



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.: 2/12/2020

45 Day Lock Exp.: 2/27/2020

60 Day Lock Exp.: 3/13/2020

W. Rate Sheet Dated: 1/13/2020

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	101.803	101.653	101.503	3.250	100.986	100.836	100.686	2.375	96.933	96.783	96.633	3.125	99.500	99.350	99.200
3.375	102.288	102.138	101.988	3.375	101.386	101.236	101.086	2.500	97.369	97.219	97.069	3.250	99.921	99.771	99.621
3.500	102.759	102.609	102.459	3.500	101.750	101.600	101.450	2.625	97.797	97.647	97.497	3.375	100.249	100.099	99.949
3.625	103.226	103.076	102.926	3.625	102.099	101.949	101.799	2.750	98.292	98.142	97.992	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	98.723	98.573	98.423	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	99.150	99.000	98.850	Margin = 2.250		Index = 1.570	
4.000	103.222	103.072	102.922	4.000	102.186	102.036	101.886	3.125	99.560	99.410	99.260				
4.125	103.568	103.418	103.268	4.125	102.512	102.362	102.212	3.250	101.290	101.140	100.990				
4.375	103.151	103.051	102.951	4.375	102.551	102.451	102.351	3.375	101.668	101.518	101.368				
4.500	103.514	103.414	103.314	4.500	102.814	102.714	102.614	3.500	102.009	101.859	101.709				
4.625	103.820	103.720	103.620	4.625	102.922	102.822	102.722	3.625	102.336	102.186	102.036				
4.750	104.055	103.955	103.855	4.750	103.508	103.408	103.308	3.750	102.650	102.500	102.350				
4.875	104.360	104.260	104.160	4.875	103.777	103.677	103.577	3.875	102.968	102.818	102.668				
5.000	104.529	104.429	104.329	5.000	103.993	103.893	103.793	4.000	103.254	103.104	102.954				
5.125	104.743	104.643	104.543	5.125	104.222	104.122	104.022	4.125	103.558	103.408	103.258				
5.375	104.715	104.615	104.515	5.375	104.218	104.118	104.018	4.250	103.064	102.914	102.764				
5.500	104.969	104.869	104.769	5.500	104.434	104.334	104.234	4.375	103.349	103.199	103.049				
5.625	105.183	105.083	104.983	5.625	104.662	104.562	104.462	4.500	103.593	103.443	103.293				
6.250	105.970	105.820	105.670	6.250	105.450	105.300	105.150	4.625	103.685	103.535	103.385				

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	101.053	100.903	100.753	3.250	99.986	99.836	99.686	2.375	95.933	95.783	95.633	3.125	98.500	98.350	98.200
3.375	101.538	101.388	101.238	3.375	100.386	100.236	100.086	2.500	96.369	96.219	96.069	3.250	98.921	98.771	98.621
3.500	102.009	101.859	101.709	3.500	100.750	100.600	100.450	2.625	96.797	96.647	96.497	3.375	99.249	99.099	98.949
3.625	102.476	102.326	102.176	3.625	101.099	100.949	100.799	2.750	97.292	97.142	96.992	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	97.723	97.573	97.423	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	98.150	98.000	97.850	Margin = 2.250		Index = 1.570	
4.000	102.472	102.322	102.172	4.000	101.186	101.036	100.886	3.125	98.560	98.410	98.260	30 Year OTC			
4.125	102.818	102.668	102.518	4.125	101.512	101.362	101.212	3.250	100.290	100.140	99.990	Rate	30 Day	45 Day	60 Day
4.375	102.401	102.301	102.201	4.375	101.551	101.451	101.351	3.375	100.668	100.518	100.368	3.875	100.976	100.726	100.476
4.500	102.764	102.664	102.564	4.500	101.814	101.714	101.614	3.500	101.009	100.859	100.709	4.000	101.372	101.122	100.872
4.625	103.070	102.970	102.870	4.625	101.922	101.822	101.722	3.625	101.336	101.186	101.036	4.125	101.718	101.468	101.218
4.750	103.305	103.205	103.105	4.750	102.508	102.408	102.308	3.750	101.650	101.500	101.350	4.375	101.601	101.351	101.101
4.875	103.610	103.510	103.410	4.875	102.777	102.677	102.577	3.875	101.968	101.818	101.668	4.500	101.964	101.714	101.464
5.000	103.779	103.679	103.579	5.000	102.993	102.893	102.793	4.000	102.254	102.104	101.954	4.625	102.270	102.020	101.770
5.125	103.993	103.893	103.793	5.125	103.222	103.122	103.022	4.125	102.558	102.408	102.258	4.875	102.810	102.560	102.310
5.375	103.965	103.865	103.765	5.375	103.218	103.118	103.018	4.250	102.064	101.914	101.764	5.000	102.979	102.729	102.479
5.500	104.219	104.119	104.019	5.500	103.434	103.334	103.234	4.375	102.349	102.199	102.049	5.125	103.193	102.943	102.693
5.625	104.433	104.333	104.233	5.625	103.662	103.562	103.462	4.500	102.593	102.443	102.293	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	102.685	102.535	102.385	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	100.201	99.951	99.701					4.375	98.851	98.601	98.351				
4.500	100.564	100.314	100.064					4.500	99.214	98.964	98.714				
4.625	100.870	100.620	100.370					4.625	99.520	99.270	99.020				
5.000	101.579	101.329	101.079					4.875	100.060	99.810	99.560				
5.125	101.793	101.543	101.293					5.000	100.229	99.979	99.729				
5.250	102.325	102.075	101.825					5.125	100.443	100.193	99.943				
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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2/12/2020

