



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 2/3/2020

45 Day Lock Exp.: 2/17/2020

60 Day Lock Exp.: 3/3/2020

W. Rate Sheet Dated: 1/3/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	101.990	101.840	101.690	3.250	101.173	101.023	100.873	2.375	96.821	96.671	96.521	3.125	99.611	99.461	99.311
3.375	102.476	102.326	102.176	3.375	101.573	101.423	101.273	2.500	97.256	97.106	96.956	3.250	99.908	99.758	99.608
3.500	102.947	102.797	102.647	3.500	101.937	101.787	101.637	2.625	97.685	97.535	97.385	3.375	100.236	100.086	99.936
3.625	103.414	103.264	103.114	3.625	102.286	102.136	101.986	2.750	98.167	98.017	97.867	3.500	100.518	100.368	100.218
3.750	102.488	102.338	102.188	3.750	101.615	101.465	101.315	2.875	98.599	98.449	98.299	3.625	100.442	100.292	100.142
3.875	102.904	102.754	102.604	3.875	101.955	101.805	101.655	3.000	99.026	98.876	98.726	Margin = 2.250		Index = 1.530	
4.000	103.301	103.151	103.001	4.000	102.264	102.114	101.964	3.125	99.435	99.285	99.135				
4.125	103.646	103.496	103.346	4.125	102.590	102.440	102.290	3.250	101.135	100.985	100.835				
4.375	102.947	102.847	102.747	4.375	102.348	102.248	102.148	3.375	101.512	101.362	101.212				
4.500	103.311	103.211	103.111	4.500	102.611	102.511	102.411	3.500	101.854	101.704	101.554				
4.625	103.617	103.517	103.417	4.625	102.719	102.619	102.519	3.625	102.181	102.031	101.881				
4.750	103.758	103.658	103.558	4.750	103.211	103.111	103.011	3.750	102.479	102.329	102.179				
4.875	104.063	103.963	103.863	4.875	103.480	103.380	103.280	3.875	102.797	102.647	102.497				
5.000	104.232	104.132	104.032	5.000	103.696	103.596	103.496	4.000	103.083	102.933	102.783				
5.125	104.446	104.346	104.246	5.125	103.925	103.825	103.725	4.125	103.387	103.237	103.087				
5.375	104.683	104.583	104.483	5.375	104.186	104.086	103.986	4.250	103.061	102.911	102.761				
5.500	104.938	104.838	104.738	5.500	104.403	104.303	104.203	4.375	103.354	103.204	103.054				
5.625	105.152	105.052	104.952	5.625	104.631	104.531	104.431	4.500	103.597	103.447	103.297				
6.250	105.939	105.789	105.639	6.250	105.418	105.268	105.118	4.625	103.698	103.548	103.398				

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	100.840	100.690	100.540	3.250	100.173	100.023	99.873	2.375	95.821	95.671	95.521	3.125	98.611	98.461	98.311
3.375	101.326	101.176	101.026	3.375	100.573	100.423	100.273	2.500	96.256	96.106	95.956	3.250	98.908	98.758	98.608
3.500	101.797	101.647	101.497	3.500	100.937	100.787	100.637	2.625	96.685	96.535	96.385	3.375	99.236	99.086	98.936
3.625	102.264	102.114	101.964	3.625	101.286	101.136	100.986	2.750	97.167	97.017	96.867	3.500	99.518	99.368	99.218
3.750	101.338	101.188	101.038	3.750	100.615	100.465	100.315	2.875	97.599	97.449	97.299	3.625	99.442	99.292	99.142
3.875	101.754	101.604	101.454	3.875	100.955	100.805	100.655	3.000	98.026	97.876	97.726	Margin = 2.250		Index = 1.530	
4.000	102.151	102.001	101.851	4.000	101.264	101.114	100.964	3.125	98.435	98.285	98.135	30 Year OTC			
4.125	102.496	102.346	102.196	4.125	101.590	101.440	101.290	3.250	100.135	99.985	99.835	Rate	30 Day	45 Day	60 Day
4.375	101.797	101.697	101.597	4.375	101.348	101.248	101.148	3.375	100.512	100.362	100.212	3.875	101.054	100.804	100.554
4.500	102.161	102.061	101.961	4.500	101.611	101.511	101.411	3.500	100.854	100.704	100.554	4.000	101.451	101.201	100.951
4.625	102.467	102.367	102.267	4.625	101.719	101.619	101.519	3.625	101.181	101.031	100.881	4.125	101.796	101.546	101.296
4.750	102.608	102.508	102.408	4.750	102.211	102.111	102.011	3.750	101.479	101.329	101.179	4.375	101.397	101.147	100.897
4.875	102.913	102.813	102.713	4.875	102.480	102.380	102.280	3.875	101.797	101.647	101.497	4.500	101.761	101.511	101.261
5.000	103.082	102.982	102.882	5.000	102.696	102.596	102.496	4.000	102.083	101.933	101.783	4.625	102.067	101.817	101.567
5.125	103.296	103.196	103.096	5.125	102.925	102.825	102.725	4.125	102.387	102.237	102.087	4.875	102.513	102.263	102.013
5.375	103.533	103.433	103.333	5.375	103.186	103.086	102.986	4.250	102.061	101.911	101.761	5.000	102.682	102.432	102.182
5.500	103.788	103.688	103.588	5.500	103.403	103.303	103.203	4.375	102.354	102.204	102.054	5.125	102.896	102.646	102.396
5.625	104.002	103.902	103.802	5.625	103.631	103.531	103.431	4.500	102.597	102.447	102.297	5.500	103.388	103.138	102.888
6.250	104.789	104.639	104.489	6.250	104.418	104.268	104.118	4.625	102.698	102.548	102.398	5.625	103.602	103.352	103.102

