

Crescent Mortgage Company

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

(800) 851-0263

www.crescentmortgage.com

Market Update: 6/12/2019
MBA Mortgage Applications +26.8% Ending June 7. Consumer Price Index MoM +0.1% in May As Expected. Ex Food & Energy +0.1% vs. +0.2% Expected. Real Hourly Earnings YoY +1.3% in May. Treasury Auctions 10 Yr. Notes Today. 30Yr. Bond Yield 2.622%, 10Yr. Bond Yield 2.129% as of 10:10 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 Jumbo Fixed and ARM - Option I Page 5 Jumbo Fixed and ARM - Option II Page 6 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	\$700	\$250
FHA	\$795	\$700	
VA Purchase Loans	\$795	\$700	
VA Refinance Loans	<i>No Separate Admin Fee on VA Refinance Loans (See Rate Sheet for price adjustment)</i>		
Rural Housing	\$795	\$700	
Jumbo Option I & II	\$795	\$700	\$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
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

Conventional Conforming Fixed / ARM

EXPIRATION DATES (Must close by expiration date)

15 DAY	06/27/19	45 DAY	07/27/19
30 DAY	07/12/19	60 DAY	08/11/19

LIBOR 12 MONTH	2.343
FNMA 30 Day Yield	3.313

15 Day Lock for Approved Loans only.

Fannie Mae Fixed Rate (DU)

See Scenario Pricer for 10yr price - Fannie Mae

30 Year FNMA					20 Year FNMA					15 Year FNMA				
	15 Days	30 Days	45 Days	60 Days		15 Days	30 Days	45 Days	60 Days		15 Days	30 Days	45 Days	60 Days
4.875	104.344	104.244	104.094	103.844	4.875	104.287	104.187	104.037	103.787	4.375	103.546	103.446	103.296	103.046
4.750	104.030	103.930	103.780	103.530	4.750	104.008	103.908	103.758	103.508	4.250	103.285	103.185	103.035	102.785
4.625	103.823	103.723	103.573	103.323	4.625	103.762	103.662	103.512	103.262	4.125	103.101	103.001	102.851	102.601
4.500	103.774	103.674	103.524	103.274	4.500	103.789	103.689	103.539	103.289	4.000	102.920	102.820	102.670	102.420
4.490	103.654	103.554	103.404	103.154	4.490	103.669	103.569	103.419	103.169	3.990	102.800	102.700	102.550	102.300
4.375	103.379	103.279	103.129	102.879	4.375	103.452	103.352	103.202	102.952	3.875	102.666	102.566	102.416	102.166
4.250	102.993	102.893	102.743	102.493	4.250	103.064	102.964	102.814	102.564	3.750	102.593	102.493	102.343	102.093
4.125	102.627	102.527	102.377	102.127	4.125	102.669	102.569	102.419	102.169	3.625	102.320	102.220	102.070	101.820
4.000	102.408	102.308	102.158	101.908	4.000	102.445	102.345	102.195	101.945	3.500	101.833	101.733	101.583	101.333
3.990	102.228	102.128	101.978	101.728	3.990	102.265	102.165	102.015	101.765	3.490	101.663	101.563	101.413	101.163
3.875	101.779	101.679	101.529	101.279	3.875	101.915	101.815	101.665	101.415	3.375	101.394	101.294	101.144	100.894
3.750	101.110	101.010	100.860	100.610	3.750	101.248	101.148	100.998	100.748	3.250	101.038	100.938	100.788	100.538
3.625	100.725	100.625	100.475	100.225	3.625	100.867	100.767	100.617	100.367	3.125	100.732	100.632	100.482	100.232
3.500	100.382	100.282	100.132	99.882	3.500	100.579	100.479	100.329	100.079	3.000	100.243	100.143	99.993	99.743

Freddie Mac Fixed Rates (LP)

