



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 2/10/2020

45 Day Lock Exp.: 2/24/2020

60 Day Lock Exp.: 3/10/2020

W. Rate Sheet Dated: 1/10/2020

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	101.928	101.778	101.628	3.250	101.111	100.961	100.811	2.375	96.914	96.764	96.614	3.125	99.500	99.350	99.200
3.375	102.413	102.263	102.113	3.375	101.511	101.361	101.211	2.500	97.350	97.200	97.050	3.250	99.921	99.771	99.621
3.500	102.884	102.734	102.584	3.500	101.875	101.725	101.575	2.625	97.779	97.629	97.479	3.375	100.249	100.099	99.949
3.625	103.351	103.201	103.051	3.625	102.224	102.074	101.924	2.750	98.265	98.115	97.965	3.500	100.532	100.382	100.232
3.750	102.410	102.260	102.110	3.750	101.537	101.387	101.237	2.875	98.696	98.546	98.396	3.625	100.454	100.304	100.154
3.875	102.826	102.676	102.526	3.875	101.877	101.727	101.577	3.000	99.123	98.973	98.823	Margin = 2.250		Index = 1.570	
4.000	103.222	103.072	102.922	4.000	102.186	102.036	101.886	3.125	99.533	99.383	99.233				
4.125	103.568	103.418	103.268	4.125	102.512	102.362	102.212	3.250	101.221	101.071	100.921				
4.375	103.088	102.988	102.888	4.375	102.488	102.388	102.288	3.375	101.598	101.448	101.298				
4.500	103.452	103.352	103.252	4.500	102.751	102.651	102.551	3.500	101.940	101.790	101.640				
4.625	103.757	103.657	103.557	4.625	102.859	102.759	102.659	3.625	102.266	102.116	101.966				
4.750	103.914	103.814	103.714	4.750	103.367	103.267	103.167	3.750	102.573	102.423	102.273				
4.875	104.219	104.119	104.019	4.875	103.636	103.536	103.436	3.875	102.890	102.740	102.590				
5.000	104.388	104.288	104.188	5.000	103.853	103.753	103.653	4.000	103.177	103.027	102.877				
5.125	104.602	104.502	104.402	5.125	104.081	103.981	103.881	4.125	103.481	103.331	103.181				
5.375	104.715	104.615	104.515	5.375	104.218	104.118	104.018	4.250	103.037	102.887	102.737				
5.500	104.969	104.869	104.769	5.500	104.434	104.334	104.234	4.375	103.330	103.180	103.030				
5.625	105.183	105.083	104.983	5.625	104.662	104.562	104.462	4.500	103.574	103.424	103.274				
6.250	105.970	105.820	105.670	6.250	105.450	105.300	105.150	4.625	103.674	103.524	103.374				

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	101.178	101.028	100.878	3.250	100.111	99.961	99.811	2.375	95.914	95.764	95.614	3.125	98.500	98.350	98.200
3.375	101.663	101.513	101.363	3.375	100.511	100.361	100.211	2.500	96.350	96.200	96.050	3.250	98.921	98.771	98.621
3.500	102.134	101.984	101.834	3.500	100.875	100.725	100.575	2.625	96.779	96.629	96.479	3.375	99.249	99.099	98.949
3.625	102.601	102.451	102.301	3.625	101.224	101.074	100.924	2.750	97.265	97.115	96.965	3.500	99.532	99.382	99.232
3.750	101.660	101.510	101.360	3.750	100.537	100.387	100.237	2.875	97.696	97.546	97.396	3.625	99.454	99.304	99.154
3.875	102.076	101.926	101.776	3.875	100.877	100.727	100.577	3.000	98.123	97.973	97.823	Margin = 2.250		Index = 1.570	
4.000	102.472	102.322	102.172	4.000	101.186	101.036	100.886	3.125	98.533	98.383	98.233	30 Year OTC			
4.125	102.818	102.668	102.518	4.125	101.512	101.362	101.212	3.250	100.221	100.071	99.921	Rate	30 Day	45 Day	60 Day
4.375	102.338	102.238	102.138	4.375	101.488	101.388	101.288	3.375	100.598	100.448	100.298	3.875	100.976	100.726	100.476
4.500	102.702	102.602	102.502	4.500	101.751	101.651	101.551	3.500	100.940	100.790	100.640	4.000	101.372	101.122	100.872
4.625	103.007	102.907	102.807	4.625	101.859	101.759	101.659	3.625	101.266	101.116	100.966	4.125	101.718	101.468	101.218
4.750	103.164	103.064	102.964	4.750	102.367	102.267	102.167	3.750	101.573	101.423	101.273	4.375	101.538	101.288	101.038
4.875	103.469	103.369	103.269	4.875	102.636	102.536	102.436	3.875	101.890	101.740	101.590	4.500	101.902	101.652	101.402
5.000	103.638	103.538	103.438	5.000	102.853	102.753	102.653	4.000	102.177	102.027	101.877	4.625	102.207	101.957	101.707
5.125	103.852	103.752	103.652	5.125	103.081	102.981	102.881	4.125	102.481	102.331	102.181	4.875	102.669	102.419	102.169
5.375	103.965	103.865	103.765	5.375	103.218	103.118	103.018	4.250	102.037	101.887	101.737	5.000	102.838	102.588	102.338
5.500	104.219	104.119	104.019	5.500	103.434	103.334	103.234	4.375	102.330	102.180	102.030	5.125	103.052	102.802	102.552
5.625	104.433	104.333	104.233	5.625	103.662	103.562	103.462	4.500	102.574	102.424	102.274	5.500	103.419	103.169	102.919
6.250	105.220	105.070	104.920	6.250	104.450	104.300	104.150	4.625	102.674	102.524	102.374	5.625	103.633	103.383	103.133

