



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.: 2/27/2020

45 Day Lock Exp.: 3/13/2020

60 Day Lock Exp.: 3/30/2020

W. Rate Sheet Dated: 1/28/2020

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	101.896	101.746	101.596	3.250	101.054	100.904	100.754	2.375	97.592	97.442	97.292	3.125	99.434	99.284	99.134
3.375	102.372	102.222	102.072	3.375	101.437	101.287	101.137	2.500	98.022	97.872	97.722	3.250	99.916	99.766	99.616
3.500	102.843	102.693	102.543	3.500	101.800	101.650	101.500	2.625	98.448	98.298	98.148	3.375	100.214	100.064	99.914
3.625	103.239	103.089	102.939	3.625	102.112	101.962	101.812	2.750	98.587	98.437	98.287	3.500	100.224	100.074	99.924
3.750	102.401	102.251	102.101	3.750	101.534	101.384	101.234	2.875	99.016	98.866	98.716	3.625	100.454	100.304	100.154
3.875	102.811	102.661	102.511	3.875	101.859	101.709	101.559	3.000	99.431	99.281	99.131	Margin = 2.250		Index = 1.550	
4.000	103.176	103.026	102.876	4.000	102.188	102.038	101.888	3.125	99.841	99.691	99.541				
4.125	103.520	103.370	103.220	4.125	102.460	102.310	102.160	3.250	101.408	101.258	101.108				
4.375	103.360	103.260	103.160	4.375	102.741	102.641	102.541	3.375	101.768	101.618	101.468				
4.500	103.681	103.581	103.481	4.500	102.903	102.803	102.703	3.500	102.109	101.959	101.809				
4.625	103.963	103.863	103.763	4.625	103.093	102.993	102.893	3.625	102.398	102.248	102.098				
4.750	104.211	104.111	104.011	4.750	103.698	103.598	103.498	3.750	102.829	102.679	102.529				
4.875	104.439	104.339	104.239	4.875	103.925	103.825	103.725	3.875	103.131	102.981	102.831				
5.000	104.664	104.564	104.464	5.000	104.156	104.056	103.956	4.000	103.439	103.289	103.139				
5.125	105.007	104.907	104.807	5.125	104.346	104.246	104.146	4.125	103.688	103.538	103.388				
5.375	105.020	104.920	104.820	5.375	104.506	104.406	104.306	4.250	103.168	103.018	102.868				
5.500	105.246	105.146	105.046	5.500	104.737	104.637	104.537	4.375	103.425	103.275	103.125				
5.625	105.588	105.488	105.388	5.625	104.927	104.827	104.727	4.500	103.565	103.415	103.265				
6.250	106.000	105.850	105.700	6.250	105.715	105.565	105.415	4.625	103.740	103.590	103.440				

