



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.: 2/28/2020

45 Day Lock Exp.: 3/16/2020

60 Day Lock Exp.: 3/30/2020

W. Rate Sheet Dated: 1/29/2020

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	101.912	101.762	101.612	3.250	101.070	100.920	100.770	2.375	97.580	97.430	97.280	3.125	99.434	99.284	99.134
3.375	102.388	102.238	102.088	3.375	101.453	101.303	101.153	2.500	98.010	97.860	97.710	3.250	99.916	99.766	99.616
3.500	102.858	102.708	102.558	3.500	101.815	101.665	101.515	2.625	98.436	98.286	98.136	3.375	100.214	100.064	99.914
3.625	103.254	103.104	102.954	3.625	102.127	101.977	101.827	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 = 1.550	
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	103.344	103.244	103.144	4.375	102.725	102.625	102.525	3.375	101.796	101.646	101.496				
4.500	103.666	103.566	103.466	4.500	102.887	102.787	102.687	3.500	102.136	101.986	101.836				
4.625	103.947	103.847	103.747	4.625	103.077	102.977	102.877	3.625	102.426	102.276	102.126				
4.750	104.211	104.111	104.011	4.750	103.698	103.598	103.498	3.750	102.876	102.726	102.576				
4.875	104.439	104.339	104.239	4.875	103.925	103.825	103.725	3.875	103.178	103.028	102.878				
5.000	104.664	104.564	104.464	5.000	104.156	104.056	103.956	4.000	103.486	103.336	103.186				
5.125	105.007	104.907	104.807	5.125	104.346	104.246	104.146	4.125	103.735	103.585	103.435				
5.375	104.895	104.795	104.695	5.375	104.381	104.281	104.181	4.250	103.184	103.034	102.884				
5.500	105.121	105.021	104.921	5.500	104.612	104.512	104.412	4.375	103.441	103.291	103.141				
5.625	105.463	105.363	105.263	5.625	104.802	104.702	104.602	4.500	103.581	103.431	103.281				
6.250	106.000	105.850	105.700	6.250	105.590	105.440	105.290	4.625	103.755	103.605	103.455				

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	101.162	101.012	100.862	3.250	100.070	99.920	99.770	2.375	96.580	96.430	96.280	3.125	98.434	98.284	98.134
3.375	101.638	101.488	101.338	3.375	100.453	100.303	100.153	2.500	97.010	96.860	96.710	3.250	98.916	98.766	98.616
3.500	102.108	101.958	101.808	3.500	100.815	100.665	100.515	2.625	97.436	97.286	97.136	3.375	99.214	99.064	98.914
3.625	102.504	102.354	102.204	3.625	101.127	100.977	100.827	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 = 1.550	
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	102.594	102.494	102.394	4.375	101.725	101.625	101.525	3.375	100.796	100.646	100.496	3.875	100.977	100.727	100.477
4.500	102.916	102.816	102.716	4.500	101.887	101.787	101.687	3.500	101.136	100.986	100.836	4.000	101.342	101.092	100.842
4.625	103.197	103.097	102.997	4.625	102.077	101.977	101.877	3.625	101.426	101.276	101.126	4.125	101.686	101.436	101.186
4.750	103.461	103.361	103.261	4.750	102.698	102.598	102.498	3.750	101.876	101.726	101.576	4.375	101.794	101.544	101.294
4.875	103.689	103.589	103.489	4.875	102.925	102.825	102.725	3.875	102.178	102.028	101.878	4.500	102.116	101.866	101.616
5.000	103.914	103.814	103.714	5.000	103.156	103.056	102.956	4.000	102.486	102.336	102.186	4.625	102.397	102.147	101.897
5.125	104.257	104.157	104.057	5.125	103.346	103.246	103.146	4.125	102.735	102.585	102.435	4.875	102.889	102.639	102.389
5.375	104.145	104.045	103.945	5.375	103.381	103.281	103.181	4.250	102.184	102.034	101.884	5.000	103.114	102.864	102.614
5.500	104.371	104.271	104.171	5.500	103.612	103.512	103.412	4.375	102.441	102.291	102.141	5.125	103.457	103.207	102.957
5.625	104.713	104.613	104.513	5.625	103.802	103.702	103.602	4.500	102.581	102.431	102.281	5.500	103.571	103.321	103.071
6.250	105.501	105.351	105.201	6.250	104.590	104.440	104.290	4.625	102.755	102.605	102.455	5.625	103.913	103.663	103.413

