

*All Rates are priced at 30 Days to fund!

Increase Discount 2.5 BPS per day > 30 days!

THE PRICING BELOW IS THE TOTAL PRICE PAID TO FSB! PLEASE MAKE SURE TO PRICE EACH LOAN TO YOUR MSA. JUMBO FIXED PRICING IS ACTUAL CURRENT PRICING. GOVERNMENT / CONVENTIONAL ONE 1 X CLOSE PRODUCTS AND REHAB PRODUCTS ARE BROKER INDICATION PRICING ONLY.

JUMBO FIXED

Z- APT ND Jumbo 30 DH		Z- APT ND Jumbo 15 DH					
Full PITI		Full PITI					
Rate	Disc/Prem	Rate	Disc/Prem				
5.750%	98.284	5.750%	98.572				
5.875%	98.784	5.875%	99.011				
6.000%	99.224	6.000%	99.380				
6.125%	99.606	6.125%	99.743				
6.250%	99.856	6.250%	100.024				
6.375%	100.017	6.375%	100.275				
6.500%	100.178	6.500%	100.496				
6.625%	100.357	6.625%	100.660				
6.750%	100.519	6.750%	100.851				
6.875%	100.680	6.875%	101.041				
7.000%	100.831	7.000%	101.203				
7.125%	100.993	7.125%	101.363				
7.250%	101.241	7.250%	101.494				
7.375%	101.490	7.375%	101.615				
7.500%	101.753	7.500%	101.746				
7.625%	102.002	7.625%	-				
7.750%	102.191	7.750%	-				

Jumbo Adjustments (Positives are add backs)

FICO / CLTV Adjustments

FICO	60%	65%	70%	75%	80%	85%	90%
780+	0.875	0.875	0.750	0.500	0.250	-4.875	-5.875
760-779	0.875	0.750	0.625	0.375	0.125	-5.000	-6.125
740-759	0.750	0.625	0.500	0.125	0.000	-5.125	-6.250
720-739	0.500	0.375	0.125	0.000	0.000	-5.250	-6.500
700-719	0.250	0.000	0.000	0.000	-0.500	-5.625	-6.750
680-699	0.000	0.000	-0.500	-1.000	-1.500	-6.250	-7.375
660-679	0.000	-0.500	-0.750	-1.500	-2.500	N/A	N/A

Loan Feature Adjustments

FICO	60%	65%	70%	75%	80%	85%	90%
2nd Home	0.000	-0.250	-0.250	-0.500	-0.500	-1.750	-1.750
Investor	-0.250	-0.500	-0.750	-1.000	-1.500	N/A	N/A
Cash-Out	-0.125	-0.125	-0.375	-0.750	-1.000	N/A	N/A
Purchase	0.250	0.250	0.250	0.250	0.250	0.000	0.000
SelfEmployed	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500

Jumbo Program Requirements

Loan Commitment Fee on all Loans:	\$1,800
Min Loan Amount	Agency Limit + \$1
Max Loan Amount	\$3,000,000
Mortgage History	0x30x24
BK/FC/SS/DIL Seasoning	84 Months

Construction 1 X Close Products					
Government (FHA / USDA / VA) 1 X Close					
Current Initial Closing Rate:			7.250%		
The following Rates are Indication Rates for Permanent Modification					
Gov 1 X Close			Gov 1 X Close High Bal		Use Product Code:
30 Year Fixed			30 Year Fixed		USDA
Rate	Discount/Prem		Rate	Discount/Prem	FHA
5.750%	99.032		5.750%	99.732	VA
5.875%	98.486		5.875%	98.874	
6.000%	98.964		6.000%	99.352	
6.125%	99.400		6.125%	99.788	
6.250%	99.750		6.250%	100.138	
6.375%	99.163		6.375%	99.363	
6.500%	99.571		6.500%	99.771	
6.625%	99.958		6.625%	100.158	
6.750%	100.403		6.750%	99.791	
6.875%	100.807		6.875%	100.195	
7.000%	101.210		7.000%	100.598	
7.125%	101.612		7.125%	101.000	
7.250%	102.004		7.250%	101.392	
FICO / Loan Amount Adjustments (Positives are add Backs)					
FICO	100K-200K		200K-300K		300K-450K
580-619	N/A		N/A		N/A
620-659	-0.250		0.000		-0.350
660-679	-0.100		0.150		0.500
680-699	-0.100		0.150		0.500
700-719	0.000		0.250		0.500
720-749	0.000		0.250		0.500
750+	0.000		0.250		0.500
Loan Feature Adjustments					
Manufactured Home:			-0.250		
USDA Loans:			-0.250		
VA Loans:			-0.250		
Government 1 X Close Program Requirements					
Loan Commitment Fee on all Loans:			\$1,800		
Min Loan Amount			\$100,000		
Min Fico			620		
Builder Approval			Remember that we must get the builder approved!		
Eligible Property Types:			Site Built, Modular, Manufactured Housing		
Other Program details:			Vist www.myfsbretail.com - APT Products Page		