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	101.146	100.996	100.846	3.250	100.054	99.904	99.754	2.375	96.592	96.442	96.292	3.125	98.434	98.284	98.134
3.375	101.622	101.472	101.322	3.375	100.437	100.287	100.137	2.500	97.022	96.872	96.722	3.250	98.916	98.766	98.616
3.500	102.093	101.943	101.793	3.500	100.800	100.650	100.500	2.625	97.448	97.298	97.148	3.375	99.214	99.064	98.914
3.625	102.489	102.339	102.189	3.625	101.112	100.962	100.812	2.750	97.587	97.437	97.287	3.500	99.224	99.074	98.924
3.750	101.651	101.501	101.351	3.750	100.534	100.384	100.234	2.875	98.016	97.866	97.716	3.625	99.454	99.304	99.154
3.875	102.061	101.911	101.761	3.875	100.859	100.709	100.559	3.000	98.431	98.281	98.131	Margin = 2.250		Index = 1.550	
4.000	102.426	102.276	102.126	4.000	101.188	101.038	100.888	3.125	98.841	98.691	98.541	30 Year OTC			
4.125	102.770	102.620	102.470	4.125	101.460	101.310	101.160	3.250	100.408	100.258	100.108	Rate	30 Day	45 Day	60 Day
4.375	102.610	102.510	102.410	4.375	101.741	101.641	101.541	3.375	100.768	100.618	100.468	3.875	100.961	100.711	100.461
4.500	102.931	102.831	102.731	4.500	101.903	101.803	101.703	3.500	101.109	100.959	100.809	4.000	101.326	101.076	100.826
4.625	103.213	103.113	103.013	4.625	102.093	101.993	101.893	3.625	101.398	101.248	101.098	4.125	101.670	101.420	101.170
4.750	103.461	103.361	103.261	4.750	102.698	102.598	102.498	3.750	101.829	101.679	101.529	4.375	101.810	101.560	101.310
4.875	103.689	103.589	103.489	4.875	102.925	102.825	102.725	3.875	102.131	101.981	101.831	4.500	102.131	101.881	101.631
5.000	103.914	103.814	103.714	5.000	103.156	103.056	102.956	4.000	102.439	102.289	102.139	4.625	102.413	102.163	101.913
5.125	104.257	104.157	104.057	5.125	103.346	103.246	103.146	4.125	102.688	102.538	102.388	4.875	102.889	102.639	102.389
5.375	104.270	104.170	104.070	5.375	103.506	103.406	103.306	4.250	102.168	102.018	101.868	5.000	103.114	102.864	102.614
5.500	104.496	104.396	104.296	5.500	103.737	103.637	103.537	4.375	102.425	102.275	102.125	5.125	103.457	103.207	102.957
5.625	104.838	104.738	104.638	5.625	103.927	103.827	103.727	4.500	102.565	102.415	102.265	5.500	103.696	103.446	103.196
6.250	105.626	105.476	105.326	6.250	104.715	104.565	104.415	4.625	102.740	102.590	102.440	5.625	104.038	103.788	103.538

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	98.211	97.961	97.711	6.250	101.000	100.750	100.500
4.125	100.270	100.020	99.770	6.250	103.750	103.500	103.250	4.000	98.576	98.326	98.076				
4.250	100.395	100.145	99.895					4.125	98.920	98.670	98.420				
4.375	100.410	100.160	99.910					4.375	99.060	98.810	98.560				
4.500	100.731	100.481	100.231					4.500	99.381	99.131	98.881				
