



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.: 2/24/2020

45 Day Lock Exp.: 3/9/2020

60 Day Lock Exp.: 3/24/2020

W. Rate Sheet Dated: 1/24/2020

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	101.834	101.684	101.534	3.250	100.992	100.842	100.692	2.375	97.273	97.123	96.973	3.125	99.434	99.284	99.134
3.375	102.310	102.160	102.010	3.375	101.374	101.224	101.074	2.500	97.703	97.553	97.403	3.250	99.916	99.766	99.616
3.500	102.780	102.630	102.480	3.500	101.737	101.587	101.437	2.625	98.129	97.979	97.829	3.375	100.214	100.064	99.914
3.625	103.176	103.026	102.876	3.625	102.049	101.899	101.749	2.750	98.475	98.325	98.175	3.500	100.224	100.074	99.924
3.750	102.354	102.204	102.054	3.750	101.487	101.337	101.187	2.875	98.904	98.754	98.604	3.625	100.454	100.304	100.154
3.875	102.764	102.614	102.464	3.875	101.812	101.662	101.512	3.000	99.319	99.169	99.019	Margin = 2.250		Index = 1.540	
4.000	103.129	102.979	102.829	4.000	102.142	101.992	101.842	3.125	99.729	99.579	99.429				
4.125	103.473	103.323	103.173	4.125	102.413	102.263	102.113	3.250	101.351	101.201	101.051				
4.375	103.313	103.213	103.113	4.375	102.694	102.594	102.494	3.375	101.711	101.561	101.411				
4.500	103.635	103.535	103.435	4.500	102.856	102.756	102.656	3.500	102.052	101.902	101.752				
4.625	103.916	103.816	103.716	4.625	103.046	102.946	102.846	3.625	102.341	102.191	102.041				
4.750	104.227	104.127	104.027	4.750	103.713	103.613	103.513	3.750	102.772	102.622	102.472				
4.875	104.455	104.355	104.255	4.875	103.941	103.841	103.741	3.875	103.074	102.924	102.774				
5.000	104.680	104.580	104.480	5.000	104.171	104.071	103.971	4.000	103.382	103.232	103.082				
5.125	105.023	104.923	104.823	5.125	104.362	104.262	104.162	4.125	103.631	103.481	103.331				
5.375	104.989	104.889	104.789	5.375	104.475	104.375	104.275	4.250	103.192	103.042	102.892				
5.500	105.214	105.114	105.014	5.500	104.706	104.606	104.506	4.375	103.449	103.299	103.149				
5.625	105.557	105.457	105.357	5.625	104.896	104.796	104.696	4.500	103.592	103.442	103.292				
6.250	106.000	105.850	105.700	6.250	105.683	105.533	105.383	4.625	103.766	103.616	103.466				