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs					
	Standard	Specialty		Standard	Specialty
FICO Adjuster			Loan Size Adjuster		
FICO 720 +	0.250	0.250	\$0 - \$49,999	-2.500	-2.500
FICO 680- 719	0.250	0.250	\$50,000 - \$85,000	-0.500	-0.500
FICO 660 - 679	0.250	0.250	\$85,001 - \$125,000	0.000	0.000
FICO 640 - 659	0.000	0.000	\$125,001 - \$175,000	0.000	0.000
FICO 620 - 639	-1.000	0.000	\$175,001 - \$275,000	0.000	0.000
FICO 600 - 619	-1.500	-1.500	\$275,001 up to HB	0.000	0.000
FICO 580 - 599	-2.000	-2.000			
NY	-0.250	-0.250	Non Owner Occupancy	-2.000	-2.000
2 Unit	0.000	0.000	VA Jumbo	-0.350	-0.350
USDA Streamline-Assist Refinance Option				-0.250	-0.250
VA C/O Refi with an LTV >90.000 Max Note Rate = 4.750				-2.250	-2.250

Specialty Adjustment	
203(k) / 203(k)s / 203(h) / Repair Escrow / VA Reno	-0.500
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750

DPA Advantage Adjustment	
203(k) / 203(k)s	-1.000
203(k) & 203(k)s are Borrower Paid only	

DPA Advantage Program "only Advantage Adjustments added ; FHA only"								30 yr DPA OTC "FHA Only ; Borrower Paid Only"				30 yr DPA "3.5% DPA ; Borrower Paid Only"			
30/25 Year				30/25 Year Lender Paid				Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	3.875	98.304	98.054	97.804	6.250	101.000	100.750	100.500
4.125	100.396	100.146	99.896	6.250	103.750	103.500	103.250	4.000	98.701	98.451	98.201				
4.250	100.521	100.271	100.021					4.125	99.046	98.796	98.546				
4.375	99.997	99.747	99.497					4.375	98.647	98.397	98.147				
4.500	100.361	100.111	99.861					4.500	99.011	98.761	98.511				
4.625	100.667	100.417	100.167					4.625	99.317	99.067	98.817				
5.000	101.282	101.032	100.782					4.875	99.763	99.513	99.263				
5.125	101.496	101.246	100.996					5.000	99.932	99.682	99.432				
5.250	102.028	101.778	101.528					5.125	100.146	99.896	99.646				
Borrower Paid Comp Only				Lender Paid Only				5.500	100.638	100.388	100.138				
								5.625	100.852	100.602	100.352				

Lock Desk Policy		
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018 . Locks are accepted on loans in <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.		
Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline	*IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee
FHA ID# - 1358600006		
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.		
For use by mortgage professionals only and should not be distributed to borrowers.		Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)



