



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.: 2/17/2020

45 Day Lock Exp.: 3/2/2020

60 Day Lock Exp.: 3/16/2020

W. Rate Sheet Dated: 1/16/2020

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	97.078	96.928	96.778	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	97.513	97.363	97.213	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	97.942	97.792	97.642	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	98.315	98.165	98.015	3.500	100.532	100.382	100.232
3.750	102.425	102.191	102.041	3.750	101.553	101.318	101.168	2.875	98.746	98.596	98.446	3.625	100.454	100.304	100.154
3.875	102.841	102.607	102.457	3.875	101.893	101.658	101.508	3.000	99.173	99.023	98.873	Margin = 2.250		Index = 1.540	
4.000	103.238	103.004	102.854	4.000	102.202	101.967	101.817	3.125	99.583	99.433	99.283				
4.125	103.584	103.350	103.200	4.125	102.528	102.294	102.144	3.250	101.267	101.117	100.967				
4.375	103.119	103.019	102.919	4.375	102.520	102.420	102.320	3.375	101.644	101.494	101.344				
4.500	103.483	103.383	103.283	4.500	102.782	102.682	102.582	3.500	101.986	101.836	101.686				
4.625	103.789	103.689	103.589	4.625	102.890	102.790	102.690	3.625	102.313	102.163	102.013				
4.750	104.071	103.971	103.871	4.750	103.523	103.423	103.323	3.750	102.697	102.547	102.397				
4.875	104.375	104.275	104.175	4.875	103.793	103.693	103.593	3.875	103.015	102.865	102.715				
5.000	104.544	104.444	104.344	5.000	104.009	103.909	103.809	4.000	103.301	103.151	103.001				
5.125	104.758	104.658	104.558	5.125	104.237	104.137	104.037	4.125	103.605	103.455	103.305				
5.375	104.683	104.583	104.483	5.375	104.186	104.086	103.986	4.250	103.115	102.965	102.815				
5.500	104.938	104.838	104.738	5.500	104.403	104.303	104.203	4.375	103.400	103.250	103.100				
5.625	105.152	105.052	104.952	5.625	104.631	104.531	104.431	4.500	103.643	103.493	103.343				
6.250	105.939	105.789	105.639	6.250	105.418	105.268	105.118	4.625	103.735	103.585	103.435				

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	96.078	95.928	95.778	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	96.513	96.363	96.213	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	96.942	96.792	96.642	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	97.315	97.165	97.015	3.500	99.532	99.382	99.232
3.750	101.675	101.441	101.291	3.750	100.553	100.318	100.168	2.875	97.746	97.596	97.446	3.625	99.454	99.304	99.154
3.875	102.091	101.857	101.707	3.875	100.893	100.658	100.508	3.000	98.173	98.023	97.873	Margin = 2.250		Index = 1.540	
4.000	102.488	102.254	102.104	4.000	101.202	100.967	100.817	3.125	98.583	98.433	98.283	30 Year OTC			
4.125	102.834	102.600	102.450	4.125	101.528	101.294	101.144	3.250	100.267	100.117	99.967	Rate	30 Day	45 Day	60 Day
4.375	102.369	102.269	102.169	4.375	101.520	101.420	101.320	3.375	100.644	100.494	100.344	3.875	100.991	100.741	100.491
4.500	102.733	102.633	102.533	4.500	101.782	101.682	101.582	3.500	100.986	100.836	100.686	4.000	101.388	101.138	100.888
4.625	103.039	102.939	102.839	4.625	101.890	101.790	101.690	3.625	101.313	101.163	101.013	4.125	101.734	101.484	101.234
4.750	103.321	103.221	103.121	4.750	102.523	102.423	102.323	3.750	101.697	101.547	101.397	4.375	101.569	101.319	101.069
4.875	103.625	103.525	103.425	4.875	102.793	102.693	102.593	3.875	102.015	101.865	101.715	4.500	101.933	101.683	101.433
5.000	103.794	103.694	103.594	5.000	103.009	102.909	102.809	4.000	102.301	102.151	102.001	4.625	102.239	101.989	101.739
5.125	104.008	103.908	103.808	5.125	103.237	103.137	103.037	4.125	102.605	102.455	102.305	4.875	102.825	102.575	102.325
5.375	103.933	103.833	103.733	5.375	103.186	103.086	102.986	4.250	102.115	101.965	101.815	5.000	102.994	102.744	102.494
5.500	104.188	104.088	103.988	5.500	103.403	103.303	103.203	4.375	102.400	102.250	102.100	5.125	103.208	102.958	102.708
5.625	104.402	104.302	104.202	5.625	103.631	103.531	103.431	4.500	102.643	102.493	102.343	5.500	103.388	103.138	102.888
6.250	105.189	105.039	104.889	6.250	104.418	104.268	104.118	4.625	102.735	102.585	102.435	5.625	103.602	103.352	103.102

