rate	30 Day	45 Day	60 Day	MAX NET PRICE = 102.00
4.750	102.097	101.947	101.797	
4.625	101.857	101.707	101.557	
4.500	101.666	101.516	101.366	
4.375	101.461	101.311	101.161	
4.250	101.217	101.067	100.917	
4.125	100.927	100.777	100.627	
4.000	100.655	100.505	100.355	

30 Yr Jumbo II **MAX NET PRICE = 102.00**

Rate	30 Day	45 Day	60 Day
5.375	102.564	102.414	102.264
5.250	102.287	102.137	101.987
5.125	102.038	101.888	101.738
5.000	101.732	101.582	101.432
4.875	101.485	101.335	101.185
4.750	101.180	101.030	100.880
4.625	101.007	100.857	100.707

7/1 Jumbo LIBOR ARM 2/2/5 Caps 2.25 Margin

Rate	30 Day	45 Day	60 Day	MAX NET PRICE = 102.00
4.750	102.493	102.343	102.193	
4.625	102.248	102.098	101.948	
4.500	101.960	101.810	101.660	
4.375	101.753	101.603	101.453	
4.250	101.503	101.353	101.203	
4.125	101.195	101.045	100.895	
4.000	100.829	100.679	100.529	

15 Yr Jumbo II **MAX NET PRICE = 102.00**

Rate	30 Day	45 Day	60 Day
5.000	102.490	102.340	102.190
4.875	102.338	102.188	102.038
4.750	102.025	101.875	101.725
4.625	101.744	101.594	101.444
4.500	101.564	101.414	101.264
4.375	101.250	101.100	100.950
4.250	101.137	100.987	100.837

10/1 Jumbo LIBOR ARM 2/2/5 Caps 2.25 Margin

Rate	30 Day	45 Day	60 Day	MAX NET PRICE = 102.00
4.875	102.202	102.052	101.902	
4.750	101.863	101.713	101.563	
4.625	101.653	101.503	101.353	
4.500	101.472	101.322	101.172	
4.375	101.216	101.066	100.916	
4.250	100.940	100.790	100.640	
4.125	100.612	100.462	100.312	

Pricing Adjustments:

CLTV

MAX NET PRICE = 102.00

FICO	CLTV<= 55%	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%
>= 780	0.500	0.500	0.500	0.375	0.250	0.000	-0.125	-0.375
760-779	0.500	0.375	0.375	0.375	0.125	-0.125	-0.250	-0.500
740-759	0.500	0.375	0.250	0.250	0.000	-0.250	-0.500	-0.750
720-739	0.500	0.375	0.250	0.250	0.000	-0.500	-0.750	N/A
700-719	0.375	0.250	0.125	0.000	-0.250	-0.625	N/A	N/A
680-699	0.375	0.250	0.125	0.000	N/A	N/A	N/A	N/A
Purchase	0.375	0.375	0.250	0.250	0.250	0.250	0.000	0.000
CashOut Refi	0.000	0.000	-0.250	-0.750	-1.500	N/A	N/A	N/A
2nd Home	0.000	0.000	0.000	0.000	-0.125	-0.125	N/A	N/A
High LTV	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
Loan Amt > 1mm <= 1.5mm		0.000	0.000	0.000	-0.125	-0.375	N/A	N/A
Loan Amt > 1.5mm		0.000	0.000	-0.125	-0.250	-0.500	N/A	N/A

The 102.00 price includes adding back LPO Comp

Lock Pricing will be updated after initial lock transaction if net price is greater than 102. New confirmation will be issued to reflect 102 pricing

Escrow Waiver	-0.125
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Fannie Mae DU Refi Plus

EXPIRATION DATES (Must close by expiration date)

