



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.: 2/6/2020

45 Day Lock Exp.: 2/21/2020

60 Day Lock Exp.: 3/9/2020

W. Rate Sheet Dated: 1/7/2020

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	102.021	101.871	101.721	3.250	101.204	101.054	100.904	2.375	96.879	96.729	96.579	3.125	99.500	99.350	99.200
3.375	102.507	102.357	102.207	3.375	101.604	101.454	101.304	2.500	97.315	97.165	97.015	3.250	99.921	99.771	99.621
3.500	102.978	102.828	102.678	3.500	101.968	101.818	101.668	2.625	97.743	97.593	97.443	3.375	100.249	100.099	99.949
3.625	103.445	103.295	103.145	3.625	102.318	102.168	102.018	2.750	98.289	98.139	97.989	3.500	100.532	100.382	100.232
3.750	102.472	102.322	102.172	3.750	101.600	101.450	101.300	2.875	98.720	98.570	98.420	3.625	100.454	100.304	100.154
3.875	102.888	102.738	102.588	3.875	101.940	101.790	101.640	3.000	99.147	98.997	98.847	Margin = 2.250		Index = 1.570	
4.000	103.285	103.135	102.985	4.000	102.249	102.099	101.949	3.125	99.556	99.406	99.256				
4.125	103.631	103.481	103.331	4.125	102.575	102.425	102.275	3.250	101.271	101.121	100.971				
4.375	103.135	103.035	102.935	4.375	102.535	102.435	102.335	3.375	101.649	101.499	101.349				
4.500	103.499	103.399	103.299	4.500	102.798	102.698	102.598	3.500	101.990	101.840	101.690				
4.625	103.804	103.704	103.604	4.625	102.906	102.806	102.706	3.625	102.317	102.167	102.017				
4.750	103.852	103.752	103.652	4.750	103.304	103.204	103.104	3.750	102.538	102.388	102.238				
4.875	104.156	104.056	103.956	4.875	103.574	103.474	103.374	3.875	102.855	102.705	102.555				
5.000	104.325	104.225	104.125	5.000	103.790	103.690	103.590	4.000	103.142	102.992	102.842				
5.125	104.539	104.439	104.339	5.125	104.018	103.918	103.818	4.125	103.445	103.295	103.145				
5.375	104.730	104.630	104.530	5.375	104.233	104.133	104.033	4.250	103.034	102.884	102.734				
5.500	104.985	104.885	104.785	5.500	104.450	104.350	104.250	4.375	103.327	103.177	103.027				
5.625	105.199	105.099	104.999	5.625	104.678	104.578	104.478	4.500	103.570	103.420	103.270				
6.250	105.986	105.836	105.686	6.250	105.465	105.315	105.165	4.625	103.670	103.520	103.370				