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	98.241	97.991	97.741	6.250	101.000	100.750	100.500
4.125	100.334	100.084	99.834	6.250	103.750	103.500	103.250	4.000	98.638	98.388	98.138				
4.250	100.459	100.209	99.959					4.125	98.984	98.734	98.484				
4.375	100.169	99.919	99.669					4.375	98.819	98.569	98.319				
4.500	100.533	100.283	100.033					4.500	99.183	98.933	98.683				
4.625	100.839	100.589	100.339					4.625	99.489	99.239	98.989				
5.000	101.594	101.344	101.094					4.875	100.075	99.825	99.575				
5.125	101.808	101.558	101.308					5.000	100.244	99.994	99.744				
5.250	102.341	102.091	101.841					5.125	100.458	100.208	99.958				
Borrower Paid Comp Only				Lender Paid Only				5.500	100.638	100.388	100.138				
								5.625	100.852	100.602	100.352				

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)



AFR Loan Center

Lockdesk e-mail:

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1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

2/17/2020

45 Day Lock Exp.:

3/2/2020

60 Day Lock Exp.:

3/16/2020

W. Rate Sheet Dated: 1/16/2020

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	100.684	100.534	100.384	3.250	100.297	100.147	99.997	2.375	94.358	94.208	94.058	3.125	99.297	99.147	98.997
3.375	101.169	101.019	100.869	3.375	100.697	100.547	100.397	2.500	94.793	94.643	94.493	3.250	99.813	99.663	99.513
3.500	101.640	101.490	101.340	3.500	101.061	100.911	100.761	2.625	95.222	95.072	94.922	3.375	100.140	99.990	99.840
3.625	102.107	101.957	101.807	3.625	101.410	101.260	101.110	2.750	97.533	97.383	97.233	3.500	100.423	100.273	100.123
3.750	101.807	101.572	101.422	3.750	101.364	101.130	100.980	2.875	97.964	97.814	97.664	3.625	100.345	100.195	100.045
3.875	102.223	101.988	101.838	3.875	101.704	101.470	101.320	3.000	98.391	98.241	98.091	Margin = 2.250		Index = 1.540	
4.000	102.619	102.385	102.235	4.000	102.013	101.779	101.629	3.125	98.801	98.651	98.501				
4.125	102.965	102.731	102.581	4.125	102.339	102.105	101.955	3.250	100.578	100.428	100.278				
4.375	102.282	102.182	102.082	4.375	102.112	102.012	101.912	3.375	100.956	100.806	100.656				
4.500	102.645	102.545	102.445	4.500	102.375	102.275	102.175	3.500	101.297	101.147	100.997				
4.625	102.951	102.851	102.751	4.625	102.483	102.383	102.283	3.625	101.624	101.474	101.324				
4.750	101.921	101.821	101.721	4.750	101.803	101.703	101.603	3.750	102.508	102.358	102.208				
4.875	102.225	102.125	102.025	4.875	102.073	101.973	101.873	3.875	102.826	102.676	102.526				
5.000	102.394	102.294	102.194	5.000	102.289	102.189	102.089	4.000	103.113	102.963	102.813				
5.125	102.608	102.508	102.408	5.125	102.517	102.417	102.317	4.125	103.416	103.266	103.116				
5.375	102.127	102.027	101.927	5.375	102.060	101.960	101.860	4.250	102.707	102.557	102.407				
5.500	102.382	102.282	102.182	5.500	102.276	102.176	102.076	4.375	102.992	102.842	102.692				
5.625	102.596	102.496	102.396	5.625	102.505	102.405	102.305	4.500	103.236	103.086	102.936				
6.250	102.789	102.639	102.489	6.250	102.698	102.548	102.398	4.625	103.328	103.178	103.028				

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	99.934	99.784	99.634	3.250	98.867	98.717	98.567	2.375	94.678	94.528	94.378	3.125	97.287	97.137	96.987
3.375	100.419	100.269	100.119	3.375	99.267	99.117	98.967	2.500	95.113	94.963	94.813	3.250	97.803	97.653	97.503
3.500	100.890	100.740	100.590	3.500	99.631	99.481	99.331	2.625	95.542	95.392	95.242	3.375	98.130	97.980	97.830
3.625	101.357	101.207	101.057	3.625	99.980	99.830	99.680	2.750	96.759	96.609	96.459	3.500	98.413	98.263	98.113
3.750	101.057	100.822	100.672	3.750	99.934	99.700	99.550	2.875	97.190	97.040	96.890	3.625	98.335	98.185	98.035
3.875	101.473	101.238	101.088	3.875	100.274	100.040	99.890	3.000	97.617	97.467	97.317	Margin = 2.250		Index = 1.540	
4.000	101.869	101.635	101.485	4.000	100.583	100.349	100.199	3.125	98.027	97.877	97.727	30 Year OTC			
4.125	102.215	101.981	101.831	4.125	100.909	100.675	100.525	3.250	99.429	99.279	99.129	Rate	30 Day	45 Day	60 Day
4.375	101.532	101.432	101.332	4.375	100.682	100.582	100.482	3.375	99.807	99.657	99.507	3.875	100.373	100.123	99.873
4.500	101.895	101.795	101.695	4.500	100.945	100.845	100.745	3.500	100.148	99.998	99.848	4.000	100.769	100.519	100.269
4.625	102.201	102.101	102.001	4.625	101.053	100.953	100.853	3.625	100.475	100.325	100.175	4.125	101.115	100.865	100.615
4.750	101.171	101.071	100.971	4.750	100.373	100.273	100.173	3.750	100.289	100.139	99.989	4.375	100.732	100.482	100.232
4.875	101.475	101.375	101.275	4.875	100.643	100.543	100.443	3.875	100.607	100.457	100.307	4.500	101.095	100.845	100.595
5.000	101.644	101.544	101.444	5.000	100.859	100.759	100.659	4.000	100.894	100.744	100.594	4.625	101.401	101.151	100.901
5.125	101.858	101.758	101.658	5.125	101.087	100.987	100.887	4.125	101.197	101.047	100.897	4.875	100.675	100.425	100.175
5.375	101.377	101.277	101.177	5.375	100.630	100.530	100.430	4.250	100.465	100.315	100.165	5.000	100.844	100.594	100.344
5.500	101.632	101.532	101.432	5.500	100.846	100.746	100.646	4.375	100.750	100.600	100.450	5.125	101.058	100.808	100.558
5.625	101.846	101.746	101.646	5.625	101.075	100.975	100.875	4.500	100.993	100.843	100.693	5.500	100.832	100.582	100.332
6.250	102.039	101.889	101.739	6.250	101.268	101.118	100.968	4.625	101.085	100.935	100.785	5.625	101.046	100.796	100.546

