

Crescent Mortgage Company

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

(800) 851-0263

www.crescentmortgage.com

Market Update: 9/12/2019
CPI MoM +0.1% in Aug vs. +0.1% Expected. Ex Food & Energy +0.3% vs. +0.2% Expected.
Weekly Jobless Claims -13K to 204K. Treasury Auctions 30 Yr. Notes Today.
30Yr. Bond Yield 2.217%, 10Yr. Bond Yield 1.747% 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 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

Effective **10:30 AM ET**

EXPIRATION DATES (Must close by expiration date)

15 DAY	09/27/19	45 DAY	10/27/19
30 DAY	10/12/19	60 DAY	11/11/19

LIBOR 12 MONTH	2.009
FNMA 30 Day Yield	3.050

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	103.320	103.270	103.120	102.970	4.490	103.344	103.294	103.144	102.994	3.990	102.763	102.713	102.563	102.413
4.375	103.143	103.093	102.943	102.793	4.375	103.226	103.176	103.026	102.876	3.875	102.605	102.555	102.405	102.255
4.250	102.840	102.790	102.640	102.490	4.250	102.903	102.853	102.703	102.553	3.750	102.469	102.419	102.269	102.119
4.125	102.553	102.503	102.353	102.203	4.125	102.642	102.592	102.442	102.292	3.625	102.148	102.098	101.948	101.798
4.000	102.497	102.447	102.297	102.147	4.000	102.575	102.525	102.375	102.225	3.500	101.887	101.837	101.687	101.537
3.990	102.327	102.277	102.127	101.977	3.990	102.405	102.355	102.205	102.055	3.490	101.767	101.717	101.567	101.417
3.875	101.990	101.940	101.790	101.640	3.875	102.106	102.056	101.906	101.756	3.375	101.574	101.524	101.374	101.224
3.750	101.373	101.323	101.173	101.023	3.750	101.514	101.464	101.314	101.164	3.250	101.159	101.109	100.959	100.809
3.625	101.175	101.125	100.975	100.825	3.625	101.328	101.278	101.128	100.978	3.125	100.778	100.728	100.578	100.428
3.500	100.684	100.634	100.484	100.334	3.500	100.846	100.796	100.646	100.496	3.000	100.304	100.254	100.104	99.954
3.490	100.539	100.489	100.339	100.189	3.490	100.711	100.661	100.511	100.361	2.990	100.159	100.109	99.959	99.809
3.375	100.107	100.057	99.907	99.757	3.375	100.271	100.221	100.071	99.921	2.875	99.579	99.529	99.379	99.229
3.250	99.385	99.335	99.185	99.035	3.250	99.680	99.630	99.480	99.330	2.750	99.096	99.046	98.896	98.746
3.125	98.452	98.402	98.252	98.102	3.125	98.853	98.803	98.653	98.503	2.625	98.354	98.304	98.154	98.004

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	103.320	103.270	103.120	102.970	4.490	103.344	103.294	103.144	102.994	3.990	102.763	102.713	102.563	102.413
4.375	103.143	103.093	102.943	102.793	4.375	103.226	103.176	103.026	102.876	3.875	102.605	102.555	102.405	102.255
4.250	102.840	102.790	102.640	102.490	4.250	102.903	102.853	102.703	102.553	3.750	102.469	102.419	102.269	102.119
4.125	102.553	102.503	102.353	102.203	4.125	102.642	102.592	102.442	102.292	3.625	102.148	102.098	101.948	101.798
4.000	102.497	102.447	102.297	102.147	4.000	102.575	102.525	102.375	102.225	3.500	101.887	101.837	101.687	101.537
3.990	102.327	102.277	102.127	101.977	3.990	102.405	102.355	102.205	102.055	3.490	101.767	101.717	101.567	101.417
3.875	101.990	101.940	101.790	101.640	3.875	102.106	102.056	101.906	101.756	3.375	101.574	101.524	101.374	101.224
3.750	101.373	101.323	101.173	101.023	3.750	101.514	101.464	101.314	101.164	3.250	101.159	101.109	100.959	100.809
3.625	101.175	101.125	100.975	100.825	3.625	101.328	101.278	101.128	100.978	3.125	100.778	100.728	100.578	100.428
3.500	100.684	100.634	100.484	100.334	3.500	100.846	100.796	100.646	100.496	3.000	100.304	100.254	100.104	99.954
3.490	100.539	100.489	100.339	100.189	3.490	100.711	100.661	100.511	100.361	2.990	100.159	100.109	99.959	99.809
3.375	100.107	100.057	99.907	99.757	3.375	100.271	100.221	100.071	99.921	2.875	99.579	99.529	99.379	99.229
3.250	99.385	99.335	99.185	99.035	3.250	99.680	99.630	99.480	99.330	2.750	99.096	99.046	98.896	98.746
3.125	98.452	98.402	98.252	98.102	3.125	98.853	98.803	98.653	98.503	2.625	98.354	98.304	98.154	98.004