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				-1.875	-1.875

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	100.394	100.144	99.894					4.375	99.044	98.794	98.544				
4.500	100.716	100.466	100.216					4.500	99.366	99.116	98.866				
4.625	100.997	100.747	100.497					4.625	99.647	99.397	99.147				
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	100.821	100.571	100.321				
								5.625	101.163	100.913	100.663				

Lock Desk Policy			
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018 . Locks are accepted on loans in <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.			
Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline	†IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	FHA ID# - 135860006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			
For use by mortgage professionals only and should not be distributed to borrowers.		Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)	



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60 Day Lock Exp.:

3/30/2020

W. Rate Sheet Dated: 1/29/2020

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	100.981	100.831	100.681	3.250	100.569	100.419	100.269	2.375	94.360	94.210	94.060	3.125	99.232	99.082	98.932
3.375	101.457	101.307	101.157	3.375	100.951	100.801	100.651	2.500	94.790	94.640	94.490	3.250	99.666	99.516	99.366
3.500	101.927	101.777	101.627	3.500	101.314	101.164	101.014	2.625	95.216	95.066	94.916	3.375	99.964	99.814	99.664
3.625	102.323	102.173	102.023	3.625	101.626	101.476	101.326	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 = 1.550	
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	102.475	102.375	102.275	4.375	102.286	102.186	102.086	3.375	101.294	101.144	100.994				
4.500	102.797	102.697	102.597	4.500	102.448	102.348	102.248	3.500	101.635	101.485	101.335				
4.625	103.078	102.978	102.878	4.625	102.639	102.539	102.439	3.625	101.924	101.774	101.624				
4.750	101.999	101.899	101.799	4.750	101.915	101.815	101.715	3.750	102.531	102.381	102.231				
4.875	102.227	102.127	102.027	4.875	102.142	102.042	101.942	3.875	102.833	102.683	102.533				
5.000	102.452	102.352	102.252	5.000	102.373	102.273	102.173	4.000	103.141	102.991	102.841				
5.125	102.795	102.695	102.595	5.125	102.564	102.464	102.364	4.125	103.390	103.240	103.090				
5.375	102.339	102.239	102.139	5.375	102.255	102.155	102.055	4.250	102.745	102.595	102.445				
5.500	102.564	102.464	102.364	5.500	102.486	102.386	102.286	4.375	103.002	102.852	102.702				
5.625	102.907	102.807	102.707	5.625	102.676	102.576	102.476	4.500	103.142	102.992	102.842				
6.250	102.601	102.451	102.301	6.250	102.370	102.220	102.070	4.625	103.317	103.167	103.017				

