



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.: 2/20/2020

45 Day Lock Exp.: 3/6/2020

60 Day Lock Exp.: 3/23/2020

W. Rate Sheet Dated: 1/21/2020

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	101.584	101.434	101.284	3.250	100.767	100.617	100.467	2.375	97.117	96.967	96.817	3.125	99.500	99.350	99.200
3.375	102.069	101.919	101.769	3.375	101.167	101.017	100.867	2.500	97.552	97.402	97.252	3.250	99.921	99.771	99.621
3.500	102.540	102.390	102.240	3.500	101.531	101.381	101.231	2.625	97.981	97.831	97.681	3.375	100.249	100.099	99.949
3.625	103.007	102.857	102.707	3.625	101.880	101.730	101.580	2.750	98.346	98.196	98.046	3.500	100.532	100.382	100.232
3.750	102.378	102.228	102.078	3.750	101.506	101.356	101.206	2.875	98.778	98.628	98.478	3.625	100.454	100.304	100.154
3.875	102.795	102.645	102.495	3.875	101.846	101.696	101.546	3.000	99.205	99.055	98.905	Margin = 2.250		Index = 1.540	
4.000	103.191	103.041	102.891	4.000	102.155	102.005	101.855	3.125	99.614	99.464	99.314				
4.125	103.537	103.387	103.237	4.125	102.481	102.331	102.181	3.250	101.267	101.117	100.967				
4.375	103.213	103.113	103.013	4.375	102.613	102.513	102.413	3.375	101.644	101.494	101.344				
4.500	103.577	103.477	103.377	4.500	102.876	102.776	102.676	3.500	101.986	101.836	101.686				
4.625	103.882	103.782	103.682	4.625	102.984	102.884	102.784	3.625	102.313	102.163	102.013				
4.750	104.133	104.033	103.933	4.750	103.586	103.486	103.386	3.750	102.736	102.586	102.436				
4.875	104.438	104.338	104.238	4.875	103.855	103.755	103.655	3.875	103.054	102.904	102.754				
5.000	104.607	104.507	104.407	5.000	104.071	103.971	103.871	4.000	103.340	103.190	103.040				
5.125	104.821	104.721	104.621	5.125	104.300	104.200	104.100	4.125	103.644	103.494	103.344				
5.375	104.886	104.786	104.686	5.375	104.389	104.289	104.189	4.250	103.099	102.949	102.799				
5.500	105.141	105.041	104.941	5.500	104.606	104.506	104.406	4.375	103.384	103.234	103.084				
5.625	105.355	105.255	105.155	5.625	104.834	104.734	104.634	4.500	103.628	103.478	103.328				
6.250	106.000	105.850	105.700	6.250	105.621	105.471	105.321	4.625	103.720	103.570	103.420				