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	100.600	4.375	101.725	4.625	101.825		2.009
4.125	100.450	4.250	101.500	4.500	101.800		Margin
4.000	100.225	4.125	101.300	4.375	101.775		2.25
3.875	100.025	4.000	101.025	4.250	101.525		Non-Convertible
3.750	99.750	3.875	100.675	4.125	101.275		
3.625	99.475	3.750	100.300	4.000	100.975		
3.500	99.175	3.625	99.900	3.875	100.675		
3.375	98.850	3.500	99.500	3.750	100.175		
3.250	98.500	3.375	99.100	3.625	99.650		
3.125	98.000	3.250	98.750	3.500	99.075		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

Risk Based Pricing	LTV / Credit Score Grid							
	<= 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	-0.750
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	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			
	<= 60	> 60 <= 70	>70 <= 75	>75 <= 80
>= 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	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 09/27/19
30 DAY EXPIRATION DATE 10/12/19
45 DAY EXPIRATION DATE 10/27/19
60 DAY EXPIRATION DATE 11/11/19

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>
4.250	103.794	103.744	103.594	103.394
4.125	103.744	103.694	103.544	103.344
4.000	103.553	103.503	103.353	103.153
3.875	103.185	103.135	102.985	102.785
3.750	102.963	102.913	102.763	102.563
3.625	102.873	102.823	102.673	102.473
3.500	102.677	102.627	102.477	102.277
3.375	102.260	102.210	102.060	101.860
3.250	101.719	101.669	101.519	101.319
3.125	100.842	100.792	100.642	100.442
3.000	100.398	100.348	100.198	99.998

<u>FHA/VA 15 Yr</u>				
	<u>15 Days</u>	<u>30 Days</u>	<u>45 Days</u>	<u>60 Days</u>
4.125	103.313	103.263	103.113	102.913
4.000	102.961	102.911	102.761	102.561
3.875	102.600	102.550	102.400	102.200
3.750	102.229	102.179	102.029	101.829
3.625	102.070	102.020	101.870	101.670

<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	97.831	97.781	97.631	97.431
4.125	97.461	97.411	97.261	97.061
4.000	97.081	97.031	96.881	96.681
3.875	96.672	96.622	96.472	96.272
3.750	96.290	96.240	96.090	95.890
3.625	95.900	95.850	95.700	95.500
3.500	95.451	95.401	95.251	95.051

INDEX : 1 YR Treas : 1.720

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
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

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>
4.250	103.194	103.144	102.994	102.794
4.125	103.044	102.994	102.844	102.644
4.000	102.853	102.803	102.653	102.453
3.875	102.485	102.435	102.285	102.085
3.750	102.093	102.043	101.893	101.693
3.625	102.023	101.973	101.823	101.623
3.500	101.727	101.677	101.527	101.327
3.375	101.510	101.460	101.310	101.110

<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

1 YR CMT	1.720
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EXPIRATION DATES :			
15 DAY	09/27/19	45 DAY	10/27/19
30 DAY	10/12/19	60 DAY	11/11/19

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

Rate	30 Day	45 Day	60 Day
3.625	101.483	101.183	100.983
3.500	101.363	101.063	100.863
3.375	101.222	100.922	100.722
3.250	101.078	100.778	100.578
3.125	100.945	100.645	100.445
3.000	100.804	100.504	100.304
2.875	100.485	100.185	99.985

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

Rate	30 Day	45 Day	60 Day
3.750	101.552	101.252	101.052
3.625	101.396	101.096	100.896
3.500	101.265	100.965	100.765
3.375	101.122	100.822	100.622
3.250	100.944	100.644	100.444
3.125	100.688	100.388	100.188
3.000	100.402	100.102	99.902

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

Rate	30 Day	45 Day	60 Day
4.000	101.688	101.388	101.188
3.875	101.570	101.270	101.070
3.750	101.420	101.120	100.920
3.625	101.260	100.960	100.760
3.500	101.056	100.756	100.556
3.375	100.703	100.403	100.203
3.250	100.428	100.128	99.928

15 Yr Jumbo

Rate	15 Day	30 Day	45 Day	60 Day
4.125	101.795	101.745	101.445	101.245
4.000	101.658	101.608	101.308	101.108
3.875	101.626	101.576	101.276	101.076
3.750	101.453	101.403	101.103	100.903
3.625	101.299	101.249	100.949	100.749
3.500	101.115	101.065	100.765	100.565
3.375	100.830	100.780	100.480	100.280

