



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.: 2/26/2020

45 Day Lock Exp.: 3/12/2020

60 Day Lock Exp.: 3/27/2020

W. Rate Sheet Dated: 1/27/2020

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	101.990	101.840	101.690	3.250	101.148	100.998	100.848	2.375	97.330	97.180	97.030	3.125	99.434	99.284	99.134
3.375	102.466	102.316	102.166	3.375	101.531	101.381	101.231	2.500	97.760	97.610	97.460	3.250	99.916	99.766	99.616
3.500	102.936	102.786	102.636	3.500	101.893	101.743	101.593	2.625	98.186	98.036	97.886	3.375	100.214	100.064	99.914
3.625	103.332	103.182	103.032	3.625	102.206	102.056	101.906	2.750	98.637	98.487	98.337	3.500	100.224	100.074	99.924
3.750	102.417	102.267	102.117	3.750	101.550	101.400	101.250	2.875	99.067	98.917	98.767	3.625	100.454	100.304	100.154
3.875	102.827	102.677	102.527	3.875	101.874	101.724	101.574	3.000	99.481	99.331	99.181	Margin = 2.250		Index = 1.540	
4.000	103.192	103.042	102.892	4.000	102.204	102.054	101.904	3.125	99.892	99.742	99.592				
4.125	103.536	103.386	103.236	4.125	102.476	102.326	102.176	3.250	101.436	101.286	101.136				
4.375	103.422	103.322	103.222	4.375	102.803	102.703	102.603	3.375	101.796	101.646	101.496				
4.500	103.744	103.644	103.544	4.500	102.965	102.865	102.765	3.500	102.136	101.986	101.836				
4.625	104.025	103.925	103.825	4.625	103.156	103.056	102.956	3.625	102.426	102.276	102.126				
4.750	104.195	104.095	103.995	4.750	103.682	103.582	103.482	3.750	102.880	102.730	102.580				
4.875	104.424	104.324	104.224	4.875	103.909	103.809	103.709	3.875	103.182	103.032	102.882				
5.000	104.649	104.549	104.449	5.000	104.140	104.040	103.940	4.000	103.489	103.339	103.189				
5.125	104.992	104.892	104.792	5.125	104.331	104.231	104.131	4.125	103.739	103.589	103.439				
5.375	105.005	104.905	104.805	5.375	104.490	104.390	104.290	4.250	103.207	103.057	102.907				
5.500	105.230	105.130	105.030	5.500	104.721	104.621	104.521	4.375	103.464	103.314	103.164				
5.625	105.573	105.473	105.373	5.625	104.912	104.812	104.712	4.500	103.604	103.454	103.304				
6.250	106.000	105.850	105.700	6.250	105.699	105.549	105.399	4.625	103.779	103.629	103.479				