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2/3/2020

45 Day Lock Exp.:

2/17/2020

60 Day Lock Exp.:

3/3/2020

W. Rate Sheet Dated: 1/3/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	100.840	100.690	100.540	3.250	100.453	100.303	100.153	2.375	94.101	93.951	93.801	3.125	99.159	99.009	98.859
3.375	101.326	101.176	101.026	3.375	100.853	100.703	100.553	2.500	94.536	94.386	94.236	3.250	99.768	99.618	99.468
3.500	101.797	101.647	101.497	3.500	101.217	101.067	100.917	2.625	94.965	94.815	94.665	3.375	100.096	99.946	99.796
3.625	102.264	102.114	101.964	3.625	101.566	101.416	101.266	2.750	97.135	96.985	96.835	3.500	100.378	100.228	100.078
3.750	101.557	101.407	101.257	3.750	101.114	100.964	100.814	2.875	97.566	97.416	97.266	3.625	100.302	100.152	100.002
3.875	101.973	101.823	101.673	3.875	101.454	101.304	101.154	3.000	97.993	97.843	97.693	Margin = 2.250		Index = 1.530	
4.000	102.369	102.219	102.069	4.000	101.763	101.613	101.463	3.125	98.403	98.253	98.103				
4.125	102.715	102.565	102.415	4.125	102.089	101.939	101.789	3.250	100.415	100.265	100.115				
4.375	101.797	101.697	101.597	4.375	101.628	101.528	101.428	3.375	100.792	100.642	100.492				
4.500	102.161	102.061	101.961	4.500	101.891	101.791	101.691	3.500	101.134	100.984	100.834				
4.625	102.467	102.367	102.267	4.625	101.999	101.899	101.799	3.625	101.461	101.311	101.161				
4.750	101.608	101.508	101.408	4.750	101.491	101.391	101.291	3.750	101.978	101.828	101.678				
4.875	101.913	101.813	101.713	4.875	101.760	101.660	101.560	3.875	102.295	102.145	101.995				
5.000	102.082	101.982	101.882	5.000	101.976	101.876	101.776	4.000	102.582	102.432	102.282				
5.125	102.296	102.196	102.096	5.125	102.205	102.105	102.005	4.125	102.886	102.736	102.586				
5.375	102.127	102.027	101.927	5.375	102.060	101.960	101.860	4.250	102.341	102.191	102.041				
5.500	102.382	102.282	102.182	5.500	102.276	102.176	102.076	4.375	102.634	102.484	102.334				
5.625	102.596	102.496	102.396	5.625	102.505	102.405	102.305	4.500	102.877	102.727	102.577				
6.250	102.789	102.639	102.489	6.250	102.698	102.548	102.398	4.625	102.978	102.828	102.678				

SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	99.690	99.540	99.390	3.250	99.023	98.873	98.723	2.375	94.421	94.271	94.121	3.125	97.149	96.999	96.849
3.375	100.176	100.026	99.876	3.375	99.423	99.273	99.123	2.500	94.856	94.706	94.556	3.250	97.758	97.608	97.458
3.500	100.647	100.497	100.347	3.500	99.787	99.637	99.487	2.625	95.285	95.135	94.985	3.375	98.086	97.936	97.786
3.625	101.114	100.964	100.814	3.625	100.136	99.986	99.836	2.750	96.611	96.461	96.311	3.500	98.368	98.218	98.068
3.750	100.407	100.257	100.107	3.750	99.684	99.534	99.384	2.875	97.042	96.892	96.742	3.625	98.292	98.142	97.992
3.875	100.823	100.673	100.523	3.875	100.024	99.874	99.724	3.000	97.469	97.319	97.169	Margin = 2.250		Index = 1.530	
4.000	101.219	101.069	100.919	4.000	100.333	100.183	100.033	3.125	97.879	97.729	97.579	30 Year OTC			
4.125	101.565	101.415	101.265	4.125	100.659	100.509	100.359	3.250	99.297	99.147	98.997	Rate	30 Day	45 Day	60 Day
4.375	100.647	100.547	100.447	4.375	100.198	100.098	99.998	3.375	99.675	99.525	99.375	3.875	100.123	99.873	99.623
4.500	101.011	100.911	100.811	4.500	100.461	100.361	100.261	3.500	100.016	99.866	99.716	4.000	100.519	100.269	100.019
4.625	101.317	101.217	101.117	4.625	100.569	100.469	100.369	3.625	100.343	100.193	100.043	4.125	100.865	100.615	100.365
4.750	100.458	100.358	100.258	4.750	100.061	99.961	99.861	3.750	100.071	99.921	99.771	4.375	100.247	99.997	99.747
4.875	100.763	100.663	100.563	4.875	100.330	100.230	100.130	3.875	100.389	100.239	100.089	4.500	100.611	100.361	100.111
5.000	100.932	100.832	100.732	5.000	100.546	100.446	100.346	4.000	100.675	100.525	100.375	4.625	100.917	100.667	100.417
5.125	101.146	101.046	100.946	5.125	100.775	100.675	100.575	4.125	100.979	100.829	100.679	4.875	100.363	100.113	99.863
5.375	100.977	100.877	100.777	5.375	100.630	100.530	100.430	4.250	100.411	100.261	100.111	5.000	100.532	100.282	100.032
5.500	101.232	101.132	101.032	5.500	100.846	100.746	100.646	4.375	100.704	100.554	100.404	5.125	100.746	100.496	100.246
5.625	101.446	101.346	101.246	5.625	101.075	100.975	100.875	4.500	100.947	100.797	100.647	5.500	100.832	100.582	100.332
6.250	101.639	101.489	101.339	6.250	101.268	101.118	100.968	4.625	101.048	100.898	100.748	5.625	101.046	100.796	100.546