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	100.834	100.684	100.534	3.250	99.767	99.617	99.467	2.375	96.117	95.967	95.817	3.125	98.500	98.350	98.200
3.375	101.319	101.169	101.019	3.375	100.167	100.017	99.867	2.500	96.552	96.402	96.252	3.250	98.921	98.771	98.621
3.500	101.790	101.640	101.490	3.500	100.531	100.381	100.231	2.625	96.981	96.831	96.681	3.375	99.249	99.099	98.949
3.625	102.257	102.107	101.957	3.625	100.880	100.730	100.580	2.750	97.346	97.196	97.046	3.500	99.532	99.382	99.232
3.750	101.628	101.478	101.328	3.750	100.506	100.356	100.206	2.875	97.778	97.628	97.478	3.625	99.454	99.304	99.154
3.875	102.045	101.895	101.745	3.875	100.846	100.696	100.546	3.000	98.205	98.055	97.905	Margin = 2.250		Index = 1.540	
4.000	102.441	102.291	102.141	4.000	101.155	101.005	100.855	3.125	98.614	98.464	98.314	30 Year OTC			
4.125	102.787	102.637	102.487	4.125	101.481	101.331	101.181	3.250	100.267	100.117	99.967	Rate	30 Day	45 Day	60 Day
4.375	102.463	102.363	102.263	4.375	101.613	101.513	101.413	3.375	100.644	100.494	100.344	3.875	100.945	100.695	100.445
4.500	102.827	102.727	102.627	4.500	101.876	101.776	101.676	3.500	100.986	100.836	100.686	4.000	101.341	101.091	100.841
4.625	103.132	103.032	102.932	4.625	101.984	101.884	101.784	3.625	101.313	101.163	101.013	4.125	101.687	101.437	101.187
4.750	103.383	103.283	103.183	4.750	102.586	102.486	102.386	3.750	101.736	101.586	101.436	4.375	101.663	101.413	101.163
4.875	103.688	103.588	103.488	4.875	102.855	102.755	102.655	3.875	102.054	101.904	101.754	4.500	102.027	101.777	101.527
5.000	103.857	103.757	103.657	5.000	103.071	102.971	102.871	4.000	102.340	102.190	102.040	4.625	102.332	102.082	101.832
5.125	104.071	103.971	103.871	5.125	103.300	103.200	103.100	4.125	102.644	102.494	102.344	4.875	102.888	102.638	102.388
5.375	104.136	104.036	103.936	5.375	103.389	103.289	103.189	4.250	102.099	101.949	101.799	5.000	103.057	102.807	102.557
5.500	104.391	104.291	104.191	5.500	103.606	103.506	103.406	4.375	102.384	102.234	102.084	5.125	103.271	103.021	102.771
5.625	104.605	104.505	104.405	5.625	103.834	103.734	103.634	4.500	102.628	102.478	102.328	5.500	103.591	103.341	103.091
6.250	105.392	105.242	105.092	6.250	104.621	104.471	104.321	4.625	102.720	102.570	102.420	5.625	103.805	103.555	103.305

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 & USDA 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	98.195	97.945	97.695	6.250	101.000	100.750	100.500
4.125	100.287	100.037	99.787	6.250	103.750	103.500	103.250	4.000	98.591	98.341	98.091				
4.250	100.412	100.162	99.912					4.125	98.937	98.687	98.437				
4.375	100.263	100.013	99.763					4.375	98.913	98.663	98.413				
4.500	100.627	100.377	100.127					4.500	99.277	99.027	98.777				
4.625	100.932	100.682	100.432					4.625	99.582	99.332	99.082				
5.000	101.657	101.407	101.157					4.875	100.138	99.888	99.638				
5.125	101.871	101.621	101.371					5.000	100.307	100.057	99.807				
5.250	102.403	102.153	101.903					5.125	100.521	100.271	100.021				
Borrower Paid Comp Only				Lender Paid Only				5.500	100.841	100.591	100.341				
								5.625	101.055	100.805	100.555				

Lock Desk Policy		
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018 . Locks are accepted on loans in <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.		
Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline	*IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee
FHA ID# - 1358600006		
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.		
For use by mortgage professionals only and should not be distributed to borrowers.		Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)



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1-877-588-2706

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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