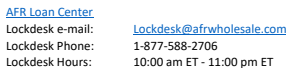
SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	100.231	100.081	99.931	3.250	99.139	98.989	98.839	2.375	95.180	95.030	94.880	3.125	97.222	97.072	96.922
3.375	100.707	100.557	100.407	3.375	99.521	99.371	99.221	2.500	95.610	95.460	95.310	3.250	97.984	97.834	97.684
3.500	101.177	101.027	100.877	3.500	99.884	99.734	99.584	2.625	96.036	95.886	95.736	3.375	98.283	98.133	97.983
3.625	101.573	101.423	101.273	3.625	100.196	100.046	99.896	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 = 1.550	
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	101.725	101.625	101.525	4.375	100.856	100.756	100.656	3.375	99.958	99.808	99.658	3.875	100.202	99.952	99.702
4.500	102.047	101.947	101.847	4.500	101.018	100.918	100.818	3.500	100.298	100.148	99.998	4.000	100.567	100.317	100.067
4.625	102.328	102.228	102.128	4.625	101.209	101.109	101.009	3.625	100.588	100.438	100.288	4.125	100.911	100.661	100.411
4.750	101.249	101.149	101.049	4.750	100.485	100.385	100.285	3.750	100.468	100.318	100.168	4.375	100.925	100.675	100.425
4.875	101.477	101.377	101.277	4.875	100.712	100.612	100.512	3.875	100.770	100.620	100.470	4.500	101.247	100.997	100.747
5.000	101.702	101.602	101.502	5.000	100.943	100.843	100.743	4.000	101.078	100.928	100.778	4.625	101.528	101.278	101.028
5.125	102.045	101.945	101.845	5.125	101.134	101.034	100.934	4.125	101.327	101.177	101.027	4.875	100.677	100.427	100.177
5.375	101.589	101.489	101.389	5.375	100.825	100.725	100.625	4.250	100.534	100.384	100.234	5.000	100.902	100.652	100.402
5.500	101.814	101.714	101.614	5.500	101.056	100.956	100.856	4.375	100.791	100.641	100.491	5.125	101.245	100.995	100.745
5.625	102.157	102.057	101.957	5.625	101.246	101.146	101.046	4.500	100.931	100.781	100.631	5.500	101.014	100.764	100.514
6.250	101.851	101.701	101.551	6.250	100.940	100.790	100.640	4.625	101.105	100.955	100.805	5.625	101.357	101.107	100.857

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	-1.875	-1.875

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	99.175	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	99.152	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				
Borrower Paid Comp Only				Lender Paid Only				5.500	98.264	98.014	97.764				
								5.625	98.607	98.357	98.107				

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)	



W. Rate Sheet Dated: 1/29/2020

Release Time: 10:00 am ET

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Mortgages with Subordinate Financing *			
LTV Range	LTV Range	Credit Score < 720	Credit Score > 720
≤ 65.00%	80.01% – 95.00%	-0.500	-0.250
65.01% – 75.00%	80.01% – 95.00%	-0.750	-0.500
75.01% – 95.00%	90.01% – 95.00%	-1.000	-0.750
75.01% – 90.00%	76.01% – 90.00%	-1.000	-0.750
≤ 95.00%	95.01% – 97.00%	-1.500	-1.500

* If the subordinate financing is a Community Seconds® loan, these LTPAs do not apply and the lender must use SFC 118.

Lock Desk Policy			
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -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)
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.			