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	100.871	100.721	100.571	3.250	100.204	100.054	99.904	2.375	95.879	95.729	95.579	3.125	98.500	98.350	98.200
3.375	101.357	101.207	101.057	3.375	100.604	100.454	100.304	2.500	96.315	96.165	96.015	3.250	98.921	98.771	98.621
3.500	101.828	101.678	101.528	3.500	100.968	100.818	100.668	2.625	96.743	96.593	96.443	3.375	99.249	99.099	98.949
3.625	102.295	102.145	101.995	3.625	101.318	101.168	101.018	2.750	97.289	97.139	96.989	3.500	99.532	99.382	99.232
3.750	101.322	101.172	101.022	3.750	100.600	100.450	100.300	2.875	97.720	97.570	97.420	3.625	99.454	99.304	99.154
3.875	101.738	101.588	101.438	3.875	100.940	100.790	100.640	3.000	98.147	97.997	97.847	Margin = 2.250		Index = 1.570	
4.000	102.135	101.985	101.835	4.000	101.249	101.099	100.949	3.125	98.556	98.406	98.256	30 Year OTC			
4.125	102.481	102.331	102.181	4.125	101.575	101.425	101.275	3.250	100.271	100.121	99.971	Rate	30 Day	45 Day	60 Day
4.375	101.985	101.885	101.785	4.375	101.535	101.435	101.335	3.375	100.649	100.499	100.349	3.875	101.038	100.788	100.538
4.500	102.349	102.249	102.149	4.500	101.798	101.698	101.598	3.500	100.990	100.840	100.690	4.000	101.435	101.185	100.935
4.625	102.654	102.554	102.454	4.625	101.906	101.806	101.706	3.625	101.317	101.167	101.017	4.125	101.781	101.531	101.281
4.750	102.702	102.602	102.502	4.750	102.304	102.204	102.104	3.750	101.538	101.388	101.238	4.375	101.585	101.335	101.085
4.875	103.006	102.906	102.806	4.875	102.574	102.474	102.374	3.875	101.855	101.705	101.555	4.500	101.949	101.699	101.449
5.000	103.175	103.075	102.975	5.000	102.790	102.690	102.590	4.000	102.142	101.992	101.842	4.625	102.254	102.004	101.754
5.125	103.389	103.289	103.189	5.125	103.018	102.918	102.818	4.125	102.445	102.295	102.145	4.875	102.606	102.356	102.106
5.375	103.580	103.480	103.380	5.375	103.233	103.133	103.033	4.250	102.034	101.884	101.734	5.000	102.775	102.525	102.275
5.500	103.835	103.735	103.635	5.500	103.450	103.350	103.250	4.375	102.327	102.177	102.027	5.125	102.989	102.739	102.489
5.625	104.049	103.949	103.849	5.625	103.678	103.578	103.478	4.500	102.570	102.420	102.270	5.500	103.435	103.185	102.935
6.250	104.836	104.686	104.536	6.250	104.465	104.315	104.165	4.625	102.670	102.520	102.370	5.625	103.649	103.399	103.149

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	98.288	98.038	97.788	6.250	101.000	100.750	100.500
4.125	100.381	100.131	99.881	6.250	103.750	103.500	103.250	4.000	98.685	98.435	98.185				
4.250	100.506	100.256	100.006					4.125	99.031	98.781	98.531				
4.375	100.185	99.935	99.685					4.375	98.835	98.585	98.335				
4.500	100.549	100.299	100.049					4.500	99.199	98.949	98.699				
4.625	100.854	100.604	100.354					4.625	99.504	99.254	99.004				
5.000	101.375	101.125	100.875					4.875	99.856	99.606	99.356				
5.125	101.589	101.339	101.089					5.000	100.025	99.775	99.525				
5.250	102.122	101.872	101.622					5.125	100.239	99.989	99.739				
Borrower Paid Comp Only				Lender Paid Only				5.500	100.685	100.435	100.185				
								5.625	100.899	100.649	100.399				

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# - 135860006
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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30 Day Lock Exp.:

2/6/2020

45 Day Lock Exp.:

2/21/2020

60 Day Lock Exp.:

3/9/2020

W. Rate Sheet Dated: 1/7/2020

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	100.809	100.659	100.509	3.250	100.422	100.272	100.122	2.375	94.159	94.009	93.859	3.125	99.172	99.022	98.872
3.375	101.294	101.144	100.994	3.375	100.822	100.672	100.522	2.500	94.595	94.445	94.295	3.250	99.719	99.569	99.419
3.500	101.765	101.615	101.465	3.500	101.186	101.036	100.886	2.625	95.023	94.873	94.723	3.375	100.047	99.897	99.747
3.625	102.232	102.082	101.932	3.625	101.535	101.385	101.235	2.750	97.381	97.231	97.081	3.500	100.329	100.179	100.029
3.750	101.572	101.422	101.272	3.750	101.130	100.980	100.830	2.875	97.812	97.662	97.512	3.625	100.251	100.101	99.951
3.875	101.988	101.838	101.688	3.875	101.470	101.320	101.170	3.000	98.239	98.089	97.939	Margin = 2.250		Index = 1.570	
4.000	102.385	102.235	102.085	4.000	101.779	101.629	101.479	3.125	98.649	98.499	98.349				
4.125	102.731	102.581	102.431	4.125	102.105	101.955	101.805	3.250	100.489	100.339	100.189				
4.375	101.985	101.885	101.785	4.375	101.815	101.715	101.615	3.375	100.866	100.716	100.566				
4.500	102.349	102.249	102.149	4.500	102.078	101.978	101.878	3.500	101.208	101.058	100.908				
4.625	102.654	102.554	102.454	4.625	102.186	102.086	101.986	3.625	101.535	101.385	101.235				
4.750	101.702	101.602	101.502	4.750	101.584	101.484	101.384	3.750	102.068	101.918	101.768				
4.875	102.006	101.906	101.806	4.875	101.854	101.754	101.654	3.875	102.385	102.235	102.085				
5.000	102.175	102.075	101.975	5.000	102.070	101.970	101.870	4.000	102.672	102.522	102.372				
5.125	102.389	102.289	102.189	5.125	102.298	102.198	102.098	4.125	102.975	102.825	102.675				
5.375	102.174	102.074	101.974	5.375	102.107	102.007	101.907	4.250	102.314	102.164	102.014				
5.500	102.428	102.328	102.228	5.500	102.323	102.223	102.123	4.375	102.607	102.457	102.307				
5.625	102.642	102.542	102.442	5.625	102.551	102.451	102.351	4.500	102.850	102.700	102.550				
6.250	102.836	102.686	102.536	6.250	102.745	102.595	102.445	4.625	102.950	102.800	102.650				

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	99.659	99.509	99.359	3.250	98.992	98.842	98.692	2.375	94.479	94.329	94.179	3.125	97.162	97.012	96.862
3.375	100.144	99.994	99.844	3.375	99.392	99.242	99.092	2.500	94.915	94.765	94.615	3.250	97.709	97.559	97.409
3.500	100.615	100.465	100.315	3.500	99.756	99.606	99.456	2.625	95.343	95.193	95.043	3.375	98.037	97.887	97.737
3.625	101.082	100.932	100.782	3.625	100.105	99.955	99.805	2.750	96.732	96.582	96.432	3.500	98.319	98.169	98.019
3.750	100.422	100.272	100.122	3.750	99.700	99.550	99.400	2.875	97.163	97.013	96.863	3.625	98.241	98.091	97.941
3.875	100.838	100.688	100.538	3.875	100.040	99.890	99.740	3.000	97.590	97.440	97.290	Margin = 2.250		Index = 1.570	
4.000	101.235	101.085	100.935	4.000	100.349	100.199	100.049	3.125	98.000	97.850	97.700	30 Year OTC			
4.125	101.581	101.431	101.281	4.125	100.675	100.525	100.375	3.250	99.434	99.284	99.134	Rate	30 Day	45 Day	60 Day
4.375	100.835	100.735	100.635	4.375	100.385	100.285	100.185	3.375	99.811	99.661	99.511	3.875	100.138	99.888	99.638
4.500	101.199	101.099	100.999	4.500	100.648	100.548	100.448	3.500	100.153	100.003	99.853	4.000	100.535	100.285	100.035
4.625	101.504	101.404	101.304	4.625	100.756	100.656	100.556	3.625	100.480	100.330	100.180	4.125	100.881	100.631	100.381
4.750	100.552	100.452	100.352	4.750	100.154	100.054	99.954	3.750	100.130	99.980	99.830	4.375	100.435	100.185	99.935
4.875	100.856	100.756	100.656	4.875	100.424	100.324	100.224	3.875	100.448	100.298	100.148	4.500	100.799	100.549	100.299
5.000	101.025	100.925	100.825	5.000	100.640	100.540	100.440	4.000	100.734	100.584	100.434	4.625	101.104	100.854	100.604
5.125	101.239	101.139	101.039	5.125	100.868	100.768	100.668	4.125	101.038	100.888	100.738	4.875	100.456	100.206	99.956
5.375	101.024	100.924	100.824	5.375	100.677	100.577	100.477	4.250	100.384	100.234	100.084	5.000	100.625	100.375	100.125
5.500	101.278	101.178	101.078	5.500	100.893	100.793	100.693	4.375	100.677	100.527	100.377	5.125	100.839	100.589	100.339
5.625	101.492	101.392	101.292	5.625	101.121	101.021	100.921	4.500	100.920	100.770	100.620	5.500	100.878	100.628	100.378
6.250	101.686	101.536	101.386	6.250	101.315	101.165	101.015	4.625	101.020	100.870	100.720	5.625	101.092	100.842	100.592