2/20/2020

45 Day Lock Exp.:

3/6/2020

60 Day Lock Exp.:

3/23/2020

W. Rate Sheet Dated: 1/21/2020

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	100.465	100.315	100.165	3.250	100.078	99.928	99.778	2.375	94.397	94.247	94.097	3.125	99.297	99.147	98.997
3.375	100.951	100.801	100.651	3.375	100.478	100.328	100.178	2.500	94.832	94.682	94.532	3.250	99.813	99.663	99.513
3.500	101.422	101.272	101.122	3.500	100.842	100.692	100.542	2.625	95.261	95.111	94.961	3.375	100.140	99.990	99.840
3.625	101.889	101.739	101.589	3.625	101.191	101.041	100.891	2.750	97.564	97.414	97.264	3.500	100.423	100.273	100.123
3.750	101.760	101.610	101.460	3.750	101.317	101.167	101.017	2.875	97.995	97.845	97.695	3.625	100.345	100.195	100.045
3.875	102.176	102.026	101.876	3.875	101.657	101.507	101.357	3.000	98.422	98.272	98.122	Margin = 2.250		Index = 1.540	
4.000	102.572	102.422	102.272	4.000	101.966	101.816	101.666	3.125	98.832	98.682	98.532				
4.125	102.918	102.768	102.618	4.125	102.292	102.142	101.992	3.250	100.578	100.428	100.278				
4.375	102.376	102.276	102.176	4.375	102.206	102.106	102.006	3.375	100.956	100.806	100.656				
4.500	102.739	102.639	102.539	4.500	102.469	102.369	102.269	3.500	101.297	101.147	100.997				
4.625	103.045	102.945	102.845	4.625	102.577	102.477	102.377	3.625	101.624	101.474	101.324				
4.750	101.983	101.883	101.783	4.750	101.866	101.766	101.666	3.750	102.547	102.397	102.247				
4.875	102.288	102.188	102.088	4.875	102.135	102.035	101.935	3.875	102.865	102.715	102.565				
5.000	102.457	102.357	102.257	5.000	102.351	102.251	102.151	4.000	103.152	103.002	102.852				
5.125	102.671	102.571	102.471	5.125	102.580	102.480	102.380	4.125	103.455	103.305	103.155				
5.375	102.330	102.230	102.130	5.375	102.263	102.163	102.063	4.250	102.692	102.542	102.392				
5.500	102.585	102.485	102.385	5.500	102.480	102.380	102.280	4.375	102.977	102.827	102.677				
5.625	102.799	102.699	102.599	5.625	102.708	102.608	102.508	4.500	103.220	103.070	102.920				
6.250	102.992	102.842	102.692	6.250	102.901	102.751	102.601	4.625	103.312	103.162	103.012				

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	99.715	99.565	99.415	3.250	98.648	98.498	98.348	2.375	94.717	94.567	94.417	3.125	97.287	97.137	96.987
3.375	100.201	100.051	99.901	3.375	99.048	98.898	98.748	2.500	95.152	95.002	94.852	3.250	97.803	97.653	97.503
3.500	100.672	100.522	100.372	3.500	99.412	99.262	99.112	2.625	95.581	95.431	95.281	3.375	98.130	97.980	97.830
3.625	101.139	100.989	100.839	3.625	99.761	99.611	99.461	2.750	96.790	96.640	96.490	3.500	98.413	98.263	98.113
3.750	101.010	100.860	100.710	3.750	99.887	99.737	99.587	2.875	97.221	97.071	96.921	3.625	98.335	98.185	98.035
3.875	101.426	101.276	101.126	3.875	100.227	100.077	99.927	3.000	97.648	97.498	97.348	Margin = 2.250		Index = 1.540	
4.000	101.822	101.672	101.522	4.000	100.536	100.386	100.236	3.125	98.058	97.908	97.758	30 Year OTC			
4.125	102.168	102.018	101.868	4.125	100.862	100.712	100.562	3.250	99.429	99.279	99.129	Rate	30 Day	45 Day	60 Day
4.375	101.626	101.526	101.426	4.375	100.776	100.676	100.576	3.375	99.807	99.657	99.507	3.875	100.326	100.076	99.826
4.500	101.989	101.889	101.789	4.500	101.039	100.939	100.839	3.500	100.148	99.998	99.848	4.000	100.722	100.472	100.222
4.625	102.295	102.195	102.095	4.625	101.147	101.047	100.947	3.625	100.475	100.325	100.175	4.125	101.068	100.818	100.568
4.750	101.233	101.133	101.033	4.750	100.436	100.336	100.236	3.750	100.328	100.178	100.028	4.375	100.826	100.576	100.326
4.875	101.538	101.438	101.338	4.875	100.705	100.605	100.505	3.875	100.646	100.496	100.346	4.500	101.189	100.939	100.689
5.000	101.707	101.607	101.507	5.000	100.921	100.821	100.721	4.000	100.933	100.783	100.633	4.625	101.495	101.245	100.995
5.125	101.921	101.821	101.721	5.125	101.150	101.050	100.950	4.125	101.236	101.086	100.936	4.875	100.738	100.488	100.238
5.375	101.580	101.480	101.380	5.375	100.833	100.733	100.633	4.250	100.449	100.299	100.149	5.000	100.907	100.657	100.407
5.500	101.835	101.735	101.635	5.500	101.050	100.950	100.850	4.375	100.734	100.584	100.434	5.125	101.121	100.871	100.621
5.625	102.049	101.949	101.849	5.625	101.278	101.178	101.078	4.500	100.978	100.828	100.678	5.500	101.035	100.785	100.535
6.250	102.242	102.092	101.942	6.250	101.471	101.321	101.171	4.625	101.070	100.920	100.770	5.625	101.249	100.999	100.749