4.625	101.013	100.763	100.513					4.625	99.663	99.413	99.163				
5.000	101.714	101.464	101.214					4.875	100.139	99.889	99.639				
5.125	102.057	101.807	101.557					5.000	100.364	100.114	99.864				
5.250	102.497	102.247	101.997					5.125	100.707	100.457	100.207				
Borrower Paid Comp Only				Lender Paid Only				5.500	100.946	100.696	100.446				
								5.625	101.288	101.038	100.788				

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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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

2/27/2020

45 Day Lock Exp.:

3/13/2020

60 Day Lock Exp.:

3/30/2020

W. Rate Sheet Dated: 1/28/2020

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	100.965	100.815	100.665	3.250	100.553	100.403	100.253	2.375	94.372	94.222	94.072	3.125	99.232	99.082	98.932
3.375	101.441	101.291	101.141	3.375	100.936	100.786	100.636	2.500	94.802	94.652	94.502	3.250	99.666	99.516	99.366
3.500	101.911	101.761	101.611	3.500	101.298	101.148	100.998	2.625	95.228	95.078	94.928	3.375	99.964	99.814	99.664
3.625	102.307	102.157	102.007	3.625	101.611	101.461	101.311	2.750	97.804	97.654	97.504	3.500	99.974	99.824	99.674
3.750	101.626	101.476	101.326	3.750	101.189	101.039	100.889	2.875	98.233	98.083	97.933	3.625	100.204	100.054	99.904
3.875	102.036	101.886	101.736	3.875	101.514	101.364	101.214	3.000	98.648	98.498	98.348	Margin = 2.250		Index = 1.550	
4.000	102.401	102.251	102.101	4.000	101.843	101.693	101.543	3.125	99.059	98.909	98.759				
4.125	102.745	102.595	102.445	4.125	102.115	101.965	101.815	3.250	100.907	100.757	100.607				
4.375	102.491	102.391	102.291	4.375	102.302	102.202	102.102	3.375	101.267	101.117	100.967				
4.500	102.813	102.713	102.613	4.500	102.464	102.364	102.264	3.500	101.607	101.457	101.307				
4.625	103.094	102.994	102.894	4.625	102.654	102.554	102.454	3.625	101.897	101.747	101.597				
4.750	101.999	101.899	101.799	4.750	101.915	101.815	101.715	3.750	102.484	102.334	102.184				
4.875	102.227	102.127	102.027	4.875	102.142	102.042	101.942	3.875	102.786	102.636	102.486				
5.000	102.452	102.352	102.252	5.000	102.373	102.273	102.173	4.000	103.094	102.944	102.794				
5.125	102.795	102.695	102.595	5.125	102.564	102.464	102.364	4.125	103.343	103.193	103.043				
5.375	102.464	102.364	102.264	5.375	102.380	102.280	102.180	4.250	102.729	102.579	102.429				
5.500	102.689	102.589	102.489	5.500	102.611	102.511	102.411	4.375	102.986	102.836	102.686				
5.625	103.032	102.932	102.832	5.625	102.801	102.701	102.601	4.500	103.126	102.976	102.826				
6.250	102.726	102.576	102.426	6.250	102.495	102.345	102.195	4.625	103.301	103.151	103.001				

