



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.: 2/7/2020

45 Day Lock Exp.: 2/24/2020

60 Day Lock Exp.: 3/9/2020

W. Rate Sheet Dated: 1/8/2020

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	101.912	101.762	101.612	3.250	101.095	100.945	100.795	2.375	97.024	96.874	96.724	3.125	99.500	99.350	99.200
3.375	102.398	102.248	102.098	3.375	101.495	101.345	101.195	2.500	97.459	97.309	97.159	3.250	99.921	99.771	99.621
3.500	102.869	102.719	102.569	3.500	101.859	101.709	101.559	2.625	97.888	97.738	97.588	3.375	100.249	100.099	99.949
3.625	103.336	103.186	103.036	3.625	102.208	102.058	101.908	2.750	98.300	98.150	98.000	3.500	100.532	100.382	100.232
3.750	102.347	102.197	102.047	3.750	101.475	101.325	101.175	2.875	98.731	98.581	98.431	3.625	100.454	100.304	100.154
3.875	102.763	102.613	102.463	3.875	101.815	101.665	101.515	3.000	99.158	99.008	98.858	Margin = 2.250		Index = 1.570	
4.000	103.160	103.010	102.860	4.000	102.124	101.974	101.824	3.125	99.568	99.418	99.268				
4.125	103.506	103.356	103.206	4.125	102.450	102.300	102.150	3.250	101.287	101.137	100.987				
4.375	103.026	102.926	102.826	4.375	102.426	102.326	102.226	3.375	101.665	101.515	101.365				
4.500	103.389	103.289	103.189	4.500	102.689	102.589	102.489	3.500	102.006	101.856	101.706				
4.625	103.695	103.595	103.495	4.625	102.797	102.697	102.597	3.625	102.333	102.183	102.033				
4.750	103.789	103.689	103.589	4.750	103.242	103.142	103.042	3.750	102.592	102.442	102.292				
4.875	104.094	103.994	103.894	4.875	103.511	103.411	103.311	3.875	102.910	102.760	102.610				
5.000	104.263	104.163	104.063	5.000	103.728	103.628	103.528	4.000	103.197	103.047	102.897				
5.125	104.477	104.377	104.277	5.125	103.956	103.856	103.756	4.125	103.500	103.350	103.200				
5.375	104.699	104.599	104.499	5.375	104.202	104.102	104.002	4.250	103.194	103.044	102.894				
5.500	104.953	104.853	104.753	5.500	104.418	104.318	104.218	4.375	103.487	103.337	103.187				
5.625	105.167	105.067	104.967	5.625	104.646	104.546	104.446	4.500	103.730	103.580	103.430				
6.250	105.955	105.805	105.655	6.250	105.434	105.284	105.134	4.625	103.830	103.680	103.530				