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 & USDA 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	97.576	97.326	97.076	6.250	N/A	N/A	N/A
4.125	99.318	99.068	98.818	6.250	100.250	100.000	99.750	4.000	97.972	97.722	97.472				
4.250	99.225	98.975	98.725					4.125	98.318	98.068	97.818				
4.375	99.076	98.826	98.576					4.375	98.076	97.826	97.576				
4.500	99.439	99.189	98.939					4.500	98.439	98.189	97.939				
4.625	99.745	99.495	99.245					4.625	98.745	98.495	98.245				
5.000	99.157	98.907	98.657					4.875	97.988	97.738	97.488				
5.125	99.371	99.121	98.871					5.000	98.157	97.907	97.657				
5.250	99.497	99.247	98.997					5.125	98.371	98.121	97.871				
Borrower Paid Comp Only				Lender Paid Only				5.500	98.285	98.035	97.785				
								5.625	98.499	98.249	97.999				

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: 1/21/2020

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	97.540	97.440	97.340	2.625	N/A	N/A	N/A	2.750	N/A	N/A	N/A	4.000	102.312	102.212	102.112	3.125	96.594	96.494	96.394
3.125	98.579	98.479	98.379	2.750	N/A	N/A	N/A	2.875	N/A	N/A	N/A	4.125	102.420	102.320	102.220	3.250	97.980	97.880	97.780
3.250	99.551	99.451	99.351	2.875	N/A	N/A	N/A	2.990	95.361	95.261	95.161	4.250	102.421	102.321	102.221	3.375	98.645	98.545	98.445
3.375	100.183	100.083	99.983	2.990	95.694	95.594	95.494	3.000	95.461	95.361	95.261	4.375	102.806	102.706	102.606	3.500	99.214	99.114	99.014
3.500	100.720	100.620	100.520	3.000	95.794	95.694	95.594	3.125	96.860	96.760	96.660	4.500	103.125	103.025	102.925	3.625	99.770	99.670	99.570
3.625	101.276	101.176	101.076	3.125	97.122	97.022	96.922	3.250	98.175	98.075	97.975	4.625	103.059	102.959	102.859	3.750	101.207	101.107	101.007
3.750	101.777	101.677	101.577	3.250	98.368	98.268	98.168	3.375	98.889	98.789	98.689	4.750	102.834	102.734	102.634	3.875	101.759	101.659	101.559
3.875	102.290	102.190	102.090	3.375	99.077	98.977	98.877	3.500	99.482	99.382	99.282	4.875	103.192	103.092	102.992	3.990	102.128	102.028	101.928
3.990	102.642	102.542	102.442	3.500	99.669	99.569	99.469	3.625	100.359	100.259	100.159	4.990	103.408	103.308	103.208	4.000	102.228	102.128	102.028
4.000	102.742	102.642	102.542	3.625	100.428	100.328	100.228	3.750	101.575	101.475	101.375	5.000	103.508	103.408	103.308	4.125	102.420	102.320	102.220
4.125	102.924	102.824	102.724	3.750	101.580	101.480	101.380	3.875	102.160	102.060	101.960	5.125	103.659	103.559	103.459	4.250	102.421	102.321	102.221
4.250	103.187	103.087	102.987	3.875	102.160	102.060	101.960	3.990	102.558	102.458	102.358	5.250	103.642	103.542	103.442	4.375	102.806	102.706	102.606
4.375	103.585	103.485	103.385	3.990	102.558	102.458	102.358	4.000	102.658	102.558	102.458	5.375	103.970	103.870	103.770	4.500	103.125	103.025	102.925
4.500	103.986	103.886	103.786	4.000	102.658	102.558	102.458	4.125	103.007	102.907	102.807	5.500	104.262	104.162	104.062	4.625	103.059	102.959	102.859
4.625	104.101	104.001	103.901	4.125	103.007	102.907	102.807	4.250	103.614	103.514	103.414	5.625	104.396	104.296	104.196	4.750	102.834	102.734	102.634
4.750	104.400	104.300	104.200	4.250	103.900	103.800	103.700	4.375	104.127	104.027	103.927	5.750	103.903	103.803	103.703	4.875	103.192	103.092	102.992
4.875	104.753	104.653	104.553	4.375	104.409	104.309	104.209	4.500	104.572	104.472	104.372	5.875	104.203	104.103	104.003	4.990	103.498	103.398	103.298</