45 Day Lock Exp.:

2/27/2020

60 Day Lock Exp.:

3/13/2020

W. Rate Sheet Dated: 1/13/2020

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	100.590	100.440	100.290	3.250	100.203	100.053	99.903	2.375	94.213	94.063	93.913	3.125	99.172	99.022	98.872
3.375	101.076	100.926	100.776	3.375	100.603	100.453	100.303	2.500	94.649	94.499	94.349	3.250	99.719	99.569	99.419
3.500	101.547	101.397	101.247	3.500	100.967	100.817	100.667	2.625	95.077	94.927	94.777	3.375	100.047	99.897	99.747
3.625	102.014	101.864	101.714	3.625	101.316	101.166	101.016	2.750	97.384	97.234	97.084	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	97.815	97.665	97.515	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	98.242	98.092	97.942	Margin = 2.250		Index = 1.570	
4.000	102.322	102.172	102.022	4.000	101.716	101.566	101.416	3.125	98.652	98.502	98.352				
4.125	102.668	102.518	102.368	4.125	102.042	101.892	101.742	3.250	100.508	100.358	100.208				
4.375	102.001	101.901	101.801	4.375	101.831	101.731	101.631	3.375	100.885	100.735	100.585				
4.500	102.364	102.264	102.164	4.500	102.094	101.994	101.894	3.500	101.227	101.077	100.927				
4.625	102.670	102.570	102.470	4.625	102.202	102.102	102.002	3.625	101.554	101.404	101.254				
4.750	101.905	101.805	101.705	4.750	101.788	101.688	101.588	3.750	102.180	102.030	101.880				
4.875	102.210	102.110	102.010	4.875	102.057	101.957	101.857	3.875	102.498	102.348	102.198				
5.000	102.379	102.279	102.179	5.000	102.273	102.173	102.073	4.000	102.784	102.634	102.484				
5.125	102.593	102.493	102.393	5.125	102.502	102.402	102.302	4.125	103.088	102.938	102.788				
5.375	102.158	102.058	101.958	5.375	102.091	101.991	101.891	4.250	102.344	102.194	102.044				
5.500	102.413	102.313	102.213	5.500	102.308	102.208	102.108	4.375	102.629	102.479	102.329				
5.625	102.627	102.527	102.427	5.625	102.536	102.436	102.336	4.500	102.873	102.723	102.573				
6.250	102.820	102.670	102.520	6.250	102.730	102.580	102.430	4.625	102.965	102.815	102.665				