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	100.215	100.065	99.915	3.250	99.123	98.973	98.823	2.375	95.192	95.042	94.892	3.125	97.222	97.072	96.922
3.375	100.691	100.541	100.391	3.375	99.506	99.356	99.206	2.500	95.622	95.472	95.322	3.250	97.984	97.834	97.684
3.500	101.161	101.011	100.861	3.500	99.868	99.718	99.568	2.625	96.048	95.898	95.748	3.375	98.283	98.133	97.983
3.625	101.557	101.407	101.257	3.625	100.181	100.031	99.881	2.750	97.030	96.880	96.730	3.500	98.293	98.143	97.993
3.750	100.876	100.726	100.576	3.750	99.759	99.609	99.459	2.875	97.459	97.309	97.159	3.625	98.523	98.373	98.223
3.875	101.286	101.136	100.986	3.875	100.084	99.934	99.784	3.000	97.874	97.724	97.574	Margin = 2.250		Index = 1.550	
4.000	101.651	101.501	101.351	4.000	100.413	100.263	100.113	3.125	98.285	98.135	97.985	30 Year OTC			
4.125	101.995	101.845	101.695	4.125	100.685	100.535	100.385	3.250	99.571	99.421	99.271	Rate	30 Day	45 Day	60 Day
4.375	101.741	101.641	101.541	4.375	100.872	100.772	100.672	3.375	99.931	99.781	99.631	3.875	100.186	99.936	99.686
4.500	102.063	101.963	101.863	4.500	101.034	100.934	100.834	3.500	100.271	100.121	99.971	4.000	100.551	100.301	100.051
4.625	102.344	102.244	102.144	4.625	101.224	101.124	101.024	3.625	100.561	100.411	100.261	4.125	100.895	100.645	100.395
4.750	101.249	101.149	101.049	4.750	100.485	100.385	100.285	3.750	100.421	100.271	100.121	4.375	100.941	100.691	100.441
4.875	101.477	101.377	101.277	4.875	100.712	100.612	100.512	3.875	100.723	100.573	100.423	4.500	101.263	101.013	100.763
5.000	101.702	101.602	101.502	5.000	100.943	100.843	100.743	4.000	101.031	100.881	100.731	4.625	101.544	101.294	101.044
5.125	102.045	101.945	101.845	5.125	101.134	101.034	100.934	4.125	101.280	101.130	100.980	4.875	100.677	100.427	100.177
5.375	101.714	101.614	101.514	5.375	100.950	100.850	100.750	4.250	100.518	100.368	100.218	5.000	100.902	100.652	100.402
5.500	101.939	101.839	101.739	5.500	101.181	101.081	100.981	4.375	100.775	100.625	100.475	5.125	101.245	100.995	100.745
5.625	102.282	102.182	102.082	5.625	101.371	101.271	101.171	4.500	100.915	100.765	100.615	5.500	101.139	100.889	100.639
6.250	101.976	101.826	101.676	6.250	101.065	100.915	100.765	4.625	101.090	100.940	100.790	5.625	101.482	101.232	100.982

