



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.: 2/14/2020

45 Day Lock Exp.: 3/2/2020

60 Day Lock Exp.: 3/16/2020

W. Rate Sheet Dated: 1/15/2020

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	97.062	96.912	96.762	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	97.498	97.348	97.198	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	97.926	97.776	97.626	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	98.335	98.185	98.035	3.500	100.532	100.382	100.232
3.750	102.394	102.244	102.094	3.750	101.521	101.371	101.221	2.875	98.766	98.616	98.466	3.625	100.454	100.304	100.154
3.875	102.810	102.660	102.510	3.875	101.862	101.712	101.562	3.000	99.193	99.043	98.893	Margin = 2.250		Index = 1.540	
4.000	103.207	103.057	102.907	4.000	102.171	102.021	101.871	3.125	99.603	99.453	99.303				
4.125	103.553	103.403	103.253	4.125	102.497	102.347	102.197	3.250	101.267	101.117	100.967				
4.375	103.088	102.988	102.888	4.375	102.488	102.388	102.288	3.375	101.644	101.494	101.344				
4.500	103.452	103.352	103.252	4.500	102.751	102.651	102.551	3.500	101.986	101.836	101.686				
4.625	103.757	103.657	103.557	4.625	102.859	102.759	102.659	3.625	102.313	102.163	102.013				
4.750	103.946	103.846	103.746	4.750	103.398	103.298	103.198	3.750	102.674	102.524	102.374				
4.875	104.250	104.150	104.050	4.875	103.668	103.568	103.468	3.875	102.991	102.841	102.691				
5.000	104.419	104.319	104.219	5.000	103.884	103.784	103.684	4.000	103.278	103.128	102.978				
5.125	104.633	104.533	104.433	5.125	104.112	104.012	103.912	4.125	103.581	103.431	103.281				
5.375	104.652	104.552	104.452	5.375	104.155	104.055	103.955	4.250	102.998	102.848	102.698				
5.500	104.907	104.807	104.707	5.500	104.371	104.271	104.171	4.375	103.283	103.133	102.983				
5.625	105.121	105.021	104.921	5.625	104.600	104.500	104.400	4.500	103.526	103.376	103.226				
6.250	105.908	105.758	105.608	6.250	105.387	105.237	105.087	4.625	103.618	103.468	103.318				

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	96.062	95.912	95.762	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	96.498	96.348	96.198	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	96.926	96.776	96.626	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	97.335	97.185	97.035	3.500	99.532	99.382	99.232
3.750	101.644	101.494	101.344	3.750	100.521	100.371	100.221	2.875	97.766	97.616	97.466	3.625	99.454	99.304	99.154
3.875	102.060	101.910	101.760	3.875	100.862	100.712	100.562	3.000	98.193	98.043	97.893	Margin = 2.250		Index = 1.540	
4.000	102.457	102.307	102.157	4.000	101.171	101.021	100.871	3.125	98.603	98.453	98.303	30 Year OTC			
4.125	102.803	102.653	102.503	4.125	101.497	101.347	101.197	3.250	100.267	100.117	99.967	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	100.644	100.494	100.344	3.875	100.960	100.710	100.460
4.500	102.702	102.602	102.502	4.500	101.751	101.651	101.551	3.500	100.986	100.836	100.686	4.000	101.357	101.107	100.857
4.625	103.007	102.907	102.807	4.625	101.859	101.759	101.659	3.625	101.313	101.163	101.013	4.125	101.703	101.453	101.203
4.750	103.196	103.096	102.996	4.750	102.398	102.298	102.198	3.750	101.674	101.524	101.374	4.375	101.538	101.288	101.038
4.875	103.500	103.400	103.300	4.875	102.668	102.568	102.468	3.875	101.991	101.841	101.691	4.500	101.902	101.652	101.402
5.000	103.669	103.569	103.469	5.000	102.884	102.784	102.684	4.000	102.278	102.128	101.978	4.625	102.207	101.957	101.707
5.125	103.883	103.783	103.683	5.125	103.112	103.012	102.912	4.125	102.581	102.431	102.281	4.875	102.700	102.450	102.200
5.375	103.902	103.802	103.702	5.375	103.155	103.055	102.955	4.250	101.998	101.848	101.698	5.000	102.869	102.619	102.369
5.500	104.157	104.057	103.957	5.500	103.371	103.271	103.171	4.375	102.283	102.133	101.983	5.125	103.083	102.833	102.583
5.625	104.371	104.271	104.171	5.625	103.600	103.500	103.400	4.500	102.526	102.376	102.226	5.500	103.357	103.107	102.857
6.250	105.158	105.008	104.858	6.250	104.387	104.237	104.087	4.625	102.618	102.468	102.318	5.625	103.571	103.321	103.071