15 DAY	03/30/19	45 DAY	04/29/19
30 DAY	04/14/19	60 DAY	05/14/19

Fannie Mae DU Refi Plus

30 yr FNMA DU Refi Plus				20 yr FNMA DU Refi Plus				15 yr FNMA DU Refi Plus			
	15 Days	30 Days	45 Days		15 Days	30 Days	45 Days		15 Days	30 Days	45 Days
5.250	102.845	102.745	102.595	5.250	103.197	103.097	102.947	4.750	101.281	101.181	101.031
5.125	102.386	102.286	102.136	5.125	102.843	102.743	102.593	4.625	100.981	100.881	100.731
5.000	102.059	101.959	101.809	5.000	102.389	102.289	102.139	4.500	100.867	100.767	100.617
4.990	101.939	101.839	101.689	4.990	102.269	102.169	102.019	4.490	100.747	100.647	100.497
4.875	101.837	101.737	101.587	4.875	102.437	102.337	102.187	4.375	100.866	100.766	100.616
4.750	101.261	101.161	101.011	4.750	101.904	101.804	101.654	4.250	100.386	100.286	100.136
4.625	101.113	101.013	100.863	4.625	101.378	101.278	101.128	4.125	99.842	99.742	99.592
4.500	100.799	100.699	100.549	4.500	100.888	100.788	100.638	4.000	99.399	99.299	99.149
4.490	100.679	100.579	100.429	4.490	100.768	100.668	100.518	3.990	99.279	99.179	99.029
4.375	100.316	100.216	100.066	4.375	100.566	100.466	100.316	3.875	99.000	98.900	98.750
4.250	99.791	99.691	99.541	4.250	100.109	100.009	99.859	3.750	98.476	98.376	98.226
4.125	99.156	99.056	98.906	4.125	99.639	99.539	99.389	3.625	98.197	98.097	97.947
4.000	98.699	98.599	98.449	4.000	99.099	98.999	98.849	3.500	97.711	97.611	97.461
3.990	98.579	98.479	98.329	3.990	98.979	98.879	98.729	3.490	97.591	97.491	97.341

DU Refi Plus Agency Price Adjusters	Price Cap for FNMA Fees	Price CAP
DU Refi Plus loans will have a cumulative delivery fee cap. Other CMC fees may still apply.	Primary Residence LTV >80% / Amort Term > 240	0.750
Risk based pricing adjustments apply to all conventional conforming loans except with terms of 180 months or less.	Primary Residence LTV >80% / Amort Term <= 240	0.000
	All other transactions	2.000

Risk Based Pricing	LTV / Credit Score Grid					
Credit Score	LTV					
	<= 60	> 60 <= 70	>70 <= 75	>75 <= 80	>80 <= 95	>95 <= 150
>= 740	0.000	-0.250	-0.250	-0.250	0.000	0.000
>= 720 & <= 739	0.000	-0.250	-0.250	-0.250	0.000	0.000
>= 700 & <= 719	0.000	-0.500	-0.750	-0.750	-0.500	-0.500
>= 680 & <= 699	0.000	-0.500	-0.750	-0.750	-0.750	-0.500
>= 660 & <= 679	0.000	-1.000	-1.500	-1.750	-1.750	-1.250
>= 640 & <= 659	-0.500	-1.250	-1.750	-1.750	-1.750	-1.750
>= 620 & <= 639	-0.500	-1.500	-1.750	-1.750	-1.750	-1.750
< 620	n/a	n/a	n/a	n/a	n/a	n/a

Other Adjustments	Add to Price
2-4 Units	-1.000
Investment Property	LTV <= 75 -2.000
Minimum \$50,000 Loan Amt	LTV <= 80 -2.000
	LTV <= 90 -2.000
Condos	LTV > 75% -0.750
High LTV: 95.00 < LTV <= 97.00	-0.500
High LTV: 97.00 < LTV <= 150.00	-1.000

Subordinate Financing			
LTV Range	CLTV Range	Score <720	Score >=720
<= 75%	<= 80%	-0.375	-0.375
<= 65%	>80% <=95%	-0.875	-0.625
>65% <=75%	>80% <=95%	-1.125	-0.875
>75% <=95%	>76% <=95%	-1.375	-1.125
Any	>95%	-1.875	-1.875