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	97.623	97.373	97.123	6.250	N/A	N/A	N/A
4.125	99.365	99.115	98.865	6.250	100.250	100.000	99.750	4.000	98.019	97.769	97.519				
4.250	99.271	99.021	98.771					4.125	98.365	98.115	97.865				
4.375	98.982	98.732	98.482					4.375	97.982	97.732	97.482				
4.500	99.345	99.095	98.845					4.500	98.345	98.095	97.845				
4.625	99.651	99.401	99.151					4.625	98.651	98.401	98.151				
5.000	99.094	98.844	98.594					4.875	97.925	97.675	97.425				
5.125	99.308	99.058	98.808					5.000	98.094	97.844	97.594				
5.250	99.435	99.185	98.935					5.125	98.308	98.058	97.808				
Borrower Paid Comp Only				Lender Paid Only				5.500	98.082	97.832	97.582				
								5.625	98.296	98.046	97.796				

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: 1/16/2020

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	98.554	98.454	98.354	2.750	N/A	N/A	N/A	2.750	N/A	N/A	N/A	4.000	102.326	102.226	102.126	3.750	101.243	101.143	101.043
3.250	99.965	99.365	99.265	2.875	N/A	N/A	N/A	2.875	N/A	N/A	N/A	4.125	102.337	102.337	102.237	3.875	101.819	101.719	101.619
3.375	100.034	99.934	99.834	2.900	95.740	95.640	95.540	2.990	95.415	95.315	95.215	4.250	102.427	102.327	102.227	3.990	102.196	102.096	101.996
3.500	100.448	100.348	100.248	3.000	95.840	95.740	95.640	3.000	95.515	95.415	95.315	4.375	102.812	102.712	102.612	4.000	102.296	102.196	102.096
3.625	101.221	101.121	101.021	3.125	97.111	97.011	96.911	3.125	96.853	96.753	96.653	4.500	103.133	103.033	102.933	4.125	102.437	102.337	102.237
3.750	101.775	101.675	101.575	3.250	98.303	98.203	98.103	3.250	98.110	98.010	97.910	4.625	103.068	102.968	102.868	4.250	102.427	102.327	102.227
3.875	102.208	102.108	102.008	3.375	98.957	98.857	98.757	3.375	98.765	98.665	98.565	4.750	102.785	102.685	102.585	4.375	102.812	102.712	102.612
3.990	102.535	102.435	102.335	3.500	99.473	99.373	99.273	3.500	99.286	99.186	99.086	4.875	103.143	103.043	102.943	4.500	103.133	103.033	102.933
4.000	102.635	102.535	102.435	3.625	100.490	100.390	100.290	3.625	100.424	100.324	100.224	4.990	103.359	103.259	103.159	4.625	103.068	102.968	102.868
4.125	102.739	102.639	102.539	3.750	101.599	101.499	101.399	3.750	101.595	101.495	101.395	5.000	103.459	103.359	103.259	4.750	102.785	102.685	102.585
4.250	103.176	103.076	102.976	3.875	102.122	102.022	101.922	3.875	102.122	102.022	101.922	5.125	103.612	103.512	103.412	4.875	103.143	103.043	102.943
4.375	103.466	103.366	103.266	3.990	102.505	102.405	102.305	3.990	102.505	102.405	102.305	5.250	103.520	103.420	103.320	4.990	103.359	103.259	103.159
4.500	103.763	103.663	103.563	4.000	102.605	102.505	102.405	4.000	102.605	102.505	102.405	5.375	103.852	103.752	103.652	5.000	103.459	103.359	103.259
4.625	103.726	103.626	103.526	4.125	102.942	102.842	102.742	4.125	102.942	102.842	102.742	5.500	104.145	104.045	103.945	5.125	103.612	103.512	103.412
4.750	104.333	104.233	104.133	4.250	103.909	103.809	103.709	4.250	103.624	103.524	103.424	5.625	104.281	104.181	104.081	5.250	103.520	103.420	103.320
4.875	104.656	104.556	104.456	4.375	104.342	104.242	104.142	4.375	104.061	103.961	103.861	5.750	103.822	103.713	103.622	5.375	N/A	N/A	N/A
4.990	104.795	104.695	104.595	4.500	104.717	104.617	104.517	4.500	104.435	104.335	104.235	5.875	104.122	104.009	103.922	5.500	N/A	N/A	N/A