Applicable for all mortgages with greater than 15 year terms										
FICO	↓ 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%
≥ 740		0.00%	-0.25%	-0.25%	-0.50%	-0.50%	-0.25%	-0.25%	-0.75%	-0.75%
720 – 739		0.00%	-0.25%	-0.50%	-0.75%	-0.50%	-0.50%	-0.50%	-1.00%	-1.00%
700 – 719		0.00%	-0.50%	-1.00%	-1.25%	-1.00%	-1.00%	-1.00%	-1.50%	-1.50%
680 – 699		0.00%	-0.50%	-1.25%	-1.75%	-1.50%	-1.25%	-1.25%	-1.50%	-1.50%
660 – 679		0.00%	-1.00%	-2.25%	-2.75%	-2.75%	-2.25%	-2.25%	-2.25%	-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 ↓ \ 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 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

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 -.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@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 2/20/2020
45 Day Lock Exp.: 3/6/2020
60 Day Lock Exp.: 3/23/2020

W. Rate Sheet Dated: 1/21/2020

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	97.664	97.564	97.464	3.375	100.111	100.011	99.911	3.375	100.111	100.011	99.911	4.000	102.480	102.380	102.280	4.000	102.105	102.005	101.905
3.125	98.799	98.699	98.599	3.500	100.594	100.494	100.394	3.500	100.594	100.494	100.394	4.125	102.530	102.430	102.330	4.125	102.155	102.055	101.955
3.250	99.755	99.655	99.555	3.625	101.204	101.104	101.004	3.625	101.204	101.104	101.004	4.250	102.986	102.886	102.786	4.250	102.611	102.511	102.411
3.375	100.361	100.261	100.161	3.750	101.797	101.697	101.597	3.750	101.797	101.697	101.597	4.375	103.256	103.156	103.056	4.375	102.881	102.781	102.681
3.500	100.844	100.744	100.644	3.875	102.202	102.102	102.002	3.875	102.202	102.102	102.002	4.500	103.586	103.486	103.386	4.500	102.961	102.861	102.761
3.625	101.454	101.354	101.254	3.990	102.399	102.299	102.199	3.990	102.399	102.299	102.199	4.625	103.547	103.447	103.347	4.625	102.922	102.822	102.722
3.750	102.047	101.947	101.847	4.000	102.499	102.399	102.299	4.000	102.499	102.399	102.299	4.750	103.362	103.262	103.162	4.750	102.737	102.637	102.537
3.875	102.452	102.352	102.252	4.125	102.549	102.449	102.349	4.125	102.549	102.449	102.349	4.875	103.659	103.559	103.459	4.875	103.034	102.934	102.834
3.990	102.774	102.674	102.574	4.250	103.102	103.002	102.902	4.250	103.102	103.002	102.902	4.990	103.840	103.740	103.640	4.990	102.840	102.740	102.640
4.000	102.874	102.774	102.674	4.375	103.372	103.272	103.172	4.375	103.372	103.272	103.172	5.000	103.940	103.840	103.740	5.000	102.940	102.840	102.740
4.125	102.924	102.824	102.724	4.500	103.452	103.352	103.252	4.500	103.452	103.352	103.252	5.125	104.230	104.130	104.030	5.125	103.230	103.130	103.030
4.250	103.477	103.377	103.277	4.625	103.413	103.313	103.213	4.625	103.413	103.313	103.213	5.250	103.753	103.651	103.553	5.250	102.753	102.651	102.553