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	101.084	100.934	100.784	3.250	99.992	99.842	99.692	2.375	96.273	96.123	95.973	3.125	98.434	98.284	98.134
3.375	101.560	101.410	101.260	3.375	100.374	100.224	100.074	2.500	96.703	96.553	96.403	3.250	98.916	98.766	98.616
3.500	102.030	101.880	101.730	3.500	100.737	100.587	100.437	2.625	97.129	96.979	96.829	3.375	99.214	99.064	98.914
3.625	102.426	102.276	102.126	3.625	101.049	100.899	100.749	2.750	97.475	97.325	97.175	3.500	99.224	99.074	98.924
3.750	101.604	101.454	101.304	3.750	100.487	100.337	100.187	2.875	97.904	97.754	97.604	3.625	99.454	99.304	99.154
3.875	102.014	101.864	101.714	3.875	100.812	100.662	100.512	3.000	98.319	98.169	98.019	Margin = 2.250		Index = 1.540	
4.000	102.379	102.229	102.079	4.000	101.142	100.992	100.842	3.125	98.729	98.579	98.429	30 Year OTC			
4.125	102.723	102.573	102.423	4.125	101.413	101.263	101.113	3.250	100.351	100.201	100.051	Rate	30 Day	45 Day	60 Day
4.375	102.563	102.463	102.363	4.375	101.694	101.594	101.494	3.375	100.711	100.561	100.411	3.875	100.914	100.664	100.414
4.500	102.885	102.785	102.685	4.500	101.856	101.756	101.656	3.500	101.052	100.902	100.752	4.000	101.279	101.029	100.779
4.625	103.166	103.066	102.966	4.625	102.046	101.946	101.846	3.625	101.341	101.191	101.041	4.125	101.623	101.373	101.123
4.750	103.477	103.377	103.277	4.750	102.713	102.613	102.513	3.750	101.772	101.622	101.472	4.375	101.763	101.513	101.263
4.875	103.705	103.605	103.505	4.875	102.941	102.841	102.741	3.875	102.074	101.924	101.774	4.500	102.085	101.835	101.585
5.000	103.930	103.830	103.730	5.000	103.171	103.071	102.971	4.000	102.382	102.232	102.082	4.625	102.366	102.116	101.866
5.125	104.273	104.173	104.073	5.125	103.362	103.262	103.162	4.125	102.631	102.481	102.331	4.875	102.905	102.655	102.405
5.375	104.239	104.139	104.039	5.375	103.475	103.375	103.275	4.250	102.192	102.042	101.892	5.000	103.130	102.880	102.630
5.500	104.464	104.364	104.264	5.500	103.706	103.606	103.506	4.375	102.449	102.299	102.149	5.125	103.473	103.223	102.973
5.625	104.807	104.707	104.607	5.625	103.896	103.796	103.696	4.500	102.592	102.442	102.292	5.500	103.664	103.414	103.164
6.250	105.594	105.444	105.294	6.250	104.683	104.533	104.383	4.625	102.766	102.616	102.466	5.625	104.007	103.757	103.507

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	98.164	97.914	97.664	6.250	101.000	100.750	100.500
4.125	100.223	99.973	99.723	6.250	103.750	103.500	103.250	4.000	98.529	98.279	98.029				
4.250	100.348	100.098	99.848					4.125	98.873	98.623	98.373				
4.375	100.363	100.113	99.863					4.375	99.013	98.763	98.513				
4.500	100.685	100.435	100.185					4.500	99.335	99.085	98.835				
4.625	100.966	100.716	100.466					4.625	99.616	99.366	99.116				
5.000	101.730	101.480	101.230					4.875	100.155	99.905	99.655				
5.125	102.073	101.823	101.573					5.000	100.380	100.130	99.880				
5.250	102.513	102.263	102.013					5.125	100.723	100.473	100.223				
Borrower Paid Comp Only				Lender Paid Only				5.500	100.914	100.664	100.414				
								5.625	101.257	101.007	100.757				

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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45 Day Lock Exp.:

3/9/2020

60 Day Lock Exp.:

3/24/2020

W. Rate Sheet Dated: 1/24/2020

Release Time: 10:00 am ET

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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	100.715	100.565	100.415	3.250	100.303	100.153	100.003	2.375	94.553	94.403	94.253	3.125	99.232	99.082	98.932
3.375	101.191	101.041	100.891	3.375	100.686	100.536	100.386	2.500	94.983	94.833	94.683	3.250	99.807	99.657	99.507
3.500	101.661	101.511	101.361	3.500	101.048	100.898	100.748	2.625	95.409	95.259	95.109	3.375	100.105	99.955	99.805
3.625	102.057	101.907	101.757	3.625	101.361	101.211	101.061	2.750	97.692	97.542	97.392	3.500	100.116	99.966	99.816
3.750	101.736	101.586	101.436	3.750	101.298	101.148	100.998	2.875	98.121	97.971	97.821	3.625	100.345	100.195	100.045
3.875	102.146	101.996	101.846	3.875	101.623	101.473	101.323	3.000	98.536	98.386	98.236	Margin = 2.250		Index = 1.540	
4.000	102.511	102.361	102.211	4.000	101.953	101.803	101.653	3.125	98.947	98.797	98.647				
4.125	102.855	102.705	102.555	4.125	102.225	102.075	101.925	3.250	100.663	100.513	100.363				
4.375	102.475	102.375	102.275	4.375	102.286	102.186	102.086	3.375	101.022	100.872	100.722				
4.500	102.797	102.697	102.597	4.500	102.448	102.348	102.248	3.500	101.363	101.213	101.063				
4.625	103.078	102.978	102.878	4.625	102.639	102.539	102.439	3.625	101.652	101.502	101.352				
4.750	102.077	101.977	101.877	4.750	101.993	101.893	101.793	3.750	102.583	102.433	102.283				
4.875	102.305	102.205	102.105	4.875	102.221	102.121	102.021	3.875	102.885	102.735	102.585				
5.000	102.530	102.430	102.330	5.000	102.451	102.351	102.251	4.000	103.193	103.043	102.893				
5.125	102.873	102.773	102.673	5.125	102.642	102.542	102.442	4.125	103.442	103.292	103.142				
5.375	102.433	102.333	102.233	5.375	102.349	102.249	102.149	4.250	102.784	102.634	102.484				
5.500	102.658	102.558	102.458	5.500	102.579	102.479	102.379	4.375	103.041	102.891	102.741				
5.625	103.001	102.901	102.801	5.625	102.770	102.670	102.570	4.500	103.184	103.034	102.884				
6.250	103.194	103.044	102.894	6.250	102.963	102.813	102.663	4.625	103.359	103.209	103.059				

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	99.965	99.815	99.665	3.250	98.873	98.723	98.573	2.375	94.873	94.723	94.573	3.125	97.222	97.072	96.922
3.375	100.441	100.291	100.141	3.375	99.256	99.106	98.956	2.500	95.303	95.153	95.003	3.250	97.797	97.647	97.497
3.500	100.911	100.761	100.611	3.500	99.618	99.468	99.318	2.625	95.729	95.579	95.429	3.375	98.095	97.945	97.795
3.625	101.307	101.157	101.007	3.625	99.931	99.781	99.631	2.750	96.919	96.769	96.619	3.500	98.106	97.956	97.806
3.750	100.986	100.836	100.686	3.750	99.868	99.718	99.568	2.875	97.348	97.198	97.048	3.625	98.335	98.185	98.035
3.875	101.396	101.246	101.096	3.875	100.193	100.043	99.893	3.000	97.763	97.613	97.463	Margin = 2.250		Index = 1.540	
4.000	101.761	101.611	101.461	4.000	100.523	100.373	100.223	3.125	98.173	98.023	97.873	30 Year OTC			
4.125	102.105	101.955	101.805	4.125	100.795	100.645	100.495	3.250	99.514	99.364	99.214	Rate	30 Day	45 Day	60 Day
4.375	101.725	101.625	101.525	4.375	100.856	100.756	100.656	3.375	99.874	99.724	99.574	3.875	100.296	100.046	99.796
4.500	102.047	101.947	101.847	4.500	101.018	100.918	100.818	3.500	100.214	100.064	99.914	4.000	100.661	100.411	100.161
4.625	102.328	102.228	102.128	4.625	101.209	101.109	101.009	3.625	100.504	100.354	100.204	4.125	101.005	100.755	100.505
4.750	101.327	101.227	101.127	4.750	100.563	100.463	100.363	3.750	100.364	100.214	100.064	4.375	100.925	100.675	100.425
4.875	101.555	101.455	101.355	4.875	100.791	100.691	100.591	3.875	100.666	100.516	100.366	4.500	101.247	100.997	100.747
5.000	101.780	101.680	101.580	5.000	101.021	100.921	100.821	4.000	100.974	100.824	100.674	4.625	101.528	101.278	101.028
5.125	102.123	102.023	101.923	5.125	101.212	101.112	101.012	4.125	101.223	101.073	100.923	4.875	100.755	100.505	100.255
5.375	101.683	101.583	101.483	5.375	100.919	100.819	100.719	4.250	100.542	100.392	100.242	5.000	100.980	100.730	100.480
5.500	101.908	101.808	101.708	5.500	101.149	101.049	100.949	4.375	100.799	100.649	100.499	5.125	101.323	101.073	100.823
5.625	102.251	102.151	102.051	5.625	101.340	101.240	101.140	4.500	100.942	100.792	100.642	5.500	101.108	100.858	100.608
6.250	102.444	102.294	102.144	6.250	101.533	101.383	101.233	4.625	101.116	100.966	100.816	5.625	101.451	101.201	100.951