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	98.210	97.960	97.710	6.250	101.000	100.750	100.500
4.125	100.303	100.053	99.803	6.250	103.750	103.500	103.250	4.000	98.607	98.357	98.107				
4.250	100.428	100.178	99.928					4.125	98.953	98.703	98.453				
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	101.469	101.219	100.969					4.875	99.950	99.700	99.450				
5.125	101.683	101.433	101.183					5.000	100.119	99.869	99.619				
5.250	102.216	101.966	101.716					5.125	100.333	100.083	99.833				
Borrower Paid Comp Only				Lender Paid Only				5.500	100.607	100.357	100.107				
								5.625	100.821	100.571	100.321				

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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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

2/14/2020

45 Day Lock Exp.:

3/2/2020

60 Day Lock Exp.:

3/16/2020

W. Rate Sheet Dated: 1/15/2020

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	94.342	94.192	94.042	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	94.778	94.628	94.478	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	95.206	95.056	94.906	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	97.427	97.277	97.127	3.500	100.329	100.179	100.029
3.750	101.494	101.344	101.194	3.750	101.051	100.901	100.751	2.875	97.858	97.708	97.558	3.625	100.251	100.101	99.951
3.875	101.910	101.760	101.610	3.875	101.392	101.242	101.092	3.000	98.285	98.135	97.985	Margin = 2.250		Index = 1.540	
4.000	102.307	102.157	102.007	4.000	101.701	101.551	101.401	3.125	98.695	98.545	98.395				
4.125	102.653	102.503	102.353	4.125	102.027	101.877	101.727	3.250	100.484	100.334	100.184				
4.375	101.938	101.838	101.738	4.375	101.768	101.668	101.568	3.375	100.862	100.712	100.562				
4.500	102.302	102.202	102.102	4.500	102.031	101.931	101.831	3.500	101.203	101.053	100.903				
4.625	102.607	102.507	102.407	4.625	102.139	102.039	101.939	3.625	101.530	101.380	101.230				
4.750	101.796	101.696	101.596	4.750	101.678	101.578	101.478	3.750	102.204	102.054	101.904				
4.875	102.100	102.000	101.900	4.875	101.948	101.848	101.748	3.875	102.521	102.371	102.221				
5.000	102.269	102.169	102.069	5.000	102.164	102.064	101.964	4.000	102.808	102.658	102.508				
5.125	102.483	102.383	102.283	5.125	102.392	102.292	102.192	4.125	103.111	102.961	102.811				
5.375	102.096	101.996	101.896	5.375	102.029	101.929	101.829	4.250	102.278	102.128	101.978				
5.500	102.350	102.250	102.150	5.500	102.245	102.145	102.045	4.375	102.563	102.413	102.263				
5.625	102.564	102.464	102.364	5.625	102.473	102.373	102.273	4.500	102.806	102.656	102.506				
6.250	102.758	102.608	102.458	6.250	102.667	102.517	102.367	4.625	102.898	102.748	102.598				

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	94.662	94.512	94.362	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	95.098	94.948	94.798	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	95.526	95.376	95.226	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	96.778	96.628	96.478	3.500	98.319	98.169	98.019
3.750	100.744	100.594	100.444	3.750	99.621	99.471	99.321	2.875	97.210	97.060	96.910	3.625	98.241	98.091	97.941
3.875	101.160	101.010	100.860	3.875	99.962	99.812	99.662	3.000	97.637	97.487	97.337	Margin = 2.250		Index = 1.540	
4.000	101.557	101.407	101.257	4.000	100.271	100.121	99.971	3.125	98.046	97.896	97.746	30 Year OTC			
4.125	101.903	101.753	101.603	4.125	100.597	100.447	100.297	3.250	99.429	99.279	99.129	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	99.807	99.657	99.507	3.875	100.060	99.810	99.560
4.500	101.552	101.452	101.352	4.500	100.601	100.501	100.401	3.500	100.148	99.998	99.848	4.000	100.457	100.207	99.957
4.625	101.857	101.757	101.657	4.625	100.709	100.609	100.509	3.625	100.475	100.325	100.175	4.125	100.803	100.553	100.303
4.750	101.046	100.946	100.846	4.750	100.248	100.148	100.048	3.750	100.266	100.116	99.966	4.375	100.388	100.138	99.888
4.875	101.350	101.250	101.150	4.875	100.518	100.418	100.318	3.875	100.584	100.434	100.284	4.500	100.752	100.502	100.252
5.000	101.519	101.419	101.319	5.000	100.734	100.634	100.534	4.000	100.870	100.720	100.570	4.625	101.057	100.807	100.557
5.125	101.733	101.633	101.533	5.125	100.962	100.862	100.762	4.125	101.174	101.024	100.874	4.875	100.550	100.300	100.050
5.375	101.346	101.246	101.146	5.375	100.599	100.499	100.399	4.250	100.348	100.198	100.048	5.000	100.719	100.469	100.219
5.500	101.600	101.500	101.400	5.500	100.815	100.715	100.615	4.375	100.633	100.483	100.333	5.125	100.933	100.683	100.433
5.625	101.814	101.714	101.614	5.625	101.043	100.943	100.843	4.500	100.876	100.726	100.576	5.500	100.800	100.550	100.300
6.250	102.008	101.858	101.708	6.250	101.237	101.087	100.937	4.625	100.968	100.818	100.668	5.625	101.014	100.764	100.514