4.375	103.747	103.647	103.547	4.750	103.855	103.755	103.655	4.750	103.855	103.755	103.655	5.375	103.948	103.846	103.748	5.375	103.948	103.846	103.748
4.500	104.077	103.977	103.877	4.875	104.152	104.052	103.952	4.875	104.152	104.052	103.952	5.500	104.147	104.045	103.947	5.500	104.147	104.045	103.947
4.625	104.038	103.938	103.838	4.990	103.958	103.858	103.758	4.990	103.958	103.858	103.758	5.625	104.463	104.361	104.263	5.625	104.463	104.361	104.263
4.750	104.480	104.380	104.280	5.000	104.058	103.958	103.858	5.000	104.058	103.958	103.858	5.750	104.266	104.165	104.066	5.750	104.266	104.165	104.066
4.875	104.777	104.677	104.577	5.125	104.348	104.248	104.148	5.125	104.348	104.248	104.148	5.875	104.292	104.191	104.092	5.875	104.292	104.191	104.092
4.990	104.958	104.858	104.758	5.250	104.747	104.645	104.545	5.250	104.747	104.645	104.547	5.990	104.222	104.101	104.022	5.990	104.222	104.101	104.022
5.000	105.058	104.958	104.858	5.375	105.942	105.840	105.742	5.375	105.942	105.840	105.742	6.000	104.322	104.201	104.122	6.000	104.322	104.201	104.122
30/25 Year SC >125				20 Year				20 Year 105-125				20 Year >125				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	102.105	102.005	101.905	3.000	99.012	98.912	98.812	3.000	0.000	0.000	0.000	3.000	0.000	0.000	0.000	3.375	101.952	101.852	101.752
4.125	102.155	102.055	101.955	3.125	99.800	99.700	99.600	3.125	0.000	0.000	0.000	3.125	0.000	0.000	0.000	3.500	102.471	102.371	102.271
4.250	102.611	102.511	102.411	3.250	100.478	100.378	100.278	3.250	0.000	0.000	0.000	3.250	0.000	0.000	0.000	3.625	102.536	102.436	102.336
4.375	102.881	102.781	102.681	3.375	100.902	100.802	100.702	3.375	100.902	100.802	100.702	3.375	100.902	100.802	100.702	3.750	103.089	102.989	102.889
4.500	102.961	102.861	102.761	3.500	101.399	101.299	101.199	3.500	101.399	101.299	101.199	3.500	101.399	101.299	101.199	3.875	103.223	103.123	103.023
4.625	102.922	102.822	102.722	3.625	102.103	102.003	101.903	3.625	102.103	102.003	101.903	3.625	102.103	102.003	101.903	3.990	103.505	103.405	103.305
4.750	102.737	102.637	102.537	3.750	102.426	102.326	102.226	3.750	102.426	102.326	102.226	3.750	102.426	102.326	102.226	4.000	103.605	103.505	103.405
4.875	103.034	102.934	102.834	3.875	102.835	102.735	102.635	3.875	102.835	102.735	102.635	3.875	102.835	102.735	102.635	4.125	103.916	103.816	103.716
4.990	102.840	102.740	102.640	3.990	102.991	102.891	102.791	3.990	102.991	102.891	102.791	3.990	102.991	102.891	102.791	4.250	104.329	104.229	104.129
5.000	102.940	102.840	102.740	4.000	103.091	102.991	102.891	4.000	103.091	102.991	102.891	4.000	103.091	102.991	102.891	4.375	104.722	104.622	104.522
5.125	103.230	103.130	103.030	4.125	103.289	103.189	103.089	4.125	103.289	103.189	103.089	4.125	103.289	103.189	103.089	4.500	104.941	104.841	104.741
