



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.: 2/21/2020

45 Day Lock Exp.: 3/9/2020

60 Day Lock Exp.: 3/23/2020

W. Rate Sheet Dated: 1/22/2020

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	97.234	97.084	96.934	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	97.670	97.520	97.370	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	98.098	97.948	97.798	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	98.409	98.259	98.109	3.500	100.532	100.382	100.232
3.750	102.332	102.182	102.032	3.750	101.459	101.309	101.159	2.875	98.840	98.690	98.540	3.625	100.454	100.304	100.154
3.875	102.748	102.598	102.448	3.875	101.799	101.649	101.499	3.000	99.267	99.117	98.967	Margin = 2.250		Index = 1.540	
4.000	103.144	102.994	102.844	4.000	102.108	101.958	101.808	3.125	99.677	99.527	99.377				
4.125	103.490	103.340	103.190	4.125	102.434	102.284	102.134	3.250	101.329	101.179	101.029				
4.375	103.166	103.066	102.966	4.375	102.567	102.467	102.367	3.375	101.707	101.557	101.407				
4.500	103.530	103.430	103.330	4.500	102.829	102.729	102.629	3.500	102.048	101.898	101.748				
4.625	103.835	103.735	103.635	4.625	102.937	102.837	102.737	3.625	102.375	102.225	102.075				
4.750	104.149	104.049	103.949	4.750	103.601	103.501	103.401	3.750	102.756	102.606	102.456				
4.875	104.453	104.353	104.253	4.875	103.871	103.771	103.671	3.875	103.073	102.923	102.773				
5.000	104.622	104.522	104.422	5.000	104.087	103.987	103.887	4.000	103.360	103.210	103.060				
5.125	104.836	104.736	104.636	5.125	104.315	104.215	104.115	4.125	103.663	103.513	103.363				
5.375	104.933	104.833	104.733	5.375	104.436	104.336	104.236	4.250	103.068	102.918	102.768				
5.500	105.188	105.088	104.988	5.500	104.653	104.553	104.453	4.375	103.353	103.203	103.053				
5.625	105.402	105.302	105.202	5.625	104.881	104.781	104.681	4.500	103.596	103.446	103.296				
6.250	106.000	105.850	105.700	6.250	105.668	105.518	105.368	4.625	103.688	103.538	103.388				

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	96.234	96.084	95.934	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	96.670	96.520	96.370	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	97.098	96.948	96.798	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	97.409	97.259	97.109	3.500	99.532	99.382	99.232
3.750	101.582	101.432	101.282	3.750	100.459	100.309	100.159	2.875	97.840	97.690	97.540	3.625	99.454	99.304	99.154
3.875	101.998	101.848	101.698	3.875	100.799	100.649	100.499	3.000	98.267	98.117	97.967	Margin = 2.250		Index = 1.540	
4.000	102.394	102.244	102.094	4.000	101.108	100.958	100.808	3.125	98.677	98.527	98.377	30 Year OTC			
4.125	102.740	102.590	102.440	4.125	101.434	101.284	101.134	3.250	100.329	100.179	100.029	Rate	30 Day	45 Day	60 Day
4.375	102.416	102.316	102.216	4.375	101.567	101.467	101.367	3.375	100.707	100.557	100.407	3.875	100.898	100.648	100.398
4.500	102.780	102.680	102.580	4.500	101.829	101.729	101.629	3.500	101.048	100.898	100.748	4.000	101.294	101.044	100.794
4.625	103.085	102.985	102.885	4.625	101.937	101.837	101.737	3.625	101.375	101.225	101.075	4.125	101.640	101.390	101.140
4.750	103.399	103.299	103.199	4.750	102.601	102.501	102.401	3.750	101.756	101.606	101.456	4.375	101.616	101.366	101.116
4.875	103.703	103.603	103.503	4.875	102.871	102.771	102.671	3.875	102.073	101.923	101.773	4.500	101.980	101.730	101.480
5.000	103.872	103.772	103.672	5.000	103.087	102.987	102.887	4.000	102.360	102.210	102.060	4.625	102.285	102.035	101.785
5.125	104.086	103.986	103.886	5.125	103.315	103.215	103.115	4.125	102.663	102.513	102.363	4.875	102.903	102.653	102.403
5.375	104.183	104.083	103.983	5.375	103.436	103.336	103.236	4.250	102.068	101.918	101.768	5.000	103.072	102.822	102.572
5.500	104.438	104.338	104.238	5.500	103.653	103.553	103.453	4.375	102.353	102.203	102.053	5.125	103.286	103.036	102.786
5.625	104.652	104.552	104.452	5.625	103.881	103.781	103.681	4.500	102.596	102.446	102.296	5.500	103.638	103.388	103.138
6.250	105.439	105.289	105.139	6.250	104.668	104.518	104.368	4.625	102.688	102.538	102.388	5.625	103.852	103.602	103.352