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	97.546	97.296	97.046	6.250	N/A	N/A	N/A
4.125	99.255	99.005	98.755	6.250	100.250	100.000	99.750	4.000	97.911	97.661	97.411				
4.250	99.161	98.911	98.661					4.125	98.255	98.005	97.755				
4.375	99.175	98.925	98.675					4.375	98.175	97.925	97.675				
4.500	99.497	99.247	98.997					4.500	98.497	98.247	97.997				
4.625	99.778	99.528	99.278					4.625	98.778	98.528	98.278				
5.000	99.230	98.980	98.730					4.875	98.005	97.755	97.505				
5.125	99.573	99.323	99.073					5.000	98.230	97.980	97.730				
5.250	99.607	99.357	99.107					5.125	98.573	98.323	98.073				
Borrower Paid Comp Only				Lender Paid Only				5.500	98.358	98.108	97.858				
								5.625	98.701	98.451	98.201				

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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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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	98.284	98.184	98.084	3.375	100.619	100.519	100.419	3.375	100.619	100.519	100.419	4.000	102.720	102.620	102.520	4.000	102.345	102.245	102.145
3.125	99.389	99.289	99.189	3.500	101.114	101.014	100.914	3.500	101.114	101.014	100.914	4.125	102.744	102.644	102.544	4.125	102.369	102.269	102.169
3.250	100.256	100.156	100.056	3.625	101.682	101.582	101.482	3.625	101.682	101.582	101.482	4.250	103.031	102.931	102.831	4.250	102.656	102.556	102.456
3.375	100.869	100.769	100.669	3.750	102.041	101.941	101.841	3.750	102.041	101.941	101.841	4.375	103.298	103.198	103.098	4.375	102.923	102.823	102.723
3.500	101.364	101.264	101.164	3.875	102.491	102.391	102.291	3.875	102.491	102.391	102.291	4.500	103.601	103.501	103.401	4.500	102.976	102.876	102.776
3.625	101.932	101.832	101.732	3.990	102.647	102.547	102.447	3.990	102.647	102.547	102.447	4.625	103.612	103.512	103.412	4.625	102.987	102.887	102.787
3.750	102.291	102.191	102.091	4.000	102.747	102.647	102.547	4.000	102.747	102.647	102.547	4.750	103.990	103.890	103.790	4.750	102.765	102.665	102.565
3.875	102.741	102.641	102.541	4.125	102.771	102.671	102.571	4.125	102.771	102.671	102.571	4.875	103.677	103.577	103.477	4.875	103.052	102.952	102.852
3.990	103.022	102.922	102.822	4.250	103.120	103.020	102.920	4.250	103.120	103.020	102.920	4.990	103.877	103.777	103.677	4.990	102.847	102.747	102.647
4.000	103.122	103.022	102.922	4.375	103.387	103.287	103.187	4.375	103.387	103.287	103.187	5.000	103.947	103.847	103.747	5.000	102.947	102.847	102.747
4.125	103.146	103.046	102.946	4.500	103.440	103.340	103.240	4.500	103.440	103.340	103.240	5.125	104.225	104.125	104.025	5.125	103.225	103.125	103.025