10yr price same as 15 - Freddie Mac

30 Year FHLMC					20 Year FHLMC					15 Year FHLMC				
	15 Days	30 Days	45 Days	60 Days		15 Days	30 Days	45 Days	60 Days		15 Days	30 Days	45 Days	60 Days
4.875	104.344	104.244	104.094	103.844	4.875	104.287	104.187	104.037	103.787	4.375	103.546	103.446	103.296	103.046
4.750	104.030	103.930	103.780	103.530	4.750	104.008	103.908	103.758	103.508	4.250	103.285	103.185	103.035	102.785
4.625	103.823	103.723	103.573	103.323	4.625	103.762	103.662	103.512	103.262	4.125	103.101	103.001	102.851	102.601
4.500	103.774	103.674	103.524	103.274	4.500	103.789	103.689	103.539	103.289	4.000	102.920	102.820	102.670	102.420
4.490	103.654	103.554	103.404	103.154	4.490	103.669	103.569	103.419	103.169	3.990	102.800	102.700	102.550	102.300
4.375	103.379	103.279	103.129	102.879	4.375	103.452	103.352	103.202	102.952	3.875	102.666	102.566	102.416	102.166
4.250	102.993	102.893	102.743	102.493	4.250	103.064	102.964	102.814	102.564	3.750	102.593	102.493	102.343	102.093
4.125	102.627	102.527	102.377	102.127	4.125	102.669	102.569	102.419	102.169	3.625	102.320	102.220	102.070	101.820
4.000	102.408	102.308	102.158	101.908	4.000	102.445	102.345	102.195	101.945	3.500	101.833	101.733	101.583	101.333
3.990	102.228	102.128	101.978	101.728	3.990	102.265	102.165	102.015	101.765	3.490	101.663	101.563	101.413	101.163
3.875	101.779	101.679	101.529	101.279	3.875	101.915	101.815	101.665	101.415	3.375	101.394	101.294	101.144	100.894
3.750	101.110	101.010	100.860	100.610	3.750	101.248	101.148	100.998	100.748	3.250	101.038	100.938	100.788	100.538
3.625	100.725	100.625	100.475	100.225	3.625	100.867	100.767	100.617	100.367	3.125	100.732	100.632	100.482	100.232
3.500	100.382	100.282	100.132	99.882	3.500	100.579	100.479	100.329	100.079	3.000	100.243	100.143	99.993	99.743

LIBOR ARM

5/1 LIBOR ARM		7/1 LIBOR ARM		10/1 LIBOR ARM		1 YR LIBOR
Rate	30 Days	Rate	30 Days	Rate	30 Days	
4.125	101.400	4.375	101.975	4.625	102.175	2.343
4.000	101.250	4.250	101.750	4.500	102.150	Margin
3.875	101.025	4.125	101.550	4.375	102.125	2.25
3.750	100.825	4.000	101.275	4.250	101.875	Non-Convertible
3.625	100.550	3.875	100.925	4.125	101.625	
3.500	100.275	3.750	100.550	4.000	101.325	
3.375	99.975	3.625	100.150	3.875	101.025	
3.250	99.650	3.500	99.750	3.750	100.525	
3.125	99.300	3.375	99.350	3.625	100.000	
3.000	98.800	3.250	99.000	3.500	99.425	

LTV > 90% adj -.250

5/1, 7/1 & 10/1 LIBOR ARM NOTES : 45 Day Lock subtract 0.150 pt
 5/1 Caps 2/2.5, 1 Yr LIBOR, 2.25 Margin. 60 Day Lock subtract 0.400 pt
 7/1 & 10/1 Caps 5/2.5, 1 Yr LIBOR, 2.25 Margin. *LP Approved - subtract .50pt from price

Loan Amt Price Adjustments for No Admin Fee FNMA/FHLMC	
Effective 5/1 - this fee will be calculated in Motion Scenario P based on current admin fee and loan amount	
Loan Amount Adjusters will apply to locks with No Admin Fee checked	
Effective 5/1 - this fee will be calculated in Motion Scenario Pricer based on current admin fee and loan amount	

Risk Based Pricing		LTV / Credit Score Grid							
Credit Score		<= 60	>60 <= 70	>70 <= 75	>75 <= 80	>80 <= 85	>85 <= 90	>90 <= 95	>95 <= 97
>= 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.250	-0.750
720 & <= 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-0.500	-1.000
700 & <= 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.000	-1.500
680 & <= 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.250	-1.500
660 & <= 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250	-2.250
640 & <= 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	-2.750
620 & <= 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.250	-3.500
< 620	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