5.000	104.895	104.795	104.695	4.625	104.826	104.726	104.626	4.625	104.545	104.445	104.345	5.990	104.286	104.169	104.086	5.625	N/A	N/A	N/A
5.125	105.036	104.936	104.836	4.750	105.311	105.211	105.111	4.750	105.464	105.364	105.264	6.000	104.386	104.269	104.186	5.750	103.822	103.713	103.622
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	96.303	96.203	96.103	3.000	98.544	98.444	98.344	3.500	100.179	100.079	99.979	3.625	100.993	100.793	100.793	3.125	101.129	101.029	100.929
3.250	97.739	97.639	97.539	3.125	99.507	99.407	99.307	3.625	100.199	100.893	100.793	3.750	101.410	101.210	101.210	3.250	101.476	101.376	101.276
3.375	98.411	98.311	98.211	3.250	100.344	100.244	100.144	3.750	101.566	101.466	101.366	3.875	101.862	101.662	101.662	3.375	101.812	101.712	101.612
3.500	99.032	98.932	98.832	3.375	100.910	100.810	100.710	3.875	102.018	101.918	101.818	3.990	102.209	102.009	102.009	3.500	102.057	101.957	101.857
3.625	99.844	99.744	99.644	3.500	101.369	101.269	101.169	3.990	102.366	102.266	102.166	4.000	102.309	102.109	102.109	3.625	102.593	102.493	102.393
3.750	101.239	101.139	101.039	3.625	101.780	101.680	101.580	4.000	102.466	102.366	102.266	4.125	102.637	102.437	102.437	3.750	102.938	102.838	102.738
3.875	101.819	101.719	101.619	3.750	102.289	102.189	102.089	4.125	102.793	102.693	102.593	4.250	102.449	102.249	102.249	3.875	103.278	103.178	103.078
3.990	102.196	102.096	101.996	3.875	102.718	102.618	102.518	4.250	102.512	102.412	102.312	4.375	102.816	102.616	102.616	3.990	103.533	103.433	103.333
4.000	102.296	102.196	102.096	3.990	103.064	102.964	102.864	4.375	102.879	102.779	102.679	4.500	103.196	102.996	102.996	4.000	103.633	103.533	103.433
4.125	102.437	102.337	102.237	4.000	103.164	103.064	102.964	4.500	103.259	103.159	103.059	4.625	103.316	103.116	103.116	4.125	104.077	103.977	103.877
4.250	102.427	102.327	102.227	4.125	103.305	103.205	103.105	4.625	103.378	103.278	103.178	4.750	103.520	103.320	103.320	4.250	104.432	104.332	104.232
4.375	102.812	102.712	102.612	4.250	103.695	103.595	103.495	4.750	103.583	103.483	103.383	4.875	103.866	103.666	103.666	4.375	104.748	104.648	104.548
4.500	103.133	103.033	102.933	4.375	103.979	103.879	103.779	4.875	103.929	103.829	103.729	4.990	104.146	103.946	103.946	4.500	104.948	104.848	104.748
4.625	103.068	102.968	102.868	4.500	104.300	104.200	104.100	4.990	104.208	104.108	104.008	5.000	104.246	104.046	104.046	4.625	104.847	104.747	104.647
4.750	102.785	102.685	102.585	4.625	104.489	104.389	104.289	5.000	104.308	104.208	104.108	5.125	104.271	104.071	104.071	4.750	104.375	104.275	104.175
4.875	103.143	103.043	102.943	4.750	104.557	104.457	104.357	5.125	104.334	104.234	104.134	5.250	104.712	104.512	104.512	4.875	104.502	104.400	104.302
4.990	103.359	103.259	103.159	4.875	104.833	104.733	104.633	5.250	104.868	104.768	104.668	5.375	104.844	104.644	104.644	4.990	104.474	104.367	104.274
5.000	103.459	103.359	103.259	4.990	105.090	104.990	104.890	5.375	105.000	104.900	104.800	5.500	104.990	104.790	104.790	5.000	104.574	104.467	104.374
5.125	103.612	103.512	103.412	5.000	105.190	105.090	104.990	5.500	105.147	105.047	104.947	5.625	105.212	105.012	105.012	5.125	104.636	104.524	104.436