5.250	102.753	102.653	102.553	4.250	103.823	103.723	103.623	4.250	103.823	103.723	103.623	4.250	103.823	103.723	103.623	4.625	104.069	103.969	103.869
5.375	103.948	103.848	103.748	4.375	103.965	103.865	103.765	4.375	103.965	103.865	103.765	4.375	103.965	103.865	103.765	4.750	104.398	104.298	104.198
5.500	104.147	104.045	103.947	4.500	104.225	104.125	104.025	4.500	104.225	104.125	104.025	4.500	104.225	104.125	104.025	4.875	104.662	104.562	104.462
5.625	104.463	104.361	104.263	4.625	104.287	104.187	104.087	4.625	104.287	104.187	104.087	4.625	104.287	104.187	104.087	4.990	104.850	104.750	104.650
5.750	104.266	104.165	104.066	4.750	104.605	104.505	104.405	4.750	104.605	104.505	104.405	4.750	104.605	104.505	104.405	5.000	104.950	104.850	104.750
5.875	104.292	104.191	104.092	4.875	104.924	104.824	104.724	4.875	104.924	104.824	104.724	4.875	104.924	104.824	104.724	5.125	104.936	104.836	104.736
5.990	104.222	104.101	104.022	4.990	105.203	105.103	105.003	4.990	105.203	105.103	105.003	4.990	105.203	105.103	105.003	5.250	105.029	104.927	104.829
6.000	104.322	104.201	104.122	5.000	105.303	105.203	105.103	5.000	105.303	105.203	105.103	5.000	105.303	105.203	105.103	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	101.952	101.852	101.752	3.375	101.952	101.852	101.752	3.375	101.564	101.464	101.364	3.375	101.564	101.464	101.364	3.375	101.564	101.464	101.364
3.500	102.471	102.371	102.271	3.500	102.471	102.371	102.271	3.500	102.083	101.983	101.883	3.500	102.083	101.983	101.883	3.500	102.083	101.983	101.883
3.625	102.536	102.436	102.336	3.625	102.536	102.436	102.336	3.625	101.648	101.548	101.448	3.625	101.648	101.548	101.448	3.625	101.648	101.548	101.448
3.750	103.089	102.989	102.889	3.750	103.089	102.989	102.889	3.750	102.201	102.101	102.001	3.750	102.201	102.101	102.001	3.750	102.201	102.101	102.001
3.875	103.223	103.123	103.023	3.875	103.223	103.123	103.023	3.875	102.335	102.235	102.135	3.875	102.335	102.235	102.135	3.875	102.335	102.235	102.135
3.990	103.505	103.405	103.305	3.990	103.505	103.405	103.305	3.990	102.617	102.517	102.417	3.990	102.617	102.517	102.417	3.990	102.617	102.517	102.417
4.000	103.605	103.505	103.405	4.000	103.605	103.505	103.405	4.000	102.717	102.617	102.517	4.000	102.717	102.617	102.517	4.000	102.717	102.617	102.517
4.125	103.916	103.816	103.716	4.125	103.916	103.816	103.716	4.125	102.655	102.555	102.455	4.125	102.655	102.555	102.455	4.125	102.655	102.555	102.455
4.250	104.329	104.229	104.129	4.250	104.329	104.229	104.129	4.250	103.068	102.968	102.868	4.250	103.068	102.968	102.868	4.250	103.068	102.968	102.868
4.375	104.597	104.497	104.397	4.375	104.597	104.497	104.397	4.375	103.461	103.361	103.2								