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs					
	Standard	Specialty		Standard	Specialty
FICO Adjuster			FICO Adjuster		
FICO 720 +	0.250	0.250	FICO 620 - 639	-1.000	0.000
FICO 680 - 719	0.250	0.250	FICO 600 - 619	-1.500	-1.500
FICO 660 - 679	0.250	0.250	FICO 580 - 599	-2.000	-2.000
FICO 640 - 659	0.000	0.000			
NY	-0.250	-0.250	Non Owner Occupancy	-2.000	-2.000
2 Unit	0.000	0.000	VA Jumbo	-0.350	-0.350
USDA Streamline-Assist Refinance Option				-0.250	-0.250
VA C/O Refi with an LTV >90.000			Max Note Rate = 4.750	-2.250	-2.250

Specialty Adjustment	
203(k) / 203(k)s / 203(h) / Repair Escrow / VA Reno	-0.500
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750
DPA Advantage Adjustment	
203(k) / 203(k)s	-1.000
203(k) & 203(k)s are Borrower Paid only	

DPA Advantage Program "only Advantage Adjustments added ; FHA only"								30 yr DPA OTC "FHA Only ; Borrower Paid Only"				30 yr DPA "3.5% DPA ; Borrower Paid Only"			
30/25 Year				30/25 Year Lender Paid				Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	3.875	97.373	97.123	96.873	6.250	N/A	N/A	N/A
4.125	99.115	98.865	98.615	6.250	100.250	100.000	99.750	4.000	97.769	97.519	97.269				
4.250	99.021	98.771	98.521					4.125	98.115	97.865	97.615				
4.375	98.497	98.247	97.997					4.375	97.497	97.247	96.997				
4.500	98.861	98.611	98.361					4.500	97.861	97.611	97.361				
4.625	99.167	98.917	98.667					4.625	98.167	97.917	97.667				
5.000	98.782	98.532	98.282					4.875	97.613	97.363	97.113				
5.125	98.996	98.746	98.496					5.000	97.782	97.532	97.282				
5.250	99.122	98.872	98.622					5.125	97.996	97.746	97.496				
Borrower Paid Comp Only				Lender Paid Only				5.500	98.082	97.832	97.582				
								6.250	98.296	98.046	97.796				

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Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline †IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.	
For use by mortgage professionals only and should not be distributed to borrowers.	
Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)	



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Lockdesk e-mail: Lockdesk@afwholesale.com
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45 Day Lock Exp.: 2/17/2020
60 Day Lock Exp.: 3/3/2020