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	101.240	101.090	100.940	3.250	100.148	99.998	99.848	2.375	96.330	96.180	96.030	3.125	98.434	98.284	98.134
3.375	101.716	101.566	101.416	3.375	100.531	100.381	100.231	2.500	96.760	96.610	96.460	3.250	98.916	98.766	98.616
3.500	102.186	102.036	101.886	3.500	100.893	100.743	100.593	2.625	97.186	97.036	96.886	3.375	99.214	99.064	98.914
3.625	102.582	102.432	102.282	3.625	101.206	101.056	100.906	2.750	97.637	97.487	97.337	3.500	99.224	99.074	98.924
3.750	101.667	101.517	101.367	3.750	100.550	100.400	100.250	2.875	98.067	97.917	97.767	3.625	99.454	99.304	99.154
3.875	102.077	101.927	101.777	3.875	100.874	100.724	100.574	3.000	98.481	98.331	98.181	Margin = 2.250		Index = 1.540	
4.000	102.442	102.292	102.142	4.000	101.204	101.054	100.904	3.125	98.892	98.742	98.592	30 Year OTC			
4.125	102.786	102.636	102.486	4.125	101.476	101.326	101.176	3.250	100.436	100.286	100.136	Rate	30 Day	45 Day	60 Day
4.375	102.672	102.572	102.472	4.375	101.803	101.703	101.603	3.375	100.796	100.646	100.496	3.875	100.977	100.727	100.477
4.500	102.994	102.894	102.794	4.500	101.965	101.865	101.765	3.500	101.136	100.986	100.836	4.000	101.342	101.092	100.842
4.625	103.275	103.175	103.075	4.625	102.156	102.056	101.956	3.625	101.426	101.276	101.126	4.125	101.686	101.436	101.186
4.750	103.445	103.345	103.245	4.750	102.682	102.582	102.482	3.750	101.880	101.730	101.580	4.375	101.872	101.622	101.372
4.875	103.674	103.574	103.474	4.875	102.909	102.809	102.709	3.875	102.182	102.032	101.882	4.500	102.194	101.944	101.694
5.000	103.899	103.799	103.699	5.000	103.140	103.040	102.940	4.000	102.489	102.339	102.189	4.625	102.475	102.225	101.975
5.125	104.242	104.142	104.042	5.125	103.331	103.231	103.131	4.125	102.739	102.589	102.439	4.875	102.874	102.624	102.374
5.375	104.255	104.155	104.055	5.375	103.490	103.390	103.290	4.250	102.207	102.057	101.907	5.000	103.099	102.849	102.599
5.500	104.480	104.380	104.280	5.500	103.721	103.621	103.521	4.375	102.464	102.314	102.164	5.125	103.442	103.192	102.942
5.625	104.823	104.723	104.623	5.625	103.912	103.812	103.712	4.500	102.604	102.454	102.304	5.500	103.680	103.430	103.180
6.250	105.610	105.460	105.310	6.250	104.699	104.549	104.399	4.625	102.779	102.629	102.479	5.625	104.023	103.773	103.523

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	98.227	97.977	97.727	6.250	101.000	100.750	100.500
4.125	100.286	100.036	99.786	6.250	103.750	103.500	103.250	4.000	98.592	98.342	98.092				
4.250	100.411	100.161	99.911					4.125	98.936	98.686	98.436				
4.375	100.472	100.222	99.972					4.375	99.122	98.872	98.622				