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	99.840	99.690	99.540	3.250	98.773	98.623	98.473	2.375	94.533	94.383	94.233	3.125	97.162	97.012	96.862
3.375	100.326	100.176	100.026	3.375	99.173	99.023	98.873	2.500	94.969	94.819	94.669	3.250	97.709	97.559	97.409
3.500	100.797	100.647	100.497	3.500	99.537	99.387	99.237	2.625	95.397	95.247	95.097	3.375	98.037	97.887	97.737
3.625	101.264	101.114	100.964	3.625	99.886	99.736	99.586	2.750	96.735	96.585	96.435	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	97.167	97.017	96.867	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	97.594	97.444	97.294	Margin = 2.250		Index = 1.570	
4.000	101.572	101.422	101.272	4.000	100.286	100.136	99.986	3.125	98.003	97.853	97.703	30 Year OTC			
4.125	101.918	101.768	101.618	4.125	100.612	100.462	100.312	3.250	99.453	99.303	99.153	Rate	30 Day	45 Day	60 Day
4.375	101.251	101.151	101.051	4.375	100.401	100.301	100.201	3.375	99.830	99.680	99.530	3.875	100.076	99.826	99.576
4.500	101.614	101.514	101.414	4.500	100.664	100.564	100.464	3.500	100.172	100.022	99.872	4.000	100.472	100.222	99.972
4.625	101.920	101.820	101.720	4.625	100.772	100.672	100.572	3.625	100.499	100.349	100.199	4.125	100.818	100.568	100.318
4.750	101.155	101.055	100.955	4.750	100.358	100.258	100.158	3.750	100.242	100.092	99.942	4.375	100.451	100.201	99.951
4.875	101.460	101.360	101.260	4.875	100.627	100.527	100.427	3.875	100.560	100.410	100.260	4.500	100.814	100.564	100.314
5.000	101.629	101.529	101.429	5.000	100.843	100.743	100.643	4.000	100.847	100.697	100.547	4.625	101.120	100.870	100.620
5.125	101.843	101.743	101.643	5.125	101.072	100.972	100.872	4.125	101.150	101.000	100.850	4.875	100.660	100.410	100.160
5.375	101.408	101.308	101.208	5.375	100.661	100.561	100.461	4.250	100.414	100.264	100.114	5.000	100.829	100.579	100.329
5.500	101.663	101.563	101.463	5.500	100.878	100.778	100.678	4.375	100.699	100.549	100.399	5.125	101.043	100.793	100.543
5.625	101.877	101.777	101.677	5.625	101.106	101.006	100.906	4.500	100.943	100.793	100.643	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	101.035	100.885	100.735	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	98.701	98.451	98.201					4.375	97.701	97.451	97.201				
4.500	99.064	98.814	98.564					4.500	98.064	97.814	97.564				
4.625	99.370	99.120	98.870					4.625	98.370	98.120	97.870				
5.000	99.079	98.829	98.579					4.875	97.910	97.660	97.410				
5.125	99.293	99.043	98.793					5.000	98.079	97.829	97.579				
5.250	99.419	99.169	98.919					5.125	98.293	98.043	97.793				
								5.500	98.113	97.863	97.613				
Borrower Paid Comp Only				Lender Paid Only				5.625	98.327	98.077	97.827				

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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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W. Rate Sheet Dated: 1/13/2020