4.250	103.495	103.395	103.295	4.625	103.451	103.351	103.251	4.625	103.451	103.351	103.251	5.250	103.810	103.710	103.610	5.250	102.810	102.710	102.610
4.375	103.762	103.662	103.562	4.750	103.870	103.770	103.670	4.750	103.870	103.770	103.670	5.375	103.998	103.898	103.798	5.375	103.998	103.898	103.798
4.500	104.065	103.965	103.865	4.875	104.157	104.057	103.957	4.875	104.157	104.057	103.957	5.500	104.191	104.091	103.991	5.500	104.191	104.091	103.991
4.625	104.076	103.976	103.876	4.990	103.952	103.852	103.752	4.990	103.952	103.852	103.752	5.625	104.475	104.375	104.275	5.625	104.475	104.375	104.275
4.750	104.495	104.395	104.295	5.000	104.052	103.952	103.852	5.000	104.052	103.952	103.852	5.750	104.266	104.166	104.066	5.750	104.266	104.166	104.066
4.875	104.782	104.682	104.582	5.125	104.330	104.230	104.130	5.125	104.330	104.230	104.130	5.875	104.279	104.179	104.079	5.875	104.279	104.179	104.079
4.990	104.952	104.852	104.752	5.250	104.801	104.701	104.601	5.250	104.801	104.701	104.601	5.990	104.207	104.107	104.007	5.990	104.207	104.107	104.007
5.000	105.052	104.952	104.852	5.375	105.989	105.889	105.789	5.375	105.989	105.889	105.789	6.000	104.307	104.193	104.079	6.000	104.307	104.193	104.079
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	102.345	102.245	102.145	3.000	99.998	99.998	99.998	3.000	0.000	0.000	0.000	3.000	0.000	0.000	0.000	3.375	102.044	101.944	101.844
4.125	102.369	102.269	102.169	3.125	100.273	100.173	100.073	3.125	0.000	0.000	0.000	3.125	0.000	0.000	0.000	3.500	102.595	102.495	102.395
4.250	102.656	102.556	102.456	3.250	100.926	100.826	100.726	3.250	0.000	0.000	0.000	3.250	0.000	0.000	0.000	3.625	102.589	102.489	102.389
4.375	102.923	102.823	102.723	3.375	101.329	101.229	101.129	3.375	101.329	101.229	101.129	3.375	101.329	101.229	101.129	3.750	103.130	103.030	102.930
4.500	102.976	102.876	102.776	3.500	101.802	101.702	101.602	3.500	101.802	101.702	101.602	3.500	101.802	101.702	101.602	3.875	103.259	103.159	103.059
4.625	102.987	102.887	102.787	3.625	102.485	102.385	102.285	3.625	102.485	102.385	102.285	3.625	102.485	102.385	102.285	3.990	103.521	103.421	103.321
4.750	102.765	102.665	102.565	3.750	102.587	102.487	102.387	3.750	102.587	102.487	102.387	3.750	102.587	102.487	102.387	4.000	103.621	103.521	103.421
4.875	103.052	102.952	102.852	3.875	102.962	102.862	102.762	3.875	102.962	102.862	102.762	3.875	102.962	102.862	102.762	4.125	103.951	103.851	103.751
4.990	102.847	102.747	102.647	3.990	103.105	103.005	102.905	3.990	103.105	103.005	102.905	3.990	103.105	103.005	102.905	4.250	104.354	104.254	104.154