W. Rate Sheet Dated: 1/3/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FHLMC																			
30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year SC				30/25 Year SC 105-125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.125	98.505	98.405	98.305	3.375	99.849	99.749	99.649	3.375	99.849	99.749	99.649	4.000	102.321	102.221	102.121	4.000	101.946	101.846	101.746
3.250	99.488	99.388	99.288	3.500	100.297	100.197	100.097	3.500	100.297	100.197	100.097	4.125	102.435	102.335	102.235	4.125	102.060	101.960	101.860
3.375	100.099	99.999	99.899	3.625	100.983	100.883	100.783	3.625	100.983	100.883	100.783	4.250	102.849	102.749	102.649	4.250	102.474	102.374	102.274
3.500	100.547	100.447	100.347	3.750	101.653	101.553	101.453	3.750	101.653	101.553	101.453	4.375	103.129	103.029	102.929	4.375	102.754	102.654	102.554
3.625	101.233	101.133	101.033	3.875	102.056	101.956	101.856	3.875	102.056	101.956	101.856	4.500	103.469	103.369	103.269	4.500	102.844	102.744	102.644
3.750	101.903	101.803	101.703	3.990	102.275	102.175	102.075	3.990	102.275	102.175	102.075	4.625	103.441	103.341	103.241	4.625	102.816	102.716	102.616
3.875	102.306	102.206	102.106	4.000	102.375	102.275	102.175	4.000	102.375	102.275	102.175	4.750	103.200	103.100	103.000	4.750	102.575	102.475	102.375
3.990	102.650	102.550	102.450	4.125	102.489	102.389	102.289	4.125	102.489	102.389	102.289	4.875	103.505	103.405	103.305	4.875	102.880	102.780	102.680
4.000	102.750	102.650	102.550	4.250	103.027	102.927	102.827	4.250	103.027	102.927	102.827	4.990	103.695	103.595	103.495	4.990	102.695	102.595	102.495
4.125	102.864	102.764	102.664	4.375	103.307	103.207	103.107	4.375	103.307	103.207	103.107	5.000	103.795	103.695	103.595	5.000	102.795	102.695	102.595
4.250	103.402	103.302	103.202	4.500	103.397	103.297	103.197	4.500	103.397	103.297	103.197	5.125	104.095	103.995	103.895	5.125	103.095	102.995	102.895
4.375	103.682	103.582	103.482	4.625	103.369	103.269	103.169	4.625	103.369	103.269	103.169	5.250	103.683	103.583	103.483	5.250	102.683	102.583	102.483
4.500	104.022	103.922	103.822	4.750	103.691	103.591	103.491	4.750	103.691	103.591	103.491	5.375	103.884	103.784	103.684	5.375	103.884	103.784	103.684
4.625	103.994	103.894	103.794	4.875	103.996	103.896	103.796	4.875	103.996	103.896	103.796	5.500	104.089	103.989	103.889	5.500	104.089	103.989	103.889
4.750	104.316	104.216	104.116	4.990	103.811	103.711	103.611	4.990	103.811	103.711	103.611	5.625	103.496	103.396	103.296	5.625	103.496	103.396	103.296
4.875	104.621	104.521	104.421	5.000	103.911	103.811	103.711	5.000	103.911	103.811	103.711	5.750	103.936	103.836	103.736	5.750	103.936	103.836	103.736
4.990	104.811	104.711	104.611	5.125	104.211	104.111	104.011	5.125	104.211	104.111	104.011	5.875	103.966	103.866	103.766	5.875	103.966	103.866	103.766
5.000	104.911	104.811	104.711	5.250	104.392	104.292	104.192	5.250	104.392	104.292	104.192	5.990	103.899	103.799	103.699	5.990	103.899	103.799	103.699
5.125	105.211	105.111	105.011	5.375	105.593	105.493	105.393	5.375	105.593	105.493	105.393	6.000	103.999	103.899	103.799	6.000	103.999	103.899	103.799
30/25 Year SC >125				20 Year				20 Year 105-125				20 Year >125				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	101.946	101.846	101.746	3.000	98.884	98.784	98.684	3.000	0.000	0.000	0.000	3.000	0.000	0.000	0.000	3.375	101.837	101.737	101.637
4.125	102.060	101.960	101.860	3.125	99.683	99.583	99.483	3.125	0.000	0.000	0.000	3.125	0.000	0.000	0.000	3.500	102.392	102.292	102.192
4.250	102.474	102.374	102.274	3.250	100.375	100.275	100.175	3.250	0.000	0.000	0.000	3.250	0.000	0.000	0.000	3.625	102.402	102.302	102.202
4.375	102.754	102.654	102.554	3.375	100.809	100.695	100.609	3.375	100.809	100.695	100.609	3.375	100.809	100.695	100.609	3.750	102.976	102.876	102.776