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	98.148	97.898	97.648	6.250	101.000	100.750	100.500
4.125	100.240	99.990	99.740	6.250	103.750	103.500	103.250	4.000	98.544	98.294	98.044				
4.250	100.365	100.115	99.865					4.125	98.890	98.640	98.390				
4.375	100.216	99.966	99.716					4.375	98.866	98.616	98.366				
4.500	100.580	100.330	100.080					4.500	99.230	98.980	98.730				
4.625	100.885	100.635	100.385					4.625	99.535	99.285	99.035				
5.000	101.672	101.422	101.172					4.875	100.153	99.903	99.653				
5.125	101.886	101.636	101.386					5.000	100.322	100.072	99.822				
5.250	102.419	102.169	101.919					5.125	100.536	100.286	100.036				
Borrower Paid Comp Only				Lender Paid Only				5.500	100.888	100.638	100.388				
								5.625	101.102	100.852	100.602				

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# - 135860006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			
For use by mortgage professionals only and should not be distributed to borrowers.		Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)	



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2/21/2020

45 Day Lock Exp.:

3/9/2020

60 Day Lock Exp.:

3/23/2020

W. Rate Sheet Dated: 1/22/2020

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	94.514	94.364	94.214	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	94.950	94.800	94.650	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	95.378	95.228	95.078	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	97.626	97.476	97.326	3.500	100.423	100.273	100.123
3.750	101.713	101.563	101.413	3.750	101.270	101.120	100.970	2.875	98.058	97.908	97.758	3.625	100.345	100.195	100.045
3.875	102.129	101.979	101.829	3.875	101.610	101.460	101.310	3.000	98.485	98.335	98.185	Margin = 2.250		Index = 1.540	
4.000	102.526	102.376	102.226	4.000	101.919	101.769	101.619	3.125	98.894	98.744	98.594				
4.125	102.871	102.721	102.571	4.125	102.245	102.095	101.945	3.250	100.640	100.490	100.340				
4.375	102.329	102.229	102.129	4.375	102.159	102.059	101.959	3.375	101.018	100.868	100.718				
4.500	102.692	102.592	102.492	4.500	102.422	102.322	102.222	3.500	101.359	101.209	101.059				
4.625	102.998	102.898	102.798	4.625	102.530	102.430	102.330	3.625	101.686	101.536	101.386				
4.750	101.999	101.899	101.799	4.750	101.881	101.781	101.681	3.750	102.567	102.417	102.267				
4.875	102.303	102.203	102.103	4.875	102.151	102.051	101.951	3.875	102.885	102.735	102.585				
5.000	102.472	102.372	102.272	5.000	102.367	102.267	102.167	4.000	103.171	103.021	102.871				
5.125	102.686	102.586	102.486	5.125	102.595	102.495	102.395	4.125	103.475	103.325	103.175				
5.375	102.377	102.277	102.177	5.375	102.310	102.210	102.110	4.250	102.660	102.510	102.360				
5.500	102.632	102.532	102.432	5.500	102.526	102.426	102.326	4.375	102.945	102.795	102.645				
5.625	102.846	102.746	102.646	5.625	102.755	102.655	102.555	4.500	103.189	103.039	102.889				
6.250	103.039	102.889	102.739	6.250	102.948	102.798	102.648	4.625	103.281	103.131	102.981				