5.000	102.947	102.847	102.747	4.000	103.205	103.105	103.005	4.000	103.205	103.105	103.005	4.000	103.205	103.105	103.005	4.375	104.741	104.641	104.541
5.125	103.225	103.125	103.025	4.125	103.394	103.294	103.194	4.125	103.394	103.294	103.194	4.125	103.394	103.294	103.194	4.500	104.949	104.849	104.749
5.250	102.810	102.710	102.610	4.250	103.774	103.674	103.574	4.250	103.774	103.674	103.574	4.250	103.774	103.674	103.574	4.625	104.070	103.970	103.870
5.375	103.998	103.898	103.798	4.375	103.930	103.830	103.730	4.375	103.930	103.830	103.730	4.375	103.930	103.830	103.730	4.750	104.388	104.288	104.188
5.500	104.191	104.091	103.991	4.500	104.209	104.109	104.009	4.500	104.209	104.109	104.009	4.500	104.209	104.109	104.009	4.875	104.559	104.459	104.359
5.625	104.475	104.375	104.275	4.625	104.268	104.168	104.068	4.625	104.268	104.168	104.068	4.625	104.268	104.168	104.068	4.990	104.690	104.590	104.490
5.750	104.266	104.166	104.066	4.750	104.585	104.485	104.385	4.750	104.585	104.485	104.385	4.750	104.585	104.485	104.385	5.000	104.790	104.690	104.590
5.875	104.279	104.179	104.079	4.875	104.894	104.794	104.694	4.875	104.894	104.794	104.694	4.875	104.894	104.794	104.694	5.125	104.840	104.740	104.640
5.990	104.207	104.107	104.007	4.990	105.160	105.060	104.960	4.990	105.160	105.060	104.960	4.990	105.160	105.060	104.960	5.250	105.054	104.954	104.854
6.000	104.307	104.193	104.079	5.000	105.260	105.160	105.060	5.000	105.260	105.160	105.060	5.000	105.260	105.160	105.060	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	102.044	101.944	101.844	3.375	102.044	101.944	101.844	3.375	101.656	101.556	101.456	3.375	101.656	101.556	101.456	3.375	101.656	101.556	101.456
3.500	102.595	102.495	102.395	3.500	102.595	102.495	102.395	3.500	102.207	102.107	102.007	3.500	102.207	102.107	102.007	3.500	102.207	102.107	102.007
3.625	102.589	102.489	102.389	3.625	102.589	102.489	102.389	3.625	101.705	101.605	101.505	3.625	101.705	101.605	101.505	3.625	101.705	101.605	101.505
3.750	103.130	103.030	102.930	3.750	103.130	103.030	102.930	3.750	102.246	102.146	102.046	3.750	102.246	102.146	102.046	3.750	102.246	102.146	102.046
3.875	103.259	103.159	103.059	3.875	103.259	103.159	103.059	3.875	102.375	102.275	102.175	3.875	102.375	102.275	102.175	3.875	102.375	102.275	102.175
3.990	103.521	103.421	103.321	3.990	103.521	103.421	103.321	3.990	102.637	102.537	102.437	3.990	102.637	102.537	102.437	3.990	102.637	102.537	102.437
4.000	103.621	103.521	103.421	4.000	103.621	103.521	103.421	4.000	102.737	102.637	102.537	4.000	102.737						



