

Crescent Mortgage Company

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

(800) 851-0263

www.crescentmortgage.com

Market Update: 7/12/2019
 PPI MoM for June 0.1% vs 0.0% expected
 PPI ex Food and Energy 0.3% vs expected 0.2%
 30Yr. Bond Yield 2.663%, 10Yr. Bond Yield 2.136% as of 10:20 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	\$795-included in pricing	\$700-included in pricing	
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
Skip Willcox	GA, SC	478-357-4441
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	07/27/19	45 DAY	08/26/19
30 DAY	08/11/19	60 DAY	09/10/19

LIBOR 12 MONTH	2.193
FNMA 30 Day Yield	3.424

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
4.490	103.385	103.285	103.135	102.885	4.490	103.417	103.317	103.167	102.917	3.990	102.937	102.837	102.687	102.437
4.375	103.135	103.035	102.885	102.635	4.375	103.162	103.062	102.912	102.662	3.875	102.749	102.649	102.499	102.249
4.250	102.876	102.776	102.626	102.376	4.250	102.926	102.826	102.676	102.426	3.750	102.550	102.450	102.300	102.050
4.125	102.447	102.347	102.197	101.947	4.125	102.525	102.425	102.275	102.025	3.625	102.447	102.347	102.197	101.947
4.000	102.344	102.244	102.094	101.844	4.000	102.463	102.363	102.213	101.963	3.500	101.685	101.585	101.435	101.185
3.990	102.174	102.074	101.924	101.674	3.990	102.333	102.233	102.083	101.833	3.490	101.550	101.450	101.300	101.050
3.875	101.497	101.397	101.247	100.997	3.875	101.732	101.632	101.482	101.232	3.375	101.317	101.217	101.067	100.817
3.750	100.940	100.840	100.690	100.440	3.750	101.212	101.112	100.962	100.712	3.250	100.919	100.819	100.669	100.419
3.625	100.123	100.023	99.873	99.623	3.625	100.492	100.392	100.242	99.992	3.125	100.609	100.509	100.359	100.109
3.500	99.585	99.485	99.335	99.085	3.500	99.821	99.721	99.571	99.321	3.000	100.107	100.007	99.857	99.607
3.490	99.415	99.315	99.165	98.915	3.490	99.676	99.576	99.426	99.176	2.990	99.837	99.737	99.587	99.337
3.375	99.112	99.012	98.862	98.612	3.375	99.403	99.303	99.153	98.903	2.875	99.436	99.336	99.186	98.936
3.250	98.432	98.332	98.182	97.932	3.250	98.748	98.648	98.498	98.248	2.750	99.019	98.919	98.769	98.519
3.125	97.590	97.490	97.340	97.090	3.125	97.738	97.638	97.488	97.238	2.625	98.022	97.922	97.772	97.522

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
4.490	103.385	103.285	103.135	102.885	4.490	103.417	103.317	103.167	102.917	3.990	102.937	102.837	102.687	102.437
4.375	103.135	103.035	102.885	102.635	4.375	103.162	103.062	102.912	102.662	3.875	102.749	102.649	102.499	102.249
4.250	102.876	102.776	102.626	102.376	4.250	102.926	102.826	102.676	102.426	3.750	102.550	102.450	102.300	102.050
4.125	102.447	102.347	102.197	101.947	4.125	102.525	102.425	102.275	102.025	3.625	102.447	102.347	102.197	101.947
4.000	102.344	102.244	102.094	101.844	4.000	102.463	102.363	102.213	101.963	3.500	101.685	101.585	101.435	101.185
3.990	102.174	102.074	101.924	101.674	3.990	102.333	102.233	102.083	101.833	3.490	101.550	101.450	101.300	101.050
3.875	101.497	101.397	101.247	100.997	3.875	101.732	101.632	101.482	101.232	3.375	101.317	101.217	101.067	100.817
3.750	100.940	100.840	100.690	100.440	3.750	101.212	101.112	100.962	100.712	3.250	100.919	100.819	100.669	100.419
3.625	100.123	100.023	99.873	99.623	3.625	100.492	100.392	100.242	99.992	3.125	100.609	100.509	100.359	100.109
3.500	99.585	99.485	99.335	99.085	3.500	99.821	99.721	99.571	99.321	3.000	100.107	100.007	99.857	99.607
3.490	99.415	99.315	99.165	98.915	3.490	99.676	99.576	99.426	99.176	2.990	99.837	99.737	99.587	99.337
3.375	99.112	99.012	98.862	98.612	3.375	99.403	99.303	99.153	98.903	2.875	99.436	99.336	99.186	98.936
3.250	98.432	98.332	98.182	97.932	3.250	98.748	98.648	98.498	98.248	2.750	99.019	98.919	98.769	98.519
3.125	97.590	97.490	97.340	97.090	3.125	97.738	97.638	97.488	97.238	2.625	98.022	97.922	97.772	97.522