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
3.000	97.435	97.335	97.235	3.375	99.897	99.797	99.697	3.375	99.897	99.797	99.697	4.000	102.334	102.234	102.134	4.000	101.959	101.859	101.759
3.125	98.574	98.474	98.374	3.500	100.328	100.228	100.128	3.500	100.328	100.228	100.128	4.125	102.428	102.328	102.228	4.125	102.053	101.953	101.853
3.250	99.536	99.436	99.336	3.625	101.000	100.900	100.800	3.625	101.000	100.900	100.800	4.250	102.941	102.841	102.741	4.250	102.566	102.466	102.366
3.375	100.147	100.047	99.947	3.750	101.697	101.597	101.497	3.750	101.697	101.597	101.497	4.375	103.212	103.112	103.012	4.375	102.837	102.737	102.637
3.500	100.578	100.478	100.378	3.875	102.088	101.988	101.888	3.875	102.088	101.988	101.888	4.500	103.544	103.444	103.344	4.500	102.919	102.819	102.719
3.625	101.250	101.150	101.050	3.990	102.293	102.193	102.093	3.990	102.293	102.193	102.093	4.625	103.509	103.409	103.309	4.625	102.884	102.784	102.684
3.750	101.947	101.847	101.747	4.000	102.393	102.293	102.193	4.000	102.393	102.293	102.193	4.750	103.456	103.356	103.256	4.750	102.831	102.731	102.631
3.875	102.338	102.238	102.138	4.125	102.487	102.387	102.287	4.125	102.487	102.387	102.287	4.875	103.755	103.655	103.555	4.875	103.130	103.030	102.930
3.990	102.668	102.568	102.468	4.250	103.091	102.991	102.891	4.250	103.091	102.991	102.891	4.990	103.938	103.838	103.738	4.990	102.938	102.838	102.738
4.000	102.768	102.668	102.568	4.375	103.362	103.262	103.162	4.375	103.362	103.262	103.162	5.000	104.038	103.938	103.838	5.000	103.038	102.938	102.838
4.125	102.862	102.762	102.662	4.500	103.444	103.344	103.244	4.500	103.444	103.344	103.244	5.125	104.330	104.230	104.130	5.125	103.330	103.230	103.130
4.250	103.466	103.366	103.266	4.625	103.409	103.309	103.209	4.625	103.409	103.309	103.209	5.250	103.655	103.555	103.455	5.250	102.655	102.555	102.455
4.375	103.737	103.637	103.537	4.750	103.884	103.784	103.684	4.750	103.884	103.784	103.684	5.375	103.853	103.752	103.653	5.375	103.853	103.752	103.653
4.500	104.069	103.969	103.869	4.875	104.183	104.083	103.983	4.875	104.183	104.083	103.983	5.500	104.053	103.953	103.853	5.500	104.053	103.953	103.853
4.625	104.034	103.934	103.834	4.990	103.991	103.891	103.791	4.990	103.991	103.891	103.791	5.625	104.373	104.273	104.173	5.625	104.373	104.273	104.173
4.750	104.509	104.409	104.309	5.000	104.091	103.991	103.891	5.000	104.091	103.991	103.891	5.750	104.265	104.165	104.065	5.750	104.265	104.165	104.065
4.875	104.808	104.708	104.608	5.125	104.383	104.283	104.183	5.125	104.383	104.283	104.183	5.875	104.292	104.192	104.092	5.875	104.292	104.192	104.092
4.990	104.991	104.891	104.791	5.250	104.645	104.545	104.445	5.250	104.645	104.545	104.445	5.990	104.222	104.101	104.022	5.990	104.222	104.101	104.022
5.000	105.091	104.991	104.891	5.375	105.843	105.742	105.643	5.375	105.843	105.742	105.643	6.000	104.322	104.201	104.122	6.000	104.322	104.201	104.122
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	101.959	101.859	101.759	3.000	98.851	98.751	98.651	3.000	0.000	0.000	0.000	3.000	0.000	0.000	0.000	3.375	101.895	101.795	101.695
4.125	102.053	101.953	101.853	3.125	99.654	99.554	99.454	3.125	0.000	0.000	0.000	3.125	0.000	0.000	0.000	3.500	102.417	102.317	102.217
4.250	102.566	102.466	102.366	3.250	100.326	100.226	100.126	3.250	0.000	0.000	0.000	3.250	0.000	0.000	0.000	3.625	102.478	102.378	102.278
4.375	102.837	102.737	102.637	3.375	100.753	100.653	100.553	3.375	100.753	100.653	100.553	3.375	100.753	100.653	100.553	3.750	103.093	102.993	102.893
4.500	102.919	102.819	102.719	3.500	101.246	101.146	101.046	3.500	101.246	101.146	101.046	3.500	101.246	101.146	101.046	3.875	103.170	103.070	102.970