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	100.762	100.612	100.462	3.250	100.095	99.945	99.795	2.375	96.024	95.874	95.724	3.125	98.500	98.350	98.200
3.375	101.248	101.098	100.948	3.375	100.495	100.345	100.195	2.500	96.459	96.309	96.159	3.250	98.921	98.771	98.621
3.500	101.719	101.569	101.419	3.500	100.859	100.709	100.559	2.625	96.888	96.738	96.588	3.375	99.249	99.099	98.949
3.625	102.186	102.036	101.886	3.625	101.208	101.058	100.908	2.750	97.300	97.150	97.000	3.500	99.532	99.382	99.232
3.750	101.197	101.047	100.897	3.750	100.475	100.325	100.175	2.875	97.731	97.581	97.431	3.625	99.454	99.304	99.154
3.875	101.613	101.463	101.313	3.875	100.815	100.665	100.515	3.000	98.158	98.008	97.858	Margin = 2.250		Index = 1.570	
4.000	102.010	101.860	101.710	4.000	101.124	100.974	100.824	3.125	98.568	98.418	98.268	30 Year OTC			
4.125	102.356	102.206	102.056	4.125	101.450	101.300	101.150	3.250	100.287	100.137	99.987	Rate	30 Day	45 Day	60 Day
4.375	101.876	101.776	101.676	4.375	101.426	101.326	101.226	3.375	100.665	100.515	100.365	3.875	100.913	100.663	100.413
4.500	102.239	102.139	102.039	4.500	101.689	101.589	101.489	3.500	101.006	100.856	100.706	4.000	101.310	101.060	100.810
4.625	102.545	102.445	102.345	4.625	101.797	101.697	101.597	3.625	101.333	101.183	101.033	4.125	101.656	101.406	101.156
4.750	102.639	102.539	102.439	4.750	102.242	102.142	102.042	3.750	101.592	101.442	101.292	4.375	101.476	101.226	100.976
4.875	102.944	102.844	102.744	4.875	102.511	102.411	102.311	3.875	101.910	101.760	101.610	4.500	101.839	101.589	101.339
5.000	103.113	103.013	102.913	5.000	102.728	102.628	102.528	4.000	102.197	102.047	101.897	4.625	102.145	101.895	101.645
5.125	103.327	103.227	103.127	5.125	102.956	102.856	102.756	4.125	102.500	102.350	102.200	4.875	102.544	102.294	102.044
5.375	103.549	103.449	103.349	5.375	103.202	103.102	103.002	4.250	102.194	102.044	101.894	5.000	102.713	102.463	102.213
5.500	103.803	103.703	103.603	5.500	103.418	103.318	103.218	4.375	102.487	102.337	102.187	5.125	102.927	102.677	102.427
5.625	104.017	103.917	103.817	5.625	103.646	103.546	103.446	4.500	102.730	102.580	102.430	5.500	103.403	103.153	102.903
6.250	104.805	104.655	104.505	6.250	104.434	104.284	104.134	4.625	102.830	102.680	102.530	5.625	103.617	103.367	103.117

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	98.163	97.913	97.663	6.250	101.000	100.750	100.500
4.125	100.256	100.006	99.756	6.250	103.750	103.500	103.250	4.000	98.560	98.310	98.060				
4.250	100.381	100.131	99.881					4.125	98.906	98.656	98.406				
4.375	100.076	99.826	99.576					4.375	98.726	98.476	98.226				
4.500	100.439	100.189	99.939					4.500	99.089	98.839	98.589				
4.625	100.745	100.495	100.245					4.625	99.395	99.145	98.895				
5.000	101.313	101.063	100.813					4.875	99.794	99.544	99.294				
5.125	101.527	101.277	101.027					5.000	99.963	99.713	99.463				
5.250	102.059	101.809	101.559					5.125	100.177	99.927	99.677				
Borrower Paid Comp Only				Lender Paid Only				5.500	100.653	100.403	100.153				
								5.625	100.867	100.617	100.367				

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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2/7/2020

45 Day Lock Exp.:

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60 Day Lock Exp.:

3/9/2020

W. Rate Sheet Dated: 1/8/2020

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	100.700	100.550	100.400	3.250	100.312	100.162	100.012	2.375	94.304	94.154	94.004	3.125	99.172	99.022	98.872
3.375	101.185	101.035	100.885	3.375	100.713	100.563	100.413	2.500	94.739	94.589	94.439	3.250	99.719	99.569	99.419
3.500	101.656	101.506	101.356	3.500	101.076	100.926	100.776	2.625	95.168	95.018	94.868	3.375	100.047	99.897	99.747
3.625	102.123	101.973	101.823	3.625	101.426	101.276	101.126	2.750	97.393	97.243	97.093	3.500	100.329	100.179	100.029
3.750	101.447	101.297	101.147	3.750	101.005	100.855	100.705	2.875	97.824	97.674	97.524	3.625	100.251	100.101	99.951
3.875	101.863	101.713	101.563	3.875	101.345	101.195	101.045	3.000	98.251	98.101	97.951	Margin = 2.250		Index = 1.570	
4.000	102.260	102.110	101.960	4.000	101.654	101.504	101.354	3.125	98.661	98.511	98.361				
4.125	102.606	102.456	102.306	4.125	101.980	101.830	101.680	3.250	100.504	100.354	100.204				
4.375	101.876	101.776	101.676	4.375	101.706	101.606	101.506	3.375	100.882	100.732	100.582				
4.500	102.239	102.139	102.039	4.500	101.969	101.869	101.769	3.500	101.223	101.073	100.923				
4.625	102.545	102.445	102.345	4.625	102.077	101.977	101.877	3.625	101.550	101.400	101.250				
4.750	101.639	101.539	101.439	4.750	101.522	101.422	101.322	3.750	102.122	101.972	101.822				
4.875	101.944	101.844	101.744	4.875	101.791	101.691	101.591	3.875	102.440	102.290	102.140				
5.000	102.113	102.013	101.913	5.000	102.008	101.908	101.808	4.000	102.727	102.577	102.427				
5.125	102.327	102.227	102.127	5.125	102.236	102.136	102.036	4.125	103.030	102.880	102.730				
5.375	102.143	102.043	101.943	5.375	102.076	101.976	101.876	4.250	102.474	102.324	102.174				
5.500	102.397	102.297	102.197	5.500	102.292	102.192	102.092	4.375	102.767	102.617	102.467				
5.625	102.611	102.511	102.411	5.625	102.520	102.420	102.320	4.500	103.010	102.860	102.710				
6.250	102.805	102.655	102.505	6.250	102.714	102.564	102.414	4.625	103.110	102.960	102.810				

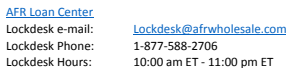
SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	99.550	99.400	99.250	3.250	98.882	98.732	98.582	2.375	94.624	94.474	94.324	3.125	97.162	97.012	96.862
3.375	100.035	99.885	99.735	3.375	99.283	99.133	98.983	2.500	95.059	94.909	94.759	3.250	97.709	97.559	97.409
3.500	100.506	100.356	100.206	3.500	99.646	99.496	99.346	2.625	95.488	95.338	95.188	3.375	98.037	97.887	97.737
3.625	100.973	100.823	100.673	3.625	99.996	99.846	99.696	2.750	96.744	96.594	96.444	3.500	98.319	98.169	98.019
3.750	100.297	100.147	99.997	3.750	99.575	99.425	99.275	2.875	97.175	97.025	96.875	3.625	98.241	98.091	97.941
3.875	100.713	100.563	100.413	3.875	99.915	99.765	99.615	3.000	97.602	97.452	97.302	Margin = 2.250		Index = 1.570	
4.000	101.110	100.960	100.810	4.000	100.224	100.074	99.924	3.125	98.012	97.862	97.712	30 Year OTC			
4.125	101.456	101.306	101.156	4.125	100.550	100.400	100.250	3.250	99.449	99.299	99.149	Rate	30 Day	45 Day	60 Day
4.375	100.726	100.626	100.526	4.375	100.276	100.176	100.076	3.375	99.827	99.677	99.527	3.875	100.013	99.763	99.513
4.500	101.089	100.989	100.889	4.500	100.539	100.439	100.339	3.500	100.168	100.018	99.868	4.000	100.410	100.160	99.910
4.625	101.395	101.295	101.195	4.625	100.647	100.547	100.447	3.625	100.495	100.345	100.195	4.125	100.756	100.506	100.256
4.750	100.489	100.389	100.289	4.750	100.092	99.992	99.892	3.750	100.185	100.035	99.885	4.375	100.326	100.076	99.826
4.875	100.794	100.694	100.594	4.875	100.361	100.261	100.161	3.875	100.502	100.352	100.202	4.500	100.689	100.439	100.189
5.000	100.963	100.863	100.763	5.000	100.578	100.478	100.378	4.000	100.789	100.639	100.489	4.625	100.995	100.745	100.495
5.125	101.177	101.077	100.977	5.125	100.806	100.706	100.606	4.125	101.092	100.942	100.792	4.875	100.394	100.144	99.894
5.375	100.993	100.893	100.793	5.375	100.646	100.546	100.446	4.250	100.544	100.394	100.244	5.000	100.563	100.313	100.063
5.500	101.247	101.147	101.047	5.500	100.862	100.762	100.662	4.375	100.837	100.687	100.537	5.125	100.777	100.527	100.277
5.625	101.461	101.361	101.261	5.625	101.090	100.990	100.890	4.500	101.080	100.930	100.780	5.500	100.847	100.597	100.347
6.250	101.655	101.505	101.355	6.250	101.284	101.134	100.984	4.625	101.180	101.030	100.880	5.625	101.061	100.811	100.561