Jumbo One Close CP Program

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

Rate	30 Day	45 Day	60Day
4.000	101.552	101.252	101.052
3.875	101.396	101.096	100.896
3.750	101.265	100.965	100.765
3.625	101.122	100.822	100.622
3.500	100.944	100.644	100.444
3.375	100.688	100.388	100.188
3.250	100.402	100.102	99.902

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	09/27/19	45 DAY	10/27/19
30 DAY	10/12/19	60 DAY	11/11/19

LIBOR 12 MONTH	2.009
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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	100.561	100.361	100.211	
4.375	100.291	100.091	99.941	
4.250	100.020	99.820	99.670	
4.125	99.753	99.553	99.403	
4.000	99.482	99.282	99.132	
3.875	99.065	98.865	98.715	
3.750	98.646	98.446	98.296	

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	100.095	99.895	99.745	
4.375	99.805	99.605	99.455	
4.250	99.520	99.320	99.170	
4.125	99.236	99.036	98.886	
4.000	98.952	98.752	98.602	
3.875	98.666	98.466	98.316	
3.750	98.347	98.147	97.997	

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	99.539	99.339	99.189	
4.375	99.225	99.025	98.875	
4.250	98.911	98.711	98.561	
4.125	98.605	98.405	98.255	
4.000	98.289	98.089	97.939	
3.875	97.973	97.773	97.623	
3.750	97.662	97.462	97.312	

30 Yr Jumbo II MAX NET PRICE = 102.00

Rate	30 Day	45 Day	60 Day
4.875	102.299	102.099	101.949
4.750	102.077	101.877	101.727
4.625	101.822	101.622	101.472
4.500	101.583	101.383	101.233
4.375	101.323	101.123	100.973
4.250	101.064	100.864	100.714
4.125	100.861	100.661	100.511
4.000	100.608	100.408	100.258
3.875	100.372	100.172	100.022
3.750	100.098	99.898	99.748
3.625	99.709	99.509	99.359
3.500	99.480	99.280	99.130

15 Yr Jumbo II MAX NET PRICE = 102.00

Rate	30 Day	45 Day	60 Day
4.500	101.662	101.462	101.312
4.375	101.505	101.305	101.155
4.250	101.225	101.025	100.875
4.125	100.917	100.717	100.567
4.000	100.781	100.581	100.431
3.875	100.442	100.242	100.092
3.750	100.105	99.905	99.755
3.625	99.588	99.388	99.238

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: 10:30 AM

EXPIRATION DATES (Must close by expiration date)

15 DAY	09/27/19	45 DAY	10/27/19
30 DAY	10/12/19	60 DAY	11/11/19

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	103.392	103.342	103.192	103.042	4.500	102.919	102.869	102.719	102.569
5.375	103.115	103.065	102.915	102.765	4.375	102.843	102.793	102.643	102.493
5.250	102.829	102.779	102.629	102.479	4.250	102.626	102.576	102.426	102.276
5.125	102.864	102.814	102.664	102.514	4.125	102.578	102.528	102.378	102.228
5.000	102.729	102.679	102.529	102.379	4.000	102.060	102.010	101.860	101.710
4.875	102.404	102.354	102.204	102.054	3.875	101.797	101.747	101.597	101.447
4.750	101.991	101.941	101.791	101.641	3.750	101.756	101.706	101.556	101.406
4.625	102.174	102.124	101.974	101.824	3.625	101.463	101.413	101.263	101.113
4.500	102.160	102.110	101.960	101.810	3.500	101.164	101.114	100.964	100.814
4.375	101.885	101.835	101.685	101.535	3.375	100.788	100.738	100.588	100.438
4.250	101.482	101.432	101.282	101.132	3.250	100.472	100.422	100.272	100.122
4.125	101.370	101.320	101.170	101.020	3.125	100.123	100.073	99.923	99.773
4.000	101.233	101.183	101.033	100.883	3.000	99.735	99.685	99.535	99.385
3.875	100.925	100.875	100.725	100.575	2.875	99.300	99.250	99.100	98.950

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
Condo LTV >75%						-0.750
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

30 yr FHLMC Super Conforming

	15 Days	30 Days	45 Days	60 Days
5.500	103.092	103.042	102.892	102.742
5.375	102.815	102.765	102.615	102.465
5.250	102.529	102.479	102.329	102.179
5.125	102.164	102.114	101.964	101.814
5.000	102.279	102.229	102.079	101.929
4.875	102.039	101.989	101.839	101.689
4.750	101.676	101.626	101.476	101.326
4.625	101.899	101.849	101.699	101.549
4.500	101.885	101.835	101.685	101.535
4.375	101.610	101.560	101.410	101.260
4.250	101.207	101.157	101.007	100.857
4.125	101.170	101.120	100.970	100.820
4.000	101.033	100.983	100.833	100.683

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	

The Following Adjustments Apply and are Cumulative:

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

Condo LTV > 75%	-0.750	
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