15 Year 105-125	15 Year 105-125				15 Year 1215	15 Year 1215				15 Year High Balance	15 Year High Balance				15 Year 105-125 High Balance	15 Year 105-125 High Balance				15 Year 1215 High Balance	15 Year 1215 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	100.046	99.946	99.946	99.846	3.125	99.983	99.783	99.783	99.783	3.125	100.847	100.647	100.647	100.647	3.125	99.764	99.564	99.564	99.564	3.125	99.701	99.501	99.501	99.501	3.125	101.314	101.114	101.114	101.114
3.250	100.430	100.330	100.330	100.230	3.250	100.368	100.168	100.168	100.168	3.250	101.086	100.886	100.886	100.886	3.250	100.040	99.840	99.840	99.840	3.250	99.978	99.778	99.778	99.778	3.250	101.652	101.452	101.452	101.452
3.375	100.810	100.710	100.710	100.610	3.375	100.739	100.539	100.539	100.539	3.375	101.454	101.254	101.254	101.254	3.375	100.443	100.243	100.243	100.243	3.375	100.381	100.181	100.181	100.181	3.375	101.965	101.765	101.765	101.765
3.500	101.099	100.999	100.999	100.899	3.500	101.082	100.882	100.882	100.882	3.500	101.867	101.667	101.667	101.667	3.500	100.909	100.709	100.709	100.709	3.500	100.892	100.692	100.692	100.692	3.500	102.214	102.014	102.014	102.014
3.625	101.775	101.675	101.675	101.575	3.625	101.775	101.575	101.575	101.575	3.625	102.234	102.034	102.034	102.034	3.625	101.416	101.216	101.216	101.216	3.625	101.416	101.216	101.216	101.216	3.625	102.743	102.543	102.543	102.543
3.750	102.159	102.059	102.059	101.959	3.750	102.159	101.959	101.959	101.959	3.750	102.466	102.266	102.266	102.266	3.750	101.687	101.487	101.487	101.487	3.750	101.687	101.487	101.487	101.487	3.750	103.080	102.880	102.880	102.880
3.875	102.537	102.437	102.437	102.337	3.875	102.537	102.337	102.337	102.337	3.875	102.694	102.494	102.494	102.494	3.875	101.953	101.753	101.753	101.753	3.875	101.953	101.753	101.753	101.753	3.875	103.486	103.286	103.286	103.286
3.990	102.831	102.731	102.731	102.631	3.990	102.831	102.631	102.631	102.631	3.990	102.830	102.630	102.630	102.630	3.990	102.128	101.928	101.928	101.928	3.990	102.128	101.928	101.928	101.928	3.990	103.692	103.492	103.492	103.492
4.000	102.931	102.831	102.831	102.731	4.000	102.931	102.731	102.731	102.731	4.000	102.930	102.730	102.730	102.730	4.000	102.228	102.028	102.028	102.028	4.000	102.228	102.028	102.028	102.028	4.000	103.792	103.592	103.592	103.592
4.125	103.368	103.268	103.268	103.168	4.125	103.368	103.168	103.168	103.168	4.125	103.202	103.002	103.002	103.002	4.125	102.493	102.293	102.293	102.293	4.125	102.493	102.293	102.293	102.293	4.125	104.092	103.892	103.892	103.892
4.250	103.761	103.661	103.661	103.561	4.250	103.761	103.561	103.561	103.561	4.250	103.448	103.248	103.248	103.248	4.250	102.777	102.577	102.577	102.577	4.250	102.777	102.577	102.577	102.577	4.250	103.992	103.792	103.792	103.792
4.375	104.031	103.931	103.931	103.831	4.375	104.031	103.831	103.831	103.831	4.375	103.614	103.414	103.414	103.414	4.375	102.967	102.767	102.767	102.767	4.375	102.967	102.767	102.767	102.767	4.375	104.168	103.968	103.968	103.968
4.500	104.334	104.234	104.234	104.134	4.500	104.334	104.134	104.134	104.134	4.500	103.800	103.600	103.600	103.600	4.500	103.186	102.986	102.986	102.986	4.500	103.186	102.986	102.986	102.986	4.500	104.418	104.218	104.218	104.218
4.625	104.575	104.475	104.475	104.375	4.625	104.637	104.437	104.437	104.437	4.625	103.942	103.742	103.742	103.742	4.625	103.670	103.470	103.470	103.470	4.625	103.732	103.532	103.532	103.532	4.625	104.515	104.315	104.315	104.315
4.750	104.742	104.642	104.642	104.542	4.750	104.804	104.604	104.604	104.604	4.750	103.074	102.874	102.874	102.874	4.750	103.074	102.874	102.874	102.874	4.750	103.074	102.874	102.874	102.874	4.750	103.879	103.679	103.679	103.679
4.875	104.883	104.783	104.783	104.683	4.875	104.945	104.745	104.745	104.745	4.875	103.158	102.958	102.958	102.958	4.875	103.158	102.958	102.958	102.958	4.875	103.158	102.958	102.958	102.958	4.875	104.004	103.804	103.804	103.804
4.990	105.060	104.960	104.960	104.860	4.990	105.044	104.844	104.844	104.844	4.990	103.106	102.906	102.906	102.906	4.990	103.106	102.906	102.906	102.906	4.990	103.106	102.906	102.906	102.906	4.990	103.974	103.774	103.774	103.774
5.000	105.160	105.060	105.060	104.960	5.000	105.144	104.944	104.944	104.944	5.000	103.206	103.006	103.006	103.006	5.000	103.206	103.006	103.006	103.006	5.000	103.206	103.006	103.006	103.006	5.000	104.074	103.874	103.874	103.874
5.125	105.794	105.694	105.694	105.594	5.125	105.794	105.594	105.594	105.594	5.125	103.245	103.045	103.045	103.045	5.125	103.245	103.045	103.045	103.045	5.125	103.245	103.045	103.045	103.045	5.125	104.136	103.936	103.936	103.936

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 ↓ 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).