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	97.436	97.186	96.936	6.250	N/A	N/A	N/A
4.125	99.145	98.895	98.645	6.250	99.750	99.500	99.250	4.000	97.801	97.551	97.301				
4.250	99.177	98.927	98.677					4.125	98.145	97.895	97.645				
4.375	99.191	98.941	98.691					4.375	98.191	97.941	97.691				
4.500	99.513	99.263	99.013					4.500	98.513	98.263	98.013				
4.625	99.794	99.544	99.294					4.625	98.794	98.544	98.294				
5.000	99.152	98.902	98.652					4.875	97.927	97.677	97.427				
5.125	99.495	99.245	98.995					5.000	98.152	97.902	97.652				
5.250	99.591	99.341	99.091					5.125	98.495	98.245	97.995				
								5.500	98.389	98.139	97.889				
Borrower Paid Comp Only				Lender Paid Only				5.625	98.732	98.482	98.232				

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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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W. Rate Sheet Dated: 1/28/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FHLMC																			
30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year SC				30/25 Year SC 105-125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.000	98.622	98.522	98.422	3.375	100.835	100.735	100.635	3.375	100.835	100.735	100.635	4.000	102.759	102.659	102.559	4.000	102.384	102.284	102.184
3.125	99.703	99.603	99.503	3.500	101.320	101.220	101.120	3.500	101.320	101.220	101.120	4.125	102.838	102.738	102.638	4.125	102.463	102.363	102.263
3.250	100.497	100.397	100.297	3.625	101.824	101.724	101.624	3.625	101.824	101.724	101.624	4.250	102.955	102.855	102.755	4.250	102.580	102.480	102.380
3.375	101.085	100.985	100.885	3.750	102.055	101.955	101.855	3.750	102.055	101.955	101.855	4.375	103.231	103.131	103.031	4.375	102.856	102.756	102.656
3.500	101.570	101.470	101.370	3.875	102.541	102.441	102.341	3.875	102.541	102.441	102.341	4.500	103.537	103.437	103.337	4.500	102.912	102.812	102.712
3.625	102.074	101.974	101.874	3.990	102.702	102.602	102.502	3.990	102.702	102.602	102.502	4.625	103.598	103.498	103.398	4.625	102.973	102.873	102.773
3.750	102.305	102.205	102.105	4.000	102.802	102.702	102.602	4.000	102.802	102.702	102.602	4.750	103.394	103.294	103.194	4.750	102.769	102.669	102.569
3.875	102.791	102.691	102.591	4.125	102.881	102.781	102.681	4.125	102.881	102.781	102.681	4.875	103.755	103.655	103.555	4.875	103.130	103.030	102.930
3.990	103.077	102.977	102.877	4.250	103.163	103.063	102.963	4.250	103.163	103.063	102.963	4.990	103.881	103.781	103.681	4.990	102.881	102.781	102.681
4.000	103.177	103.077	102.977	4.375	103.439	103.339	103.239	4.375	103.439	103.339	103.239	5.000	103.981	103.881	103.781	5.000	102.981	102.881	102.781
4.125	103.256	103.156	103.056	4.500	103.495	103.395	103.295	4.500	103.495	103.395	103.295	5.125	104.206	104.106	104.006	5.125	103.206	103.106	103.006
4.250	103.538	103.438	103.338	4.625	103.556	103.456	103.356	4.625	103.556	103.456	103.356	5.250	103.750	103.650	103.550	5.250	102.750	102.650	102.550
4.375	103.814	103.714	103.614	4.750	103.884	103.784	103.684	4.750	103.884	103.784	103.684	5.375	103.958	103.858	103.758	5.375	103.958	103.858	103.758
4.500	104.120	104.020	103.920	4.875	104.245	104.145	104.045	4.875	104.245	104.145	104.045	5.500	104.145	104.045	103.945	5.500	104.145	104.045	103.945
4.625	104.181	104.081	103.981	4.990	103.996	103.896	103.796	4.990	103.996	103.896	103.796	5.625	104.387	104.287	104.187	5.625	104.387	104.287	104.187
4.750	104.509	104.409	104.309	5.000	104.096	103.996	103.896	5.000	104.096	103.996	103.896	5.750	104.218	104.118	104.018	5.750	104.218	104.118	104.018
4.875	104.870	104.770	104.670	5.125	104.321	104.221	104.121	5.125	104.321	104.221	104.121	5.875	104.227	104.127	104.027	5.875	104.227	104.127	104.027
4.990	104.996	104.896	104.796	5.250	104.801	104.701	104.601	5.250	104.801	104.701	104.601	5.990	104.152	104.052	103.952	5.990	104.152	104.052	103.952
5.000	105.096	104.996	104.896	5.375	105.009	104.909	105.009	5.375	105.009	104.909	105.009	6.000	104.252	104.152	104.052	6.000	104.252	104.152	104.052
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	102.384	102.284	102.184	3.000	99.616	99.516	99.416	3.000	0.000	0.000	0.000	3.000	0.000	0.000	0.000	3.375	102.279	102.179	102.079