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	97.310	97.060	96.810	6.250	N/A	N/A	N/A
4.125	99.053	98.803	98.553	6.250	100.250	100.000	99.750	4.000	97.707	97.457	97.207				
4.250	98.928	98.678	98.428					4.125	98.053	97.803	97.553				
4.375	98.638	98.388	98.138					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	98.969	98.719	98.469					4.875	97.800	97.550	97.300				
5.125	99.183	98.933	98.683					5.000	97.969	97.719	97.469				
5.250	99.310	99.060	98.810					5.125	98.183	97.933	97.683				
Borrower Paid Comp Only				Lender Paid Only				5.500	98.050	97.800	97.550				
								5.625	98.264	98.014	97.764				

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: 1/15/2020

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				
3.000	97.726	97.626	97.526	2.750	N/A	N/A	N/A	2.750	N/A	N/A	N/A	4.000	102.346	102.312	102.236	3.750	101.278	101.178	101.078				
3.125	98.721	98.621	98.521	2.875	N/A	N/A	N/A	2.875	N/A	N/A	N/A	4.125	102.549	102.421	102.349	3.875	101.855	101.755	101.655				
3.250	99.630	99.530	99.430	2.990	95.835	95.735	95.635	2.990	95.510	95.410	95.310	4.250	102.518	102.389	102.318	3.990	102.236	102.136	102.036				
3.375	100.199	100.099	99.999	3.000	95.935	95.835	95.735	3.000	95.610	95.510	95.410	4.375	102.904	102.770	102.704	4.000	102.336	102.236	102.136				
3.500	100.612	100.508	100.412	3.125	97.206	97.106	97.006	3.125	96.949	96.849	96.749	4.500	103.266	103.088	103.026	4.125	102.549	102.449	102.349				
3.625	101.384	101.275	101.184	3.250	98.398	98.298	98.198	3.250	98.206	98.106	98.006	4.625	103.122	103.019	102.962	4.250	102.518	102.418	102.318				
3.750	101.880	101.765	101.680	3.375	99.048	98.948	98.848	3.375	98.861	98.761	98.661	4.750	102.892	102.747	102.692	4.375	102.904	102.804	102.704				
3.875	102.314	102.195	102.114	3.500	99.569	99.469	99.369	3.500	99.382	99.282	99.182	4.875	103.251	103.101	103.051	4.500	103.276	103.176	103.076				
3.990	102.643	102.519	102.443	3.625	100.524	100.424	100.324	3.625	100.458	100.358	100.258	4.990	103.465	103.311	103.265	4.625	103.162	103.062	102.962				
4.000	102.743	102.619	102.543	3.750	101.634	101.534	101.434	3.750	101.629	101.529	101.429	5.000	103.565	103.411	103.365	4.750	102.892	102.792	102.692				
4.125	102.849	102.721	102.649	3.875	102.158	102.058	101.958	3.875	102.158	102.058	101.958	5.125	103.717	103.558	103.517	4.875	103.251	103.151	103.051				
4.250	103.266	103.137	103.066	3.990	102.543	102.443	102.343	3.990	102.543	102.443	102.343	5.250	103.614	103.451	103.414	4.990	103.465	103.365	103.265				
4.375	103.558	103.424	103.358	4.000	102.643	102.543	102.443	4.000	102.643	102.543	102.443	5.375	103.944	103.776	103.744	5.000	103.565	103.465	103.365				
4.500	103.855	103.717	103.655	4.125	102.985	102.885	102.785	4.125	102.985	102.885	102.785	5.500	104.236	104.064	104.036	5.125	103.717	103.617	103.517				