4.625	102.884	102.784	102.684	3.625	101.956	101.856	101.756	3.625	101.956	101.856	101.756	3.625	101.956	101.856	101.756	3.990	103.454	103.354	103.254
4.750	102.831	102.731	102.631	3.750	102.330	102.230	102.130	3.750	102.330	102.230	102.130	3.750	102.330	102.230	102.130	4.000	103.554	103.454	103.354
4.875	103.130	103.030	102.930	3.875	102.724	102.624	102.524	3.875	102.724	102.624	102.524	3.875	102.724	102.624	102.524	4.125	103.691	103.591	103.491
4.990	102.938	102.838	102.738	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	104.106	104.006	103.906
5.000	103.038	102.938	102.838	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	104.502	104.402	104.302
5.125	103.330	103.230	103.130	4.125	103.184	103.084	102.984	4.125	103.184	103.084	102.984	4.125	103.184	103.084	102.984	4.500	104.722	104.622	104.522
5.250	102.655	102.555	102.455	4.250	103.832	103.732	103.632	4.250	103.832	103.732	103.632	4.250	103.832	103.732	103.632	4.625	103.939	103.839	103.739
5.375	103.853	103.752	103.653	4.375	103.965	103.865	103.765	4.375	103.965	103.865	103.765	4.375	103.965	103.865	103.765	4.750	104.274	104.174	104.074
5.500	104.053	103.953	103.853	4.500	104.259	104.159	104.059	4.500	104.259	104.159	104.059	4.500	104.259	104.159	104.059	4.875	104.543	104.443	104.343
5.625	104.373	104.273	104.173	4.625	104.321	104.221	104.121	4.625	104.321	104.221	104.121	4.625	104.321	104.221	104.121	4.990	104.737	104.637	104.537
5.750	104.265	104.165	104.065	4.750	104.605	104.505	104.405	4.750	104.605	104.505	104.405	4.750	104.605	104.505	104.405	5.000	104.837	104.737	104.637
5.875	104.292	104.192	104.092	4.875	104.927	104.827	104.727	4.875	104.927	104.827	104.727	4.875	104.927	104.827	104.727	5.125	104.731	104.631	104.531
5.990	104.222	104.101	104.022	4.990	105.210	105.110	105.010	4.990	105.210	105.110	105.010	4.990	105.210	105.110	105.010	5.250	104.826	104.726	104.626
6.000	104.322	104.201	104.122	5.000	105.310	105.210	105.110	5.000	105.310	105.210	105.110	5.000	105.310	105.210	105.110	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	101.895	101.795	101.695	3.375	101.895	101.795	101.695	3.375	101.507	101.407	101.307	3.375	101.507	101.407	101.307	3.375	101.507	101.407	101.307
3.500	102.417	102.317	102.217	3.500	102.417	102.317	102.217	3.500	102.029	101.929	101.829	3.500	102.029	101.929	101.829	3.500	102.029	101.929	101.829
3.625	102.478	102.378	102.278	3.625	102.478	102.378	102.278	3.625	101.594	101.494	101.394	3.625	101.594	101.494	101.394	3.625	101.594	101.494	101.394
3.750	103.033	102.933	102.833	3.750	103.033	102.933	102.833	3.750	102.149	102.049	101.949	3.750	102.149	102.049	101.949	3.750	102.149	102.049	101.949
3.875	103.170	103.070	102.970	3.875	103.170	103.070	102.970	3.875	102.286	102.186	102.086	3.875	102.286	102.186	102.086	3.875	102.286	102.186	102.086
3.990	103.454	103.354	103.254	3.990	103.454	103.354	103.254	3.990	102.570	102.470	102.370	3.990	102.570	102.470	102.370	3.990	102.570	102.470	102.370
4.000	103.554	103.454	103.354	4.000	103.554	103.454	103.354	4.000	102.670	102.570	102.470	4.000	102.670	102.570	102.470	4.000	102.670	102.570	102.470
4.125	103.691	103.591	103.491	4.125	103.691	103.591	103.491	4.125	103.321	103.221	103.121	4.125	103.321	103.221	103.121	4.125	103.321	103.221	103.121
4.250	104.066	104.006	103.906	4.250	104.066	104.006	103.906	4.250	102.846	102.746	102.646	4.250	102.846	102.746	102.646	4.250	102.846	102.746	102.646
4.375	104.377	104.277	104.177	4.375	104.377	104.277	104.177	4.375	103.242	103.142	103.042	4.375	103.117	103.017	102.917	4.375	103.117	103.017	102.917
4.500	104.597	104.497	104.397	4.500	104.597	104.497	104.397	4.500	103.462	103.362	103.262	4.5							