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	97.388	97.138	96.888	6.250	N/A	N/A	N/A
4.125	99.131	98.881	98.631	6.250	100.250	100.000	99.750	4.000	97.785	97.535	97.285				
4.250	99.006	98.756	98.506					4.125	98.131	97.881	97.631				
4.375	98.685	98.435	98.185					4.375	97.685	97.435	97.185				
4.500	99.049	98.799	98.549					4.500	98.049	97.799	97.549				
4.625	99.354	99.104	98.854					4.625	98.354	98.104	97.854				
5.000	98.875	98.625	98.375					4.875	97.706	97.456	97.206				
5.125	99.089	98.839	98.589					5.000	97.875	97.625	97.375				
5.250	99.216	98.966	98.716					5.125	98.089	97.839	97.589				
Borrower Paid Comp Only				Lender Paid Only				5.500	98.128	97.878	97.628				
								5.625	98.342	98.092	97.842				

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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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Release Time: 10:00 am ET

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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	98.587	98.487	98.387	3.375	99.903	99.803	99.703	3.375	99.903	99.803	99.703	4.000	102.315	102.215	102.115	4.000	101.940	101.840	101.740
3.250	99.545	99.445	99.345	3.500	100.329	100.229	100.129	3.500	100.329	100.229	100.129	4.125	102.409	102.309	102.209	4.125	102.034	101.934	101.834
3.375	100.153	100.053	99.953	3.625	100.997	100.897	100.797	3.625	100.997	100.897	100.797	4.250	102.752	102.652	102.552	4.250	102.377	102.277	102.177
3.500	100.579	100.479	100.379	3.750	101.708	101.608	101.508	3.750	101.708	101.608	101.508	4.375	103.024	102.924	102.824	4.375	102.649	102.549	102.449
3.625	101.247	101.147	101.047	3.875	102.097	101.997	101.897	3.875	102.097	101.997	101.897	4.500	103.356	103.256	103.156	4.500	102.731	102.631	102.531
3.750	101.958	101.858	101.758	3.990	102.303	102.203	102.103	3.990	102.303	102.203	102.103	4.625	103.317	103.217	103.117	4.625	102.692	102.592	102.492
3.875	102.347	102.247	102.147	4.000	102.403	102.303	102.203	4.000	102.403	102.303	102.203	4.750	103.138	103.038	102.938	4.750	102.513	102.413	102.313
3.990	102.678	102.578	102.478	4.125	102.497	102.397	102.297	4.125	102.497	102.397	102.297	4.875	103.437	103.337	103.237	4.875	102.812	102.712	102.612
4.000	102.778	102.678	102.578	4.250	102.995	102.895	102.795	4.250	102.995	102.895	102.795	4.990	103.620	103.520	103.420	4.990	102.620	102.520	102.420
4.125	102.872	102.772	102.672	4.375	103.267	103.167	103.067	4.375	103.267	103.167	103.067	5.000	103.720	103.620	103.520	5.000	102.720	102.620	102.520
4.250	103.370	103.270	103.170	4.500	103.349	103.249	103.149	4.500	103.349	103.249	103.149	5.125	104.016	103.916	103.816	5.125	103.016	102.916	102.816
4.375	103.642	103.542	103.442	4.625	103.310	103.210	103.110	4.625	103.310	103.210	103.110	5.250	103.632	103.532	103.432	5.250	102.632	102.532	102.432