Conventional Freddie Mac / 1 X Close

Current Initial Closing Rate: 7.250%

The following Rates are Indication Rates for Permanent Modification

FHLMC 1 X Close				Use Product Code:	
30 Year Fixed				Conv	Z- APT ND 1X Close Conv AFR
Rate	Discount/Prem		Rate	Discount/Prem	
6.375%	99.658		N/A	N/A	
6.490%	99.851		N/A	N/A	
6.500%	99.931		N/A	N/A	
6.625%	100.266		N/A	N/A	
6.750%	100.315		N/A	N/A	
6.875%	100.829		N/A	N/A	
6.990%	101.206		N/A	N/A	
7.000%	101.286		N/A	N/A	
7.125%	101.630		N/A	N/A	

FHLMC Purchase LLPA									
FICO/LTV on Term >15yr only	≤30.00%	30.01-60.00%	60.01-70.00%	70.01-75.00%	75.01-80.00%	80.01-85.00%	85.01-90.00%	90.01-95.00%	>95.00%
≥780	0.000	0.000	0.000	0.000	-0.375	-0.375	-0.250	-0.250	-0.125
760-779	0.000	0.000	0.000	-0.250	-0.625	-0.625	-0.500	-0.500	-0.250
740-759	0.000	0.000	-0.125	-0.375	-0.875	-1.000	-0.750	-0.625	-0.500
720-739	0.000	0.000	-0.250	-0.750	-1.250	-1.250	-1.000	-0.875	-0.750
700-719	0.000	0.000	-0.375	-0.875	-1.375	-1.500	-1.250	-1.125	-0.875
680-699	0.000	0.000	-0.625	-1.125	-1.750	-1.875	-1.500	-1.375	-1.125
660-679	0.000	0.000	-0.750	-1.375	-1.875	-2.125	-1.750	-1.625	-1.250
640-659	0.000	0.000	-1.125	-1.500	-2.250	-2.500	-2.000	-1.875	-1.500
≤639	0.000	-0.125	-1.500	-2.125	-2.750	-2.875	-2.625	-2.250	-1.750

FHLMC Purchase Loan Attribute LLPA									
Condo*	0.000	0.000	-0.125	-0.125	-0.750	-0.750	-0.750	-0.750	-0.750
Investment	-1.125	-1.125	-1.625	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
Second Home	-1.125	-1.125	-1.625	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
Manuf Home**	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-4 Unit Property	0.000	0.000	-0.375	-0.375	-0.625	-0.625	-0.625	-0.625	-0.625
Super Conforming	-0.500	-0.500	-0.750	-0.750	-1.000	-1.000	-1.000	-1.000	-1.000
Subordinate ***	-0.625	-0.625	-0.625	-0.875	-1.125	-1.125	-1.125	-1.875	-1.875
DTI >40%	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000

FHLMC R/T Refi LLPA									
FICO/LTV on Term >15yr only	≤30.00%	30.01-60.00%	60.01-70.00%	70.01-75.00%	75.01-80.00%	80.01-85.00%	85.01-90.00%	90.01-95.00%	>95.00%
≥780	0.000	0.000	0.000	-0.125	-0.500	-0.625	-0.500	-0.375	-0.375
760-779	0.000	0.000	-0.125	-0.375	-0.875	-1.000	-0.750	-0.625	-0.625
740-759	0.000	0.000	-0.250	-0.750	-1.125	-1.375	-1.125	-1.000	-1.000
720-739	0.000	0.000	-0.500	-1.000	-1.625	-1.750	-1.500	-1.250	-1.250
700-719	0.000	0.000	-0.625	-1.250	-1.875	-2.125	-1.750	-1.625	-1.625
680-699	0.000	0.000	-0.875	-1.625	-2.250	-2.500	-2.125	-1.750	-1.750
660-679	0.000	-0.125	-1.125	-1.875	-2.500	-3.000	-2.375	-2.125	-2.125
640-659	0.000	-0.250	-1.375	-2.125	-2.875	-3.375	-2.875	-2.500	-2.500
≤639	0.000	-0.375	-1.750	-2.500	-3.500	-3.875	-3.625	-2.500	-2.500