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	-0.250
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	98.226	97.976	97.726	6.250	101.000	100.750	100.500
4.125	100.318	100.068	99.818	6.250	103.750	103.500	103.250	4.000	98.622	98.372	98.122				
4.250	100.443	100.193	99.943					4.125	98.968	98.718	98.468				
4.375	100.138	99.888	99.638					4.375	98.788	98.538	98.288				
4.500	100.502	100.252	100.002					4.500	99.152	98.902	98.652				
4.625	100.807	100.557	100.307					4.625	99.457	99.207	98.957				
5.000	101.438	101.188	100.938					4.875	99.919	99.669	99.419				
5.125	101.652	101.402	101.152					5.000	100.088	99.838	99.588				
5.250	102.184	101.934	101.684					5.125	100.302	100.052	99.802				
Borrower Paid Comp Only				Lender Paid Only				5.500	100.669	100.419	100.169				
								5.625	100.883	100.633	100.383				

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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1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

2/10/2020

45 Day Lock Exp.:

2/24/2020

60 Day Lock Exp.:

3/10/2020

W. Rate Sheet Dated: 1/10/2020

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	100.715	100.565	100.415	3.250	100.328	100.178	100.028	2.375	94.194	94.044	93.894	3.125	99.172	99.022	98.872
3.375	101.201	101.051	100.901	3.375	100.728	100.578	100.428	2.500	94.630	94.480	94.330	3.250	99.719	99.569	99.419
3.500	101.672	101.522	101.372	3.500	101.092	100.942	100.792	2.625	95.059	94.909	94.759	3.375	100.047	99.897	99.747
3.625	102.139	101.989	101.839	3.625	101.441	101.291	101.141	2.750	97.358	97.208	97.058	3.500	100.329	100.179	100.029
3.750	101.510	101.360	101.210	3.750	101.067	100.917	100.767	2.875	97.789	97.639	97.489	3.625	100.251	100.101	99.951
3.875	101.926	101.776	101.626	3.875	101.407	101.257	101.107	3.000	98.216	98.066	97.916	Margin = 2.250		Index = 1.570	
4.000	102.322	102.172	102.022	4.000	101.716	101.566	101.416	3.125	98.625	98.475	98.325				
4.125	102.668	102.518	102.368	4.125	102.042	101.892	101.742	3.250	100.438	100.288	100.138				
4.375	101.938	101.838	101.738	4.375	101.768	101.668	101.568	3.375	100.816	100.666	100.516				
4.500	102.302	102.202	102.102	4.500	102.031	101.931	101.831	3.500	101.157	101.007	100.857				
4.625	102.607	102.507	102.407	4.625	102.139	102.039	101.939	3.625	101.484	101.334	101.184				
4.750	101.764	101.664	101.564	4.750	101.647	101.547	101.447	3.750	102.103	101.953	101.803				
4.875	102.069	101.969	101.869	4.875	101.916	101.816	101.716	3.875	102.420	102.270	102.120				
5.000	102.238	102.138	102.038	5.000	102.133	102.033	101.933	4.000	102.707	102.557	102.407				
5.125	102.452	102.352	102.252	5.125	102.361	102.261	102.161	4.125	103.011	102.861	102.711				
5.375	102.158	102.058	101.958	5.375	102.091	101.991	101.891	4.250	102.317	102.167	102.017				
5.500	102.413	102.313	102.213	5.500	102.308	102.208	102.108	4.375	102.610	102.460	102.310				
5.625	102.627	102.527	102.427	5.625	102.536	102.436	102.336	4.500	102.854	102.704	102.554				
6.250	102.820	102.670	102.520	6.250	102.730	102.580	102.430	4.625	102.954	102.804	102.654				