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	97.263	97.013	96.763	6.250	N/A	N/A	N/A
4.125	99.006	98.756	98.506	6.250	100.250	100.000	99.750	4.000	97.660	97.410	97.160				
4.250	98.881	98.631	98.381					4.125	98.006	97.756	97.506				
4.375	98.576	98.326	98.076					4.375	97.576	97.326	97.076				
4.500	98.939	98.689	98.439					4.500	97.939	97.689	97.439				
4.625	99.245	98.995	98.745					4.625	98.245	97.995	97.745				
5.000	98.813	98.563	98.313					4.875	97.644	97.394	97.144				
5.125	99.027	98.777	98.527					5.000	97.813	97.563	97.313				
5.250	99.153	98.903	98.653					5.125	98.027	97.777	97.527				
Borrower Paid Comp Only				Lender Paid Only				5.500	98.097	97.847	97.597				
								5.625	98.311	98.061	97.811				

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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)	



W. Rate Sheet Dated: 1/8/2020

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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)
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.			



AFR Loan Center
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Lockdesk Phone: 1-877-588-2706
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30 Day Lock Exp.: 2/7/2020
45 Day Lock Exp.: 2/24/2020
60 Day Lock Exp.: 3/9/2020

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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	98.697	98.597	98.497	3.375	100.009	99.909	99.809	3.375	100.009	99.909	99.809	4.000	102.357	102.257	102.157	4.000	101.982	101.882	101.782
3.250	99.653	99.553	99.453	3.500	100.434	100.334	100.234	3.500	100.434	100.334	100.234	4.125	102.450	102.350	102.250	4.125	102.075	101.975	101.875
3.375	100.259	100.159	100.059	3.625	101.099	100.999	100.899	3.625	101.099	100.999	100.899	4.250	102.765	102.665	102.565	4.250	102.390	102.290	102.190
3.500	100.684	100.584	100.484	3.750	101.752	101.652	101.552	3.750	101.752	101.652	101.552	4.375	103.036	102.936	102.836	4.375	102.661	102.561	102.461
3.625	101.349	101.249	101.149	3.875	102.141	102.041	101.941	3.875	102.141	102.041	101.941	4.500	103.366	103.266	103.166	4.500	102.741	102.641	102.541
3.750	102.002	101.902	101.802	3.990	102.345	102.245	102.145	3.990	102.345	102.245	102.145	4.625	103.329	103.229	103.129	4.625	102.704	102.604	102.504
3.875	102.391	102.291	102.191	4.000	102.445	102.345	102.245	4.000	102.445	102.345	102.245	4.750	103.168	103.068	102.968	4.750	102.543	102.443	102.343
3.990	102.720	102.620	102.520	4.125	102.538	102.438	102.338	4.125	102.538	102.438	102.338	4.875	103.465	103.365	103.265	4.875	102.840	102.740	102.640
4.000	102.820	102.720	102.620	4.250	103.008	102.908	102.808	4.250	103.008	102.908	102.808	4.990	103.649	103.549	103.449	4.990	102.649	102.549	102.449