4.500	100.794	100.544	100.294					4.500	99.444	99.194	98.944				
4.625	101.075	100.825	100.575					4.625	99.725	99.475	99.225				
5.000	101.699	101.449	101.199					4.875	100.124	99.874	99.624				
5.125	102.042	101.792	101.542					5.000	100.349	100.099	99.849				
5.250	102.481	102.231	101.981					5.125	100.692	100.442	100.192				
Borrower Paid Comp Only				Lender Paid Only				5.500	100.930	100.680	100.430				
								5.625	101.273	101.023	100.773				

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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2/26/2020

45 Day Lock Exp.:

3/12/2020

60 Day Lock Exp.:

3/27/2020

W. Rate Sheet Dated: 1/27/2020

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	101.059	100.909	100.759	3.250	100.647	100.497	100.347	2.375	94.110	93.960	93.810	3.125	99.232	99.082	98.932
3.375	101.535	101.385	101.235	3.375	101.029	100.879	100.729	2.500	94.540	94.390	94.240	3.250	99.666	99.516	99.366
3.500	102.005	101.855	101.705	3.500	101.392	101.242	101.092	2.625	94.966	94.816	94.666	3.375	99.964	99.814	99.664
3.625	102.401	102.251	102.101	3.625	101.704	101.554	101.404	2.750	97.855	97.705	97.555	3.500	99.974	99.824	99.674
3.750	101.642	101.492	101.342	3.750	101.205	101.055	100.905	2.875	98.284	98.134	97.984	3.625	100.204	100.054	99.904
3.875	102.052	101.902	101.752	3.875	101.529	101.379	101.229	3.000	98.699	98.549	98.399	Margin = 2.250		Index = 1.540	
4.000	102.417	102.267	102.117	4.000	101.859	101.709	101.559	3.125	99.110	98.960	98.810				
4.125	102.761	102.611	102.461	4.125	102.131	101.981	101.831	3.250	100.934	100.784	100.634				
4.375	102.553	102.453	102.353	4.375	102.364	102.264	102.164	3.375	101.294	101.144	100.994				
4.500	102.875	102.775	102.675	4.500	102.527	102.427	102.327	3.500	101.635	101.485	101.335				
4.625	103.156	103.056	102.956	4.625	102.717	102.617	102.517	3.625	101.924	101.774	101.624				
4.750	101.983	101.883	101.783	4.750	101.900	101.800	101.700	3.750	102.535	102.385	102.235				
4.875	102.211	102.111	102.011	4.875	102.127	102.027	101.927	3.875	102.837	102.687	102.537				
5.000	102.436	102.336	102.236	5.000	102.358	102.258	102.158	4.000	103.144	102.994	102.844				
5.125	102.779	102.679	102.579	5.125	102.548	102.448	102.348	4.125	103.394	103.244	103.094				
5.375	102.448	102.348	102.248	5.375	102.364	102.264	102.164	4.250	102.768	102.618	102.468				
5.500	102.674	102.574	102.474	5.500	102.595	102.495	102.395	4.375	103.025	102.875	102.725				
5.625	103.016	102.916	102.816	5.625	102.785	102.685	102.585	4.500	103.165	103.015	102.865				
6.250	102.710	102.560	102.410	6.250	102.479	102.329	102.179	4.625	103.340	103.190	103.040				