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	99.965	99.815	99.665	3.250	98.898	98.748	98.598	2.375	94.514	94.364	94.214	3.125	97.162	97.012	96.862
3.375	100.451	100.301	100.151	3.375	99.298	99.148	98.998	2.500	94.950	94.800	94.650	3.250	97.709	97.559	97.409
3.500	100.922	100.772	100.622	3.500	99.662	99.512	99.362	2.625	95.379	95.229	95.079	3.375	98.037	97.887	97.737
3.625	101.389	101.239	101.089	3.625	100.011	99.861	99.711	2.750	96.709	96.559	96.409	3.500	98.319	98.169	98.019
3.750	100.760	100.610	100.460	3.750	99.637	99.487	99.337	2.875	97.140	96.990	96.840	3.625	98.241	98.091	97.941
3.875	101.176	101.026	100.876	3.875	99.977	99.827	99.677	3.000	97.567	97.417	97.267	Margin = 2.250		Index = 1.570	
4.000	101.572	101.422	101.272	4.000	100.286	100.136	99.986	3.125	97.977	97.827	97.677	30 Year OTC			
4.125	101.918	101.768	101.618	4.125	100.612	100.462	100.312	3.250	99.383	99.233	99.083	Rate	30 Day	45 Day	60 Day
4.375	101.188	101.088	100.988	4.375	100.338	100.238	100.138	3.375	99.761	99.611	99.461	3.875	100.076	99.826	99.576
4.500	101.552	101.452	101.352	4.500	100.601	100.501	100.401	3.500	100.102	99.952	99.802	4.000	100.472	100.222	99.972
4.625	101.857	101.757	101.657	4.625	100.709	100.609	100.509	3.625	100.429	100.279	100.129	4.125	100.818	100.568	100.318
4.750	101.014	100.914	100.814	4.750	100.217	100.117	100.017	3.750	100.165	100.015	99.865	4.375	100.388	100.138	99.888
4.875	101.319	101.219	101.119	4.875	100.486	100.386	100.286	3.875	100.483	100.333	100.183	4.500	100.752	100.502	100.252
5.000	101.488	101.388	101.288	5.000	100.703	100.603	100.503	4.000	100.769	100.619	100.469	4.625	101.057	100.807	100.557
5.125	101.702	101.602	101.502	5.125	100.931	100.831	100.731	4.125	101.073	100.923	100.773	4.875	100.519	100.269	100.019
5.375	101.408	101.308	101.208	5.375	100.661	100.561	100.461	4.250	100.387	100.237	100.087	5.000	100.688	100.438	100.188
5.500	101.663	101.563	101.463	5.500	100.878	100.778	100.678	4.375	100.680	100.530	100.380	5.125	100.902	100.652	100.402
5.625	101.877	101.777	101.677	5.625	101.106	101.006	100.906	4.500	100.924	100.774	100.624	5.500	100.863	100.613	100.363
6.250	102.070	101.920	101.770	6.250	101.300	101.150	101.000	4.625	101.024	100.874	100.724	5.625	101.077	100.827	100.577

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	-0.250
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	97.326	97.076	96.826	6.250	N/A	N/A	N/A
4.125	99.068	98.818	98.568	6.250	100.250	100.000	99.750	4.000	97.722	97.472	97.222				
4.250	98.943	98.693	98.443					4.125	98.068	97.818	97.568				
4.375	98.818	98.568	98.318					4.375	97.638	97.388	97.138				
4.500	99.002	98.752	98.502					4.500	98.002	97.752	97.502				
4.625	99.307	99.057	98.807					4.625	98.307	98.057	97.807				
5.000	98.938	98.688	98.438					4.875	97.769	97.519	97.269				
5.125	99.152	98.902	98.652					5.000	97.938	97.688	97.438				
5.250	99.278	99.028	98.778					5.125	98.152	97.902	97.652				
Borrower Paid Comp Only				Lender Paid Only				5.500	98.113	97.863	97.613				
								5.625	98.327	98.077	97.827				

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)	