4.500	103.974	103.874	103.774	4.750	103.665	103.565	103.465	4.750	103.665	103.565	103.465	5.375	103.829	103.729	103.629	5.375	103.829	103.729	103.629
4.625	103.935	103.835	103.735	4.875	103.964	103.864	103.764	4.875	103.964	103.864	103.764	5.500	104.032	103.932	103.832	5.500	104.032	103.932	103.832
4.750	104.290	104.190	104.090	4.990	103.772	103.672	103.572	4.990	103.772	103.672	103.572	5.625	103.629	103.529	103.429	5.625	103.629	103.529	103.429
4.875	104.589	104.489	104.389	5.000	103.872	103.772	103.672	5.000	103.872	103.772	103.672	5.750	104.066	103.966	103.866	5.750	104.066	103.966	103.866
4.990	104.772	104.672	104.572	5.125	104.168	104.068	103.968	5.125	104.168	104.068	103.968	5.875	104.094	103.994	103.894	5.875	104.094	103.994	103.894
5.000	104.872	104.772	104.672	5.250	104.380	104.280	104.180	5.250	104.380	104.280	104.180	5.990	104.026	103.926	103.826	5.990	104.026	103.926	103.826
5.125	105.168	105.068	104.968	5.375	105.577	105.477	105.377	5.375	105.577	105.477	105.377	6.000	104.126	104.026	103.926	6.000	104.126	104.026	103.926
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	101.940	101.840	101.740	3.000	98.668	98.764	98.668	3.000	0.000	0.000	0.000	3.000	0.000	0.000	0.000	3.375	101.938	101.838	101.738
4.125	102.034	101.934	101.834	3.125	99.667	99.563	99.467	3.125	0.000	0.000	0.000	3.125	0.000	0.000	0.000	3.500	102.487	102.387	102.287
4.250	102.377	102.277	102.177	3.250	100.337	100.234	100.137	3.250	0.000	0.000	0.000	3.250	0.000	0.000	0.000	3.625	102.530	102.430	102.330
4.375	102.649	102.549	102.449	3.375	100.763	100.663	100.563	3.375	100.763	100.663	100.563	3.375	100.763	100.663	100.563	3.750	103.095	102.995	102.895
4.500	102.731	102.631	102.531	3.500	101.277	101.176	101.077	3.500	101.277	101.176	101.077	3.500	101.277	101.176	101.077	3.875	103.234	103.134	103.034
4.625	102.692	102.592	102.492	3.625	102.027	101.927	101.827	3.625	102.027	101.927	101.827	3.625	102.027	101.927	101.827	3.990	103.522	103.422	103.322
4.750	102.513	102.413	102.313	3.750	102.310	102.210	102.110	3.750	102.310	102.210	102.110	3.750	102.310	102.210	102.110	4.000	103.622	103.522	103.422
4.875	102.812	102.712	102.612	3.875	102.657	102.557	102.457	3.875	102.657	102.557	102.457	3.875	102.657	102.557	102.457	4.125	103.688	103.588	103.488
4.990	102.620	102.520	102.420	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	104.110	104.010	103.910
5.000	102.720	102.620	102.520	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	104.496	104.396	104.296
5.125	103.016	102.916	102.816	4.125	103.182	103.082	102.982	4.125	103.182	103.082	102.982	4.125	103.182	103.082	102.982	4.500	104.712	104.612	104.512