Cash Out Refinances		LTV / Credit Score Grid			
Credit Score		<= 60	>60 <= 70	>70 <= 75	>75 <= 80
>= 740	-0.375	-0.625	-0.625	-0.875	-0.875
>= 720 & <= 739	-0.375	-1.000	-1.000	-1.125	-1.125
>= 700 & <= 719	-0.375	-1.000	-1.000	-1.125	-1.125
>= 680 & <= 699	-0.375	-1.125	-1.125	-1.750	-1.750
>= 660 & <= 679	-0.625	-1.125	-1.125	-1.875	-1.875
>= 640 & <= 659	-0.625	-1.625	-1.625	-2.625	-2.625
>= 620 & <= 639	-0.625	-1.625	-1.625	-3.125	-3.125
< 620	NA	NA	NA	NA	NA

Cash Out adjustments apply to all conventional loans.
 ** Texas Cash-Out under \$100,000 additional price adj = -.50pt

Other Adjustments		Add to Price	
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	
Second Home - with LTV > 85%		-0.250	
Escrow Waiver		-0.250	
State Adjusters (Fixed Rate Only)		30,25,20 Yr	15 & 10 Yr
	TX	0.200	0.100
	CO, CT, FL, ID, LA, MA, ME, MS, NC, NH, NJ, RI, SD, TN, UT, VT, WA, WY	-0.100	-0.100
	AL, AR, DE, IL, IN, KY, MD, MN, NE, NM, OH, VA, WI	-0.150	-0.100
	AZ, IA, MI, MT, NV, WV	-0.200	-0.150
	CA	-0.300	-0.200
2 - 4 Units		-1.000	
Investment Property	Minimum \$50,000 Loan Amt		
	To MAX 85 LTV 1 Unit	-4.125	
	To MAX 80 LTV 1 Unit	-3.375	
	To MAX 75 LTV 1 - 4 Units	-2.125	
Condos	LTV > 75%	-0.750	
Manufactured Housing (Freddie Mac Only)		-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%	-1.500	-1.500

LPMI	80.01-85	85.01-90	90.01-95	95.01-97
Primary - Purchase/Rate/Term >=760	(0.700)	(1.400)	(1.850)	(2.250)
Primary - Purchase/Rate/Term 740-759	(0.850)	(2.000)	(2.600)	(3.250)
Primary - Purchase/Rate/Term 720-739	(1.000)	(2.450)	(3.250)	(4.150)
Primary - Purchase Only 680-719	(1.350)	(3.600)	(4.750)	n/a
Primary - Rate/Term 680-719	(1.880)	(4.130)	(5.280)	n/a
SecondHome Purch/RateTerm >=760	(1.100)	(2.250)	n/a	n/a
SecondHome Purch/RateTerm 740-759	(1.100)	(2.250)	n/a	n/a
SecondHome Purch/RateTerm 720-739	(1.490)	(2.940)	n/a	n/a

Fannie Mae / Freddie Mac
Multiple Financed Properties - INVESTOR and Second Home loans with 5 or more financed properties - Adjust pricing by -2.00 pt

HomeReady/HomePossible - a cumulative Agency delivery fee cap applies.
Use Conv Fixed pricing above. Add price adjusters as needed
Other CMC fees may still apply (State, Loan Amt, Escrow Waiver, ManuFact Housing..).
LTV > 80% and Credit Score >= 680 No Agency fees apply, other CMC fees will still apply
All other LTV ratios and credit score combinations Price Cap = 1.50pt

*** Contact the marketing dept for 1x CP modification pricing

Government

15 DAY EXPIRATION DATE 06/27/19
30 DAY EXPIRATION DATE 07/12/19
45 DAY EXPIRATION DATE 07/27/19
60 DAY EXPIRATION DATE 08/11/19

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>
4.500	104.171	104.071	103.921	103.621
4.375	104.163	104.063	103.913	103.613
4.250	104.153	104.053	103.903	103.603
4.125	104.113	104.013	103.863	103.563
4.000	103.755	103.655	103.505	103.205
3.875	103.242	103.142	102.992	102.692
3.750	102.896	102.796	102.646	102.346
3.625	102.633	102.533	102.383	102.083
3.500	102.295	102.195	102.045	101.745
3.375	101.836	101.736	101.586	101.286
3.250	101.305	101.205	101.055	100.755

<u>FHA/VA 15 Yr</u>				
	<u>15 Days</u>	<u>30 Days</u>	<u>45 Days</u>	<u>60 Days</u>
4.125	102.722	102.622	102.472	102.172
4.000	102.383	102.283	102.133	101.833
3.875	102.029	101.929	101.779	101.479
3.750	101.661	101.561	101.411	101.111
3.625	101.511	101.411	101.261	100.961