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

2/28/2020

45 Day Lock Exp.:

3/16/2020

60 Day Lock Exp.:

3/30/2020

W. Rate Sheet Dated: 1/29/2020

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	98.630	98.530	98.430	3.375	100.828	100.728	100.628	3.375	100.828	100.728	100.628	4.000	102.801	102.701	102.601	4.000	102.426	102.326	102.226
3.125	99.704	99.604	99.504	3.500	101.314	101.214	101.114	3.500	101.314	101.214	101.114	4.125	102.881	102.781	102.681	4.125	102.506	102.406	102.306
3.250	100.493	100.393	100.293	3.625	101.819	101.719	101.619	3.625	101.819	101.719	101.619	4.250	102.984	102.884	102.784	4.250	102.609	102.509	102.409
3.375	101.078	100.978	100.878	3.750	102.099	101.999	101.899	3.750	102.099	101.999	101.899	4.375	103.263	103.163	103.063	4.375	102.888	102.788	102.688
3.500	101.564	101.464	101.364	3.875	102.588	102.488	102.388	3.875	102.588	102.488	102.388	4.500	103.574	103.474	103.374	4.500	102.949	102.849	102.749
3.625	102.069	101.969	101.869	3.990	102.749	102.649	102.549	3.990	102.749	102.649	102.549	4.625	103.632	103.532	103.432	4.625	103.007	102.907	102.807
3.750	102.349	102.249	102.149	4.000	102.849	102.749	102.649	4.000	102.849	102.749	102.649	4.750	103.452	103.352	103.252	4.750	102.827	102.727	102.627
3.875	102.838	102.738	102.638	4.125	102.929	102.829	102.729	4.125	102.929	102.829	102.729	4.875	103.814	103.714	103.614	4.875	103.189	103.089	102.989
3.990	103.124	103.024	102.924	4.250	103.192	103.092	102.992	4.250	103.192	103.092	102.992	4.990	103.942	103.842	103.742	4.990	102.942	102.842	102.742
4.000	103.224	103.124	103.024	4.375	103.471	103.371	103.271	4.375	103.471	103.371	103.271	5.000	104.042	103.942	103.842	5.000	103.042	102.942	102.842
4.125	103.304	103.204	103.104	4.500	103.532	103.432	103.332	4.500	103.532	103.432	103.332	5.125	104.272	104.172	104.072	5.125	103.272	103.172	103.072
4.250	103.567	103.467	103.367	4.625	103.590	103.490	103.390	4.625	103.590	103.490	103.390	5.250	103.777	103.677	103.577	5.250	102.777	102.677	102.577
4.375	103.846	103.746	103.646	4.750	103.944	103.844	103.744	4.750	103.944	103.844	103.744	5.375	103.988	103.888	103.788	5.375	103.988	103.888	103.788
4.500	104.157	104.057	103.957	4.875	104.306	104.206	104.106	4.875	104.306	104.206	104.106	5.500	104.176	104.076	103.976	5.500	104.176	104.076	103.976
4.625	104.215	104.115	104.015	4.990	104.059	103.959	103.859	4.990	104.059	103.959	103.859	5.625	104.421	104.321	104.221	5.625	104.421	104.321	104.221
4.750	104.569	104.469	104.369	5.000	104.159	104.059	103.959	5.000	104.159	104.059	103.959	5.750	104.222	104.122	104.022	5.750	104.222	104.122	104.022
4.875	104.931	104.831	104.731	5.125	104.389	104.289	104.189	5.125	104.389	104.289	104.189	5.875	104.232	104.132	104.032	5.875	104.232	104.132	104.032
4.990	105.059	104.959	104.859	5.250	104.826	104.726	104.626	5.250	104.826	104.726	104.626	5.990	104.157	104.057	103.957	5.990	104.157	104.057	103.957
5.000	105.159	105.059	104.959	5.375	106.037	105.937	105.837	5.375	106.037	105.937	105.837	6.000	104.257	104.157	104.057	6.000	104.257	104.157	104.057
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	102.426	102.326	102.226	3.000	99.524	99.424	99.324	3.000	0.000	0.000	0.000	3.000	0.000	0.000	0.000	3.375	102.356	102.256	102.156
4.125	102.506	102.406	102.306	3.125	100.282	100.182	100.082	3.125	0.000	0.000	0.000	3.125	0.000	0.000	0.000	3.500	102.777	102.677	102.577
4.250	102.609	102.509	102.409	3.250	101.051	100.951	100.851	3.250	0.000	0.000	0.000	3.250	0.000	0.000	0.000	3.625	102.742	102.642	102.542
4.375	102.888	102.788	102.688	3.375	101.525	101.425	101.325	3.375	101.525	101.425	101.325	3.375	101.525	101.425	101.325	3.750	103.232	103.132	103.032
4.500	102.949	102.849	102.749	3.500	102.171	102.071	101.971	3.500	102.171	102.071	101.971	3.500	102.171	102.071	101.971	3.875	103.356	103.256	103.156
