

Crescent Mortgage Company

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

(800) 851-0263

www.crescentmortgage.com

Market Update: 11/8/2019

Wholesale Inventories MoM -0.4% in Sep. Wholesale Trade MoM UNCH.
Univ Of Michigan Sentiment At 110.9 in Nov vs. 113.5 Expected.
30Yr. Bond Yield 2.389% 10Yr. Bond Yield 1.910% as of 10:30 am ET

Marketing Department Information

Email: Marketing@CrescentMortgage.net

Rates are good through: 10:30AM the following business day
*** RATES SUBJECT TO CHANGE WITHOUT NOTICE.

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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
Liberty Tribe TX, OK, AR	214-202-6609
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	11/23/19	45 DAY	12/23/19
30 DAY	12/08/19	60 DAY	01/07/20

LIBOR 12 MONTH	1.983
FNMA 30 Day Yield	3.388

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
4.750	103.912	103.862	103.712	103.562	4.750	103.815	103.765	103.615	103.465	3.990	102.853	102.803	102.653	102.503
4.625	103.616	103.566	103.416	103.266	4.625	103.523	103.473	103.323	103.173	3.875	102.621	102.571	102.421	102.271
4.500	103.340	103.290	103.140	102.990	4.500	103.330	103.280	103.130	102.980	3.750	102.444	102.394	102.244	102.094
4.490	103.255	103.205	103.055	102.905	4.490	103.285	103.235	103.085	102.935	3.625	102.239	102.189	102.039	101.889
4.375	103.145	103.095	102.945	102.795	4.375	103.177	103.127	102.977	102.827	3.500	101.835	101.785	101.635	101.485
4.250	102.888	102.838	102.688	102.538	4.250	102.963	102.913	102.763	102.613	3.490	101.690	101.640	101.490	101.340
4.125	102.390	102.340	102.190	102.040	4.125	102.502	102.452	102.302	102.152	3.375	101.293	101.243	101.093	100.943
4.000	102.057	102.007	101.857	101.707	4.000	102.280	102.230	102.080	101.930	3.250	100.770	100.720	100.570	100.420
3.990	101.937	101.887	101.737	101.587	3.990	102.135	102.085	101.935	101.785	3.125	100.421	100.371	100.221	100.071
3.875	101.584	101.534	101.384	101.234	3.875	101.762	101.712	101.562	101.412	3.000	99.874	99.824	99.674	99.524
3.750	101.102	101.052	100.902	100.752	3.750	101.272	101.222	101.072	100.922	2.990	99.704	99.654	99.504	99.354
3.625	100.333	100.283	100.133	99.983	3.625	100.593	100.543	100.393	100.243	2.875	99.215	99.165	99.015	98.865
3.500	99.499	99.449	99.299	99.149	3.500	99.792	99.742	99.592	99.442	2.750	98.572	98.522	98.372	98.222
3.490	99.229	99.179	99.029	98.879	3.490	99.422	99.372	99.222	99.072	2.625	97.848	97.798	97.648	97.498

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
4.750	103.912	103.862	103.712	103.562	4.750	103.815	103.765	103.615	103.465	3.990	102.853	102.803	102.653	102.503
4.625	103.616	103.566	103.416	103.266	4.625	103.523	103.473	103.323	103.173	3.875	102.621	102.571	102.421	102.271
4.500	103.340	103.290	103.140	102.990	4.500	103.330	103.280	103.130	102.980	3.750	102.444	102.394	102.244	102.094
4.490	103.255	103.205	103.055	102.905	4.490	103.285	103.235	103.085	102.935	3.625	102.239	102.189	102.039	101.889
4.375	103.145	103.095	102.945	102.795	4.375	103.177	103.127	102.977	102.827	3.500	101.835	101.785	101.635	101.485
4.250	102.888	102.838	102.688	102.538	4.250	102.963	102.913	102.763	102.613	3.490	101.690	101.640	101.490	101.340
4.125	102.390	102.340	102.190	102.040	4.125	102.502	102.452	102.302	102.152	3.375	101.293	101.243	101.093	100.943
4.000	102.057	102.007	101.857	101.707	4.000	102.280	102.230	102.080	101.930	3.250	100.770	100.720	100.570	100.420
3.990	101.937	101.887	101.737	101.587	3.990	102.135	102.085	101.935	101.785	3.125	100.421	100.371	100.221	100.071
3.875	101.584	101.534	101.384	101.234	3.875	101.762	101.712	101.562	101.412	3.000	99.874	99.824	99.674	99.524
3.750	101.102	101.052	100.902	100.752	3.750	101.272	101.222	101.072	100.922	2.990	99.704	99.654	99.504	99.354
3.625	100.333	100.283	100.133	99.983	3.625	100.593	100.543	100.393	100.243	2.875	99.215	99.165	99.015	98.865
3.500	99.499	99.449	99.299	99.149	3.500	99.792	99.742	99.592	99.442	2.750	98.572	98.522	98.372	98.222
3.490	99.229	99.179	99.029	98.879	3.490	99.422	99.372	99.222	99.072	2.625	97.848	97.798	97.648	97.498