<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	97.981	97.881	97.731	97.431
4.125	97.611	97.511	97.361	97.061
4.000	97.231	97.131	96.981	96.681
3.875	96.822	96.722	96.572	96.272
3.750	96.440	96.340	96.190	95.890
3.625	96.050	95.950	95.800	95.500
3.500	95.601	95.501	95.351	95.051

INDEX : 1 YR Treas : 2.050

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 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	
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
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

Effective 5/1 - this fee will be calculated in Motion Scenario Pricer based on current admin fee and loan amount

Loan Amount Adjusters will apply to locks with No Admin Fee checked

ALL VA Refinance Transactions will require Admin Fee be calculated in price

Effective 5/1 - this fee will be calculated in Motion Scenario Pricer based on current admin fee and loan amount

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>
4.500	103.061	102.961	102.811	102.511
4.375	103.043	102.943	102.793	102.493
4.250	102.993	102.893	102.743	102.443
4.125	102.793	102.693	102.543	102.243
4.000	102.505	102.405	102.255	101.955
3.875	102.102	102.002	101.852	101.552
3.750	101.846	101.746	101.596	101.296
3.625	101.633	101.533	101.383	101.083

Price Tiers by State	
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

Loan Amount	Price Adjustment
\$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

Score	Price Adjustment
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

1 YR CMT	2.050
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EXPIRATION DATES :

15 DAY	06/27/19	45 DAY	07/27/19
30 DAY	07/12/19	60 DAY	08/11/19

5/1 Jumbo CMT ARM 2/2/5 Caps

Rate	30 Day	45 Day	60 Day
3.375	101.261	100.961	100.761
3.250	101.092	100.792	100.592
3.125	100.760	100.460	100.260
3.000	100.483	100.183	99.983
2.875	100.222	99.922	99.722
2.750	99.866	99.566	99.366
2.625	99.466	99.166	98.966

7/1 Jumbo CMT ARM 5/2/5 Caps

Rate	30 Day	45 Day	60 Day
3.500	101.552	101.252	101.052
3.375	101.404	101.104	100.904
3.250	101.038	100.738	100.538
3.125	100.675	100.375	100.175
3.000	100.309	100.009	99.809
2.875	99.816	99.516	99.316
2.750	99.232	98.932	98.732

10/1 Jumbo CMT ARM 5/2/5 Caps

Rate	30 Day	45 Day	60 Day
3.625	101.321	101.021	100.821
3.500	101.219	100.919	100.719
3.375	100.876	100.576	100.376
3.250	100.516	100.216	100.016
3.125	100.155	99.855	99.655
3.000	99.713	99.413	99.213
2.875	99.115	98.815	98.615

15 Yr Jumbo

Rate	15 Day	30 Day	45 Day	60 Day
3.750	101.646	101.596	101.296	101.096
3.625	101.372	101.322	101.022	100.822
3.500	101.159	101.109	100.809	100.609
3.375	100.985	100.935	100.635	100.435
3.250	100.626	100.576	100.276	100.076
3.125	99.998	99.948	99.648	99.448
3.000	99.300	99.250	98.950	98.750

Jumbo One Close CP Program

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

Rate	30 Day	45 Day	60Day
3.750	101.552	101.252	101.052
3.625	101.404	101.104	100.904
3.500	101.038	100.738	100.538
3.375	100.675	100.375	100.175
3.250	100.309	100.009	99.809
3.125	99.816	99.516	99.316
3.000	99.232	98.932	98.732

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

Margin 2.75 , Index 1 Yr CMT (Treasury)

Adjustments for All Jumbo Products :

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

**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	06/27/19	45 DAY	07/27/19
30 DAY	07/12/19	60 DAY	08/11/19

LIBOR 12 MONTH	2.343
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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
4.500	102.060	101.860	101.710	
4.375	101.793	101.593	101.443	
4.250	101.531	101.331	101.181	
4.125	101.252	101.052	100.902	
4.000	100.954	100.754	100.604	
3.875	100.638	100.438	100.288	
3.750	100.330	100.130	99.980	