4.625	103.007	102.907	102.807	3.625	102.499	102.399	102.299	3.625	102.499	102.399	102.299	3.625	102.499	102.399	102.299	3.990	103.608	103.508	103.408
4.750	102.827	102.727	102.627	3.750	102.683	102.583	102.483	3.750	102.683	102.583	102.483	3.750	102.683	102.583	102.483	4.000	103.708	103.608	103.508
4.875	103.189	103.089	102.989	3.875	103.040	102.940	102.840	3.875	103.040	102.940	102.840	3.875	103.040	102.940	102.840	4.125	104.045	103.945	103.845
4.990	102.942	102.842	102.742	3.990	103.233	103.133	103.033	3.990	103.233	103.133	103.033	3.990	103.233	103.133	103.033	4.250	104.441	104.341	104.241
5.000	104.042	103.942	103.842	4.000	103.333	103.233	103.133	4.000	103.333	103.233	103.133	4.000	103.333	103.233	103.133	4.375	104.819	104.719	104.619
5.125	103.272	103.172	103.072	4.125	103.439	103.339	103.239	4.125	103.439	103.339	103.239	4.125	103.439	103.339	103.239	4.500	105.022	104.922	104.822
5.250	102.777	102.677	102.577	4.250	103.972	103.872	103.772	4.250	103.972	103.872	103.772	4.250	103.972	103.872	103.772	4.625	104.147	104.047	103.947
5.375	103.988	103.888	103.788	4.375	104.120	104.020	103.920	4.375	104.120	104.020	103.920	4.375	104.120	104.020	103.920	4.750	104.455	104.355	104.255
5.500	104.176	104.076	103.976	4.500	104.322	104.222	104.122	4.500	104.322	104.222	104.122	4.500	104.322	104.222	104.122	4.875	104.570	104.470	104.370
5.625	104.421	104.321	104.221	4.625	104.378	104.278	104.178	4.625	104.378	104.278	104.178	4.625	104.378	104.278	104.178	4.990	104.652	104.552	104.452
5.750	104.222	104.122	104.022	4.750	104.681	104.581	104.481	4.750	104.681	104.581	104.481	4.750	104.681	104.581	104.481	5.000	104.752	104.652	104.552
5.875	104.232	104.132	104.032	4.875	104.982	104.882	104.782	4.875	104.982	104.882	104.782	4.875	104.982	104.882	104.782	5.125	104.748	104.648	104.548
5.990	104.157	104.057	103.957	4.990	105.240	105.140	105.040	4.990	105.240	105.140	105.040	4.990	105.240	105.140	105.040	5.250	105.095	104.995	104.895
6.000	104.257	104.157	104.057	5.000	105.340	105.240	105.140	5.000	105.340	105.240	105.140	5.000	105.340	105.240	105.140	5.375	0.000	#N/A	#N/A
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	102.356	102.256	102.156	3.375	102.356	102.256	102.156	3.375	101.968	101.868	101.768	3.375	101.968	101.868	101.768	3.375	101.968	101.868	101.768
3.500	102.777	102.677	102.577	3.500	102.777	102.677	102.577	3.500	102.389	102.289	102.189	3.500	102.389	102.289	102.189	3.500	102.389	102.289	102.189
3.625	102.742	102.642	102.542	3.625	102.742	102.642	102.542	3.625	101.862	101.762	101.662	3.625	101.862	101.762	101.662	3.625	101.862	101.762	101.662
3.750	103.232	103.132	103.032	3.750	103.232	103.132	103.032	3.750	102.352	102.252	102.152	3.750	102.352	102.252	102.152	3.750	102.352	102.252	102.152
3.875	103.356	103.256	103.156	3.875	103.356	103.256	103.156	3.875	102.476	102.376	102.276	3.875	102.476	102.376	102.276	3.875	102.476	102.376	102.276
3.990	103.608	103.508	103.408	3.990	103.608	103.508	103.408	3.990	102.728	102.628	102.528	3.990	102.728	102.628	102.528	3.990	102.728	102.628	102.528
4.000	103.708	103.608	103.508	4.000	103.708	103.608	103.508	4.000	102.828	102.728	102.628	4.000	102.828	102.728	102.628	4.000	102.828	102.728	102.628
4.125	104.045	103.945	103.845	4.125	104.045	103.945	103.845	4.125	102.787	102.687	102.587	4.125	102.787	102.687	102.587	4.125	102.787	102.687	102.587
4.250	104.441	104.341	104.241	4.250	104.441	104.341	104.241	4.250	103.183	103.083	102.983	4.250	103.183	103.083	102.983	4.250	103.183	103.083	102.983
4.375	104.694	104.594	104.494	4.375	104.694	104.594	104.494	4.375	103.561	103.461	103.361	4.375	103.561	103.461	103.361	4.375	103.561	103.461	103.361
4.500	104.897	104.797	104.697	4.500	104.897	104.797	104.697	4.500	103.764	103.664	103.5.								