4.500	102.844	102.744	102.644	3.500	101.345	101.231	101.145	3.500	101.345	101.231	101.145	3.500	101.345	101.231	101.145	3.875	103.118	103.018	102.918
4.625	102.816	102.716	102.616	3.625	102.112	101.997	101.912	3.625	102.112	101.997	101.912	3.625	102.112	101.997	101.912	3.990	103.413	103.313	103.213
4.750	102.575	102.475	102.375	3.750	102.270	102.170	102.070	3.750	102.270	102.170	102.070	3.750	102.270	102.170	102.070	4.000	103.513	103.413	103.313
4.875	102.880	102.780	102.680	3.875	102.647	102.547	102.447	3.875	102.647	102.547	102.447	3.875	102.647	102.547	102.447	4.125	103.627	103.527	103.427
4.990	102.695	102.595	102.495	3.990	102.881	102.781	102.681	3.990	102.881	102.781	102.681	3.990	102.881	102.781	102.681	4.250	104.054	103.954	103.854
5.000	102.795	102.695	102.595	4.000	102.981	102.881	102.781	4.000	102.981	102.881	102.781	4.000	102.981	102.881	102.781	4.375	104.443	104.343	104.243
5.125	103.095	102.995	102.895	4.125	103.188	103.088	102.988	4.125	103.188	103.088	102.988	4.125	103.188	103.088	102.988	4.500	104.667	104.567	104.467
5.250	102.683	102.583	102.483	4.250	103.728	103.628	103.528	4.250	103.728	103.628	103.528	4.250	103.728	103.628	103.528	4.625	103.943	103.843	103.743
5.375	103.884	103.784	103.684	4.375	103.875	103.775	103.675	4.375	103.875	103.775	103.675	4.375	103.875	103.775	103.675	4.750	104.280	104.180	104.080
5.500	104.089	103.989	103.889	4.500	104.145	104.045	103.945	4.500	104.145	104.045	103.945	4.500	104.145	104.045	103.945	4.875	104.554	104.454	104.354
5.625	103.496	103.396	103.296	4.625	104.207	104.107	104.007	4.625	104.207	104.107	104.007	4.625	104.207	104.107	104.007	4.990	104.752	104.652	104.552
5.750	103.936	103.836	103.736	4.750	104.530	104.430	104.330	4.750	104.530	104.430	104.330	4.750	104.530	104.430	104.330	5.000	104.852	104.752	104.652
5.875	103.966	103.866	103.766	4.875	104.859	104.759	104.659	4.875	104.859	104.759	104.659	4.875	104.859	104.759	104.659	5.125	104.778	104.678	104.578
5.990	103.899	103.799	103.699	4.990	105.149	105.049	104.949	4.990	105.149	105.049	104.949	4.990	105.149	105.049	104.949	5.250	104.875	104.775	104.675
6.000	103.999	103.899	103.799	5.000	105.249	105.149	105.049	5.000	105.249	105.149	105.049	5.000	105.249	105.149	105.049	5.375	0.000	0.000	0.000
15 Year 105-125				15 Year >125				15 Year SC				15 Year SC 105-125				15 Year SC >125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	101.837	101.737	101.637	3.375	101.837	101.737	101.637	3.375	101.449	101.349	101.249	3.375	101.449	101.349	101.249	3.375	101.449	101.349	101.249
3.500	102.392	102.292	102.192	3.500	102.392	102.292	102.192	3.500	102.004	101.904	101.804	3.500	102.004	101.904	101.804	3.500	102.004	101.904	101.804
3.625	102.402	102.302	102.202	3.625	102.402	102.302	102.202	3.625	101.522	101.422	101.322	3.625	101.522	101.422	101.322	3.625	101.522	101.422	101.322
3.750	102.976	102.876	102.776	3.750	102.976	102.876	102.776	3.750	102.096	101.996	101.896	3.750	102.096	101.996	101.896	3.750	102.096	101.996	101.896
3.875	103.118	103.018	102.918	3.875	103.118	103.018	102.918	3.875	102.238	102.138	102.038	3.875	102.238	102.138	102.038	3.875	102.238	102.138	102.038
3.990	103.413	103.313	103.213	3.990	103.413	103.313	103.213	3.990	102.338	102.238	102.138	3.990	102.338	102.238	102.138	3.990	102.338	102.238	102.138
4.000	103.513	103.413	103.313	4.000	103.513	103.413	103.313	4.000	102.633	102.533	102.433	4.000	102.633	102.533	102.433	4.000	102.633	102.533	102.433
4.125	103.627	103.527	103.427	4.125	103.627	103.527	103.427	4.125	102.375	102.275	102.175	4.125	102.375	102.275	102.175	4.125	102.375	102.275	102.175
4.250	104.054	103.954	103.854	4.250	104.054	103.954	103.854	4.250	102.802	102.702	102.602	4.250	102.802	102.702	102.602	4.250	102.802	102.702	102.602
4.375	103.418	103.218	103.118	4.375	103.418	103.218	103.118	4.375	103.191	103.091									