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.:

2/20/2020

45 Day Lock Exp.:

3/6/2020

60 Day Lock Exp.:

3/23/2020

W. Rate Sheet Dated: 1/21/2020

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	97.556	97.456	97.356	3.000	98.904	98.804	98.704	3.375	101.940	101.840	101.740	4.000	102.041	101.941	101.841	3.375	101.252	101.152	101.052
3.125	98.691	98.591	98.491	3.125	99.692	99.592	99.492	3.500	102.457	102.357	102.257	4.125	102.139	102.039	101.939	3.500	101.769	101.669	101.569
3.250	99.648	99.548	99.448	3.250	100.370	100.270	100.170	3.625	102.555	102.455	102.355	4.250	102.610	102.510	102.410	3.625	101.367	101.267	101.167
3.375	100.255	100.155	100.055	3.375	100.794	100.694	100.594	3.750	103.108	103.008	102.908	4.375	102.881	102.781	102.681	3.750	101.920	101.820	101.720
3.500	100.682	100.582	100.482	3.500	101.291	101.191	101.091	3.875	103.244	103.144	103.044	4.500	103.212	103.112	103.012	3.875	102.056	101.956	101.856
3.625	101.350	101.250	101.150	3.625	101.999	101.899	101.799	3.990	103.523	103.423	103.323	4.625	103.173	103.073	102.973	3.990	102.335	102.235	102.135
3.750	101.971	101.871	101.771	3.750	102.391	102.291	102.191	4.000	103.623	103.523	103.423	4.750	103.002	102.902	102.802	4.000	102.435	102.335	102.235
3.875	102.358	102.258	102.158	3.875	102.801	102.701	102.601	4.125	103.904	103.804	103.704	4.875	103.301	103.201	103.101	4.125	102.343	102.243	102.143
3.990	102.685	102.585	102.485	3.990	102.955	102.855	102.755	4.250	104.319	104.219	104.119	4.990	103.483	103.383	103.283	4.250	102.758	102.658	102.558
4.000	102.785	102.685	102.585	4.000	103.055	102.955	102.855	4.375	104.714	104.614	104.514	5.000	103.583	103.483	103.383	4.375	103.153	103.053	102.953
4.125	102.883	102.783	102.683	4.125	103.256	103.156	103.056	4.500	104.933	104.833	104.733	5.125	103.873	103.773	103.673	4.500	103.372	103.272	103.172
4.250	103.451	103.351	103.251	4.250	103.796	103.696	103.596	4.625	104.012	103.912	103.812	5.250	103.394	103.292	103.194	4.625	101.855	101.755	101.655
4.375	103.722	103.622	103.522	4.375	103.938	103.838	103.738	4.750	104.343	104.243	104.143	5.375	103.590	103.489	103.390	4.750	102.186	102.086	101.986
4.500	104.053	103.953	103.853	4.500	104.199	104.099	103.999	4.875	104.608	104.508	104.408	5.500	103.790	103.688	103.590	4.875	102.451	102.351	102.251
4.625	104.014	103.914	103.814	4.625	104.262	104.162	104.062	4.990	104.798	104.698	104.598	5.625	104.108	104.006	103.908	4.990	102.641	102.541	102.441
4.750	104.470	104.370	104.270	4.750	104.593	104.493	104.393	5.000	104.898	104.798	104.698	5.750	103.831	103.709	103.631	5.000	102.741	102.641	102.541
4.875	104.769	104.669	104.569	4.875	104.914	104.814	104.714	5.125	104.865	104.763	104.665	5.875	103.857	103.735	103.657	5.125	102.958	102.856	102.758
4.990	104.951	104.851	104.751	4.990	105.194	105.094	104.994	5.250	104.959	104.857	104.759	5.990	103.787	103.665	103.587	5.250	103.052	102.950	102.852
5.000	105.051	104.951	104.851	5.000	105.294	105.194	105.094	5.375	0.000	0.000	0.000	6.000	103.887	103.765	103.687	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.:

2/20/2020

45 Day Lock Exp.:

3/6/2020

60 Day Lock Exp.:

3/23/2020

W. Rate Sheet Dated: 1/21/2020

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	98.998	98.935	98.873	
3.500	99.432	99.369	99.307	
3.625	99.865	99.803	99.740	
3.750	100.416	100.354	100.291	
3.875	100.569	100.506	100.444	
4.000	100.804	100.742	100.679	
4.125	100.937	100.874	100.812	
4.250	101.140	101.077	101.015	
4.375	101.338	101.276	101.213	
4.500	101.557	101.494	101.432	
4.625	101.795	101.733	101.670	
4.750	102.050	101.988	101.925	
4.875	102.272	102.210	102.147	

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	97.920	97.795	97.670	
3.375	98.380	98.255	98.130	
3.500	98.782	98.657	98.532	
3.625	99.258	99.133	99.008	
3.750	99.669	99.544	99.419	
3.875	100.019	99.894	99.769	
4.000	100.356	100.231	100.106	
4.125	100.494	100.369	100.244	
4.250	100.800	100.675	100.550	
4.375	101.077	100.952	100.827	
4.500	101.234	101.109	100.984	

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	96.681	96.556	96.431	
3.375	97.084	96.959	96.834	
3.500	97.458	97.333	97.208	
3.625	97.808	97.683	97.558	
3.750	98.393	98.268	98.143	
3.875	98.702	98.577	98.452	
4.000	98.986	98.861	98.736	
4.125	99.269	99.144	99.019	
4.250	99.552	99.427	99.302	
4.375	99.835	99.710	99.585	
4.500	100.124	99.999	99.874	
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)