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	94.834	94.684	94.534	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	95.270	95.120	94.970	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	95.698	95.548	95.398	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	96.853	96.703	96.553	3.500	98.413	98.263	98.113
3.750	100.963	100.813	100.663	3.750	99.840	99.690	99.540	2.875	97.284	97.134	96.984	3.625	98.335	98.185	98.035
3.875	101.379	101.229	101.079	3.875	100.180	100.030	99.880	3.000	97.711	97.561	97.411	Margin = 2.250		Index = 1.540	
4.000	101.776	101.626	101.476	4.000	100.489	100.339	100.189	3.125	98.121	97.971	97.821	30 Year OTC			
4.125	102.121	101.971	101.821	4.125	100.815	100.665	100.515	3.250	99.492	99.342	99.192	Rate	30 Day	45 Day	60 Day
4.375	101.579	101.479	101.379	4.375	100.729	100.629	100.529	3.375	99.869	99.719	99.569	3.875	100.279	100.029	99.779
4.500	101.942	101.842	101.742	4.500	100.992	100.892	100.792	3.500	100.211	100.061	99.911	4.000	100.676	100.426	100.176
4.625	102.248	102.148	102.048	4.625	101.100	101.000	100.900	3.625	100.538	100.388	100.238	4.125	101.021	100.771	100.521
4.750	101.249	101.149	101.049	4.750	100.451	100.351	100.251	3.750	100.348	100.198	100.048	4.375	100.779	100.529	100.279
4.875	101.553	101.453	101.353	4.875	100.721	100.621	100.521	3.875	100.666	100.516	100.366	4.500	101.142	100.892	100.642
5.000	101.722	101.622	101.522	5.000	100.937	100.837	100.737	4.000	100.952	100.802	100.652	4.625	101.448	101.198	100.948
5.125	101.936	101.836	101.736	5.125	101.165	101.065	100.965	4.125	101.256	101.106	100.956	4.875	100.753	100.503	100.253
5.375	101.627	101.527	101.427	5.375	100.880	100.780	100.680	4.250	100.418	100.268	100.118	5.000	100.922	100.672	100.422
5.500	101.882	101.782	101.682	5.500	101.096	100.996	100.896	4.375	100.703	100.553	100.403	5.125	101.136	100.886	100.636
5.625	102.096	101.996	101.896	5.625	101.325	101.225	101.125	4.500	100.946	100.796	100.646	5.500	101.082	100.832	100.582
6.250	102.289	102.139	101.989	6.250	101.518	101.368	101.218	4.625	101.038	100.888	100.738	5.625	101.296	101.046	100.796

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	97.529	97.279	97.029	6.250	N/A	N/A	N/A
4.125	99.271	99.021	98.771	6.250	100.250	100.000	99.750	4.000	97.926	97.676	97.426				
4.250	99.178	98.928	98.678					4.125	98.271	98.021	97.771				
4.375	99.029	98.779	98.529					4.375	98.029	97.779	97.529				
4.500	99.392	99.142	98.892					4.500	98.392	98.142	97.892				
4.625	99.698	99.448	99.198					4.625	98.698	98.448	98.198				
5.000	99.172	98.922	98.672					4.875	98.003	97.753	97.503				
5.125	99.386	99.136	98.886					5.000	98.172	97.922	97.672				
5.250	99.513	99.263	99.013					5.125	98.386	98.136	97.886				
Borrower Paid Comp Only				Lender Paid Only				5.500	98.332	98.082	97.832				
								5.625	98.546	98.296	98.046				

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Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline †IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.	
For use by mortgage professionals only and should not be distributed to borrowers.	
Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)	