Product Features									
Product Feature ↓ \ TVT →	< 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	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Ref	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/O Ref	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
* Not applicable 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 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

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



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.:

2/17/2020

45 Day Lock Exp.:

3/2/2020

60 Day Lock Exp.:

3/16/2020

W. Rate Sheet Dated: 1/16/2020

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	98.773	98.673	98.573	3.375	100.079	99.979	99.879	3.375	100.079	99.979	99.879	4.000	102.431	102.331	102.231	4.000	102.056	101.956	101.856
3.250	99.726	99.626	99.526	3.500	100.503	100.403	100.303	3.500	100.503	100.403	100.303	4.125	102.530	102.430	102.330	4.125	102.155	102.055	101.955
3.375	100.329	100.229	100.129	3.625	101.162	101.062	100.962	3.625	101.162	101.062	100.962	4.250	102.974	102.874	102.774	4.250	102.599	102.499	102.399
3.500	100.753	100.653	100.553	3.750	101.798	101.698	101.598	3.750	101.798	101.698	101.598	4.375	103.239	103.139	103.039	4.375	102.864	102.764	102.664
3.625	101.412	101.312	101.212	3.875	102.180	102.080	101.980	3.875	102.180	102.080	101.980	4.500	103.567	103.467	103.367	4.500	102.942	102.842	102.742
3.750	102.048	101.948	101.848	3.990	102.375	102.275	102.175	3.990	102.375	102.275	102.175	4.625	103.527	103.427	103.327	4.625	102.902	102.802	102.702
3.875	102.430	102.330	102.230	4.000	102.475	102.375	102.275	4.000	102.475	102.375	102.275	4.750	103.294	103.194	103.094	4.750	102.669	102.569	102.469
3.990	102.750	102.650	102.550	4.125	102.574	102.474	102.374	4.125	102.574	102.474	102.374	4.875	103.588	103.488	103.388	4.875	102.963	102.863	102.763
4.000	102.850	102.750	102.650	4.250	103.090	102.990	102.890	4.250	103.090	102.990	102.890	4.990	103.767	103.667	103.567	4.990	102.767	102.667	102.567
4.125	102.949	102.849	102.749	4.375	103.355	103.255	103.155	4.375	103.355	103.255	103.155	5.000	103.867	103.767	103.667	5.000	102.867	102.767	102.667
4.250	103.465	103.365	103.265	4.500	103.433	103.333	103.233	4.500	103.433	103.333	103.233	5.125	104.157	104.057	103.957	5.125	103.157	103.057	102.957
4.375	103.730	103.630	103.530	4.625	103.393	103.293	103.193	4.625	103.393	103.293	103.193	5.250	103.641	103.541	103.441	5.250	102.641	102.541	102.441
4.500	104.058	103.958	103.858	4.750	103.785	103.685	103.585	4.750	103.785	103.685	103.585	5.375	103.835	103.735	103.635	5.375	103.835	103.735	103.635
4.625	104.018	103.918	103.818	4.875	104.079	103.979	103.879	4.875	104.079	103.979	103.879	5.500	104.032	103.932	103.832	5.500	104.032	103.932	103.832
4.750	104.410	104.310	104.210	4.990	103.883	103.783	103.683	4.990	103.883	103.783	103.683	5.625	104.345	104.245	104.145	5.625	104.345	104.245	104.145
4.875	104.704	104.604	104.504	5.000	103.983	103.883	103.783	5.000	103.983	103.883	103.783	5.750	104.142	104.037	103.942	5.750	104.142	104.037	103.942
4.990	104.883	104.783	104.683	5.125	104.273	104.173	104.073	5.125	104.273	104.173	104.073	5.875	104.167	104.061	103.967	5.875	104.167	104.061	103.967
5.000	104.983	104.883	104.783	5.250	104.634	104.534	104.434	5.250	104.634	104.534	104.434	5.990	104.096	103.991	103.896	5.990	104.096	103.991	103.896
5.125	105.273	105.173	105.073	5.375	105.828	105.728	105.628	5.375	105.828	105.728	105.628	6.000	104.196	104.091	103.996	6.000	104.196	104.091	103.996
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	102.056	101.956	101.856	3.000	98.946	98.846	98.746	3.000	0.000	0.000	0.000	3.000	0.000	0.000	0.000	3.375	101.898	101.798	101.698
4.125	102.155	102.055	101.955	3.125	99.742	99.642	99.542	3.125	0.000	0.000	0.000	3.125	0.000	0.000	0.000	3.500	102.394	102.294	102.194
4.250	102.599	102.499	102.399	3.250	100.406	100.306	100.206	3.250	0.000	0.000	0.000	3.250	0.000	0.000	0.000	3.625	102.485	102.385	102.285