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	100.309	100.159	100.009	3.250	99.217	99.067	98.917	2.375	94.930	94.780	94.630	3.125	97.222	97.072	96.922
3.375	100.785	100.635	100.485	3.375	99.599	99.449	99.299	2.500	95.360	95.210	95.060	3.250	97.984	97.834	97.684
3.500	101.255	101.105	100.955	3.500	99.962	99.812	99.662	2.625	95.786	95.636	95.486	3.375	98.283	98.133	97.983
3.625	101.651	101.501	101.351	3.625	100.274	100.124	99.974	2.750	97.081	96.931	96.781	3.500	98.293	98.143	97.993
3.750	100.892	100.742	100.592	3.750	99.775	99.625	99.475	2.875	97.510	97.360	97.210	3.625	98.523	98.373	98.223
3.875	101.302	101.152	101.002	3.875	100.099	99.949	99.799	3.000	97.925	97.775	97.625	Margin = 2.250		Index = 1.540	
4.000	101.667	101.517	101.367	4.000	100.429	100.279	100.129	3.125	98.336	98.186	98.036	30 Year OTC			
4.125	102.011	101.861	101.711	4.125	100.701	100.551	100.401	3.250	99.598	99.448	99.298	Rate	30 Day	45 Day	60 Day
4.375	101.803	101.703	101.603	4.375	100.934	100.834	100.734	3.375	99.958	99.808	99.658	3.875	100.202	99.952	99.702
4.500	102.125	102.025	101.925	4.500	101.097	100.997	100.897	3.500	100.298	100.148	99.998	4.000	100.567	100.317	100.067
4.625	102.406	102.306	102.206	4.625	101.287	101.187	101.087	3.625	100.588	100.438	100.288	4.125	100.911	100.661	100.411
4.750	101.233	101.133	101.033	4.750	100.470	100.370	100.270	3.750	100.472	100.322	100.172	4.375	101.003	100.753	100.503
4.875	101.461	101.361	101.261	4.875	100.697	100.597	100.497	3.875	100.774	100.624	100.474	4.500	101.325	101.075	100.825
5.000	101.686	101.586	101.486	5.000	100.928	100.828	100.728	4.000	101.082	100.932	100.782	4.625	101.606	101.356	101.106
5.125	102.029	101.929	101.829	5.125	101.118	101.018	100.918	4.125	101.331	101.181	101.031	4.875	100.661	100.411	100.161
5.375	101.698	101.598	101.498	5.375	100.934	100.834	100.734	4.250	100.557	100.407	100.257	5.000	100.886	100.636	100.386
5.500	101.924	101.824	101.724	5.500	101.165	101.065	100.965	4.375	100.814	100.664	100.514	5.125	101.229	100.979	100.729
5.625	102.266	102.166	102.066	5.625	101.355	101.255	101.155	4.500	100.954	100.804	100.654	5.500	101.124	100.874	100.624
6.250	101.960	101.810	101.660	6.250	101.049	100.899	100.749	4.625	101.129	100.979	100.829	5.625	101.466	101.216	100.966