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		
4.375	101.075	4.500	101.800	4.750	101.800		1.983
4.250	100.925	4.375	101.575	4.625	101.775		Margin
4.125	100.700	4.250	101.375	4.500	101.750		2.25
4.000	100.500	4.125	101.100	4.375	101.500		Non-Convertible
3.875	100.225	4.000	100.750	4.250	101.250		
3.750	99.950	3.875	100.375	4.125	100.950		
3.625	99.650	3.750	99.975	4.000	100.650		
3.500	99.325	3.625	99.575	3.875	100.150		
3.375	98.975	3.500	99.175	3.750	99.625		
3.250	98.475	3.375	98.825	3.625	99.050		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							
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	-0.750
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			
Credit Score		<= 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 11/23/19
30 DAY EXPIRATION DATE 12/08/19
45 DAY EXPIRATION DATE 12/23/19
60 DAY EXPIRATION DATE 01/07/20

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	103.872	103.822	103.672	103.472
4.125	103.794	103.744	103.594	103.394
4.000	103.443	103.393	103.243	103.043
3.875	103.018	102.968	102.818	102.618
3.750	102.836	102.786	102.636	102.436
3.625	102.499	102.449	102.299	102.099
3.500	102.247	102.197	102.047	101.847
3.375	101.826	101.776	101.626	101.426
3.250	101.383	101.333	101.183	100.983
3.125	100.237	100.187	100.037	99.837
3.000	99.791	99.741	99.591	99.391

<u>FHA/VA 15 Yr</u>				
	<u>15 Days</u>	<u>30 Days</u>	<u>45 Days</u>	<u>60 Days</u>
4.125	103.034	102.984	102.834	102.634
4.000	102.681	102.631	102.481	102.281
3.875	102.219	102.169	102.019	101.819
3.750	101.849	101.799	101.649	101.449
3.625	101.583	101.533	101.383	101.183

<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	97.781	97.731	97.581	97.381
4.125	97.411	97.361	97.211	97.011
4.000	97.031	96.981	96.831	96.631
3.875	96.622	96.572	96.422	96.222
3.750	96.240	96.190	96.040	95.840
3.625	95.850	95.800	95.650	95.450
3.500	95.401	95.351	95.201	95.001

INDEX : 1 YR Treas : 1.570

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>
4.500	103.012	102.962	102.812	102.612
4.375	102.962	102.912	102.762	102.562
4.250	102.862	102.812	102.662	102.462
4.125	102.644	102.594	102.444	102.244
4.000	102.443	102.393	102.243	102.043
3.875	102.218	102.168	102.018	101.818
3.750	102.086	102.036	101.886	101.686
3.625	101.749	101.699	101.549	101.349

<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	1.570
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EXPIRATION DATES :

15 DAY	11/23/19	45 DAY	12/23/19
30 DAY	12/08/19	60 DAY	01/07/20

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

Rate	30 Day	45 Day	60 Day
3.875	101.508	101.208	101.008
3.750	101.331	101.031	100.831
3.625	101.185	100.885	100.685
3.500	101.038	100.738	100.538
3.375	100.880	100.580	100.380
3.250	100.665	100.365	100.165
3.125	100.283	99.983	99.783

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

Rate	30 Day	45 Day	60 Day
4.000	101.487	101.187	100.987
3.875	101.371	101.071	100.871
3.750	101.189	100.889	100.689
3.625	100.992	100.692	100.492
3.500	100.772	100.472	100.272
3.375	100.472	100.172	99.972
3.250	100.162	99.862	99.662

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

Rate	30 Day	45 Day	60 Day
4.375	101.833	101.533	101.333
4.250	101.747	101.447	101.247
4.125	101.594	101.294	101.094
4.000	101.361	101.061	100.861
3.875	101.096	100.796	100.596
3.750	100.668	100.368	100.168
3.625	100.107	99.807	99.607

15 Yr Jumbo

Rate	15 Day	30 Day	45 Day	60 Day
4.500	101.917	101.867	101.567	101.367
4.375	101.726	101.676	101.376	101.176
4.250	101.551	101.501	101.201	101.001
4.125	101.362	101.312	101.012	100.812
4.000	101.153	101.103	100.803	100.603
3.875	100.929	100.879	100.579	100.379
3.750	100.685	100.635	100.335	100.135