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

Rate	30 Day	45 Day	60 Day	MAX NET PRICE = 102.00
4.500	102.283	102.083	101.933	
4.375	102.053	101.853	101.703	
4.250	101.766	101.566	101.416	
4.125	101.455	101.255	101.105	
4.000	101.150	100.950	100.800	
3.875	100.755	100.555	100.405	
3.750	100.404	100.204	100.054	

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

Rate	30 Day	45 Day	60 Day	MAX NET PRICE = 102.00
4.500	102.191	101.991	101.841	
4.375	101.955	101.755	101.605	
4.250	101.637	101.437	101.287	
4.125	101.239	101.039	100.889	
4.000	100.804	100.604	100.454	
3.875	100.472	100.272	100.122	
3.750	100.034	99.834	99.684	

30 Yr Jumbo II MAX NET PRICE = 102.00

Rate	30 Day	45 Day	60 Day
5.250	103.012	102.812	102.662
5.125	102.730	102.530	102.380
5.000	102.454	102.254	102.104
4.875	102.203	102.003	101.853
4.750	101.941	101.741	101.591
4.625	101.635	101.435	101.285
4.500	101.330	101.130	100.980
4.375	101.090	100.890	100.740
4.250	100.795	100.595	100.445
4.125	100.511	100.311	100.161
4.000	100.195	99.995	99.845
3.875	99.850	99.650	99.500

15 Yr Jumbo II MAX NET PRICE = 102.00

Rate	30 Day	45 Day	60 Day
4.500	102.656	102.456	102.306
4.375	102.586	102.386	102.236
4.250	102.299	102.099	101.949
4.125	101.994	101.794	101.644
4.000	101.779	101.579	101.429
3.875	101.576	101.376	101.226
3.750	101.064	100.864	100.714
3.625	100.441	100.241	100.091

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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THIS RATE SHEET IS FOR MORTGAGE PROFESSIONALS ONLY, NOT FOR PUBLIC CONSUMPTION.

FNMA High Balance / FHLMC Super Conforming

EXPIRATION DATES (Must close by expiration date)

15 DAY	06/27/19	45 DAY	07/27/19
30 DAY	07/12/19	60 DAY	08/11/19

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	103.599	103.499	103.349	103.099	4.500	102.932	102.832	102.682	102.432
5.375	103.282	103.182	103.032	102.782	4.375	102.927	102.827	102.677	102.427
5.250	102.938	102.838	102.688	102.438	4.250	102.642	102.542	102.392	102.142
5.125	103.358	103.258	103.108	102.858	4.125	102.575	102.475	102.325	102.075
5.000	103.546	103.446	103.296	103.046	4.000	102.018	101.918	101.768	101.518
4.875	103.183	103.083	102.933	102.683	3.875	101.718	101.618	101.468	101.218
4.750	102.696	102.596	102.446	102.196	3.750	101.693	101.593	101.443	101.193
4.625	102.588	102.488	102.338	102.088	3.625	101.337	101.237	101.087	100.837
4.500	102.351	102.251	102.101	101.851	3.500	101.039	100.939	100.789	100.539
4.375	101.978	101.878	101.728	101.478	3.375	100.679	100.579	100.429	100.179
4.250	101.424	101.324	101.174	100.924	3.250	100.337	100.237	100.087	99.837
4.125	101.168	101.068	100.918	100.668	3.125	99.965	99.865	99.715	99.465
4.000	100.920	100.820	100.670	100.420	3.000	99.591	99.491	99.341	99.091
3.875	100.564	100.464	100.314	100.064	2.875	99.190	99.090	98.940	98.690

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						
Credit Score	LTV					
	<= 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
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				
Credit Score	LTV			
	<= 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
5.500	103.299	103.199	103.049	102.799
5.375	102.982	102.882	102.732	102.482
5.250	102.638	102.538	102.388	102.138
5.125	102.658	102.558	102.408	102.158
5.000	103.046	102.946	102.796	102.546
4.875	102.768	102.668	102.518	102.268
4.750	102.331	102.231	102.081	101.831
4.625	102.263	102.163	102.013	101.763
4.500	102.026	101.926	101.776	101.526
4.375	101.653	101.553	101.403	101.153
4.250	101.149	101.049	100.899	100.649
4.125	100.968	100.868	100.718	100.468

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		
Credit Score	LTV	
	<= 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, IA, MT, NV, WV			-0.200
CA			-0.300