4.125	102.913	102.813	102.713	4.375	103.279	103.179	103.079	4.375	103.279	103.179	103.079	5.000	103.749	103.649	103.549	5.000	102.749	102.649	102.549
4.250	103.383	103.283	103.183	4.500	103.359	103.259	103.159	4.500	103.359	103.259	103.159	5.125	104.039	103.939	103.839	5.125	103.039	102.939	102.839
4.375	103.654	103.554	103.454	4.625	103.322	103.222	103.122	4.625	103.322	103.222	103.122	5.250	103.632	103.532	103.432	5.250	102.632	102.532	102.432
4.500	103.984	103.884	103.784	4.750	103.695	103.595	103.495	4.750	103.695	103.595	103.495	5.375	103.828	103.728	103.628	5.375	103.828	103.728	103.628
4.625	103.947	103.847	103.747	4.875	103.992	103.892	103.792	4.875	103.992	103.892	103.792	5.500	104.030	103.930	103.830	5.500	104.030	103.930	103.830
4.750	104.320	104.220	104.120	4.990	103.801	103.701	103.601	4.990	103.801	103.701	103.601	5.625	103.568	103.468	103.368	5.625	103.568	103.468	103.368
4.875	104.617	104.517	104.417	5.000	103.901	103.801	103.701	5.000	103.901	103.801	103.701	5.750	104.004	103.904	103.804	5.750	104.004	103.904	103.804
4.990	104.801	104.701	104.601	5.125	104.191	104.091	103.991	5.125	104.191	104.091	103.991	5.875	104.031	103.931	103.831	5.875	104.031	103.931	103.831
5.000	104.901	104.801	104.701	5.250	104.380	104.280	104.180	5.250	104.380	104.280	104.180	5.990	103.963	103.863	103.763	5.990	103.963	103.863	103.763
5.125	105.191	105.091	104.991	5.375	105.576	105.476	105.376	5.375	105.576	105.476	105.376	6.000	104.063	103.963	103.863	6.000	104.063	103.963	103.863
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	101.982	101.882	101.782	3.000	98.979	98.874	98.779	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	102.075	101.975	101.875	3.125	99.777	99.673	99.577	3.125	0.000	0.000	0.000	3.125	0.000	0.000	0.000	3.500	102.482	102.382	102.282
4.250	102.390	102.290	102.190	3.250	100.445	100.343	100.245	3.250	0.000	0.000	0.000	3.250	0.000	0.000	0.000	3.625	102.545	102.445	102.345
4.375	102.661	102.561	102.461	3.375	100.871	100.770	100.671	3.375	100.871	100.770	100.671	3.375	100.871	100.770	100.671	3.750	103.108	103.008	102.908
4.500	102.741	102.641	102.541	3.500	101.384	101.283	101.184	3.500	101.384	101.283	101.184	3.500	101.384	101.283	101.184	3.875	103.247	103.147	103.047
4.625	102.704	102.604	102.504	3.625	102.132	102.032	101.932	3.625	102.132	102.032	101.932	3.625	102.132	102.032	101.932	3.990	103.533	103.433	103.333
4.750	102.543	102.443	102.343	3.750	102.344	102.244	102.144	3.750	102.344	102.244	102.144	3.750	102.344	102.244	102.144	4.000	103.633	103.533	103.433
4.875	102.840	102.740	102.640	3.875	102.688	102.588	102.488	3.875	102.688	102.588	102.488	3.875	102.688	102.588	102.488	4.125	103.703	103.603	103.503
4.990	102.649	102.549	102.449	3.990	102.913	102.813	102.713	3.990	102.913	102.813	102.713	3.990	102.913	102.813	102.713	4.250	104.123	104.023	103.923