Other Non-Capped Price Adjusters for DU Refi Plus			Multiple Financed Properties - INVESTOR and Second Home loans with 5 to 10 financed properties - Adjust pricing by <u>-1.50pt</u>	
Loan Amount	>= \$200,000 to Limit	0.100		
	\$50,000 to \$99,999	-0.250		
	\$25,000 to \$49,999	-1.000		
	< \$25,000	-2.000		
Escrow Waiver	Owner Occp with Score >= 660 & LTV <= 80%	-0.250	High LTV (Not price capped)	
State Adjusters		30,25,20 Yr	15 & 10 Yr	
	TX	0.100	0.000	LTV % >=105 < 125% -0.625
	CO, CT, FL, ID, LA, MA, ME, MS, NC, NH, NJ, RI, SD, TN, UT, VT, WA	-0.100	-0.100	LTV% >= 125% -1.250
	AL, AR, DE, IL, IN, KY, MD, MN, NE, NM, OH, VA, WI	-0.150	-0.100	
	AZ, DC, IA, MI, MT, NV, WV	-0.200	-0.150	
	CA	-0.300	-0.200	

Freddie Mac Open Access

Effective: 10:30 AM

EXPIRATION DATES (Must close by expiration date)

15 DAY	03/30/19	45 DAY	04/29/19
30 DAY	04/14/19	60 DAY	05/14/19

Freddie Mac Open Access

30 yr FHLMC LP Open Access				20 yr FHLMC LP Open Access				15 yr FHLMC LP Open Access			
	15 Days	30 Days	45 Days		15 Days	30 Days	45 Days		15 Days	30 Days	45 Days
5.250	103.095	102.995	102.845	5.250	103.197	103.097	102.947	4.750	102.281	102.181	102.031
5.125	102.636	102.536	102.386	5.125	102.843	102.743	102.593	4.625	101.981	101.881	101.731
5.000	102.309	102.209	102.059	5.000	102.389	102.289	102.139	4.500	101.867	101.767	101.617
4.990	102.189	102.089	101.939	4.990	102.269	102.169	102.019	4.490	101.747	101.647	101.497
4.875	102.087	101.987	101.837	4.875	102.437	102.337	102.187	4.375	101.866	101.766	101.616
4.750	101.511	101.411	101.261	4.750	101.904	101.804	101.654	4.250	101.386	101.286	101.136
4.625	101.113	101.013	100.863	4.625	101.378	101.278	101.128	4.125	100.842	100.742	100.592
4.500	100.799	100.699	100.549	4.500	100.888	100.788	100.638	4.000	100.399	100.299	100.149
4.490	100.679	100.579	100.429	4.490	100.768	100.668	100.518	3.990	100.279	100.179	100.029
4.375	100.316	100.216	100.066	4.375	100.566	100.466	100.316	3.875	100.000	99.900	99.750
4.250	99.791	99.691	99.541	4.250	100.109	100.009	99.859	3.750	99.476	99.376	99.226
4.125	99.156	99.056	98.906	4.125	99.639	99.539	99.389	3.625	99.197	99.097	98.947
4.000	98.699	98.599	98.449	4.000	99.099	98.999	98.849	3.500	98.711	98.611	98.461
3.990	98.579	98.479	98.329	3.990	98.979	98.879	98.729	3.490	98.591	98.491	98.341

LP Open Access Agency Price Adjusters

LP Open Access loans will have a cumulative delivery fee cap. **Other CMC fees may still apply.**

Risk based pricing adjustments apply to all conventional conforming loans except with terms of 180 months or less.

Credit Score	LTV / Credit Score Grid					
	<= 60	> 60 <= 70	>70 <= 75	>75 <= 80	>80 <= 85	>85 <= 125
>= 740	0.000	-0.250	-0.250	-0.500	0.000	0.000
>= 720 & <= 739	0.000	-0.250	-0.500	-0.750	0.000	0.000
>= 700 & <= 719	0.000	-0.500	-1.000	-1.250	-0.500	-0.500
>= 680 & <= 699	0.000	-0.500	-1.250	-1.750	-1.000	-0.750
>= 660 & <= 679	0.000	-1.000	-1.750	-1.750	-1.750	-1.750
>= 640 & <= 659	-0.500	-1.250	-1.750	-1.750	-1.750	-1.750
>= 620 & <= 639	-0.500	-1.500	-1.750	-1.750	-1.750	-1.750
< 620	n/a	n/a	n/a	n/a	n/a	n/a