4.375	102.864	102.764	102.664	3.375	100.828	100.728	100.628	3.375	100.828	100.728	100.628	3.375	100.828	100.728	100.628	3.750	103.035	102.935	102.835
4.500	102.942	102.842	102.742	3.500	101.311	101.211	101.111	3.500	101.311	101.211	101.111	3.500	101.311	101.211	101.111	3.875	103.170	103.070	102.970
4.625	102.902	102.802	102.702	3.625	102.010	101.910	101.810	3.625	102.010	101.910	101.810	3.625	102.010	101.910	101.810	3.990	103.437	103.337	103.237
4.750	102.669	102.569	102.469	3.750	102.417	102.317	102.217	3.750	102.417	102.317	102.217	3.750	102.417	102.317	102.217	4.000	103.537	103.437	103.337
4.875	102.963	102.863	102.763	3.875	102.803	102.703	102.603	3.875	102.803	102.703	102.603	3.875	102.803	102.703	102.603	4.125	103.840	103.740	103.640
4.990	102.767	102.667	102.567	3.990	102.954	102.854	102.754	3.990	102.954	102.854	102.754	3.990	102.954	102.854	102.754	4.250	104.250	104.150	104.050
5.000	102.867	102.767	102.667	4.000	103.054	102.954	102.854	4.000	103.054	102.954	102.854	4.000	103.054	102.954	102.854	4.375	104.642	104.542	104.442
5.125	103.157	103.057	102.957	4.125	103.252	103.152	103.052	4.125	103.252	103.152	103.052	4.125	103.252	103.152	103.052	4.500	104.858	104.758	104.658
5.250	102.641	102.541	102.441	4.250	103.838	103.738	103.638	4.250	103.838	103.738	103.638	4.250	103.838	103.738	103.638	4.625	104.121	104.021	103.921
5.375	103.835	103.735	103.635	4.375	103.968	103.868	103.768	4.375	103.968	103.868	103.768	4.375	103.968	103.868	103.768	4.750	104.450	104.350	104.250
5.500	104.032	103.932	103.832	4.500	104.255	104.155	104.055	4.500	104.255	104.155	104.055	4.500	104.255	104.155	104.055	4.875	104.713	104.613	104.513
5.625	104.345	104.245	104.145	4.625	104.317	104.217	104.117	4.625	104.317	104.217	104.117	4.625	104.317	104.217	104.117	4.990	104.891	104.791	104.691
5.750	104.142	104.037	103.942	4.750	104.524	104.424	104.324	4.750	104.524	104.424	104.324	4.750	104.524	104.424	104.324	5.000	104.991	104.891	104.791
5.875	104.167	104.061	103.967	4.875	104.841	104.741	104.641	4.875	104.841	104.741	104.641	4.875	104.841	104.741	104.641	5.125	104.944	104.844	104.744
5.990	104.096	103.991	103.896	4.990	105.117	105.017	104.917	4.990	105.117	105.017	104.917	4.990	105.117	105.017	104.917	5.250	105.036	104.936	104.836
6.000	104.196	104.091	103.996	5.000	105.217	105.117	105.017	5.000	105.217	105.117	105.017	5.000	105.217	105.117	105.017	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	101.898	101.798	101.698	3.375	101.898	101.798	101.698	3.375	101.510	101.410	101.310	3.375	101.510	101.410	101.310	3.375	101.510	101.410	101.310
3.500	102.394	102.294	102.194	3.500	102.394	102.294	102.194	3.500	102.006	101.906	101.806	3.500	102.006	101.906	101.806	3.500	102.006	101.906	101.806
3.625	102.485	102.385	102.285	3.625	102.485	102.385	102.285	3.625	101.599	101.499	101.399	3.625	101.599	101.499	101.399	3.625	101.599	101.499	101.399
3.750	103.035	102.935	102.835	3.750	103.035	102.935	102.835	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	102.284	102.184	102.084	3.875	102.284	102.184	102.084	3.875	102.284	102.184	102.084
3.990	103.437	103.337	103.237	3.990	103.437	103.337	103.237	3.990	102.551	102.451	102.351	3.990	102.551	102.451	102.351	3.990	102.551	102.451	102.351
4.000	103.537	103.437	103.337	4.000	103.537	103.437	103.337	4.000	102.651	102.551	102.451	4.000	102.651	102.551	102.451	4.000	102.651	102.551	102.451
4.125	103.840	103.740	103.640	4.125	103.840	103.740	103.640	4.125	102.576	102.476	102.376	4.125	102.576	102.476	102.376	4.125	102.576	102.476	102.376
4.250	104.250	104.150	104.050	4.250	104.250	104.150	104.050	4.250	102.986	102.886	102.786	4.250	102.986	102.886	102.786	4.250	102.986	102.886	102.786
4.375	104.517	104.417	104.317	4.375	104.517	104.417	104.317	4.375	103.778	103.778	103.778	4.375	103.253	103.153	103.053	4.375	103.253	103.153	103.053
4.500	104.733	104.633	104.533	4.500	104.733	104.633	104.533	4.500	103.594	103.494	103.394								



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.:

2/17/2020

45 Day Lock Exp.:

3/2/2020

60 Day Lock Exp.:

3/16/2020

W. Rate Sheet Dated: 1/16/2020

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	98.855	98.755	98.655	3.000	99.040	98.940	98.840	3.375	101.960	101.860	101.760	4.000	102.138	102.038	101.938	3.375	101.178	101.078	100.978
3.250	99.812	99.712	99.612	3.125	99.840	99.740	99.640	3.500	102.459	102.359	102.259	4.125	102.235	102.135	102.035	3.500	101.677	101.577	101.477
3.375	100.419	100.319	100.219	3.250	100.508	100.408	100.308	3.625	102.478	102.378	102.278	4.250	102.606	102.506	102.406	3.625	101.225	101.125	101.025
3.500	100.846	100.746	100.646	3.375	100.932	100.832	100.732	3.750	103.032	102.932	102.832	4.375	102.876	102.776	102.676	3.750	101.779	101.679	101.579
3.625	101.514	101.414	101.314	3.500	101.419	101.319	101.219	3.875	103.168	103.068	102.968	4.500	103.205	103.105	103.005	3.875	101.915	101.815	101.715
3.750	102.094	101.994	101.894	3.625	102.123	102.023	101.923	3.990	103.441	103.341	103.241	4.625	103.165	103.065	102.965	3.990	102.188	102.088	101.988
3.875	102.479	102.379	102.279	3.750	102.474	102.374	102.274	4.000	103.541	103.441	103.341	4.750	103.041	102.941	102.841	4.000	102.288	102.188	102.088
3.990	102.803	102.703	102.603	3.875	102.863	102.763	102.663	4.125	103.880	103.773	103.680	4.875	103.338	103.238	103.138	4.125	102.221	102.114	102.021
4.000	102.903	102.803	102.703	3.990	103.016	102.916	102.816	4.250	104.293	104.186	104.093	4.990	103.518	103.418	103.318	4.250	102.634	102.527	102.434
4.125	103.000	102.900	102.800	4.000	103.116	103.016	102.916	4.375	104.686	104.579	104.486	5.000	103.618	103.518	103.418	4.375	103.027	102.920	102.827
4.250	103.485	103.385	103.285	4.125	103.316	103.216	103.116	4.500	104.905	104.798	104.705	5.125	103.910	103.810	103.710	4.500	103.246	103.139	103.046
4.375	103.755	103.655	103.555	4.250	103.859	103.759	103.659	4.625	103.955	103.855	103.755	5.250	103.330	103.215	103.130	4.625	101.736	101.636	101.536
4.500	104.084	103.984	103.884	4.375	103.990	103.890	103.790	4.750	104.287	104.187	104.087	5.375	103.526	103.411	103.326	4.750	102.068	101.968	101.868
4.625	104.044	103.944	103.844	4.500	104.281	104.181	104.081	4.875	104.553	104.453	104.353	5.500	103.725	103.609	103.525	4.875	102.334	102.234	102.134
4.750	104.449	104.349	104.249	4.625	104.342	104.242	104.142	4.990	104.740	104.640	104.540	5.625	104.041	103.926	103.841	4.990	102.521	102.421	102.321
4.875	104.746	104.646	104.546	4.750	104.557	104.457	104.357	5.000	104.840	104.740	104.640	5.750	103.844	103.706	103.644	5.000	102.621	102.521	102.421
4.990	104.926	104.826	104.726	4.875	104.878	104.778	104.678	5.125	104.775	104.675	104.575	5.875	103.869	103.731	103.669	5.125	102.806	102.706	102.606
5.000	105.026	104.926	104.826	4.990	105.158	105.058	104.958	5.250	104.867	104.767	104.667	5.990	103.798	103.660	103.598	5.250	102.898	102.798	102.698
5.125	105.318	105.218	105.118	5.000	105.258	105.158	105.058	5.375	0.000	0.000	0.000	6.000	103.898	103.760	103.698	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.:

2/17/2020

45 Day Lock Exp.:

3/2/2020

60 Day Lock Exp.:

3/16/2020

W. Rate Sheet Dated: 1/16/2020

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	99.858	99.796	99.733	
3.750	100.373	100.310	100.248	
3.875	100.525	100.462	100.400	
4.000	100.740	100.678	100.615	
4.125	100.872	100.810	100.747	
4.250	101.075	101.013	100.950	
4.375	101.253	101.191	101.128	
4.500	101.472	101.409	101.347	
4.625	101.710	101.648	101.585	
4.750	101.965	101.902	101.840	
4.875	102.187	102.125	102.062	

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	100.016	99.891	99.766	
4.000	100.353	100.228	100.103	
4.125	100.490	100.365	100.240	
4.250	100.795	100.670	100.545	
4.375	101.073	100.948	100.823	
4.500	101.230	101.105	100.980	

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	97.072	96.947	96.822	
3.500	97.445	97.320	97.195	
3.625	97.796	97.671	97.546	
3.750	98.383	98.258	98.133	
3.875	98.694	98.569	98.444	
4.000	98.978	98.853	98.728	
4.125	99.261	99.136	99.011	
4.250	99.544	99.419	99.294	
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)