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	97.452	97.202	96.952	6.250	N/A	N/A	N/A
4.125	99.161	98.911	98.661	6.250	99.750	99.500	99.250	4.000	97.817	97.567	97.317				
4.250	99.192	98.942	98.692					4.125	98.161	97.911	97.661				
4.375	99.253	99.003	98.753					4.375	98.253	98.003	97.753				
4.500	99.575	99.325	99.075					4.500	98.575	98.325	98.075				
4.625	99.856	99.606	99.356					4.625	98.856	98.606	98.356				
5.000	99.136	98.886	98.636					4.875	97.911	97.661	97.411				
5.125	99.479	99.229	98.979					5.000	98.136	97.886	97.636				
5.250	99.575	99.325	99.075					5.125	98.479	98.229	97.979				
Borrower Paid Comp Only				Lender Paid Only				5.500	98.374	98.124	97.874				
								5.625	98.716	98.466	98.216				

Lock Desk Policy	
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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	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day								
3.000	98.689	98.589	98.489	3.375	100.927	100.827	100.727	3.375	100.927	100.827	100.727	4.000	102.885	102.785	102.685	4.000	102.510	102.410	102.310	4.000	102.885	102.785	102.685	4.000	102.510	102.410	102.310	4.000	102.885	102.785	102.685								
3.125	99.779	99.679	99.579	3.500	101.423	101.323	101.223	3.500	101.423	101.323	101.223	4.125	102.964	102.864	102.764	4.125	102.589	102.489	102.389	4.125	102.964	102.864	102.764	4.125	102.589	102.489	102.389	4.125	102.964	102.864	102.764								
3.250	100.581	100.481	100.381	3.625	101.933	101.833	101.733	3.625	101.933	101.833	101.733	4.250	103.116	103.016	102.916	4.250	102.741	102.641	102.541	4.250	103.116	103.016	102.916	4.250	102.741	102.641	102.541	4.250	103.116	103.016	102.916								
3.375	101.177	101.077	100.977	3.750	102.142	102.042	101.942	3.750	102.142	102.042	101.942	4.375	103.397	103.297	103.197	4.375	103.022	102.922	102.822	4.375	103.397	103.297	103.197	4.375	103.022	102.922	102.822	4.375	103.397	103.297	103.197								
3.500	101.673	101.573	101.473	3.875	102.639	102.539	102.439	3.875	102.639	102.539	102.439	4.500	103.706	103.606	103.506	4.500	103.081	102.981	102.881	4.500	103.706	103.606	103.506	4.500	103.081	102.981	102.881	4.500	103.706	103.606	103.506								
3.625	102.183	102.083	101.983	3.990	102.805	102.705	102.605	3.990	102.805	102.705	102.605	4.625	103.764	103.664	103.564	4.625	103.139	103.039	102.939	4.625	103.764	103.664	103.564	4.625	103.139	103.039	102.939	4.625	103.764	103.664	103.564								
3.750	102.392	102.292	102.192	4.000	102.905	102.805	102.705	4.000	102.905	102.805	102.705	4.750	103.460	103.360	103.260	4.750	102.835	102.735	102.635	4.750	103.460	103.360	103.260	4.750	102.835	102.735	102.635	4.750	103.460	103.360	103.260								
3.875	102.889	102.789	102.689	4.125	102.984	102.884	102.784	4.125	102.984	102.884	102.784	4.875	103.824	103.724	103.624	4.875	103.199	103.099	102.999	4.875	103.824	103.724	103.624	4.875	103.199	103.099	102.999	4.875	103.824	103.724	103.624								
3.990	103.180	103.080	102.980	4.250	103.204	103.104	103.004	4.250	103.204	103.104	103.004	4.990	103.953	103.853	103.753	4.990	103.253	103.153	103.053	4.990	103.953	103.853	103.753	4.990	103.253	103.153	103.053	4.990	103.953	103.853	103.753								
4.000	103.280	103.180	103.080	4.375	103.485	103.385	103.285	4.375	103.485	103.385	103.285	5.000	104.053	103.953	103.853	5.000	103.053	102.953	102.853	5.000	104.053	103.953	103.853	5.000	103.053	102.953	102.853	5.000	104.053	103.953	103.853								
4.125	103.359	103.259	103.159	4.500	103.544	103.444	103.344	4.500	103.544	103.444	103.344	5.125	104.280	104.180	104.080	5.125	103.280	103.180	103.080	5.125	104.280	104.180	104.080	5.125	103.280	103.180	103.080	5.125	104.280	104.180	104.080								
4.250	103.579	103.479	103.379	4.625	103.602	103.502	103.402	4.625	103.602	103.502	103.402	5.250	104.674	104.574	104.474	5.250	103.474	103.374	103.274	5.250	104.674	104.574	104.474	5.250	103.474	103.374	103.274	5.250	104.674	104.574	104.474								
4.375	103.860	103.760	103.660	4.750	103.939	103.839	103.739	4.750	103.939	103.839	103.739	5.375	104.074	103.974	103.874	5.375	104.074	103.974	103.874	5.375	104.074	103.974	103.874	5.375	104.074	103.974	103.874	5.375	104.074	103.974	103.874								
4.500	104.169	104.069	103.969	4.875	104.303	104.203	104.103	4.875	104.303	104.203	104.103	5.500	104.260	104.160	104.060	5.500	104.260	104.160	104.060	5.500	104.260	104.160	104.060	5.500	104.260	104.160	104.060	5.500	104.260	104.160	104.060								