5.000	102.749	102.649	102.549	4.000	103.013	102.913	102.813	4.000	103.013	102.913	102.813	4.000	103.013	102.913	102.813	4.375	104.508	104.408	104.308
5.125	103.039	102.939	102.839	4.125	103.214	103.114	103.014	4.125	103.214	103.114	103.014	4.125	103.214	103.114	103.014	4.500	104.723	104.623	104.523
5.250	103.632	103.532	103.432	4.250	103.753	103.653	103.553	4.250	103.753	103.653	103.553	4.250	103.753	103.653	103.553	4.625	103.955	103.855	103.755
5.375	103.828	103.728	103.628	4.375	103.885	103.785	103.685	4.375	103.885	103.785	103.685	4.375	103.885	103.785	103.685	4.750	104.285	104.185	104.085
5.500	104.030	103.930	103.830	4.500	104.176	104.076	103.976	4.500	104.176	104.076	103.976	4.500	104.176	104.076	103.976	4.875	104.549	104.449	104.349
5.625	103.568	103.468	103.368	4.625	104.237	104.137	104.037	4.625	104.237	104.137	104.037	4.625	104.237	104.137	104.037	4.990	104.737	104.637	104.537
5.750	104.004	103.904	103.804	4.750	104.424	104.324	104.224	4.750	104.424	104.324	104.224	4.750	104.424	104.324	104.224	5.000	104.837	104.737	104.637
5.875	104.031	103.931	103.831	4.875	104.745	104.645	104.545	4.875	104.745	104.645	104.545	4.875	104.745	104.645	104.545	5.125	104.772	104.672	104.572
5.990	103.963	103.863	103.763	4.990	105.026	104.926	104.826	4.990	105.026	104.926	104.826	4.990	105.026	104.926	104.826	5.250	104.866	104.766	104.666
6.000	104.063	103.963	103.863	5.000	105.126	105.026	104.926	5.000	105.126	105.026	104.926	5.000	105.126	105.026	104.926	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	102.482	102.382	102.282	3.500	102.482	102.382	102.282	3.500	102.094	101.994	101.894	3.500	102.094	101.994	101.894	3.500	102.094	101.994	101.894
3.625	102.545	102.445	102.345	3.625	102.545	102.445	102.345	3.625	101.659	101.559	101.459	3.625	101.659	101.559	101.459	3.625	101.659	101.559	101.459
3.750	103.108	103.008	102.908	3.750	103.108	103.008	102.908	3.750	102.222	102.122	102.022	3.750	102.222	102.122	102.022	3.750	102.222	102.122	102.022
3.875	103.247	103.147	103.047	3.875	103.247	103.147	103.047	3.875	102.361	102.261	102.161	3.875	102.361	102.261	102.161	3.875	102.361	102.261	102.161
3.990	103.533	103.433	103.333	3.990	103.533	103.433	103.333	3.990	102.647	102.547	102.447	3.990	102.647	102.547	102.447	3.990	102.647	102.547	102.447
4.000	103.633	103.533	103.433	4.000	103.633	103.533	103.433	4.000	102.747	102.647	102.547	4.000	102.747	102.647	102.547	4.000	102.747	102.647	102.547
4.125	103.703	103.603	103.503	4.125	103.703	103.603	103.503	4.125	102.448	102.348	102.248	4.125	102.448	102.348	102.248	4.125	102.448	102.348	102.248
4.250	104.123	104.023	103.923	4.250	104.123	104.023	103.923	4.250	102.868	102.768	102.668	4.250	102.868	102.768	102.668	4.250	102.868	102.768	102.668
4.375	103.383	103.283	103.183	4.375	103.383	103.283	103.183	4.375	102.1										