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Release Time: 10:00 am ET

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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	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day								
3.000	97.766	97.666	97.566	3.375	100.193	100.093	99.993	3.375	100.193	100.093	99.993	4.000	102.498	102.398	102.298	4.000	102.123	102.023	101.923	3.125	98.895	98.795	98.695	3.500	100.667	100.567	100.467	3.500	100.667	100.567	100.467								
3.125	98.895	98.795	98.695	3.500	100.667	100.567	100.467	3.500	100.667	100.567	100.467	4.125	102.546	102.446	102.346	4.125	102.171	102.071	101.971	3.250	99.844	99.744	99.644	3.625	101.261	101.161	101.061	3.625	101.261	101.161	101.061								
3.250	99.844	99.744	99.644	3.625	101.261	101.161	101.061	3.625	101.261	101.161	101.061	4.250	102.973	102.873	102.773	4.250	102.598	102.498	102.398	3.375	100.443	100.343	100.243	3.750	101.832	101.732	101.632	3.750	101.832	101.732	101.632								
3.375	100.443	100.343	100.243	3.750	101.832	101.732	101.632	3.750	101.832	101.732	101.632	4.375	103.235	103.135	103.035	4.375	102.860	102.760	102.660	3.500	100.917	100.817	100.717	3.875	102.225	102.125	102.025	3.875	102.225	102.125	102.025								
3.500	100.917	100.817	100.717	3.875	102.225	102.125	102.025	3.875	102.225	102.125	102.025	4.500	103.554	103.454	103.354	4.500	103.179	103.079	102.979	3.625	101.511	101.411	101.311	3.990	102.414	102.314	102.214	3.990	102.414	102.314	102.214								
3.625	101.511	101.411	101.311	3.990	102.414	102.314	102.214	3.990	102.414	102.314	102.214	4.625	103.516	103.416	103.316	4.625	103.141	103.041	102.941	3.750	102.082	101.982	101.882	4.000	102.514	102.414	102.314	4.000	102.514	102.414	102.314								
3.750	102.082	101.982	101.882	4.000	102.514	102.414	102.314	4.000	102.514	102.414	102.314	4.750	103.950	103.850	103.750	4.750	103.575	103.475	103.375	3.875	102.475	102.375	102.275	4.125	102.562	102.462	102.362	4.125	102.562	102.462	102.362								
3.875	102.475	102.375	102.275	4.125	102.562	102.462	102.362	4.125	102.562	102.462	102.362	4.875	103.639	103.539	103.439	4.875	103.264	103.164	103.064	3.990	102.789	102.689	102.589	4.250	103.056	102.956	102.856	4.250	103.056	102.956	102.856								
3.990	102.789	102.689	102.589	4.250	103.056	102.956	102.856	4.250	103.056	102.956	102.856	4.990	103.814	103.714	103.614	4.990	103.439	103.339	103.239	4.000	102.889	102.789	102.689	4.375	103.318	103.218	103.118	4.375	103.318	103.218	103.118								
4.000	102.889	102.789	102.689	4.375	103.318	103.218	103.118	4.375	103.318	103.218	103.118	5.000	103.914	103.814	103.714	5.000	103.539	103.439	103.339	4.125	102.937	102.837	102.737	4.500	103.387	103.287	103.187	4.500	103.387	103.287	103.187								
4.125	102.937	102.837	102.737	4.500	103.387	103.287	103.187	4.500	103.387	103.287	103.187	5.125	104.198	104.098	103.998	5.125	103.823	103.723	103.623	4.250	103.431	103.331	103.231	4.625	103.349	103.249	103.149	4.625	103.349	103.249	103.149								
4.250	103.431	103.331	103.231	4.625	103.349	103.249	103.149	4.625	103.349	103.249	103.149	5.250	104.377	104.277	104.177	5.250	103.998	103.898	103.798	4.375	103.693	103.593	103.493	4.750	103.812	103.712	103.612	4.750	103.812	103.712	103.612								
4.375	103.693	103.593	103.493	4.750	103.812	103.712	103.612	4.750	103.812	103.712	103.612	5.375	104.592	104.492	104.392	5.375	104.217	104.117	104.017	4.500	104.012	103.912	103.812	4.875	104.101	104.001	103.901	4.875	104.101	104.001	103.901								
4.500	104.012	103.912	103.812	4.875	104.101	104.001	103.901	4.875	104.101	104.001	103.901	5.500	104.723	104.623	104.523	5.500	104.348	104.248	104.148	4.625	103.974	103.874	103.774	4.990	104.001	103.901	103.801	4.990	104.001	103.901	103.801								