W. Rate Sheet Dated: 1/10/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FNMA																			
30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year High Balance				30/25 Year 105-125 High Balance			
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	98.508	98.398	98.308	2.750	N/A	N/A	N/A	2.750	N/A	N/A	N/A	4.000	102.271	102.161	102.071	3.750	101.149	101.049	100.949
3.250	99.423	99.313	99.223	2.875	N/A	N/A	N/A	2.875	N/A	N/A	N/A	4.125	102.373	102.263	102.173	3.875	101.706	101.606	101.506
3.375	99.983	99.873	99.783	2.990	95.591	95.491	95.391	2.990	95.260	95.160	95.060	4.250	102.483	102.356	102.283	3.990	102.068	101.968	101.868
3.500	100.377	100.267	100.177	3.000	95.691	95.591	95.491	3.000	95.360	95.260	95.160	4.375	102.853	102.726	102.653	4.000	102.168	102.068	101.968
3.625	101.130	101.020	100.930	3.125	96.990	96.890	96.790	3.125	96.733	96.633	96.533	4.500	103.159	103.032	102.959	4.125	102.373	102.273	102.173
3.750	101.750	101.640	101.550	3.250	98.991	98.901	97.991	3.250	97.999	97.899	97.799	4.625	103.088	102.961	102.888	4.250	102.483	102.383	102.283
3.875	102.169	102.059	101.969	3.375	98.831	98.731	98.631	3.375	98.643	98.543	98.443	4.750	102.874	102.731	102.674	4.375	102.853	102.753	102.653
3.990	102.481	102.371	102.281	3.500	99.332	99.232	99.132	3.500	99.150	99.050	98.950	4.875	103.273	103.080	103.023	4.500	103.159	103.059	102.959
4.000	102.581	102.471	102.381	3.625	100.424	100.324	100.224	3.625	100.358	100.258	100.158	4.990	103.434	103.291	103.234	4.625	103.088	102.988	102.888
4.125	102.673	102.563	102.473	3.750	101.505	101.405	101.305	3.750	101.500	101.400	101.300	5.000	103.534	103.391	103.334	4.750	102.874	102.774	102.674
4.250	103.231	103.104	103.031	3.875	102.012	101.912	101.812	3.875	102.012	101.912	101.812	5.125	103.681	103.538	103.481	4.875	103.223	103.123	103.023
4.375	103.507	103.380	103.307	3.990	102.378	102.278	102.178	3.990	102.378	102.278	102.178	5.250	103.502	103.343	103.302	4.990	103.434	103.334	103.234
4.500	103.788	103.661	103.588	4.000	102.478	102.378	102.278	4.000	102.478	102.378	102.278	5.375	103.825	103.666	103.625	5.000	103.534	103.434	103.334
4.625	103.750	103.623	103.550	4.125	102.945	102.845	102.745	4.125	102.802	102.702	102.602	5.500	104.111	103.952	103.911	5.125	103.681	103.581	103.481
4.750	104.422	104.279	104.222	4.250	103.896	103.796	103.696	4.250	103.610	103.510	103.410	5.625	104.265	104.106	104.065	5.250	103.502	103.402	103.302
4.875	104.737	104.594	104.537	4.375	104.313	104.213	104.113	4.375	104.032	103.932	103.832	5.750	103.956	103.797	103.756	5.375	N/A	N/A	N/A
4.990	104.870	104.727	104.670	4.500	104.671	104.571	104.471	4.500	104.390	104.290	104.190	5.875	104.279	104.120	104.079	5.500	N/A	N/A	N/A
5.000	104.970	104.827	104.770	4.625	104.774	104.674	104.574	4.625	104.516	104.416	104.316	5.990	104.486	104.327	104.286	5.625	N/A	N/A	N/A
5.125	105.108	104.965	104.908	4.750	105.331	105.231	105.131	4.750	105.483	105.383	105.283	6.000	104.586	104.427	104.386	5.750	103.956	103.856	103.756
30/25 Year >125 High Balance				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
3.250	97.629	97.529	97.429	3.000	98.485	98.375	98.285	3.500	100.055	99.955	99.855	3.625	100.845	100.645	100.645	3.125	101.135	101.035	100.935
3.375	98.290	98.190	98.090	3.125	99.458	99.348	99.258	3.625	100.845	100.745	100.645	3.750	101.331	101.131	101.131	3.250	101.469	101.369	101.269
3.500	98.895	98.795	98.695	3.250	100.309	100.199	100.109	3.750	101.487	101.387	101.287	3.875	101.789	101.589	101.589	3.375	101.791	101.691	101.591
3.625	99.866	99.766	99.666	3.375	100.864	100.754	100.664	3.875	101.946	101.846	101.746	3.990	102.120	101.920	101.920	3.500	102.128	102.028	101.928
3.750	101.144	101.044	100.944	3.500	101.308	101.198	101.108	3.990	102.277	102.177	102.077	4.000	102.220	102.020	102.020	3.625	102.646	102.546	102.446
3.875	101.706	101.606	101.506	3.625	101.705	101.595	101.505	4.000	102.277	102.177	102.077	4.125	102.535	102.335	102.335	3.750	102.976	102.876	102.776
3.990	102.068	101.968	101.868	3.750	102.277	102.167	102.077	4.125	102.691	102.591	102.491	4.250	102.471	102.271	102.271	3.875	103.300	103.200	103.100
4.000	102.168	102.068	101.968	3.875	102.712	102.602	102.512	4.250	102.534	102.434	102.334	4.375	102.835	102.635	102.635	3.990	103.547	103.447	103.347
4.125	102.373	102.273	102.173	3.990	103.041	102.931	102.841	4.375	102.897	102.797	102.697	4.500	103.168	102.968	102.968	4.000	103.647	103.547	103.447
4.250	102.483	102.383	102.283	4.000	103.141	103.031	102.941	4.500	103.230	103.130	103.030	4.625	103.282	103.082	103.082	4.125	103.995	103.895	103.795
4.375	102.853	102.753	102.653	4.125	103.269	103.159	103.069	4.625	103.344	103.244	103.144	4.750	103.558	103.358	103.358	4.250	104.338	104.238	104.138
4.500	103.159	103.059	102.959	4.250	103.768	103.641	103.568	4.750	103.620	103.520	103.420	4.875	103.896	103.696	103.696	4.375	104.576	104.476	104.376
4.625	103.088	102.988	102.888	4.375	104.047	103.920	103.847	4.875	103.959	103.859	103.759	4.990	104.170	103.970	103.970	4.500	104.841	104.741	104.641
4.750	102.874	102.774	102.674	4.500	104.324	104.197	104.124	4.990	104.233	104.133	104.033	5.000	104.270	104.070	104.070	4.625	104.731	104.631	104.531
4.875	103.223	103.123	103.023	4.625	104.505	104.378	104.305	5.000	104.333	104.233	104.133	5.125	104.290	104.090	104.090	4.750	104.291	104.191	104.091
4.990	103.434	103.334	103.234	4.750	104.644	104.501	104.444	5.125	104.352	104.252	104.152	5.250	104.643	104.443	104.443	4.875	104.409	104.309	104.209
5.000	103.534	103.434	103.334	4.875	104.914	104.770	104.713	5.250	104.799	104.699	104.599	5.375	104.770	104.570	104.570	4.990	104.376	104.276	104.176
5.125	103.681	103.581	103.481	4.990	105.165	105.022	104.965	5.375	104.926	104.826	104.726	5.500	104.908	104.708	104.708	5.000	104.476	104.376	104.276
5.250	97.516	97.416	97.316	5.000	105.265	105.122	105.065	5.500	105.065	104.965	104.865	5.625	105.287	105.087	105.087	5.125	104.545	104.445	104.345