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.:

2/7/2020

45 Day Lock Exp.:

2/24/2020

60 Day Lock Exp.:

3/9/2020

W. Rate Sheet Dated: 1/8/2020

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	98.587	98.487	98.387	3.000	98.868	98.764	98.668	3.375	101.938	101.838	101.738	4.000	101.965	101.865	101.765	3.375	101.250	101.150	101.050
3.250	99.545	99.445	99.345	3.125	99.667	99.563	99.467	3.500	102.487	102.387	102.287	4.125	102.059	101.959	101.859	3.500	101.799	101.699	101.599
3.375	100.153	100.053	99.953	3.250	100.337	100.234	100.137	3.625	102.530	102.430	102.330	4.250	102.402	102.302	102.202	3.625	101.344	101.244	101.144
3.500	100.579	100.479	100.379	3.375	100.763	100.663	100.563	3.750	103.095	102.995	102.895	4.375	102.674	102.574	102.474	3.750	101.909	101.809	101.709
3.625	101.247	101.147	101.047	3.500	101.277	101.176	101.077	3.875	103.234	103.134	103.034	4.500	103.006	102.906	102.806	3.875	102.048	101.948	101.848
3.750	101.958	101.858	101.758	3.625	102.027	101.927	101.827	3.990	103.522	103.422	103.322	4.625	102.967	102.867	102.767	3.990	102.336	102.236	102.136
3.875	102.347	102.247	102.147	3.750	102.310	102.210	102.110	4.000	103.622	103.522	103.422	4.750	102.788	102.688	102.588	4.000	102.436	102.336	102.236
3.990	102.678	102.578	102.478	3.875	102.657	102.557	102.457	4.125	103.688	103.588	103.488	4.875	103.087	102.987	102.887	4.125	102.133	102.033	101.933
4.000	102.778	102.678	102.578	3.990	102.881	102.781	102.681	4.250	104.110	104.010	103.910	4.990	103.270	103.170	103.070	4.250	102.555	102.455	102.355
4.125	102.872	102.772	102.672	4.000	102.981	102.881	102.781	4.375	104.496	104.396	104.296	5.000	103.370	103.270	103.170	4.375	102.941	102.841	102.741
4.250	103.370	103.270	103.170	4.125	103.182	103.082	102.982	4.500	104.712	104.612	104.512	5.125	103.666	103.566	103.466	4.500	103.157	103.057	102.957
4.375	103.642	103.542	103.442	4.250	103.679	103.579	103.479	4.625	103.971	103.871	103.771	5.250	103.282	103.182	103.082	4.625	101.814	101.714	101.614
4.500	103.974	103.874	103.774	4.375	103.812	103.712	103.612	4.750	104.302	104.202	104.102	5.375	103.479	103.379	103.279	4.750	102.145	102.045	101.945
4.625	103.935	103.835	103.735	4.500	104.105	104.005	103.905	4.875	104.567	104.467	104.367	5.500	103.682	103.582	103.482	4.875	102.410	102.310	102.210
4.750	104.290	104.190	104.090	4.625	104.164	104.064	103.964	4.990	104.761	104.661	104.561	5.625	103.279	103.179	103.079	4.990	102.604	102.504	102.404
4.875	104.589	104.489	104.389	4.750	104.486	104.386	104.286	5.000	104.861	104.761	104.661	5.750	103.716	103.616	103.516	5.000	102.704	102.604	102.504
4.990	104.772	104.672	104.572	4.875	104.807	104.707	104.607	5.125	104.788	104.688	104.588	5.875	103.744	103.644	103.544	5.125	102.881	102.781	102.681
5.000	104.872	104.772	104.672	4.990	105.090	104.990	104.890	5.250	104.883	104.783	104.683	5.990	103.676	103.576	103.476	5.250	102.976	102.876	102.776
5.125	105.168	105.068	104.968	5.000	105.190	105.090	104.990	5.375	0.000	0.000	0.000	6.000	103.776	103.676	103.576	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.:

2/7/2020

45 Day Lock Exp.:

2/24/2020

60 Day Lock Exp.:

3/9/2020

W. Rate Sheet Dated: 1/8/2020

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)