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

2/3/2020

45 Day Lock Exp.:

2/17/2020

60 Day Lock Exp.:

3/3/2020

W. Rate Sheet Dated: 1/3/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Home Possible																			
30/25 Year				20 Year				15 Year				Super Conforming - 30-20 Year				Super Conforming - 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.125	98.214	98.114	98.014	3.000	98.590	98.470	98.390	3.375	101.708	101.608	101.508	4.000	101.796	101.696	101.596	3.375	101.020	100.920	100.820
3.250	99.189	99.089	98.989	3.125	99.391	99.272	99.191	3.500	102.266	102.166	102.066	4.125	101.895	101.795	101.695	3.500	101.578	101.478	101.378
3.375	99.811	99.711	99.611	3.250	100.087	99.968	99.887	3.625	102.368	102.268	102.168	4.250	102.398	102.298	102.198	3.625	101.179	101.079	100.979
3.500	100.251	100.151	100.051	3.375	100.524	100.408	100.324	3.750	102.943	102.843	102.743	4.375	102.680	102.580	102.480	3.750	101.754	101.654	101.554
3.625	100.943	100.843	100.743	3.500	101.063	100.946	100.863	3.875	103.088	102.988	102.888	4.500	103.027	102.927	102.827	3.875	101.899	101.799	101.699
3.750	101.726	101.626	101.526	3.625	101.835	101.725	101.635	3.990	103.386	103.286	103.186	4.625	102.987	102.887	102.787	3.990	102.197	102.097	101.997
3.875	102.132	102.032	101.932	3.750	102.135	102.035	101.935	4.000	103.486	103.386	103.286	4.750	102.804	102.704	102.604	4.000	102.297	102.197	102.097
3.990	102.480	102.380	102.280	3.875	102.515	102.415	102.315	4.125	103.552	103.452	103.352	4.875	103.113	103.013	102.913	4.125	101.994	101.894	101.794
4.000	102.580	102.480	102.380	3.990	102.752	102.652	102.552	4.250	103.981	103.881	103.781	4.990	103.305	103.205	103.105	4.250	102.423	102.323	102.223
4.125	102.679	102.579	102.479	4.000	102.852	102.752	102.652	4.375	104.376	104.276	104.176	5.000	103.405	103.305	103.205	4.375	102.818	102.718	102.618
4.250	103.306	103.206	103.106	4.125	103.065	102.965	102.865	4.500	104.598	104.498	104.398	5.125	103.708	103.608	103.508	4.500	103.040	102.940	102.840
4.375	103.588	103.488	103.388	4.250	103.667	103.567	103.467	4.625	103.997	103.897	103.797	5.250	103.336	103.236	103.136	4.625	101.840	101.740	101.640
4.500	103.935	103.835	103.735	4.375	103.816	103.716	103.616	4.750	104.338	104.238	104.138	5.375	103.539	103.439	103.339	4.750	102.181	102.081	101.981
4.625	103.895	103.795	103.695	4.500	104.088	103.988	103.888	4.875	104.615	104.515	104.415	5.500	103.745	103.645	103.545	4.875	102.458	102.358	102.258
4.750	104.273	104.173	104.073	4.625	104.153	104.053	103.953	4.990	104.818	104.718	104.618	5.625	103.341	103.241	103.141	4.990	102.661	102.561	102.461
4.875	104.582	104.482	104.382	4.750	104.502	104.402	104.302	5.000	104.918	104.818	104.718	5.750	103.784	103.684	103.584	5.000	102.761	102.661	102.561
4.990	104.774	104.674	104.574	4.875	104.833	104.733	104.633	5.125	104.775	104.674	104.573	5.875	103.815	103.715	103.615	5.125	102.868	102.767	102.668
5.000	104.874	104.774	104.674	4.990	105.129	105.029	104.929	5.250	104.873	104.773	104.673	5.990	103.751	103.651	103.551	5.250	102.966	102.866	102.766
5.125	105.177	105.077	104.977	5.000	105.229	105.129	105.029	5.375	0.000	0.000	0.000	6.000	103.851	103.751	103.651	5.375	0.000	0.000	0.000

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ LTV →	≤ 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%	95.01 - 97.00%	
≥ 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 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750	

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

HP LLPA Cap		
FICO ↓ \ LTV →	≤80%	>80%
≥ 680	1.500	0.000
< 680	1.500	1.500
Excluded from Cap: State, Loan Size, Super Conforming "1.500", LPMI		

Product Features									
Product Feature ↓ \ LTV →	≤ 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%	95.01 - 97.00%	> 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(4)	0.000
OTC "Construction Conversion"	-1.000
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to SC	0.125

Lock Desk Policy			
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.			
Flood Certification = \$10.00	UW Fee with option to buy out = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70.00 (IA & ME exempt)	FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			
For use by mortgage professionals only and should not be distributed to borrowers.			