5.250	102.632	102.532	102.432	4.250	103.679	103.579	103.479	4.250	103.679	103.579	103.479	4.250	103.679	103.579	103.479	4.625	103.971	103.871	103.771
5.375	103.829	103.729	103.629	4.375	103.812	103.712	103.612	4.375	103.812	103.712	103.612	4.375	103.812	103.712	103.612	4.750	104.302	104.202	104.102
5.500	104.032	103.932	103.832	4.500	104.105	104.005	103.905	4.500	104.105	104.005	103.905	4.500	104.105	104.005	103.905	4.875	104.567	104.467	104.367
5.625	103.629	103.529	103.429	4.625	104.164	104.064	103.964	4.625	104.164	104.064	103.964	4.625	104.164	104.064	103.964	4.990	104.761	104.661	104.561
5.750	104.066	103.966	103.866	4.750	104.486	104.386	104.286	4.750	104.486	104.386	104.286	4.750	104.486	104.386	104.286	5.000	104.861	104.761	104.661
5.875	104.094	103.994	103.894	4.875	104.807	104.707	104.607	4.875	104.807	104.707	104.607	4.875	104.807	104.707	104.607	5.125	104.788	104.688	104.588
5.990	104.026	103.926	103.826	4.990	105.090	104.990	104.890	4.990	105.090	104.990	104.890	4.990	105.090	104.990	104.890	5.250	104.883	104.783	104.683
6.000	104.126	104.026	103.926	5.000	105.190	105.090	104.990	5.000	105.190	105.090	104.990	5.000	105.190	105.090	104.990	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	101.938	101.838	101.738	3.375	101.938	101.838	101.738	3.375	101.550	101.450	101.350	3.375	101.550	101.450	101.350	3.375	101.550	101.450	101.350
3.500	102.487	102.387	102.287	3.500	102.487	102.387	102.287	3.500	102.099	101.999	101.899	3.500	102.099	101.999	101.899	3.500	102.099	101.999	101.899
3.625	102.530	102.430	102.330	3.625	102.530	102.430	102.330	3.625	101.644	101.544	101.444	3.625	101.644	101.544	101.444	3.625	101.644	101.544	101.444
3.750	103.095	102.995	102.895	3.750	103.095	102.995	102.895	3.750	102.209	102.109	102.009	3.750	102.209	102.109	102.009	3.750	102.209	102.109	102.009
3.875	103.234	103.134	103.034	3.875	103.234	103.134	103.034	3.875	102.348	102.248	102.148	3.875	102.348	102.248	102.148	3.875	102.348	102.248	102.148
3.990	103.522	103.422	103.322	3.990	103.522	103.422	103.322	3.990	102.636	102.536	102.436	3.990	102.636	102.536	102.436	3.990	102.636	102.536	102.436
4.000	103.622	103.522	103.422	4.000	103.622	103.522	103.422	4.000	102.736	102.636	102.536	4.000	102.736	102.636	102.536	4.000	102.736	102.636	102.536
4.125	103.688	103.588	103.488	4.125	103.688	103.588	103.488	4.125	103.433	103.333	103.233	4.125	103.433	103.333	103.233	4.125	103.433	103.333	103.233
4.250	104.110	104.010	103.910	4.250	104.110	104.010	103.910	4.250	102.855	102.755	102.655	4.250	102.855	102.755	102.655	4.250	102.855	102.755	102.655
4.375	104.371	104.271	104.171	4.375	104.371	104.271	104.171	4.375	103.241	103.141	103.041	4.375	103.116	103.016	102.916	4.375	103.116	103.016	102.916
4.500	104.587	104.487	104.387	4.500	104.587	104.487	104.387	4.500	103.457	103.357	103.252								