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.:

2/24/2020

45 Day Lock Exp.:

3/9/2020

60 Day Lock Exp.:

3/24/2020

W. Rate Sheet Dated: 1/24/2020

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	97.862	97.762	97.662	3.000	99.182	99.082	98.982	3.375	101.983	101.883	101.783	4.000	102.167	102.067	101.967	3.375	101.295	101.195	101.095
3.125	98.990	98.890	98.790	3.125	99.973	99.873	99.773	3.500	102.495	102.395	102.295	4.125	102.212	102.112	102.012	3.500	101.807	101.707	101.607
3.250	99.937	99.837	99.737	3.250	100.632	100.532	100.432	3.625	102.577	102.477	102.377	4.250	102.633	102.533	102.433	3.625	101.391	101.291	101.191
3.375	100.534	100.434	100.334	3.375	101.049	100.949	100.849	3.750	103.122	103.022	102.922	4.375	102.895	102.795	102.695	3.750	101.936	101.836	101.736
3.500	101.006	100.906	100.806	3.500	101.528	101.428	101.328	3.875	103.253	103.153	103.053	4.500	103.213	103.113	103.013	3.875	102.067	101.967	101.867
3.625	101.601	101.501	101.401	3.625	102.218	102.118	102.018	3.990	103.525	103.425	103.325	4.625	103.175	103.075	102.975	3.990	102.339	102.239	102.139
3.750	102.113	102.013	101.913	3.750	102.465	102.365	102.265	4.000	103.625	103.525	103.425	4.750	102.985	102.885	102.785	4.000	102.439	102.339	102.239
3.875	102.505	102.405	102.305	3.875	102.845	102.745	102.645	4.125	103.891	103.791	103.691	4.875	103.275	103.175	103.075	4.125	102.337	102.237	102.137
3.990	102.817	102.717	102.617	3.990	102.988	102.888	102.788	4.250	104.297	104.197	104.097	4.990	103.447	103.347	103.247	4.250	102.743	102.643	102.543
4.000	102.917	102.817	102.717	4.000	103.088	102.988	102.888	4.375	104.686	104.586	104.486	5.000	103.547	103.447	103.347	4.375	103.132	103.032	102.932
4.125	102.962	102.862	102.762	4.125	103.281	103.181	103.081	4.500	104.896	104.796	104.696	5.125	103.834	103.734	103.634	4.500	103.342	103.242	103.142
4.250	103.445	103.345	103.245	4.250	103.763	103.663	103.563	4.625	104.107	104.007	103.907	5.250	103.379	103.263	103.179	4.625	101.950	101.850	101.750
4.375	103.707	103.607	103.507	4.375	103.890	103.790	103.690	4.750	104.428	104.328	104.228	5.375	103.569	103.453	103.369	4.750	102.271	102.171	102.071
4.500	104.025	103.925	103.825	4.500	104.171	104.071	103.971	4.875	104.681	104.581	104.481	5.500	103.763	103.648	103.563	4.875	102.524	102.424	102.324
4.625	103.987	103.887	103.787	4.625	104.229	104.129	104.029	4.990	104.858	104.758	104.658	5.625	104.075	103.959	103.875	4.990	102.701	102.601	102.501
4.750	104.421	104.321	104.221	4.750	104.540	104.440	104.340	5.000	104.958	104.858	104.758	5.750	103.845	103.707	103.645	5.000	102.801	102.701	102.601
4.875	104.711	104.611	104.511	4.875	104.852	104.752	104.652	5.125	104.973	104.858	104.773	5.875	103.867	103.729	103.667	5.125	103.066	102.951	102.866
4.990	104.883	104.783	104.683	4.990	105.120	105.020	104.920	5.250	105.064	104.948	104.864	5.990	103.795	103.657	103.595	5.250	103.157	103.041	102.957
5.000	104.983	104.883	104.783	5.000	105.220	105.120	105.020	5.375	0.000	0.000	0.000	6.000	103.895	103.757	103.695	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.:

2/24/2020

45 Day Lock Exp.:

3/9/2020

60 Day Lock Exp.:

3/24/2020

W. Rate Sheet Dated: 1/24/2020

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	99.090	99.027	98.965	
3.500	99.505	99.442	99.380	
3.625	99.918	99.856	99.793	
3.750	100.428	100.365	100.303	
3.875	100.581	100.518	100.456	
4.000	100.816	100.754	100.691	
4.125	100.909	100.846	100.784	
4.250	101.112	101.049	100.987	
4.375	101.310	101.248	101.185	
4.500	101.529	101.466	101.404	
4.625	101.768	101.705	101.643	
4.750	102.022	101.960	101.897	
4.875	102.245	102.182	102.120	

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	98.093	97.968	97.843	
3.375	98.553	98.428	98.303	
3.500	98.955	98.830	98.705	
3.625	99.432	99.307	99.182	
3.750	99.843	99.718	99.593	
3.875	100.193	100.068	99.943	
4.000	100.531	100.406	100.281	
4.125	100.668	100.543	100.418	
4.250	100.974	100.849	100.724	
4.375	101.252	101.127	101.002	
4.500	101.409	101.284	101.159	

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	96.849	96.724	96.599	
3.375	97.252	97.127	97.002	
3.500	97.626	97.501	97.376	
3.625	97.977	97.852	97.727	
3.750	98.563	98.438	98.313	
3.875	98.870	98.745	98.620	
4.000	99.154	99.029	98.904	
4.125	99.438	99.313	99.188	
4.250	99.721	99.596	99.471	
4.375	100.004	99.879	99.754	
4.500	100.294	100.169	100.044	
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)