15 Year 105-125				15 Year >125				15 Year High Balance				15 Year 105-125 High Balance				15 Year >125 High Balance				10 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	Rate	30 Day	45 Day	60 Day
3.125	99.982	99.882	99.782	3.125	99.919	99.719	99.719	3.125	100.853	100.653	100.653	3.125	99.700	99.500	99.500	3.125	99.637	99.437	99.437	3.125	101.311	101.111	101.111
3.250	100.352	100.252	100.152	3.250	100.289	100.089	100.089	3.250	101.094	100.894	100.894	3.250	99.977	99.777	99.777	3.250	99.914	99.714	99.714	3.250	101.636	101.436	101.436
3.375	100.707	100.607	100.507	3.375	100.645	100.445	100.445	3.375	101.510	101.310	101.310	3.375	100.426	100.226	100.226	3.375	100.364	100.164	100.164	3.375	101.954	101.754	101.754
3.500	101.103	101.003	100.903	3.500	101.087	100.887	100.887	3.500	101.931	101.731	101.731	3.500	100.906	100.706	100.706	3.500	100.890	100.690	100.690	3.500	102.276	102.076	102.076
3.625	101.758	101.658	101.558	3.625	101.758	101.558	101.558	3.625	102.286	102.086	102.086	3.625	101.398	101.198	101.198	3.625	101.398	101.198	101.198	3.625	102.780	102.580	102.580
3.750	102.125	102.025	101.925	3.750	102.125	101.925	101.925	3.750	102.506	102.306	102.306	3.750	101.655	101.455	101.455	3.750	101.655	101.455	101.455	3.750	103.108	102.908	102.908
3.875	102.485	102.385	102.285	3.875	102.485	102.285	102.285	3.875	102.720	102.520	102.520	3.875	101.905	101.705	101.705	3.875	101.905	101.705	101.705	3.875	103.429	103.229	103.229
3.990	102.772	102.672	102.572	3.990	102.772	102.572	102.572	3.990	102.852	102.652	102.652	3.990	102.077	101.877	101.877	3.990	102.077	101.877	101.877	3.990	103.668	103.468	103.468
4.000	102.772	102.772	102.672	4.000	102.872	102.672	102.672	4.000	102.952	102.752	102.752	4.000	102.177	101.977	101.977	4.000	102.177	101.977	101.977	4.000	103.768	103.568	103.568
4.125	103.216	103.116	103.016	4.125	103.216	103.016	103.016	4.125	103.321	102.921	102.921	4.125	102.342	102.142	102.142	4.125	102.342	102.142	102.142	4.125	104.052	103.852	103.852
4.250	103.596	103.496	103.396	4.250	103.596	103.396	103.396	4.250	103.355	103.155	103.155	4.250	102.613	102.413	102.413	4.250	102.613	102.413	102.413	4.250	103.892	103.692	103.692
4.375	103.859	103.759	103.659	4.375	103.859	103.659	103.659	4.375	103.515	103.315	103.315	4.375	102.798	102.598	102.598	4.375	102.798	102.598	102.598	4.375	104.057	103.857	103.857
4.500	104.152	104.052	103.952	4.500	104.152	103.952	103.952	4.500	103.695	103.495	103.495	4.500	103.006	102.806	102.806	4.500	103.006	102.806	102.806	4.500	104.302	104.102	104.102

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ TV →	< 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%	>97.00%
≥ 740	0.00%	-0.25%	-0.25%	-0.50%	-0.25%	-0.25%	-0.25%	-0.75%	-0.75%
720 – 739	0.00%	-0.25%	-0.50%	-0.75%	-0.50%	-0.50%	-0.50%	-1.00%	-1.00%
700 – 719	0.00%	-0.50%	-1.00%	-1.25%	-1.00%	-1.00%	-1.00%	-1.50%	-1.50%
680 – 699	0.00%	-0.50%	-1.25%	-1.75%	-1.50%	-1.25%	-1.25%	-1.50%	-1.50%
660 – 679	0.00%	-1.00%	-2.25%	-2.75%	-2.75%	-2.25%	-2.25%	-2.50%	-2.50%
640 – 659	-0.50%	-1.25%	-2.75%	-3.00%	-3.25%	-2.75%	-2.75%	-2.75%	-2.75%
620 – 639	-0.50%	-1.50%	-3.00%	-3.00%	-3.25%	-3.25%	-3.25%	-3.50%	-3.50%

[illegible]

* Not applicable to MH Advantage properties (identified by SEC 859 in conjunction with SEC 235)

** Not applicable to detached Condominium units (identified by SEC 588)

High LTV Refi Option LLPA Caps				
Occupancy	Number of Units	LTV Ratio	<=15 yr Cap	>15 yr Cap
Primary	1	105.01 -115.00%	0.750	2.000
		>115.00%	0.000	0.750
	2	90.01 -100.00%	0.750	2.000
		>100.00%	0.000	0.750
	3-4	80.01 -90.00%	0.750	2.000
>90.00%		0.000	0.750	
Second Home	1	95.01 -105.00%	2.000	3.000
		>105.00%	1.500	2.000
Investment	1-4	80.01 -90.00%	2.000	3.000
		>90.00%	1.500	2.000

HomeReady LLPA Caps*	
Product Feature	LLPA Caps
LTV > 80% and credit score ≥ 680	0.00%
All other LTV & FICO combos	1.50%

*The above caps do not include the following
 LLPA's: State; Extension; Loan Size

Cash-Out Refinance*				
FICO ↓ TV ↓	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%
> 740	-0.375	-0.625	-0.625	-0.875
720 – 739	-0.375	-1.000	-1.000	-1.125
700 – 719	-0.375	-1.000	-1.000	-1.125
680 – 699	-0.375	-1.125	-1.125	-1.750
660 – 679	-0.625	-1.125	-1.125	-1.875
640 – 659	-0.625	-1.625	-1.625	-2.625
620 – 639	-0.625	-1.625	-1.625	-3.125

* Not applicable to student loan cash-out refinances (identified by SFC 841).