Subordinate Financing

LTV Range	CLTV Range	Score <720	Score >=720
<= 75%	<= 80%	-0.375	-0.375
<= 65%	>80% <=95%	-0.875	-0.625
>65% <=75%	>80% <=95%	-1.125	-0.875
>75% <=95%	>76% <=95%	-1.375	-1.125
Any	>95%	-1.875	-1.875

Price Cap for FHLMC Fees

	Price CAP
Primary Residence / LTV >80% / Amort Term > 240:	
LTV > 80% <= 105%	0.75
LTV > 105%	1.25
Primary Residence / LTV >80% / Amort Term <= 240:	
LTV > 80% <= 105%	0.00
LTV > 105%	0.75
All other transactions	2.00

Other Adjustments

	Add to Price
2-4 Units	-1.000
Investment Property	
LTV <= 75	-2.000
Minimum \$50,000 Loan Amt	
LTV <= 80	-2.000
LTV <= 90	-2.000
Condos	
LTV > 75%	-0.750
High LTV: 95.00 < LTV <= 97.00	-0.500
High LTV: 97.00 < LTV <= 105.00	-1.000
High LTV: > 105	-2.000

Other Non-Capped Price Adjusters for LP Open Access

Loan Amount		All LP Open Access loans with LTV over 105%	-0.625
	>= \$200,000 to Limit		
	\$50,000 to \$99,999		
	\$25,000 to \$49,999		
	< \$25,000		
Escrow Waiver	Owner Occp with Score >= 660 & LTV <= 80%		
State Adjusters			
		30,25,20 Yr	15 & 10 Yr
	TX	0.100	0.000
	CO, CT, FL, ID, LA, MA, ME, MS, NC, NH, NJ, RI, SD, TN, UT, VT, WA	-0.100	-0.100
	AL, AR, DE, IL, IN, KY, MD, MN, NE, NM, OH, VA, WI	-0.150	-0.100
	AZ, DC, IA, MI, MT, NV, WV	-0.200	-0.150
	CA	-0.300	-0.200

FNMA High Balance / FHLMC Super Conforming

Effective: 10:30 AM

EXPIRATION DATES (Must close by expiration date)

15 DAY	03/30/19	45 DAY	04/29/19
30 DAY	04/14/19	60 DAY	05/14/19

Fannie Mae High Balance

See www.fhfa.gov for High Cost Areas

30 yr FNMA High Balance					15 yr FNMA High Balance				
	15 Days	30 Days	45 Days	60 Days		15 Days	30 Days	45 Days	60 Days
5.500	103.813	103.713	103.563	103.313	4.500	102.219	102.119	101.969	101.719
5.375	103.475	103.375	103.225	102.975	4.375	102.222	102.122	101.972	101.722
5.250	103.094	102.994	102.844	102.594	4.250	101.885	101.785	101.635	101.385
5.125	102.725	102.625	102.475	102.225	4.125	101.505	101.405	101.255	101.005
5.000	102.897	102.797	102.647	102.397	4.000	101.177	101.077	100.927	100.677
4.875	102.507	102.407	102.257	102.007	3.875	100.838	100.738	100.588	100.338
4.750	101.979	101.879	101.729	101.479	3.750	100.449	100.349	100.199	99.949
4.625	101.563	101.463	101.313	101.063	3.625	100.086	99.986	99.836	99.586
4.500	101.305	101.205	101.055	100.805	3.500	99.751	99.651	99.501	99.251
4.375	100.908	100.808	100.658	100.408	3.375	99.404	99.304	99.154	98.904
4.250	100.301	100.201	100.051	99.801	3.250	99.074	98.974	98.824	98.574
4.125	99.758	99.658	99.508	99.258	3.125	98.316	98.216	98.066	97.816
4.000	99.494	99.394	99.244	98.994	3.000	97.954	97.854	97.704	97.454
3.875	99.067	98.967	98.817	98.567	2.875	97.582	97.482	97.332	97.082