4.625	103.821	103.678	103.621	4.250	103.929	103.829	103.729	4.250	103.644	103.544	103.444	5.625	104.375	104.198	104.175	5.250	N/A	N/A	N/A				
4.750	104.440	104.295	104.240	4.375	104.365	104.265	104.165	4.375	104.084	103.984	103.884	5.750	103.870	103.684	103.670	5.375	N/A	N/A	N/A				
4.875	104.764	104.614	104.564	4.500	104.740	104.640	104.540	4.500	104.459	104.359	104.259	5.875	104.170	103.980	103.970	5.500	N/A	N/A	N/A				
4.990	104.903	104.749	104.703	4.625	105.847	104.747	104.647	4.625	104.566	104.466	104.366	5.990	104.334	104.139	104.134	5.625	N/A	N/A	N/A				
5.000	105.003	104.849	104.803	4.750	105.949	105.249	105.149	4.750	105.501	105.401	105.301	6.000	104.434	104.239	104.234	5.750	103.870	103.754	103.670				
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				
3.125	96.397	96.297	96.197	3.000	98.710	98.610	98.510	3.375	99.791	99.691	99.591	3.500	100.275	100.075	100.075	3.125	101.232	101.132	101.032				
3.250	97.836	97.736	97.636	3.125	99.673	99.573	99.473	3.500	100.275	100.175	100.075	3.625	101.089	100.889	100.889	3.250	101.582	101.472	101.382				
3.375	98.508	98.408	98.308	3.250	100.510	100.410	100.310	3.625	101.089	100.989	100.889	3.750	101.444	101.244	101.244	3.375	101.919	101.809	101.719				
3.500	99.128	99.028	98.928	3.375	101.075	100.971	100.875	3.750	101.601	101.501	101.401	3.875	101.898	101.698	101.698	3.500	102.127	102.012	101.927				
3.625	99.819	99.719	99.619	3.500	101.533	101.424	101.333	3.875	102.054	101.954	101.854	3.990	102.247	102.047	102.047	3.625	102.697	102.577	102.497				
3.750	101.273	101.173	101.073	3.625	101.943	101.830	101.743	3.990	102.404	102.304	102.204	4.000	102.347	102.147	102.147	3.750	103.015	102.889	102.815				
3.875	101.855	101.755	101.655	3.750	102.394	102.275	102.194	4.000	102.504	102.404	102.304	4.125	102.680	102.480	102.480	3.875	103.355	103.224	103.155				
3.990	102.236	102.136	102.036	3.875	102.825	102.701	102.625	4.125	102.836	102.736	102.636	4.250	102.470	102.270	102.270	3.990	103.611	103.475	103.411				
4.000	102.336	102.236	102.136	3.990	103.175	103.047	102.975	4.250	102.532	102.432	102.332	4.375	102.840	102.640	102.640	4.000	103.711	103.575	103.511				
4.125	102.549	102.449	102.349	4.000	103.275	103.147	103.075	4.375	102.902	102.802	102.702	4.500	103.220	103.020	103.020	4.125	104.121	103.980	103.921				
4.250	102.518	102.418	102.318	4.125	103.415	103.282	103.215	4.500	103.282	103.182	103.082	4.625	103.337	103.137	103.137	4.250	104.478	104.332	104.278				
4.375	102.904	102.804	102.704	4.250	103.770	103.636	103.570	4.625	103.399	103.299	103.199	4.750	103.558	103.358	103.358	4.375	104.722	104.570	104.522				
4.500	103.226	103.126	103.026	4.375	104.055	103.917	103.855	4.750	103.620	103.520	103.420	4.875	103.904	103.704	103.704	4.500	104.993	104.836	104.793				
4.625	103.162	103.062	102.962	4.500	104.378	104.235	104.178	4.875	103.967	103.867	103.767	4.990	104.184	103.984	103.984	4.625	104.888	104.724	104.688				