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.:

2/12/2020

45 Day Lock Exp.:

2/27/2020

60 Day Lock Exp.:

3/13/2020

W. Rate Sheet Dated: 1/13/2020

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
3.000	97.501	97.401	97.301	3.000	98.932	98.829	98.732	3.375	101.899	101.799	101.699	4.000	102.022	101.922	101.822	3.375	101.211	101.111	101.011
3.125	98.641	98.541	98.441	3.125	99.723	99.620	99.523	3.500	102.429	102.329	102.229	4.125	102.114	102.014	101.914	3.500	101.741	101.641	101.541
3.250	99.603	99.503	99.403	3.250	100.404	100.304	100.204	3.625	102.488	102.388	102.288	4.250	102.512	102.412	102.312	3.625	101.301	101.201	101.101
3.375	100.213	100.113	100.013	3.375	100.832	100.732	100.632	3.750	103.054	102.954	102.854	4.375	102.785	102.685	102.585	3.750	101.867	101.767	101.667
3.500	100.642	100.542	100.442	3.500	101.331	101.231	101.131	3.875	103.194	103.094	102.994	4.500	103.123	103.023	102.923	3.875	102.007	101.907	101.807
3.625	101.313	101.213	101.113	3.625	102.035	101.935	101.835	3.990	103.483	103.383	103.283	4.625	103.084	102.984	102.884	3.990	102.296	102.196	102.096
3.750	101.980	101.880	101.780	3.750	102.371	102.271	102.171	4.000	103.583	103.483	103.383	4.750	102.907	102.807	102.707	4.000	102.396	102.296	102.196
3.875	102.373	102.273	102.173	3.875	102.784	102.684	102.584	4.125	103.720	103.620	103.520	4.875	103.208	103.108	103.008	4.125	102.162	102.062	101.962
3.990	102.709	102.609	102.509	3.990	102.942	102.842	102.742	4.250	104.142	104.042	103.942	4.990	103.393	103.293	103.193	4.250	102.584	102.484	102.384
4.000	102.809	102.709	102.609	4.000	103.042	102.942	102.842	4.375	104.526	104.426	104.326	5.000	103.493	103.393	103.293	4.375	102.968	102.868	102.768
4.125	102.901	102.801	102.701	4.125	103.249	103.149	103.049	4.500	104.746	104.646	104.546	5.125	103.787	103.687	103.587	4.500	103.188	103.088	102.988
4.250	103.387	103.287	103.187	4.250	103.789	103.689	103.589	4.625	104.013	103.913	103.813	5.250	103.031	102.931	102.831	4.625	101.856	101.756	101.656
4.375	103.660	103.560	103.460	4.375	103.932	103.832	103.732	4.750	104.344	104.244	104.144	5.375	103.230	103.130	103.030	4.750	102.187	102.087	101.987
4.500	103.998	103.898	103.798	4.500	104.196	104.096	103.996	4.875	104.616	104.516	104.416	5.500	103.433	103.333	103.233	4.875	102.459	102.359	102.259
4.625	103.959	103.859	103.759	4.625	104.258	104.158	104.058	4.990	104.810	104.710	104.610	5.625	103.057	102.957	102.857	4.990	102.653	102.553	102.453
4.750	104.316	104.216	104.116	4.750	104.431	104.331	104.231	5.000	104.910	104.810	104.710	5.750	103.495	103.395	103.295	5.000	102.753	102.653	102.553
4.875	104.617	104.517	104.417	4.875	104.754	104.654	104.554	5.125	104.730	104.630	104.530	5.875	103.523	103.423	103.323	5.125	102.823	102.723	102.623
4.990	104.802	104.702	104.602	4.990	105.040	104.940	104.840	5.250	104.825	104.725	104.625	5.990	103.454	103.354	103.254	5.250	102.918	102.818	102.718
5.000	104.902	104.802	104.702	5.000	105.140	105.040	104.940	5.375	0.000	0.000	0.000	6.000	103.554	103.454	103.354	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%	97.01 - 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.:

2/12/2020

45 Day Lock Exp.:

2/27/2020

60 Day Lock Exp.:

3/13/2020

W. Rate Sheet Dated: 1/13/2020

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	98.824	98.761	98.699	
3.500	99.258	99.195	99.133	
3.625	99.671	99.608	99.546	
3.750	100.186	100.123	100.061	
3.875	100.378	100.316	100.253	
4.000	100.593	100.531	100.468	
4.125	100.846	100.783	100.721	
4.250	101.048	100.986	100.923	
4.375	101.206	101.144	101.081	
4.500	101.465	101.402	101.340	
4.625	101.703	101.641	101.578	
4.750	101.958	101.895	101.833	
4.875	102.180	102.117	102.055	

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	97.819	97.694	97.569	
3.375	98.279	98.154	98.029	
3.500	98.681	98.556	98.431	
3.625	99.157	99.032	98.907	
3.750	99.568	99.443	99.318	
3.875	99.924	99.799	99.674	
4.000	100.261	100.136	100.011	
4.125	100.398	100.273	100.148	
4.250	100.703	100.578	100.453	
4.375	100.980	100.855	100.730	
4.500	101.137	101.012	100.887	

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	96.578	96.453	96.328	
3.375	96.982	96.857	96.732	
3.500	97.355	97.230	97.105	
3.625	97.706	97.581	97.456	
3.750	98.292	98.167	98.042	
3.875	98.606	98.481	98.356	
4.000	98.890	98.765	98.640	
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	100.028	99.903	99.778	
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)