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		
4.250	101.200	4.375	101.650	4.625	101.725		2.193
4.125	101.050	4.250	101.425	4.500	101.700		Margin
4.000	100.825	4.125	101.225	4.375	101.675		2.25
3.875	100.625	4.000	100.950	4.250	101.425		Non-Convertible
3.750	100.350	3.875	100.600	4.125	101.175		
3.625	100.075	3.750	100.225	4.000	100.875		
3.500	99.775	3.625	99.825	3.875	100.575		
3.375	99.450	3.500	99.425	3.750	100.075		
3.250	99.100	3.375	99.025	3.625	99.550		
3.125	98.600	3.250	98.675	3.500	98.975		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	-1.125	-1.750
>= 660 & <= 679	-0.625	-1.125	-1.125	-1.125	-1.875
>= 640 & <= 659	-0.625	-1.625	-1.625	-1.625	-2.625
>= 620 & <= 639	-0.625	-1.625	-1.625	-1.625	-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 07/27/19
30 DAY EXPIRATION DATE 08/11/19
45 DAY EXPIRATION DATE 08/26/19
60 DAY EXPIRATION DATE 09/10/19

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	103.953	103.853	103.703	103.403
4.375	103.943	103.843	103.693	103.393
4.250	103.933	103.833	103.683	103.383
4.125	103.903	103.803	103.653	103.353
4.000	103.688	103.588	103.438	103.138
3.875	103.227	103.127	102.977	102.677
3.750	102.713	102.613	102.463	102.163
3.625	102.546	102.446	102.296	101.996
3.500	102.229	102.129	101.979	101.679
3.375	101.789	101.689	101.539	101.239
3.250	101.277	101.177	101.027	100.727

<u>FHA/VA 15 Yr</u>				
	<u>15 Days</u>	<u>30 Days</u>	<u>45 Days</u>	<u>60 Days</u>
4.000	102.486	102.386	102.236	101.936
3.875	102.145	102.045	101.895	101.595
3.750	101.788	101.688	101.538	101.238
3.625	101.607	101.507	101.357	101.057
3.500	101.248	101.148	100.998	100.698

<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 : 1.940				
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.	
Adjustments Based on All Borrowers Mid Score :	
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

<p>Effective 5/1 - this fee will be calculated in Motion Senario Pricer based on current admin fee and loan amount</p> <p>Loan Amount Adjusters will apply to locks with No Admin Fee checked</p>	<p>ALL VA Refinance Transactions will require Admin Fee be calculated in price</p> <p>Effective 5/1 - this fee will be calculated in Motion Senario Pricer based on current admin fee and loan amount</p>
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Crescent Mortgage Company FHA # 2084000006. Crescent Mortgage Company VA # 6402350000.
Please see website for FHA & VA Product Profiles.

<u>RURAL HOUSING LOANS</u>					Minimum Score 640
<small>*** Homebuyer education maybe required for first time homebuyers by the USDA office</small>					
	<u>15 Days</u>	<u>30 Days</u>	<u>45 Days</u>	<u>60 Days</u>	
4.250	103.033	102.933	102.783	102.483	
4.125	102.933	102.833	102.683	102.383	
4.000	102.568	102.468	102.318	102.018	
3.875	102.177	102.077	101.927	101.627	
3.750	101.763	101.663	101.513	101.213	
3.625	101.546	101.446	101.296	100.996	
3.500	101.279	101.179	101.029	100.729	
3.375	100.839	100.739	100.589	100.289	
REMINDER:	Crescent Mortgage will not close or purchase RD loans with the following commitment language: "subject to the availability of Congressionally appropriated funds"				
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					
Credit Score 640-679					-1.500

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Jumbo Option I

1 YR CMT	1.940
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EXPIRATION DATES :

15 DAY	07/27/19	45 DAY	08/26/19
30 DAY	08/11/19	60 DAY	09/10/19

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

Rate	30 Day	45 Day	60 Day
3.750	101.791	101.491	101.291
3.625	101.688	101.388	101.188
3.500	101.582	101.282	101.082
3.375	101.472	101.172	100.972
3.250	101.163	100.863	100.663
3.125	100.852	100.552	100.352
3.000	100.532	100.232	100.032

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

Rate	30 Day	45 Day	60 Day
3.875	101.857	101.557	101.357
3.750	101.702	101.402	101.202
3.625	101.570	101.270	101.070
3.500	101.418	101.118	100.918
3.375	101.248	100.948	100.748
3.250	100.922	100.622	100.422
3.125	100.407	100.107	99.907

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

Rate	30 Day	45 Day	60 Day
4.125	101.763	101.463	101.263
4.000	101.620	101.320	101.120
3.875	101.424	101.124	100.924
3.750	101.116	100.816	100.616
3.625	100.901	100.601	100.401
3.500	100.408	100.108	99.908
3.375	99.926	99.626	99.426