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.:

2/6/2020

45 Day Lock Exp.:

2/21/2020

60 Day Lock Exp.:

3/9/2020

W. Rate Sheet Dated: 1/7/2020

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	98.760	98.660	98.560	3.000	99.115	98.994	98.915	3.375	101.983	101.883	101.783	4.000	102.040	101.940	101.840	3.375	101.295	101.195	101.095
3.250	99.719	99.619	99.519	3.125	99.903	99.783	99.703	3.500	102.531	102.431	102.331	4.125	102.130	102.030	101.930	3.500	101.843	101.743	101.643
3.375	100.325	100.225	100.125	3.250	100.582	100.464	100.382	3.625	102.548	102.448	102.348	4.250	102.482	102.382	102.282	3.625	101.362	101.262	101.162
3.500	100.750	100.650	100.550	3.375	101.007	100.891	100.807	3.750	103.111	103.011	102.911	4.375	102.751	102.651	102.551	3.750	101.925	101.825	101.725
3.625	101.409	101.309	101.209	3.500	101.530	101.414	101.330	3.875	103.247	103.147	103.047	4.500	103.079	102.979	102.879	3.875	102.061	101.961	101.861
3.750	102.036	101.936	101.836	3.625	102.274	102.164	102.074	3.990	103.532	103.432	103.332	4.625	103.040	102.940	102.840	3.990	102.346	102.246	102.146
3.875	102.423	102.323	102.223	3.750	102.397	102.297	102.197	4.000	103.632	103.532	103.432	4.750	102.825	102.725	102.625	4.000	102.446	102.346	102.246
3.990	102.751	102.651	102.551	3.875	102.760	102.660	102.560	4.125	103.644	103.544	103.444	4.875	103.120	103.020	102.920	4.125	102.086	101.986	101.886
4.000	102.851	102.751	102.651	3.990	102.982	102.882	102.782	4.250	104.063	103.963	103.863	4.990	103.299	103.199	103.099	4.250	102.505	102.405	102.305
4.125	102.941	102.841	102.741	4.000	103.082	102.982	102.882	4.375	104.446	104.346	104.246	5.000	103.399	103.299	103.199	4.375	102.888	102.788	102.688
4.250	103.416	103.316	103.216	4.125	103.281	103.181	103.081	4.500	104.661	104.561	104.461	5.125	103.690	103.590	103.490	4.500	103.103	103.003	102.903
4.375	103.685	103.585	103.485	4.250	103.766	103.666	103.566	4.625	103.960	103.860	103.760	5.250	103.312	103.212	103.112	4.625	101.803	101.703	101.603
4.500	104.013	103.913	103.813	4.375	103.907	103.807	103.707	4.750	104.287	104.187	104.087	5.375	103.507	103.407	103.307	4.750	102.130	102.030	101.930
4.625	103.974	103.874	103.774	4.500	104.166	104.066	103.966	4.875	104.549	104.449	104.349	5.500	103.707	103.607	103.507	4.875	102.392	102.292	102.192
4.750	104.324	104.224	104.124	4.625	104.226	104.126	104.026	4.990	104.734	104.634	104.534	5.625	103.088	102.988	102.888	4.990	102.577	102.477	102.377
4.875	104.619	104.519	104.419	4.750	104.545	104.445	104.345	5.000	104.834	104.734	104.634	5.750	103.521	103.421	103.321	5.000	102.677	102.577	102.477
4.990	104.798	104.698	104.598	4.875	104.864	104.764	104.664	5.125	104.793	104.693	104.593	5.875	103.547	103.447	103.347	5.125	102.886	102.786	102.686
5.000	104.898	104.798	104.698	4.990	105.143	105.043	104.943	5.250	104.887	104.787	104.687	5.990	103.477	103.377	103.277	5.250	102.980	102.880	102.780
5.125	105.189	105.089	104.989	5.000	105.243	105.143	105.043	5.375	0.000	0.000	0.000	6.000	103.577	103.477	103.377	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@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

2/6/2020

45 Day Lock Exp.:

2/21/2020

60 Day Lock Exp.:

3/9/2020

W. Rate Sheet Dated: 1/7/2020

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	98.766	98.704	98.641	
3.500	99.200	99.138	99.075	
3.625	99.614	99.551	99.489	
3.750	100.012	99.949	99.887	
3.875	100.204	100.141	100.079	
4.000	100.399	100.336	100.274	
4.125	100.591	100.528	100.466	
4.250	100.793	100.730	100.668	
4.375	100.971	100.908	100.846	
4.500	101.229	101.166	101.104	
4.625	101.467	101.404	101.342	
4.750	101.681	101.618	101.556	
4.875	101.902	101.840	101.777	

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	98.012	97.887	97.762	
3.375	98.472	98.347	98.222	
3.500	98.875	98.750	98.625	
3.625	99.353	99.228	99.103	
3.750	99.764	99.639	99.514	
3.875	100.128	100.003	99.878	
4.000	100.465	100.340	100.215	
4.125	100.601	100.476	100.351	
4.250	100.907	100.782	100.657	
4.375	101.184	101.059	100.934	
4.500	101.341	101.216	101.091	

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	96.758	96.633	96.508	
3.375	97.162	97.037	96.912	
3.500	97.537	97.412	97.287	
3.625	97.888	97.763	97.638	
3.750	98.477	98.352	98.227	
3.875	98.795	98.670	98.545	
4.000	99.079	98.954	98.829	
4.125	99.363	99.238	99.113	
4.250	99.646	99.521	99.396	
4.375	99.929	99.804	99.679	
4.500	100.218	100.093	99.968	
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)