Jumbo One Close CP Program

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

Rate	30 Day	45 Day	60Day
4.250	101.487	101.187	100.987
4.125	101.371	101.071	100.871
4.000	101.189	100.889	100.689
3.875	100.992	100.692	100.492
3.750	100.772	100.472	100.272
3.625	100.472	100.172	99.972
3.500	100.162	99.862	99.662

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	11/23/19	45 DAY	12/23/19
30 DAY	12/08/19	60 DAY	01/07/20

LIBOR 12 MONTH	1.983
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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	100.233	100.033	99.883	
4.375	99.964	99.764	99.614	
4.250	99.694	99.494	99.344	
4.125	99.428	99.228	99.078	
4.000	99.158	98.958	98.808	
3.875	98.744	98.544	98.394	
3.750	98.328	98.128	97.978	

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	99.485	99.285	99.135	
4.375	99.197	98.997	98.847	
4.250	98.914	98.714	98.564	
4.125	98.632	98.432	98.282	
4.000	98.349	98.149	97.999	
3.875	98.066	97.866	97.716	
3.750	97.750	97.550	97.400	

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	99.084	98.884	98.734	
4.375	98.772	98.572	98.422	
4.250	98.460	98.260	98.110	
4.125	98.156	97.956	97.806	
4.000	97.842	97.642	97.492	
3.875	97.528	97.328	97.178	
3.750	97.220	97.020	96.870	

30 Yr Jumbo II MAX NET PRICE = 102.00

Rate	30 Day	45 Day	60 Day
4.875	102.641	102.441	102.291
4.750	102.420	102.220	102.070
4.625	102.045	101.845	101.695
4.500	101.726	101.526	101.376
4.375	101.468	101.268	101.118
4.250	101.130	100.930	100.780
4.125	100.929	100.729	100.579
4.000	100.677	100.477	100.327
3.875	100.442	100.242	100.092
3.750	100.170	99.970	99.820
3.625	99.616	99.416	99.266
3.500	99.187	98.987	98.837

15 Yr Jumbo II MAX NET PRICE = 102.00

Rate	30 Day	45 Day	60 Day
4.500	101.166	100.966	100.816
4.375	101.009	100.809	100.659
4.250	100.733	100.533	100.383
4.125	100.428	100.228	100.078
4.000	100.291	100.091	99.941
3.875	99.955	99.755	99.605
3.750	99.594	99.394	99.244
3.625	99.183	98.983	98.833

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	11/23/19	45 DAY	12/23/19
30 DAY	12/08/19	60 DAY	01/07/20

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	103.252	103.202	103.052	102.902	4.500	102.946	102.896	102.746	102.596
5.375	102.980	102.930	102.780	102.630	4.375	102.878	102.828	102.678	102.528
5.250	102.710	102.660	102.510	102.360	4.250	102.664	102.614	102.464	102.314
5.125	102.705	102.655	102.505	102.355	4.125	102.387	102.337	102.187	102.037
5.000	102.577	102.527	102.377	102.227	4.000	102.141	102.091	101.941	101.791
4.875	102.277	102.227	102.077	101.927	3.875	101.893	101.843	101.693	101.543
4.750	101.889	101.839	101.689	101.539	3.750	101.424	101.374	101.224	101.074
4.625	101.947	101.897	101.747	101.597	3.625	101.163	101.113	100.963	100.813
4.500	101.950	101.900	101.750	101.600	3.500	100.886	100.836	100.686	100.536
4.375	101.699	101.649	101.499	101.349	3.375	100.544	100.494	100.344	100.194
4.250	101.304	101.254	101.104	100.954	3.250	100.266	100.216	100.066	99.916
4.125	100.867	100.817	100.667	100.517	3.125	99.616	99.566	99.416	99.266
4.000	100.743	100.693	100.543	100.393	3.000	99.264	99.214	99.064	98.914
3.875	100.396	100.346	100.196	100.046	2.875	98.884	98.834	98.684	98.534

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
Condo LTV >75%	-0.750					
Escrow Waiver	Owner Occp with Score >= 660 & LTV <= 80%					
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				
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	102.952	102.902	102.752	102.602
5.375	102.680	102.630	102.480	102.330
5.250	102.410	102.360	102.210	102.060
5.125	102.005	101.955	101.805	101.655
5.000	102.127	102.077	101.927	101.777
4.875	101.912	101.862	101.712	101.562
4.750	101.574	101.524	101.374	101.224
4.625	101.672	101.622	101.472	101.322
4.500	101.675	101.625	101.475	101.325
4.375	101.424	101.374	101.224	101.074
4.250	101.029	100.979	100.829	100.679
4.125	100.667	100.617	100.467	100.317
4.000	100.543	100.493	100.343	100.193

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

Condo LTV > 75%	-0.750
Escrow Waiver	Owner Occp with Score >= 660 & LTV <= 80%
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