4.625	104.227	104.127	104.027	4.990	104.057	103.957	103.857	4.990	104.057	103.957	103.857	5.625	104.503	104.403	104.303	5.625	104.503	104.403	104.303	5.625	104.503	104.403	104.303	5.625	104.503	104.403	104.303	5.625	104.503	104.403	104.303								
4.750	104.564	104.464	104.364	5.000	104.157	104.057	103.957	5.000	104.157	104.057	103.957	5.750	104.210	104.110	104.010	5.750	104.210	104.110	104.010	5.750	104.210	104.110	104.010	5.750	104.210	104.110	104.010	5.750	104.210	104.110	104.010								
4.875	104.928	104.828	104.728	5.125	104.384	104.284	104.184	5.125	104.384	104.284	104.184	5.875	104.220	104.120	104.020	5.875	104.220	104.120	104.020	5.875	104.220	104.120	104.020	5.875	104.220	104.120	104.020	5.875	104.220	104.120	104.020								
4.990	105.057	104.957	104.857	5.250	104.855	104.755	104.655	5.250	104.855	104.755	104.655	5.990	104.146	104.046	103.946	5.990	104.146	104.046	103.946	5.990	104.146	104.046	103.946	5.990	104.146	104.046	103.946	5.990	104.146	104.046	103.946								
5.000	105.157	105.057	104.957	5.375	106.066	105.966	105.866	5.375	106.066	105.966	105.866	6.000	104.246	104.146	104.046	6.000	104.246	104.146	104.046	6.000	104.246	104.146	104.046	6.000	104.246	104.146	104.046	6.000	104.246	104.146	104.046								
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	102.510	102.410	102.310	3.000	99.684	99.584	99.484	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	102.336	102.236	102.136	3.375	102.336	102.236	102.136	3.375	102.336	102.236	102.136								
4.125	102.589	102.489	102.389	3.125	100.452	100.352	100.252	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	102.762	102.662	102.562	3.500	102.762	102.662	102.562	3.500	102.762	102.662	102.562								
4.250	102.741	102.641	102.541	3.250	101.232	101.132	101.032	3.250	0.000	0.000	0.000	3.250	0.000	0.000	0.000	3.250	0.000	0.000	0.000	3.625	102.697	102.597	102.497	3.625	102.697	102.597	102.497	3.625	102.697	102.597	102.497								
4.375	103.022	102.922	102.822	3.375	101.713	101.613	101.513	3.375	101.713	101.613	101.513	3.375	101.713	101.613	101.513	3.375	101.713	101.613	101.513	3.750	103.228	103.128	103.028	3.750	103.228	103.128	103.028	3.750	103.228	103.128	103.028								
4.500	103.081	102.981	102.881	3.500	102.370	102.270	102.170	3.500	102.370	102.270	102.170	3.500	102.370	102.270	102.170	3.500	102.370	102.270	102.170	3.875	103.355	103.255	103.155	3.875	103.355	103.255	103.155	3.875	103.355	103.255	103.155								
4.625	103.139	103.039	102.939	3.625	102.700	102.600	102.500	3.625	102.700	102.600	102.500	3.625	102.700	102.600	102.500	3.625	102.700	102.600	102.500	3.990	103.606	103.506	103.406	3.990	103.606	103.506	103.406	3.990	103.606	103.506	103.406								
4.750	102.835	102.735	102.635	3.750	102.691	102.591	102.491	3.750	102.691	102.591	102.491	3.750	102.691	102.591	102.491	3.750	102.691	102.591	102.491	4.000	103.706	103.606	103.506	4.000	103.706	103.606	103.506	4.000	103.706	103.606	103.506								
4.875	103.199	103.099	102.999	3.875	103.054	102.954	102.854	3.875	103.054	102.954	102.854	3.875	103.054	102.954	102.854	3.875	103.054	102.954	102.854	4.125	104.055	103.955	103.855	4.125	104.055	103.955	103.855	4.125	104.055	103.955	103.855								
4.990	102.953	102.853	102.753	3.990	103.246	103.146	103.046	3.990	103.246	103.146	103.046	3.990	103.246	103.146	103.046	3.990	103.246	103.146	103.046	4.250	104.453	104.353	104.253	4.250	104.453	104.353	104.253	4.250	104.453	104.353	104.253								
5.000	103.053	102.953	102.853	4.000	103.346	103.246	103.146	4.000	103.346	103.246	103.146	4.000	103.346	103.246	103.146	4.000	103.346	103.246	103.146	4.375	104.834	104.734	104.634	4.375	104.834	104.734	104.634	4.375	104.834	104.734	104.634								
5.125	103.280	103.180	103.080	4.125	103.451	103.351	103.251	4.125	103.451	103.351	103.251	4.125	103.451	103.351	103.251	4.125	103.451	103.351	103.251	4.500	105.038	104.938	104.838	4.500	105.038	104.938	104.838	4.500	105.038	104.938	104.838								
5.250	103.579	103.479	103.379	4.250	103.651	103.551	103.451	4.250	103.651	103.551	103.451	4.250	103.651	103.551	103.451	4.250	103.651	103.551	103.451	4.625	105.474	105.374	105.274	4.625	105.474	105.374	105.274	4.625	105.474	105.374	105.274								
5.																																							