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

2/3/2020

45 Day Lock Exp.:

2/17/2020

60 Day Lock Exp.:

3/3/2020

W. Rate Sheet Dated: 1/3/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Non-Conforming "Jumbo"

30 Yr. Fixed				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000" 101.850				
Rate	30 Day	45 Day	60 Day	
3.375	98.553	98.490	98.428	
3.500	99.026	98.963	98.901	
3.625	99.478	99.416	99.353	
3.750	99.919	99.856	99.794	
3.875	100.110	100.048	99.985	
4.000	100.305	100.242	100.180	
4.125	100.516	100.454	100.391	
4.250	100.718	100.655	100.593	
4.375	100.855	100.792	100.730	
4.500	101.072	101.010	100.947	
4.625	101.309	101.247	101.184	
4.750	101.523	101.460	101.398	
4.875	101.744	101.681	101.619	

15 Yr. Fixed				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000" 101.850				
Rate	30 Day	45 Day	60 Day	
3.000	N/A	N/A	N/A	
3.125	N/A	N/A	N/A	
3.250	97.684	97.559	97.434	
3.375	98.143	98.018	97.893	
3.500	98.545	98.420	98.295	
3.625	99.022	98.897	98.772	
3.750	99.432	99.307	99.182	
3.875	99.797	99.672	99.547	
4.000	100.133	100.008	99.883	
4.125	100.269	100.144	100.019	
4.250	100.574	100.449	100.324	
4.375	100.850	100.725	100.600	
4.500	101.006	100.881	100.756	

7/1 Hybrid ARMs				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000" 101.850				
Rate	30 Day	45 Day	60 Day	
3.000	N/A	N/A	N/A	
3.125	N/A	N/A	N/A	
3.250	96.441	96.316	96.191	
3.375	96.844	96.719	96.594	
3.500	97.218	97.093	96.968	
3.625	97.569	97.444	97.319	
3.750	98.157	98.032	97.907	
3.875	98.477	98.352	98.227	
4.000	98.761	98.636	98.511	
4.125	99.043	98.918	98.793	
4.250	99.326	99.201	99.076	
4.375	99.609	99.484	99.359	
4.500	99.898	99.773	99.648	
1 year LIBOR "Wall Street Journal"				
Margin	2.250	Cap	5/2/5	

FICO/CLTV Adjuster									
FICO	CLTV								
	<=55.00%	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%	90.01-95.00%
680-699	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
700-719	0.375	0.250	0.125	0.000	-0.250	-0.625	-1.000	-1.000	n/a
720-739	0.500	0.375	0.250	0.250	0.000	-0.500	-0.750	-0.750	n/a
740-759	0.500	0.375	0.250	0.250	0.000	-0.250	-0.500	-0.500	n/a
760-779	0.500	0.375	0.375	0.375	0.125	-0.125	-0.250	-0.250	n/a
780-850	0.500	0.500	0.500	0.375	0.250	0.000	-0.125	-0.125	n/a
Purpose									
Cash-Out	0.000	0.000	-0.250	-0.500	-0.875	n/a	n/a	n/a	n/a
Refi ¹	0.000	0.000	-0.250	-0.500	-0.875	n/a	n/a	n/a	n/a
Purchase	0.375	0.375	0.250	0.250	0.250	0.250	0.500	0.500	n/a
Other									
Interest Only ²	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investor ¹	-0.500	-0.500	-0.750	-0.750	-1.250	n/a	n/a	n/a	n/a
> 80 LTV NO MI ¹	n/a	n/a	n/a	n/a	n/a	n/a	-0.750	-1.000	n/a

¹Full Am. ²ARMs Only

Locks that expire on a weekend or holiday will be extended to the next business day at .0125/day upon lock.

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of **-0.018**. Locks are accepted on loans in *Registered, Submitted, U/W-Received & U/W-Approved* status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = \$10.00 *UW Fee with option to buy out = \$895 / \$495 for streamline †IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee FHA ID# - 1358600006

The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

For use by mortgage professionals only and should not be distributed to borrowers.

Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)