4.125	102.463	102.363	102.263	3.125	100.376	100.276	100.176	3.125	0.000	0.000	0.000	3.125	0.000	0.000	0.000	3.500	102.700	102.600	102.500
4.250	102.580	102.480	102.380	3.250	101.147	101.047	100.947	3.250	0.000	0.000	0.000	3.250	0.000	0.000	0.000	3.625	102.661	102.561	102.461
4.375	102.856	102.756	102.656	3.375	101.622	101.522	101.422	3.375	101.622	101.522	101.422	3.375	101.622	101.522	101.422	3.750	103.188	103.088	102.988
4.500	102.912	102.812	102.712	3.500	102.270	102.170	102.070	3.500	102.270	102.170	102.070	3.500	102.270	102.170	102.070	3.875	103.310	103.210	103.110
4.625	102.973	102.873	102.773	3.625	102.594	102.494	102.394	3.625	102.594	102.494	102.394	3.625	102.594	102.494	102.394	3.990	103.560	103.460	103.360
4.750	102.769	102.669	102.569	3.750	102.651	102.551	102.451	3.750	102.651	102.551	102.451	3.750	102.651	102.551	102.451	4.000	103.660	103.560	103.460
4.875	103.130	103.030	102.930	3.875	103.008	102.908	102.808	3.875	103.008	102.908	102.808	3.875	103.008	102.908	102.808	4.125	104.003	103.903	103.803
4.990	102.881	102.781	102.681	3.990	103.197	103.097	102.997	3.990	103.197	103.097	102.997	3.990	103.197	103.097	102.997	4.250	104.396	104.296	104.196
5.000	102.981	102.881	102.781	4.000	103.297	103.197	103.097	4.000	103.297	103.197	103.097	4.000	103.297	103.197	103.097	4.375	104.773	104.673	104.573
5.125	103.206	103.106	103.006	4.125	103.400	103.300	103.200	4.125	103.400	103.300	103.200	4.125	103.400	103.300	103.200	4.500	104.975	104.875	104.775
5.250	102.750	102.650	102.550	4.250	103.855	103.755	103.655	4.250	103.855	103.755	103.655	4.250	103.855	103.755	103.655	4.625	104.136	104.036	103.936
5.375	103.958	103.858	103.758	4.375	104.001	103.901	103.801	4.375	104.001	103.901	103.801	4.375	104.001	103.901	103.801	4.750	104.442	104.342	104.242
5.500	104.145	104.045	103.945	4.500	104.202	104.102	104.002	4.500	104.202	104.102	104.002	4.500	104.202	104.102	104.002	4.875	104.555	104.455	104.355
5.625	104.387	104.287	104.187	4.625	104.257	104.157	104.057	4.625	104.257	104.157	104.057	4.625	104.257	104.157	104.057	4.990	104.632	104.532	104.432
5.750	104.218	104.118	104.018	4.750	104.630	104.530	104.430	4.750	104.630	104.530	104.430	4.750	104.630	104.530	104.430	5.000	104.732	104.632	104.532
5.875	104.227	104.127	104.027	4.875	104.929	104.829	104.729	4.875	104.929	104.829	104.729	4.875	104.929	104.829	104.729	5.125	104.725	104.625	104.525
5.990	104.152	104.052	103.952	4.990	105.183	105.083	104.983	4.990	105.183	105.083	104.983	4.990	105.183	105.083	104.983	5.250	105.069	104.969	104.869
6.000	104.252	104.152	104.052	5.000	105.283	105.183	105.083	5.000	105.283	105.183	105.083	5.000	105.283	105.183	105.083	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	102.279	102.179	102.079	3.375	102.279	102.179	102.079	3.375	101.891	101.791	101.691	3.375	101.891	101.791	101.691	3.375	101.891	101.791	101.691
3.500	102.700	102.600	102.500	3.500	102.700	102.600	102.500	3.500	102.312	102.212	102.112	3.500	102.312	102.212	102.112	3.500	102.312	102.212	102.112
3.625	102.661	102.561	102.461	3.625	102.661	102.561	102.461	3.625	101.778	101.678	101.578	3.625	101.778	101.678	101.578	3.625	101.778	101.678	101.578
3.750	103.188	103.088	102.988	3.750	103.188	103.088	102.988	3.750	102.305	102.205	102.105	3.750	102.305	102.205	102.105	3.750	102.305	102.205	102.105
3.875	103.310	103.210	103.110	3.875	103.310	103.210	103.110	3.875	102.427	102.327	102.227	3.875	102.427	102.327	102.227	3.875	102.427	102.327	102.227
3.990	103.560	103.460	103.360	3.990	103.560	103.460	103.360	3.990	102.677	102.577	102.477	3.990	102.677	102.577	102.477	3.990	102.677	102.577	102.477
4.000	103.660	103.560	103.460	4.000	103.660	103.560	103.460	4.000	102.777	102.677	102.577	4.000	102.777	102.677	102.577	4.000	102.777	102.677	102.577
4.125	104.003	103.903	103.803	4.125	104.003	103.903	103.803	4.125	102.747	102.647	102.547	4.125	102.747	102.647	102.547	4.125	102.747	102.647	102.547
4.250	104.396	104.296	104.196	4.250	104.396	104.296	104.196	4.250	103.140	103.040	102.940	4.250	103.140	103.040	102.940	4.250	103.140	103.040	102.940
4.375	104.648	104.548	104.448	4.375	104.648	104.548	104.448	4.375	103.517	103.417	103.317	4.375	103.392	103.292	103.192	4.375	103.392	103.292	103.192
4.500	104.850	104.750	104.650	4.500	104.850	104.750	104.650	4.500	103.719	103.619									