4.625	103.974	103.874	103.774	4.990	104.001	103.901	103.801	4.990	104.001	103.901	103.801	5.625	104.948	104.848	104.748	5.625	104.573	104.473	104.373	4.750	104.337	104.237	104.137	5.000	104.001	103.901	103.801	5.000	104.001	103.901	103.801								
4.750	104.337	104.237	104.137	5.000	104.001	103.901	103.801	5.000	104.001	103.901	103.801	5.750	105.173	105.073	104.973	5.750	104.798	104.698	104.598	4.875	104.726	104.626	104.526	5.125	104.285	104.185	104.085	5.125	104.285	104.185	104.085								
4.875	104.726	104.626	104.526	5.125	104.285	104.185	104.085	5.125	104.285	104.185	104.085	5.875	105.398	105.298	105.198	5.875	105.023	104.923	104.823	4.990	104.901	104.801	104.701	5.250	104.721	104.621	104.521	5.250	104.721	104.621	104.521								
4.990	104.901	104.801	104.701	5.250	104.721	104.621	104.521	5.250	104.721	104.621	104.521	5.990	105.623	105.523	105.423	5.990	105.248	105.148	105.048	5.000	105.001	104.901	104.801	5.375	105.912	105.812	105.712	5.375	105.912	105.812	105.712								
5.000	105.001	104.901	104.801	5.375	105.912	105.812	105.712	5.375	105.912	105.812	105.712	6.000	106.224	106.124	106.024	6.000	105.849	105.749	105.649																				
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	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day								
4.000	102.123	102.023	101.923	3.000	99.088	98.988	98.888	3.000	0.000	0.000	0.000	3.000	0.000	0.000	0.000	3.000	0.000	0.000	0.000	3.375	101.999	101.899	101.799	4.125	102.171	102.071	101.971	3.125	99.879	99.779	99.679								
4.125	102.171	102.071	101.971	3.125	99.879	99.779	99.679	3.125	0.000	0.000	0.000	3.125	0.000	0.000	0.000	3.125	0.000	0.000	0.000	3.500	102.515	102.415	102.315	4.250	102.598	102.498	102.398	3.250	100.539	100.439	100.339								
4.250	102.598	102.498	102.398	3.250	100.539	100.439	100.339	3.250	0.000	0.000	0.000	3.250	0.000	0.000	0.000	3.250	0.000	0.000	0.000	3.500	102.598	102.498	102.398	3.375	100.957	100.857	100.757	3.375	100.957	100.857	100.757								
4.375	100.957	100.857	100.757	3.375	100.957	100.857	100.757	3.375	0.000	0.000	0.000	3.375	0.000	0.000	0.000	3.375	0.000	0.000	0.000	3.500	102.929	102.829	102.729	3.500	101.437	101.337	101.237	3.500	101.437	101.337	101.237								
4.500	102.929	102.829	102.729	3.500	101.437	101.337	101.237	3.500	0.000	0.000	0.000	3.500	0.000	0.000	0.000	3.500	0.000	0.000	0.000	3.500	102.929	102.829	102.729	3.500	101.437	101.337	101.237	3.500	101.437	101.337	101.237								
4.625	102.891	102.791	102.691	3.625	102.129	102.029	101.929	3.625	0.000	0.000	0.000	3.625	0.000	0.000	0.000	3.625	0.000	0.000	0.000	3.500	102.891	102.791	102.691	3.625	102.129	102.029	101.929	3.625	102.129	102.029	101.929								
4.750	102.725	102.625	102.525	3.750	102.439	102.339	102.239	3.750	0.000	0.000	0.000	3.750	0.000	0.000	0.000	3.750	0.000	0.000	0.000	3.500	102.725	102.625	102.525	3.750	102.439	102.339	102.239	3.750	102.439	102.339	102.239								
4.875	103.014	102.914	102.814	3.875	102.820	102.720	102.620	3.875	0.000	0.000	0.000	3.875	0.000	0.000	0.000	3.875	0.000	0.000	0.000	3.500	103.014	102.914	102.814	3.875	102.820	102.720	102.620	3.875	102.820	102.720	102.620								
4.990	102.814	102.714	102.614	3.990	102.964	102.864	102.764	3.990	0.000	0.000	0.000	3.990	0.000	0.000	0.000	3.990	0.000	0.000	0.000	3.500	102.814	102.714	102.614	3.990	102.964	102.864	102.764	3.990	102.964	102.864	102.764								
5.000	102.914	102.814	102.714	4.000	103.064	102.964	102.864	4.000	0.000	0.000	0.000	4.000	0.000	0.000	0.000	4.000	0.000	0.000	0.000	3.500	102.9																		