4.750	102.892	102.792	102.692	4.625	104.565	104.418	104.365	4.990	104.246	104.146	104.046	5.000	104.284	104.084	104.084	4.750	104.451	104.286	104.251				
4.875	103.251	103.151	103.051	4.750	104.649	104.499	104.449	5.000	104.346	104.246	104.146	5.125	104.306	104.106	104.106	4.875	104.580	104.408	104.380				
4.990	104.365	104.365	104.365	4.875	104.925	104.771	104.725	5.125	104.369	104.269	104.169	5.250	104.735	104.535	104.535	4.990	104.552	104.374	104.352				
5.000	105.365	105.365	105.365	4.990	105.183	105.024	104.983	5.250	104.891	104.791	104.691	5.375	104.867	104.667	104.667	5.000	104.652	104.474	104.452				
5.125	103.717	103.617	103.517	5.000	105.283	105.124	105.083	5.375	105.024	104.924	104.824	5.500	105.014	104.814	104.814	5.125	104.710	104.527	104.510				
15 Year 105-125				15 Year >125				15 Year High Balance				15 Year 105-125 High Balance				15 Year >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	100.079	99.979	99.879	3.125	100.017	99.817	99.817	3.125	100.950	100.750	100.750	3.125	99.797	99.597	99.597	3.125	99.735	99.535	99.535				
3.250	100.465	100.365	100.265	3.250	100.402	100.202	100.202	3.250	101.191	100.991	100.991	3.250	100.074	99.874	99.874	3.250	100.011	99.811	99.811				
3.375	100.838	100.738	100.638	3.375	100.775	100.575	100.575	3.375	101.525	101.325	101.325	3.375	100.444	100.244	100.244	3.375	100.381	100.181	100.181				
3.500	101.099	100.999	100.899	3.500	101.082	100.882	100.882	3.500	101.940	101.740	101.740	3.500	100.912	100.712	100.712	3.500	100.895	100.695	100.695				
3.625	101.779	101.679	101.579	3.625	101.779	101.579	101.579	3.625	102.308	102.108	102.108	3.625	101.390	101.190	101.190	3.625	101.390	101.190	101.190				
3.750	102.165	102.065	101.965	3.750	102.165	101.965	101.965	3.750	102.541	102.341	102.341	3.750	101.691	101.491	101.491	3.750	101.691	101.491	101.491				
3.875	102.545	102.445	102.345	3.875	102.545	102.345	102.345	3.875	102.769	102.569	102.569	3.875	101.959	101.759	101.759	3.875	101.959	101.759	101.759				
3.990	102.839	102.739	102.639	3.990	102.839	102.639	102.639	3.990	102.904	102.704	102.704	3.990	102.132	101.932	101.932	3.990	102.132	101.932	101.932				
4.000	102.939	102.839	102.739	4.000	102.939	102.739	102.739	4.000	103.004	102.804	102.804	4.000	102.232	102.032	102.032	4.000	102.232	102.032	102.032				
4.125	103.342	103.242	103.142	4.125	103.342	103.142	103.142	4.125	103.246	103.046	103.046	4.125	102.467	102.267	102.267	4.125	102.467	102.267	102.267				
4.250	103.736	103.636	103.536	4.250	103.736	103.536	103.536	4.250	103.492	103.292	103.292	4.250	102.750	102.550	102.550	4.250	102.750	102.550	102.550				
4.375	104.006	103.906	103.806	4.375	104.006	103.806	103.806	4.375	103.659	103.459	103.459	4.375	102.943	102.743	102.743	4.375	102.943	102.743	102.743				
4.500	104.305	104.205	104.105	4.500	104.305	104.105	104.105	4.500	103.845	103.645	103.645	4.500	10										