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
FNMA HomeStyle Renovation	-1.000
Texas Equity 50(a)(6)	0.000
Texas Equity 50(a)(4)	0.000
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 HB	0.125

Mortgages with Subordinate Financing *			
LTV Range	CLTV Range	Credit Score < 720	Credit Score > 720
≤ 65.00%	80.01% – 95.00%	-0.500	-0.250
65.01% – 75.00%	80.01% – 95.00%	-0.750	-0.500
75.01% – 95.00%	90.01% – 95.00%	-1.000	-0.750
75.01% – 90.00%	76.01% – 90.00%	-1.000	-0.750
≤ 95.00%	95.01% – 97.00%	-1.500	-1.500

* If the subordinate financing is a Community Seconds® loan, these LLPAs do not apply and the lender must use SFC 118.

* If the subordinate financing is a Community Seconds® loan, these LLPAs do not apply and the lender must use SFC 118.

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 Phone:

Lockdesk Hours:

Lockdesk@afwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

2/10/2020

45 Day Lock Exp.:

2/24/2020

60 Day Lock Exp.:

3/10/2020

W. Rate Sheet Dated: 1/10/2020

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	98.641	98.541	98.441	3.375	99.963	99.863	99.763	3.375	99.963	99.863	99.763	4.000	102.372	102.272	102.172	4.000	101.997	101.897	101.797
3.250	99.603	99.503	99.403	3.500	100.392	100.292	100.192	3.500	100.392	100.292	100.192	4.125	102.464	102.364	102.264	4.125	102.089	101.989	101.889
3.375	100.213	100.113	100.013	3.625	101.063	100.963	100.863	3.625	101.063	100.963	100.863	4.250	102.862	102.762	102.662	4.250	102.487	102.387	102.287
3.500	100.642	100.542	100.442	3.750	101.730	101.630	101.530	3.750	101.730	101.630	101.530	4.375	103.135	103.035	102.935	4.375	102.760	102.660	102.560
3.625	101.313	101.213	101.113	3.875	102.123	102.023	101.923	3.875	102.123	102.023	101.923	4.500	103.473	103.373	103.273	4.500	102.848	102.748	102.648
3.750	101.980	101.880	101.780	3.990	102.334	102.234	102.134	3.990	102.334	102.234	102.134	4.625	103.434	103.334	103.234	4.625	102.809	102.709	102.609
3.875	102.373	102.273	102.173	4.000	102.434	102.334	102.234	4.000	102.434	102.334	102.234	4.750	103.257	103.157	103.057	4.750	102.632	102.532	102.432
3.990	102.709	102.609	102.509	4.125	102.526	102.426	102.326	4.125	102.526	102.426	102.326	4.875	103.558	103.458	103.358	4.875	102.933	102.833	102.733
4.000	102.809	102.709	102.609	4.250	103.012	102.912	102.812	4.250	103.012	102.912	102.812	4.990	103.743	103.643	103.543	4.990	102.743	102.643	102.543
4.125	102.901	102.801	102.701	4.375	103.285	103.185	103.085	4.375	103.285	103.185	103.085	5.000	103.843	103.743	103.643	5.000	102.843	102.743	102.643
4.250	103.387	103.287	103.187	4.500	103.373	103.273	103.173	4.500	103.373	103.273	103.173	5.125	104.137	104.037	103.937	5.125	103.137	103.037	102.937
4.375	103.660	103.560	103.460	4.625	103.334	103.234	103.134	4.625	103.334	103.234	103.134	5.250	103.381	103.281	103.181	5.250	102.381	102.281	102.181
4.500	103.998	103.898	103.798	4.750	103.691	103.591	103.491	4.750	103.691	103.591	103.491	5.375	103.580	103.480	103.380	5.375	103.580	103.480	103.380
4.625	103.959	103.859	103.759	4.875	103.992	103.892	103.792	4.875	103.992	103.892	103.792	5.500	103.783	103.683	103.583	5.500	103.783	103.683	103.583
4.750	104.316	104.216	104.116	4.990	103.802	103.702	103.602	4.990	103.802	103.702	103.602	5.625	103.407	103.307	103.207	5.625	103.407	103.307	103.207
4.875	104.617	104.517	104.417	5.000	103.902	103.802	103.702	5.000	103.902	103.802	103.702	5.750	103.845	103.745	103.645	5.750	103.845	103.745	103.645
4.990	104.802	104.702	104.602	5.125	104.196	104.096	103.996	5.125	104.196	104.096	103.996	5.875	103.873	103.773	103.673	5.875	103.873	103.773	103.673
5.000	104.902	104.802	104.702	5.250	104.369	104.269	104.169	5.250	104.369	104.269	104.169	5.990	103.804	103.704	103.604	5.990	103.804	103.704	103.604
5.125	105.196	105.096	104.996	5.375	105.568	105.468	105.368	5.375	105.568	105.468	105.368	6.000	103.904	103.804	103.704	6.000	103.904	103.804	103.704
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	101.997	101.897	101.797	3.000	98.932	98.829	98.732	3.000	0.000	0.000	0.000	3.000	0.000	0.000	0.000	3.375	101.899	101.799	101.699
4.125	102.089	101.989	101.889	3.125	99.723	99.620	99.523	3.125	0.000	0.000	0.000	3.125	0.000	0.000	0.000	3.500	102.429	102.329	102.229