Fannie Mae High Balance Price Adjusters

The Following Adjustments Apply and are Cumulative:

Risk Based Pricing		LTV / Credit Score Grid				
Loans with terms of 180 months will not be adjusted with LTV/Score price adjusters						
LTV						
Credit Score	<= 60	> 60 <= 70	>70 <= 75	>75 <= 80	>80 <= 85	>85 <= 95
>= 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250
>= 720 & <= 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500
>= 700 & <= 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000
>= 680 & <= 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250
>= 660 & <= 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250
>= 640 & <= 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750
>= 620 & <= 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250
Escrow Waiver	Owner Occp with Score >= 660 & LTV <= 80%					-0.250
State Adjusters (if applicable)						30 Yr 15 Yr
TX						0.100 0.000
CO, CT, FL, ID, LA, MA, ME, MS, NC, NH, NJ, RI, SD, TN, UT, VT, WA						-0.100 -0.100
AL, AR, DE, IL, IN, KY, MD, MN, NE, OH, VA, WI						-0.150 -0.100
DC, IA, MI, MT, NV, WV						-0.200 -0.150
CA						-0.300 -0.200

Subordinate Financing			
LTV Range	CLTV Range	Score <720	Score >=720
>75 <=90	>76 <=90	-1.000	-0.750

Cash Out Refinances		LTV / Credit Score Grid			
LTV					
Credit Score	<= 60	>60 <=70	>70<=75	>75<=80	
=> 740	-1.375	-1.625	-1.625	-1.875	
=> 720 - 739	-1.375	-2.000	-2.000	-2.125	
=> 700 - 719	-1.375	-2.000	-2.000	-2.125	
=> 680 - 699	-1.375	-2.125	-2.125	-2.750	
=> 660 - 679	-1.625	-2.125	-2.125	-2.875	

Freddie Mac Super Conforming

The Following Adjustments Apply and are Cumulative:

30 yr FHLMC Super Conforming				
	15 Days	30 Days	45 Days	60 Days
5.250	102.995	102.895	102.745	102.495
5.125	102.586	102.486	102.336	102.086
5.000	102.759	102.659	102.509	102.259
4.990	102.639	102.539	102.389	102.139
4.875	102.362	102.262	102.112	101.862
4.750	101.836	101.736	101.586	101.336
4.625	101.648	101.548	101.398	101.148
4.500	101.384	101.284	101.134	100.884
4.490	101.264	101.164	101.014	100.764
4.375	100.981	100.881	100.731	100.481
4.250	100.366	100.266	100.116	99.866
4.125	99.756	99.656	99.506	99.256

Risk Based Pricing LTV / Credit Score Grid						
Credit Score	<= 60	> 60 & <= 70	> 70 & <= 75	> 75 & <= 80	> 80 & <= 85	> 85 & <= 90
>= 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250
720 <= 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500
700 <= 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000
680 <= 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250
660 <= 679	0.000	-1.000	-2.250	n/a	n/a	n/a
640 <= 659	-0.500	-1.250	-2.750	n/a	n/a	n/a

Subordinate Financing			
LTV	CLTV	< 720	=> 720
75.01 <= 90	75.01-90.00	-1.000	-0.750

Cash Out Refinances		LTV / Credit Score Grid	
LTV			
Credit Score	<= 60	> 60 <= 70	
=> 740	-1.375	-1.625	
>= 720 & <= 739	-1.375	-2.000	
>= 700 & <= 719	-1.375	-2.000	

Escrow Waiver	Owner Occp with Score >= 660 & LTV <= 80%	-0.250
State Adjusters (if applicable)		30 Yr
CO, CT, FL, ID, LA, MA, ME, MS, NC, NH, NJ, RI, SD, TN, UT, VT, WA		-0.100
AL, AR, DE, IL, IN, KY, MD, MN, NE, NM, OH, VA, WI		-0.150
AZ, DC, IA, MT, NV, WV		-0.200
CA		-0.300