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%	>97.00%	
	≥ 740	0.00%	-0.25%	-0.25%	-0.50%	-0.25%	-0.50%	-0.25%	-0.75%	-0.75%	
720	739	0.00%	-0.25%	-0.50%	-0.50%	-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%	-2.25%	-2.25%	
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%	

Cash-Out Refinance*				
FICO ↓ \ LTV →	< 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).

Product Features									
Product Feature ↓ \ ITV →	< 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%
Investment property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-0.250	-0.250
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	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year**	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
* Not applicable to MH Advantage properties (identified by SFC 859 in conjunction with SFC 235).									
** Not applicable to detached Condominium units (identified by SFC 588).									

* Not applicable to MH Advantage properties (identified by SFC 859 in conjunction with SFC 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

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

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 of business (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. <i>For use by mortgage professionals only and should not be distributed to borrowers</i>				



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.: 2/14/2020
45 Day Lock Exp.: 3/2/2020
60 Day Lock Exp.: 3/16/2020

W. Rate Sheet Dated: 1/15/2020

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	97.718	97.618	97.518	3.375	100.169	100.069	99.969	3.375	100.169	100.069	99.969	4.000	102.488	102.388	102.288	4.000	102.113	102.013	101.913
3.125	98.855	98.755	98.655	3.500	100.596	100.496	100.396	3.500	100.596	100.496	100.396	4.125	102.585	102.485	102.385	4.125	102.210	102.110	102.010
3.250	99.812	99.712	99.612	3.625	101.264	101.164	101.064	3.625	101.264	101.164	101.064	4.250	102.956	102.856	102.756	4.250	102.581	102.481	102.381
3.375	100.419	100.319	100.219	3.750	101.844	101.744	101.644	3.750	101.844	101.744	101.644	4.375	103.226	103.126	103.026	4.375	102.851	102.751	102.651
3.500	100.846	100.746	100.646	3.875	102.229	102.129	102.029	3.875	102.229	102.129	102.029	4.500	103.555	103.455	103.355	4.500	102.930	102.830	102.730
3.625	101.514	101.414	101.314	3.990	102.428	102.328	102.228	3.990	102.428	102.328	102.228	4.625	103.515	103.415	103.315	4.625	102.890	102.790	102.690
3.750	102.094	101.994	101.894	4.000	102.528	102.428	102.328	4.000	102.528	102.428	102.328	4.750	103.391	103.291	103.191	4.750	102.766	102.666	102.566
3.875	102.479	102.379	102.279	4.125	102.625	102.525	102.425	4.125	102.625	102.525	102.425	4.875	103.688	103.588	103.488	4.875	103.063	102.963	102.863
3.990	102.803	102.703	102.603	4.250	103.110	103.010	102.910	4.250	103.110	103.010	102.910	4.990	103.688	103.588	103.488	4.990	102.868	102.768	102.668
4.000	102.903	102.803	102.703	4.375	103.380	103.280	103.180	4.375	103.380	103.280	103.180	5.000	103.968	103.868	103.768	5.000	102.968	102.868	102.768
4.125	103.000	102.900	102.800	4.500	103.459	103.359	103.259	4.500	103.459	103.359	103.259	5.125	104.260	104.160	104.060	5.125	103.260	103.160	103.060
4.250	103.485	103.385	103.285	4.625	103.419	103.319	103.219	4.625	103.419	103.319	103.219	5.250	103.680	103.565	103.480	5.250	102.680	102.565	102.480
4.375	103.755	103.655	103.555	4.750	103.824	103.724	103.624	4.750	103.824	103.724	103.624	5.375	103.876	103.761	103.676	5.375	103.876	103.761	103.676
4.500	104.084	103.984	103.884	4.875	104.121	104.021	103.921	4.875	104.121	104.021	103.921	5.500	104.075	103.959	103.875	5.500	104.075	103.959	103.875
4.625	104.044	103.944	103.844	4.990	103.926	103.826	103.726	4.990	103.926	103.826	103.726	5.625	104.391	104.276	104.191	5.625	104.391	104.276	104.191
4.750	104.449	104.349	104.249	5.000	104.026	103.926	103.826	5.000	104.026	103.926	103.826	5.750	104.194	104.056	103.994	5.750	104.194	104.056	103.994
4.875	104.746	104.646	104.546	5.125	104.318	104.218	104.118	5.125	104.318	104.218	104.118	5.875	104.219	104.081	104.019	5.875	104.219	104.081	104.019
4.990	104.926	104.826	104.726	5.250	104.693	104.578	104.493	5.250	104.693	104.578	104.493	5.990	104.148	104.010	103.948	5.990	104.148	104.010	103.948
5.000	105.026	104.926	104.826	5.375	105.889	105.774	105.689	5.375	105.889	105.774	105.689	6.000	104.248	104.110	104.048	6.000	104.248	104.110	104.048