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.:

2/27/2020

45 Day Lock Exp.:

3/13/2020

60 Day Lock Exp.:

3/30/2020

W. Rate Sheet Dated: 1/28/2020

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	98.689	98.589	98.489	3.000	99.684	99.584	99.484	3.375	102.336	102.236	102.136	4.000	102.535	102.435	102.335	3.375	101.648	101.548	101.448
3.125	99.779	99.679	99.579	3.125	100.452	100.352	100.252	3.500	102.762	102.662	102.562	4.125	102.614	102.514	102.414	3.500	102.074	101.974	101.874
3.250	100.581	100.481	100.381	3.250	101.232	101.132	101.032	3.625	102.697	102.597	102.497	4.250	102.766	102.666	102.566	3.625	101.512	101.412	101.312
3.375	101.177	101.077	100.977	3.375	101.713	101.613	101.513	3.750	103.228	103.128	103.028	4.375	103.047	102.947	102.847	3.750	102.043	101.943	101.843
3.500	101.673	101.573	101.473	3.500	102.370	102.270	102.170	3.875	103.355	103.255	103.155	4.500	103.356	103.256	103.156	3.875	102.170	102.070	101.970
3.625	102.183	102.083	101.983	3.625	102.700	102.600	102.500	3.990	103.606	103.506	103.406	4.625	103.414	103.314	103.214	3.990	102.421	102.321	102.221
3.750	102.392	102.292	102.192	3.750	102.691	102.591	102.491	4.000	103.706	103.606	103.506	4.750	103.110	103.010	102.910	4.000	102.521	102.421	102.321
3.875	102.889	102.789	102.689	3.875	103.054	102.954	102.854	4.125	104.055	103.955	103.855	4.875	103.474	103.374	103.274	4.125	102.494	102.394	102.294
3.990	103.180	103.080	102.980	3.990	103.246	103.146	103.046	4.250	104.453	104.353	104.253	4.990	103.603	103.503	103.403	4.250	102.892	102.792	102.692
4.000	103.280	103.180	103.080	4.000	103.346	103.246	103.146	4.375	104.834	104.734	104.634	5.000	103.703	103.603	103.503	4.375	103.273	103.173	103.073
4.125	103.359	103.259	103.159	4.125	103.451	103.351	103.251	4.500	105.038	104.938	104.838	5.125	103.930	103.830	103.730	4.500	103.477	103.377	103.277
4.250	103.579	103.479	103.379	4.250	103.915	103.815	103.715	4.625	104.174	104.074	103.974	5.250	103.513	103.413	103.313	4.625	102.017	101.917	101.817
4.375	103.860	103.760	103.660	4.375	104.063	103.963	103.863	4.750	104.484	104.384	104.284	5.375	103.724	103.624	103.524	4.750	102.327	102.227	102.127
4.500	104.169	104.069	103.969	4.500	104.267	104.167	104.067	4.875	104.596	104.496	104.396	5.500	103.910	103.810	103.710	4.875	102.439	102.339	102.239
4.625	104.227	104.127	104.027	4.625	104.323	104.223	104.123	4.990	104.679	104.579	104.479	5.625	104.153	104.053	103.953	4.990	102.527	102.427	102.327
4.750	104.564	104.464	104.364	4.750	104.667	104.567	104.467	5.000	104.779	104.679	104.579	5.750	103.860	103.760	103.660	5.000	102.627	102.527	102.427
4.875	104.928	104.828	104.728	4.875	104.969	104.869	104.769	5.125	104.762	104.659	104.562	5.875	103.870	103.770	103.670	5.125	102.855	102.752	102.655
4.990	105.057	104.957	104.857	4.990	105.227	105.127	105.027	5.250	105.108	105.007	104.908	5.990	103.796	103.696	103.596	5.250	103.201	103.100	103.001
5.000	105.157	105.057	104.957	5.000	105.327	105.227	105.127	5.375	0.000	0.000	0.000	6.000	103.896	103.796	103.696	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.:

2/27/2020

45 Day Lock Exp.:

3/13/2020

60 Day Lock Exp.:

3/30/2020

W. Rate Sheet Dated: 1/28/2020

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	99.227	99.165	99.102	
3.500	99.642	99.580	99.517	
3.625	100.036	99.974	99.911	
3.750	100.543	100.481	100.418	
3.875	100.697	100.634	100.572	
4.000	100.933	100.871	100.808	
4.125	101.006	100.943	100.881	
4.250	101.209	101.147	101.084	
4.375	101.408	101.346	101.283	
4.500	101.627	101.565	101.502	
4.625	101.866	101.804	101.741	
4.750	102.122	102.059	101.997	
4.875	102.344	102.282	102.219	

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	98.412	98.287	98.162	
3.375	98.873	98.748	98.623	
3.500	99.276	99.151	99.026	
3.625	99.754	99.629	99.504	
3.750	100.166	100.041	99.916	
3.875	100.515	100.390	100.265	
4.000	100.853	100.728	100.603	
4.125	100.992	100.867	100.742	
4.250	101.298	101.173	101.048	
4.375	101.576	101.451	101.326	
4.500	101.735	101.610	101.485	

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	97.158	97.033	96.908	
3.375	97.562	97.437	97.312	
3.500	97.937	97.812	97.687	
3.625	98.288	98.163	98.038	
3.750	98.875	98.750	98.625	
3.875	99.180	99.055	98.930	
4.000	99.465	99.340	99.215	
4.125	99.748	99.623	99.498	
4.250	100.032	99.907	99.782	
4.375	100.316	100.191	100.066	
4.500	100.606	100.481	100.356	
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)