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.:

2/26/2020

45 Day Lock Exp.:

3/12/2020

60 Day Lock Exp.:

3/27/2020

W. Rate Sheet Dated: 1/27/2020

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	98.284	98.184	98.084	3.000	99.498	99.398	99.298	3.375	102.044	101.944	101.844	4.000	102.370	102.270	102.170	3.375	101.356	101.256	101.156
3.125	99.389	99.289	99.189	3.125	100.273	100.173	100.073	3.500	102.595	102.495	102.395	4.125	102.394	102.294	102.194	3.500	101.907	101.807	101.707
3.250	100.256	100.156	100.056	3.250	100.926	100.826	100.726	3.625	102.589	102.489	102.389	4.250	102.681	102.581	102.481	3.625	101.405	101.305	101.205
3.375	100.869	100.769	100.669	3.375	101.329	101.229	101.129	3.750	103.130	103.030	102.930	4.375	102.948	102.848	102.748	3.750	101.946	101.846	101.746
3.500	101.364	101.264	101.164	3.500	101.802	101.702	101.602	3.875	103.259	103.159	103.059	4.500	103.251	103.151	103.051	3.875	102.075	101.975	101.875
3.625	101.932	101.832	101.732	3.625	102.485	102.385	102.285	3.990	103.521	103.421	103.321	4.625	103.262	103.162	103.062	3.990	102.337	102.237	102.137
3.750	102.291	102.191	102.091	3.750	102.587	102.487	102.387	4.000	103.621	103.521	103.421	4.750	103.040	102.940	102.840	4.000	102.437	102.337	102.237
3.875	102.741	102.641	102.541	3.875	102.962	102.862	102.762	4.125	103.951	103.851	103.751	4.875	103.327	103.227	103.127	4.125	102.392	102.292	102.192
3.990	103.022	102.922	102.822	3.990	103.105	103.005	102.905	4.250	104.354	104.254	104.154	4.990	103.497	103.397	103.297	4.250	102.795	102.695	102.595
4.000	103.122	103.022	102.922	4.000	103.205	103.105	103.005	4.375	104.741	104.641	104.541	5.000	103.597	103.497	103.397	4.375	103.182	103.082	102.982
4.125	103.146	103.046	102.946	4.125	103.394	103.294	103.194	4.500	104.949	104.849	104.749	5.125	103.875	103.775	103.675	4.500	103.390	103.290	103.190
4.250	103.495	103.395	103.295	4.250	103.774	103.674	103.574	4.625	104.070	103.970	103.870	5.250	103.460	103.360	103.260	4.625	101.913	101.813	101.713
4.375	103.762	103.662	103.562	4.375	103.930	103.830	103.730	4.750	104.388	104.288	104.188	5.375	103.648	103.548	103.448	4.750	102.231	102.131	102.031
4.500	104.065	103.965	103.865	4.500	104.209	104.109	104.009	4.875	104.559	104.459	104.359	5.500	103.841	103.741	103.641	4.875	102.402	102.302	102.202
4.625	104.076	103.976	103.876	4.625	104.268	104.168	104.068	4.990	104.690	104.590	104.490	5.625	104.125	104.025	103.925	4.990	102.533	102.433	102.333
4.750	104.495	104.395	104.295	4.750	104.585	104.485	104.385	5.000	104.790	104.690	104.590	5.750	103.916	103.803	103.716	5.000	102.633	102.533	102.433
4.875	104.782	104.682	104.582	4.875	104.894	104.794	104.694	5.125	104.840	104.740	104.640	5.875	103.929	103.815	103.729	5.125	102.933	102.833	102.733
4.990	104.952	104.852	104.752	4.990	105.160	105.060	104.960	5.250	105.054	104.954	104.854	5.990	103.857	103.743	103.657	5.250	103.147	103.047	102.947
5.000	105.052	104.952	104.852	5.000	105.260	105.160	105.060	5.375	0.000	0.000	0.000	6.000	103.957	103.843	103.757	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.:

2/26/2020

45 Day Lock Exp.:

3/12/2020

60 Day Lock Exp.:

3/27/2020

W. Rate Sheet Dated: 1/27/2020

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	99.133	99.070	99.008	
3.500	99.548	99.485	99.423	
3.625	99.961	99.899	99.836	
3.750	100.471	100.408	100.346	
3.875	100.644	100.581	100.519	
4.000	100.880	100.817	100.755	
4.125	100.972	100.909	100.847	
4.250	101.175	101.112	101.050	
4.375	101.374	101.311	101.249	
4.500	101.592	101.530	101.467	
4.625	101.831	101.769	101.706	
4.750	102.086	102.023	101.961	
4.875	102.308	102.246	102.183	

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	98.109	97.984	97.859	
3.375	98.569	98.444	98.319	
3.500	98.971	98.846	98.721	
3.625	99.448	99.323	99.198	
3.750	99.860	99.735	99.610	
3.875	100.209	100.084	99.959	
4.000	100.546	100.421	100.296	
4.125	100.684	100.559	100.434	
4.250	100.990	100.865	100.740	
4.375	101.268	101.143	101.018	
4.500	101.426	101.301	101.176	

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	96.865	96.740	96.615	
3.375	97.268	97.143	97.018	
3.500	97.642	97.517	97.392	
3.625	97.993	97.868	97.743	
3.750	98.579	98.454	98.329	
3.875	98.886	98.761	98.636	
4.000	99.170	99.045	98.920	
4.125	99.453	99.328	99.203	
4.250	99.736	99.611	99.486	
4.375	100.020	99.895	99.770	
4.500	100.309	100.184	100.059	
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)