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	102.113	102.013	101.913	3.000	99.040	98.940	98.840	3.000	0.000	0.000	0.000	3.000	0.000	0.000	0.000	3.375	101.960	101.860	101.760
4.125	102.210	102.110	102.010	3.125	99.840	99.740	99.640	3.125	0.000	0.000	0.000	3.125	0.000	0.000	0.000	3.500	102.459	102.359	102.259
4.250	102.581	102.481	102.381	3.250	100.508	100.408	100.308	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	102.851	102.751	102.651	3.375	100.932	100.832	100.732	3.375	100.932	100.832	100.732	3.375	100.932	100.832	100.732	3.750	103.032	102.932	102.832
4.500	102.930	102.830	102.730	3.500	101.419	101.319	101.219	3.500	101.419	101.319	101.219	3.500	101.419	101.319	101.219	3.875	103.168	103.068	102.968
4.625	102.890	102.790	102.690	3.625	102.123	102.023	101.923	3.625	102.123	102.023	101.923	3.625	102.123	102.023	101.923	3.990	103.441	103.341	103.241
4.750	102.766	102.666	102.566	3.750	102.474	102.374	102.274	3.750	102.474	102.374	102.274	3.750	102.474	102.374	102.274	4.000	103.541	103.441	103.341
4.875	103.063	102.963	102.863	3.875	102.863	102.763	102.663	3.875	102.863	102.763	102.663	3.875	102.863	102.763	102.663	4.125	103.880	103.773	103.680
4.990	102.868	102.768	102.668	3.990	103.016	102.916	102.816	3.990	103.016	102.916	102.816	3.990	103.016	102.916	102.816	4.250	104.293	104.186	104.093
5.000	102.968	102.868	102.768	4.000	103.116	103.016	102.916	4.000	103.116	103.016	102.916	4.000	103.116	103.016	102.916	4.375	104.686	104.579	104.486
5.125	103.260	103.160	103.060	4.125	103.316	103.216	103.116	4.125	103.316	103.216	103.116	4.125	103.316	103.216	103.116	4.500	104.905	104.798	104.705
5.250	102.680	102.565	102.480	4.250	103.859	103.759	103.659	4.250	103.859	103.759	103.659	4.250	103.859	103.759	103.659	4.625	103.955	103.855	103.755
5.375	103.876	103.761	103.676	4.375	103.990	103.890	103.790	4.375	103.990	103.890	103.790	4.375	103.990	103.890	103.790	4.750	104.287	104.187	104.087
5.500	104.075	103.959	103.875	4.500	104.281	104.181	104.081	4.500	104.281	104.181	104.081	4.500	104.281	104.181	104.081	4.875	104.553	104.453	104.353
5.625	104.391	104.276	104.191	4.625	104.342	104.242	104.142	4.625	104.342	104.242	104.142	4.625	104.342	104.242	104.142	4.990	104.740	104.640	104.540
5.750	104.194	104.056	103.994	4.750	104.557	104.457	104.357	4.750	104.557	104.457	104.357	4.750	104.557	104.457	104.357	5.000	104.840	104.740	104.640
5.875	104.219	104.081	104.019	4.875	104.878	104.778	104.678	4.875	104.878	104.778	104.678	4.875	104.878	104.778	104.678	5.125	104.775	104.675	104.575
5.990	104.148	104.010	103.948	4.990	105.158	105.058	104.958	4.990	105.158	105.058	104.958	4.990	105.158	105.058	104.958	5.250	104.867	104.767	104.667
6.000	104.248	104.110	104.048	5.000	105.258	105.158	105.058	5.000	105.258	105.158	105.058	5.000	105.258	105.158	105.058	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	101.960	101.860	101.760	3.375	101.960	101.860	101.760	3.375	101.478	101.378	101.278	3.375	101.478	101.378	101.278	3.375	101.478	101.378	101.278
3.500	102.459	102.359	102.259	3.500	102.459	102.359	102.259	3.500	101.977	101.877	101.777	3.500	101.977	101.877	101.777	3.500	101.977	101.877	101.777
3.625	102.478	102.378	102.278	3.625	102.478	102.378	102.278	3.625	101.525	101.425	101.325	3.625	101.525	101.425	101.325	3.625	101.525	101.425	101.325
3.750	103.032	102.932	102.832	3.750	103.032	102.932	102.832	3.750	102.079	101.979	101.879	3.750	102.079	101.979	101.879	3.750	102.079	101.979	101.879
3.875	103.168	103.068	102.968	3.875	103.168	103.068	102.968	3.875	102.215	102.115	102.015	3.875	102.215	102.115	102.015	3.875	102.215	102.115	102.015
3.990	103.441	103.341	103.241	3.990	103.441	103.341	103.241	3.990	102.488	102.388	102.288	3.990	102.488	102.388	102.288	3.990	102.488	102.388	102.288
4.000	103.541	103.441	103.341	4.000	103.541	103.441	103.341	4.000	102.588	102.488	102.388	4.000	102.588	102.488	102.388	4.000	102.588	102.488	102.388
4.125	103.880	103.773	103.680	4.125	103.880	103.773	103.680	4.125	102.521	102.414	102.321	4.125	102.521	102.414	102.321	4.125	102.521	102.414	102.321
4.250	104.293	104.186	104.093	4.250	104.293	104.186	104.093	4.250	102.934	102.827	102.734	4.250	102.934	102.827	102.734	4.250	102.934	102.827	102.734
4.375	104.561	104.454	104.361	4.375	104.561	104.454	104.361	4.375	103.327	103.220	103.1								