FHLMC R/T Loan Attribute LLPA									
Condo*	0.000	0.000	-0.125	-0.125	-0.750	-0.750	-0.750	-0.750	-0.750
Investment	-1.125	-1.125	-1.625	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
Second Home	-1.125	-1.125	-1.625	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
Manuf Home**	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-4 Unit Property	0.000	0.000	-0.375	-0.375	-0.625	-0.625	-0.625	-0.625	-0.625
Super Conforming	-0.500	-0.500	-0.750	-0.750	-1.000	-1.000	-1.000	-1.000	-1.000
Subordinate ***	-0.625	-0.625	-0.625	-0.875	-1.125	-1.125	-1.125	-1.875	-1.875
DTI >40%	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000

FHLMC 1 X Close Program Requirements

Loan Commitment Fee on all Loans:	\$1,800
Min Loan Amount	\$100,000
Min Fico	620
Builder Approval	Remember that we must get the builder approved!
Eligible Property Types:	Only Modular, Manufactured Housing allowed!
Other Program details:	Visit www.myfsbretail.com - APT Products Page

Rehabilitation Products					
Government (FHA / USDA / VA) Rehab					
Gov Rehab			Gov Rehab High Bal		Use Product Code:
30 Year Fixed			30 Year Fixed		FHA Full K
Rate	Discount/Prem		Rate	Discount/Prem	Z- APT ND Rehab FHA K Full AFR
4.250%	93.556		4.250%	90.606	FHA SL K
4.375%	94.094		4.375%	91.144	
4.500%	94.633		4.500%	91.683	USDA
4.625%	96.010		4.625%	93.060	
4.750%	96.733		4.750%	95.783	VA
4.875%	97.422		4.875%	96.472	
5.000%	98.092		5.000%	97.142	
5.125%	98.740		5.125%	97.790	
5.250%	99.366		5.250%	98.416	
5.375%	99.557		5.375%	99.357	
5.500%	100.128		5.500%	99.928	
5.625%	100.638		5.625%	100.438	
5.750%	101.042		5.750%	100.842	
5.875%	100.496		5.875%	99.983	
6.000%	100.974		6.000%	100.461	
6.125%	101.410		6.125%	100.897	
6.250%	101.760		6.250%	101.247	
6.375%	101.173		6.375%	100.473	
6.500%	101.581		6.500%	100.881	
6.625%	101.968		6.625%	101.268	
6.750%	102.413		6.750%	100.900	
6.875%	102.817		6.875%	101.304	
7.000%	103.220		7.000%	101.707	
7.125%	103.622		7.125%	102.109	
7.250%	104.014		7.250%	102.501	
FICO / Loan Amount Adjustments (Positives are add Backs)					
FICO	100K-200K	200K-300K	300K-450K	>450K+HB	
580-619	N/A	N/A	N/A	N/A	
620-659	-0.250	0.000	-0.350	-0.350	
660-679	-0.100	0.150	0.500	0.600	
680-699	-0.100	0.150	0.500	0.600	
700-719	0.000	0.250	0.500	0.600	
720-749	0.000	0.250	0.500	0.600	
750+	0.000	0.250	0.500	0.600	
Loan Feature Adjustments					
Loan Amount Greater than \$225,000			-0.750		
Manufactured Home:			-0.250		
FHA Full 203K:			-1.000		
USDA Loans:			-0.250		
VA Loans:			-0.250		
Government Rehab Program Requirements					
Loan Commitment Fee on all Loans:			\$1,800		
Min Loan Amount			\$75,000		
Min Fico			620		
Builder Approval			Remember that we must get the builder approved!		
Eligible Property Types:			Site Built, Modular, Manufactured Housing		
Other Program details:			Visit www.myfsbretail.com - APT Products Page		