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.:

2/21/2020

45 Day Lock Exp.:

3/9/2020

60 Day Lock Exp.:

3/23/2020

W. Rate Sheet Dated: 1/22/2020

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	97.664	97.564	97.464	3.000	99.012	98.912	98.812	3.375	101.952	101.852	101.752	4.000	102.130	102.030	101.930	3.375	101.264	101.164	101.064
3.125	98.799	98.699	98.599	3.125	99.800	99.700	99.600	3.500	102.471	102.371	102.271	4.125	102.180	102.080	101.980	3.500	101.783	101.683	101.583
3.250	99.755	99.655	99.555	3.250	100.478	100.378	100.278	3.625	102.536	102.436	102.336	4.250	102.636	102.536	102.436	3.625	101.348	101.248	101.148
3.375	100.361	100.261	100.161	3.375	100.902	100.802	100.702	3.750	103.089	102.989	102.889	4.375	102.906	102.806	102.706	3.750	101.901	101.801	101.701
3.500	100.844	100.744	100.644	3.500	101.399	101.299	101.199	3.875	103.223	103.123	103.023	4.500	103.236	103.136	103.036	3.875	102.035	101.935	101.835
3.625	101.454	101.354	101.254	3.625	102.103	102.003	101.903	3.990	103.505	103.405	103.305	4.625	103.197	103.097	102.997	3.990	102.317	102.217	102.117
3.750	102.047	101.947	101.847	3.750	102.426	102.326	102.226	4.000	103.605	103.505	103.405	4.750	103.012	102.912	102.812	4.000	102.417	102.317	102.217
3.875	102.452	102.352	102.252	3.875	102.835	102.735	102.635	4.125	103.916	103.816	103.716	4.875	103.309	103.209	103.109	4.125	102.355	102.255	102.155
3.990	102.774	102.674	102.574	3.990	102.991	102.891	102.791	4.250	104.329	104.229	104.129	4.990	103.490	103.390	103.290	4.250	102.768	102.668	102.568
4.000	102.874	102.774	102.674	4.000	103.091	102.991	102.891	4.375	104.722	104.622	104.522	5.000	103.590	103.490	103.390	4.375	103.161	103.061	102.961
4.125	102.924	102.824	102.724	4.125	103.289	103.189	103.089	4.500	104.941	104.841	104.741	5.125	103.880	103.780	103.680	4.500	103.380	103.280	103.180
4.250	103.477	103.377	103.277	4.250	103.823	103.723	103.623	4.625	104.069	103.969	103.869	5.250	103.403	103.301	103.203	4.625	101.912	101.812	101.712
4.375	103.747	103.647	103.547	4.375	103.965	103.865	103.765	4.750	104.398	104.298	104.198	5.375	103.598	103.496	103.398	4.750	102.241	102.141	102.041
4.500	104.077	103.977	103.877	4.500	104.225	104.125	104.025	4.875	104.662	104.562	104.462	5.500	103.797	103.695	103.597	4.875	102.505	102.405	102.305
4.625	104.038	103.938	103.838	4.625	104.287	104.187	104.087	4.990	104.850	104.750	104.650	5.625	104.113	104.011	103.913	4.990	102.693	102.593	102.493
4.750	104.480	104.380	104.280	4.750	104.605	104.505	104.405	5.000	104.950	104.850	104.750	5.750	103.916	103.795	103.716	5.000	102.793	102.693	102.593
4.875	104.777	104.677	104.577	4.875	104.924	104.824	104.724	5.125	104.936	104.834	104.736	5.875	103.942	103.821	103.742	5.125	103.029	102.927	102.829
4.990	104.958	104.858	104.758	4.990	105.203	105.103	105.003	5.250	105.029	104.927	104.829	5.990	103.872	103.751	103.672	5.250	103.122	103.020	102.922
5.000	105.058	104.958	104.858	5.000	105.303	105.203	105.103	5.375	0.000	0.000	0.000	6.000	103.972	103.851	103.772	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@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

2/21/2020

45 Day Lock Exp.:

3/9/2020

60 Day Lock Exp.:

3/23/2020

W. Rate Sheet Dated: 1/22/2020

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)