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.:

2/14/2020

45 Day Lock Exp.:

3/2/2020

60 Day Lock Exp.:

3/16/2020

W. Rate Sheet Dated: 1/15/2020

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	97.577	97.477	97.377	3.000	98.974	98.874	98.774	3.375	101.930	101.830	101.730	4.000	102.028	101.928	101.828	3.375	101.242	101.142	101.042
3.125	98.714	98.614	98.514	3.125	99.778	99.678	99.578	3.500	102.451	102.351	102.251	4.125	102.128	102.028	101.928	3.500	101.763	101.663	101.563
3.250	99.675	99.575	99.475	3.250	100.450	100.350	100.250	3.625	102.507	102.407	102.307	4.250	102.589	102.489	102.389	3.625	101.323	101.223	101.123
3.375	100.286	100.186	100.086	3.375	100.876	100.776	100.676	3.750	103.064	102.964	102.864	4.375	102.864	102.764	102.664	3.750	101.880	101.780	101.680
3.500	100.717	100.617	100.517	3.500	101.369	101.269	101.169	3.875	103.201	103.101	103.001	4.500	103.199	103.099	102.999	3.875	102.017	101.917	101.817
3.625	101.393	101.293	101.193	3.625	102.079	101.979	101.879	3.990	103.486	103.386	103.286	4.625	103.161	103.061	102.961	3.990	102.302	102.202	102.102
3.750	101.992	101.892	101.792	3.750	102.359	102.259	102.159	4.000	103.586	103.486	103.386	4.750	103.087	102.987	102.887	4.000	102.402	102.302	102.202
3.875	102.383	102.283	102.183	3.875	102.754	102.654	102.554	4.125	103.750	103.650	103.550	4.875	103.387	103.287	103.187	4.125	102.190	102.090	101.990
3.990	102.712	102.612	102.512	3.990	102.912	102.812	102.712	4.250	104.167	104.067	103.967	4.990	103.572	103.472	103.372	4.250	102.607	102.507	102.407
4.000	102.812	102.712	102.612	4.000	103.012	102.912	102.812	4.375	104.564	104.464	104.364	5.000	103.672	103.572	103.472	4.375	103.004	102.904	102.804
4.125	102.912	102.812	102.712	4.125	103.216	103.116	103.016	4.500	104.785	104.685	104.585	5.125	103.967	103.867	103.767	4.500	103.225	103.125	103.025
4.250	103.464	103.364	103.264	4.250	103.828	103.728	103.628	4.625	104.013	103.913	103.813	5.250	103.300	103.198	103.100	4.625	101.856	101.756	101.656
4.375	103.739	103.639	103.539	4.375	103.962	103.862	103.762	4.750	104.349	104.249	104.149	5.375	103.498	103.397	103.298	4.750	102.192	102.092	101.992
4.500	104.074	103.974	103.874	4.500	104.256	104.156	104.056	4.875	104.621	104.521	104.421	5.500	103.701	103.599	103.501	4.875	102.464	102.364	102.264
4.625	104.036	103.936	103.836	4.625	104.318	104.218	104.118	4.990	104.814	104.714	104.614	5.625	104.019	103.918	103.819	4.990	102.657	102.557	102.457
4.750	104.490	104.390	104.290	4.750	104.586	104.486	104.386	5.000	104.914	104.814	104.714	5.750	103.766	103.645	103.566	5.000	102.757	102.657	102.557
4.875	104.790	104.690	104.590	4.875	104.910	104.810	104.710	5.125	104.834	104.734	104.634	5.875	103.794	103.672	103.594	5.125	102.927	102.827	102.727
4.990	104.975	104.875	104.775	4.990	105.196	105.096	104.996	5.250	104.929	104.829	104.729	5.990	103.724	103.602	103.524	5.250	103.022	102.922	102.822
5.000	105.075	104.975	104.875	5.000	105.296	105.196	105.096	5.375	0.000	0.000	0.000	6.000	103.824	103.702	103.624	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.:

2/14/2020

45 Day Lock Exp.:

3/2/2020

60 Day Lock Exp.:

3/16/2020

W. Rate Sheet Dated: 1/15/2020

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	98.990	98.928	98.865	
3.500	99.425	99.362	99.300	
3.625	99.859	99.796	99.734	
3.750	100.374	100.311	100.249	
3.875	100.526	100.463	100.401	
4.000	100.741	100.679	100.616	
4.125	100.873	100.811	100.748	
4.250	101.076	101.014	100.951	
4.375	101.254	101.192	101.129	
4.500	101.513	101.451	101.388	
4.625	101.752	101.689	101.627	
4.750	102.006	101.944	101.881	
4.875	102.228	102.166	102.103	

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	97.911	97.786	97.661	
3.375	98.371	98.246	98.121	
3.500	98.773	98.648	98.523	
3.625	99.250	99.125	99.000	
3.750	99.661	99.536	99.411	
3.875	100.017	99.892	99.767	
4.000	100.354	100.229	100.104	
4.125	100.491	100.366	100.241	
4.250	100.796	100.671	100.546	
4.375	101.074	100.949	100.824	
4.500	101.231	101.106	100.981	

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	96.668	96.543	96.418	
3.375	97.071	96.946	96.821	
3.500	97.445	97.320	97.195	
3.625	97.796	97.671	97.546	
3.750	98.382	98.257	98.132	
3.875	98.695	98.570	98.445	
4.000	98.979	98.854	98.729	
4.125	99.262	99.137	99.012	
4.250	99.545	99.420	99.295	
4.375	99.828	99.703	99.578	
4.500	100.117	99.992	99.867	
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)