15 Yr Jumbo

Rate	15 Day	30 Day	45 Day	60 Day
4.125	101.706	101.656	101.356	101.156
4.000	101.595	101.545	101.245	101.045
3.875	101.460	101.410	101.110	100.910
3.750	101.261	101.211	100.911	100.711
3.625	100.953	100.903	100.603	100.403
3.500	100.523	100.473	100.173	99.973
3.375	100.030	99.980	99.680	99.480

Jumbo One Close CP Program

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

Rate	30 Day	45 Day	60Day
4.125	101.857	101.557	101.357
4.000	101.702	101.402	101.202
3.875	101.570	101.270	101.070
3.750	101.418	101.118	100.918
3.625	101.248	100.948	100.748
3.500	100.922	100.622	100.422
3.375	100.407	100.107	99.907

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	07/27/19	45 DAY	08/26/19
30 DAY	08/11/19	60 DAY	09/10/19

LIBOR 12 MONTH	2.193
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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	101.344	101.144	100.994	
4.375	101.072	100.872	100.722	
4.250	100.806	100.606	100.456	
4.125	100.521	100.321	100.171	
4.000	100.219	100.019	99.869	
3.875	99.898	99.698	99.548	
3.750	99.533	99.333	99.183	

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	100.754	100.554	100.404	
4.375	100.505	100.305	100.155	
4.250	100.231	100.031	99.881	
4.125	99.932	99.732	99.582	
4.000	99.608	99.408	99.258	
3.875	99.324	99.124	98.974	
3.750	98.766	98.566	98.416	

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	99.962	99.762	99.612	
4.375	99.673	99.473	99.323	
4.250	99.346	99.146	98.996	
4.125	98.984	98.784	98.634	
4.000	98.765	98.565	98.415	
3.875	98.386	98.186	98.036	
3.750	97.914	97.714	97.564	

30 Yr Jumbo II MAX NET PRICE = 102.00

Rate	30 Day	45 Day	60 Day
5.250	103.120	102.920	102.770
5.125	102.928	102.728	102.578
5.000	102.667	102.467	102.317
4.875	102.369	102.169	102.019
4.750	102.062	101.862	101.712
4.625	101.852	101.652	101.502
4.500	101.700	101.500	101.350
4.375	101.438	101.238	101.088
4.250	101.161	100.961	100.811
4.125	100.932	100.732	100.582
4.000	100.655	100.455	100.305
3.875	100.164	99.964	99.814

15 Yr Jumbo II MAX NET PRICE = 102.00

Rate	30 Day	45 Day	60 Day
4.500	101.707	101.507	101.357
4.375	101.488	101.288	101.138
4.250	101.175	100.975	100.825
4.125	100.844	100.644	100.494
4.000	100.599	100.399	100.249
3.875	100.364	100.164	100.014
3.750	99.828	99.628	99.478
3.625	99.302	99.102	98.952

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

Effective: 10:20 AM

EXPIRATION DATES (Must close by expiration date)

15 DAY	07/27/19	45 DAY	08/26/19
30 DAY	08/11/19	60 DAY	09/10/19

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	103.494	103.394	103.244	102.994	4.500	103.015	102.915	102.765	102.515
5.375	103.183	103.083	102.933	102.683	4.375	102.957	102.857	102.707	102.457
5.250	102.846	102.746	102.596	102.346	4.250	102.719	102.619	102.469	102.219
5.125	103.246	103.146	102.996	102.746	4.125	102.430	102.330	102.180	101.930
5.000	103.438	103.338	103.188	102.938	4.000	102.110	102.010	101.860	101.610
4.875	103.080	102.980	102.830	102.580	3.875	101.814	101.714	101.564	101.314
4.750	102.603	102.503	102.353	102.103	3.750	101.602	101.502	101.352	101.102
4.625	102.558	102.458	102.308	102.058	3.625	101.253	101.153	101.003	100.753
4.500	102.322	102.222	102.072	101.822	3.500	100.938	100.838	100.688	100.438
4.375	101.960	101.860	101.710	101.460	3.375	100.584	100.484	100.334	100.084
4.250	101.421	101.321	101.171	100.921	3.250	100.264	100.164	100.014	99.764
4.125	100.968	100.868	100.718	100.468	3.125	99.797	99.697	99.547	99.297
4.000	100.729	100.629	100.479	100.229	3.000	99.408	99.308	99.158	98.908
3.875	100.386	100.286	100.136	99.886	2.875	98.972	98.872	98.722	98.472

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	103.194	103.094	102.944	102.694
5.375	102.883	102.783	102.633	102.383
5.250	102.546	102.446	102.296	102.046
5.125	102.546	102.446	102.296	102.046
5.000	102.938	102.838	102.688	102.438
4.875	102.665	102.565	102.415	102.165
4.750	102.238	102.138	101.988	101.738
4.625	102.233	102.133	101.983	101.733
4.500	101.997	101.897	101.747	101.497
4.375	101.635	101.535	101.385	101.135
4.250	101.146	101.046	100.896	100.646
4.125	100.768	100.668	100.518	100.268

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