4.250	102.487	102.387	102.287	3.250	100.404	100.304	100.204	3.250	0.000	0.000	0.000	3.250	0.000	0.000	0.000	3.625	102.488	102.388	102.288
4.375	102.760	102.660	102.560	3.375	100.832	100.732	100.632	3.375	100.832	100.732	100.632	3.375	100.832	100.732	100.632	3.750	103.054	102.954	102.854
4.500	102.848	102.748	102.648	3.500	101.331	101.231	101.131	3.500	101.331	101.231	101.131	3.500	101.331	101.231	101.131	3.875	103.194	103.094	102.994
4.625	102.809	102.709	102.609	3.625	102.035	101.935	101.835	3.625	102.035	101.935	101.835	3.625	102.035	101.935	101.835	3.990	103.483	103.383	103.283
4.750	102.632	102.532	102.432	3.750	102.371	102.271	102.171	3.750	102.371	102.271	102.171	3.750	102.371	102.271	102.171	4.000	103.583	103.483	103.383
4.875	102.933	102.833	102.733	3.875	102.784	102.684	102.584	3.875	102.784	102.684	102.584	3.875	102.784	102.684	102.584	4.125	103.720	103.620	103.520
4.990	102.743	102.643	102.543	3.990	102.942	102.842	102.742	3.990	102.942	102.842	102.742	3.990	102.942	102.842	102.742	4.250	104.142	104.042	103.942
5.000	102.843	102.743	102.643	4.000	103.042	102.942	102.842	4.000	103.042	102.942	102.842	4.000	103.042	102.942	102.842	4.375	104.526	104.426	104.326
5.125	103.137	103.037	102.937	4.125	103.249	103.149	103.049	4.125	103.249	103.149	103.049	4.125	103.249	103.149	103.049	4.500	104.746	104.646	104.546
5.250	103.381	103.281	103.181	4.250	103.789	103.689	103.589	4.250	103.789	103.689	103.589	4.250	103.789	103.689	103.589	4.625	104.013	103.913	103.813
5.375	103.580	103.480	103.380	4.375	103.932	103.832	103.732	4.375	103.932	103.832	103.732	4.375	103.932	103.832	103.732	4.750	104.344	104.244	104.144
5.500	103.783	103.683	103.583	4.500	104.196	104.096	103.996	4.500	104.196	104.096	103.996	4.500	104.196	104.096	103.996	4.875	104.616	104.516	104.416
5.625	103.407	103.307	103.207	4.625	104.258	104.158	104.058	4.625	104.258	104.158	104.058	4.625	104.258	104.158	104.058	4.990	104.810	104.710	104.610
5.750	103.845	103.745	103.645	4.750	104.431	104.331	104.231	4.750	104.431	104.331	104.231	4.750	104.431	104.331	104.231	5.000	104.910	104.810	104.710
5.875	103.873	103.773	103.673	4.875	104.554	104.454	104.354	4.875	104.554	104.454	104.354	4.875	104.554	104.454	104.354	5.125	104.730	104.630	104.530
5.990	103.804	103.704	103.604	4.990	105.040	104.940	104.840	4.990	105.040	104.940	104.840	4.990	105.040	104.940	104.840	5.250	104.825	104.725	104.625
6.000	103.904	103.804	103.704	5.000	105.140	105.040	104.940	5.000	105.140	105.040	104.940	5.000	105.140	105.040	104.940	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	101.899	101.799	101.699	3.375	101.899	101.799	101.699	3.375	101.511	101.411	101.311	3.375	101.511	101.411	101.311	3.375	101.511	101.411	101.311
3.500	102.429	102.329	102.229	3.500	102.429	102.329	102.229	3.500	102.041	101.941	101.841	3.500	102.041	101.941	101.841	3.500	102.041	101.941	101.841
3.625	102.488	102.388	102.288	3.625	102.488	102.388	102.288	3.625	101.601	101.501	101.401	3.625	101.601	101.501	101.401	3.625	101.601	101.501	101.401
3.750	103.054	102.954	102.854	3.750	103.054	102.954	102.854	3.750	102.167	102.067	101.967	3.750	102.167	102.067	101.967	3.750	102.167	102.067	101.967
3.875	103.194	103.094	102.994	3.875	103.194	103.094	102.994	3.875	102.307	102.207	102.107	3.875	102.307	102.207	102.107	3.875	102.307	102.207	102.107
3.990	103.483	103.383	103.283	3.990	103.483	103.383	103.283	3.990	102.596	102.496	102.396	3.990	102.596	102.496	102.396	3.990	102.596	102.496	102.396
4.000	103.583	103.483	103.383	4.000	103.583	103.483	103.383	4.000	102.696	102.596	102.496	4.000	102.696	102.596	102.496	4.000	102.696	102.596	102.496
4.125	103.720	103.620	103.520	4.125	103.720	103.620	103.520	4.125	102.462	102.362	102.262	4.125	102.462	102.362	102.262	4.125	102.462	102.362	102.262
4.250	104.142	104.042	103.942	4.250	104.142	104.042	103.942	4.250	102.884	102.784	102.684	4.250	102.884	102.784	102.684	4.250	102.884	102.784	102.684
4.375	104.041	104.041	104.041	4.375	104.041	104.041	104.041	4.375	102.684	102.584	102.484	4.375	103.143	103.043	102.943	4.375	103.143	103.043	102.943
4.500	104.621	104.521	104.421	4.500	104.621	104.521	104.421	4.500	103.488	103.388	103.288								



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.:

2/10/2020

45 Day Lock Exp.:

2/24/2020

60 Day Lock Exp.:

3/10/2020

W. Rate Sheet Dated: 1/10/2020

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	98.308	98.208	98.108	3.000	98.594	98.475	98.394	3.375	101.743	101.643	101.543	4.000	101.815	101.715	101.615	3.375	101.055	100.955	100.855
3.250	99.289	99.189	99.089	3.125	99.391	99.274	99.191	3.500	102.274	102.174	102.074	4.125	101.933	101.833	101.733	3.500	101.586	101.486	101.386
3.375	99.899	99.799	99.699	3.250	100.082	99.966	99.882	3.625	102.413	102.313	102.213	4.250	102.411	102.311	102.211	3.625	101.228	101.128	101.028
3.500	100.348	100.248	100.148	3.375	100.517	100.402	100.317	3.750	102.985	102.885	102.785	4.375	102.695	102.595	102.495	3.750	101.800	101.700	101.600
3.625	101.038	100.938	100.838	3.500	101.027	100.910	100.827	3.875	103.127	103.027	102.927	4.500	103.042	102.942	102.842	3.875	101.942	101.842	101.742
3.750	101.744	101.644	101.544	3.625	101.746	101.629	101.546	3.990	103.425	103.325	103.225	4.625	103.012	102.912	102.812	3.990	102.240	102.140	102.040
3.875	102.149	102.049	101.949	3.750	102.137	102.037	101.937	4.000	103.525	103.425	103.325	4.750	102.844	102.744	102.644	4.000	102.340	102.240	102.140
3.990	102.494	102.394	102.294	3.875	102.559	102.459	102.359	4.125	103.631	103.531	103.431	4.875	103.152	103.052	102.952	4.125	102.073	101.973	101.873
4.000	102.594	102.494	102.394	3.990	102.728	102.628	102.528	4.250	104.059	103.959	103.859	4.990	103.344	103.244	103.144	4.250	102.501	102.401	102.301
4.125	102.712	102.612	102.512	4.000	102.828	102.728	102.628	4.375	104.452	104.352	104.252	5.000	103.444	103.344	103.244	4.375	102.894	102.794	102.694
4.250	103.283	103.183	103.083	4.125	103.038	102.938	102.838	4.500	104.673	104.573	104.473	5.125	103.751	103.651	103.551	4.500	103.115	103.015	102.915
4.375	103.567	103.467	103.367	4.250	103.645	103.545	103.445	4.625	103.656	103.556	103.456	5.250	102.941	102.841	102.741	4.625	101.499	101.399	101.299
4.500	103.914	103.814	103.714	4.375	103.794	103.694	103.594	4.750	103.997	103.897	103.797	5.375	103.145	103.045	102.945	4.750	101.840	101.740	101.640
4.625	103.884	103.784	103.684	4.500	104.065	103.965	103.865	4.875	104.277	104.177	104.077	5.500	103.352	103.252	103.152	4.875	102.120	102.020	101.920
4.750	104.249	104.149	104.049	4.625	104.129	104.029	103.929	4.990	104.481	104.381	104.281	5.625	103.122	103.022	102.922	4.990	102.324	102.224	102.124
4.875	104.557	104.457	104.357	4.750	104.337	104.237	104.137	5.000	104.581	104.481	104.381	5.750	103.567	103.467	103.367	5.000	102.424	102.324	102.224
4.990	104.749	104.649	104.549	4.875	104.668	104.568	104.468	5.125	104.482	104.382	104.282	5.875	103.598	103.498	103.398	5.125	102.575	102.475	102.375
5.000	104.849	104.749	104.649	4.990	104.964	104.864	104.764	5.250	104.580	104.480	104.380	5.990	103.533	103.433	103.333	5.250	102.673	102.573	102.473
5.125	105.156	105.056	104.956	5.000	105.064	104.964	104.864	5.375	0.000	0.000	0.000	6.000	103.633	103.533	103.433	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.:

2/10/2020

45 Day Lock Exp.:

2/24/2020

60 Day Lock Exp.:

3/10/2020

W. Rate Sheet Dated: 1/10/2020

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	98.613	98.551	98.488	
3.500	99.047	98.984	98.922	
3.625	99.459	99.396	99.334	
3.750	99.895	99.832	99.770	
3.875	100.087	100.024	99.962	
4.000	100.302	100.239	100.177	
4.125	100.494	100.431	100.369	
4.250	100.695	100.633	100.570	
4.375	100.954	100.891	100.829	
4.500	101.212	101.149	101.087	
4.625	101.449	101.387	101.324	
4.750	101.703	101.641	101.578	
4.875	101.925	101.862	101.800	

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	97.817	97.692	97.567	
3.375	98.277	98.152	98.027	
3.500	98.679	98.554	98.429	
3.625	99.156	99.031	98.906	
3.750	99.567	99.442	99.317	
3.875	99.927	99.802	99.677	
4.000	100.263	100.138	100.013	
4.125	100.400	100.275	100.150	
4.250	100.705	100.580	100.455	
4.375	100.982	100.857	100.732	
4.500	101.138	101.013	100.888	

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	96.574	96.449	96.324	
3.375	96.977	96.852	96.727	
3.500	97.351	97.226	97.101	
3.625	97.702	97.577	97.452	
3.750	98.289	98.164	98.039	
3.875	98.605	98.480	98.355	
4.000	98.889	98.764	98.639	
4.125	99.172	99.047	98.922	
4.250	99.455	99.330	99.205	
4.375	99.738	99.613	99.488	
4.500	100.027	99.902	99.777	
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)