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.:

2/28/2020

45 Day Lock Exp.:

3/16/2020

60 Day Lock Exp.:

3/30/2020

W. Rate Sheet Dated: 1/29/2020

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	98.622	98.522	98.422	3.000	99.616	99.516	99.416	3.375	102.279	102.179	102.079	4.000	102.409	102.309	102.209	3.375	101.591	101.491	101.391
3.125	99.703	99.603	99.503	3.125	100.376	100.276	100.176	3.500	102.700	102.600	102.500	4.125	102.488	102.388	102.288	3.500	102.012	101.912	101.812
3.250	100.497	100.397	100.297	3.250	101.147	101.047	100.947	3.625	102.661	102.561	102.461	4.250	102.605	102.505	102.405	3.625	101.478	101.378	101.278
3.375	101.085	100.985	100.885	3.375	101.622	101.522	101.422	3.750	103.188	103.088	102.988	4.375	102.881	102.781	102.681	3.750	102.005	101.905	101.805
3.500	101.570	101.470	101.370	3.500	102.270	102.170	102.070	3.875	103.310	103.210	103.110	4.500	103.187	103.087	102.987	3.875	102.127	102.027	101.927
3.625	102.074	101.974	101.874	3.625	102.594	102.494	102.394	3.990	103.560	103.460	103.360	4.625	103.248	103.148	103.048	3.990	102.377	102.277	102.177
3.750	102.305	102.205	102.105	3.750	102.651	102.551	102.451	4.000	103.660	103.560	103.460	4.750	103.044	102.944	102.844	4.000	102.477	102.377	102.277
3.875	102.791	102.691	102.591	3.875	103.008	102.908	102.808	4.125	104.003	103.903	103.803	4.875	103.405	103.305	103.205	4.125	102.447	102.347	102.247
3.990	103.077	102.977	102.877	3.990	103.197	103.097	102.997	4.250	104.396	104.296	104.196	4.990	103.531	103.431	103.331	4.250	102.840	102.740	102.640
4.000	103.177	103.077	102.977	4.000	103.297	103.197	103.097	4.375	104.773	104.673	104.573	5.000	103.631	103.531	103.431	4.375	103.217	103.117	103.017
4.125	103.256	103.156	103.056	4.125	103.400	103.300	103.200	4.500	104.975	104.875	104.775	5.125	103.856	103.756	103.656	4.500	103.419	103.319	103.219
4.250	103.538	103.438	103.338	4.250	103.855	103.755	103.655	4.625	104.136	104.036	103.936	5.250	103.400	103.300	103.200	4.625	101.979	101.879	101.779
4.375	103.814	103.714	103.614	4.375	104.001	103.901	103.801	4.750	104.442	104.342	104.242	5.375	103.608	103.508	103.408	4.750	102.285	102.185	102.085
4.500	104.120	104.020	103.920	4.500	104.202	104.102	104.002	4.875	104.555	104.455	104.355	5.500	103.795	103.695	103.595	4.875	102.398	102.298	102.198
4.625	104.181	104.081	103.981	4.625	104.257	104.157	104.057	4.990	104.632	104.532	104.432	5.625	104.037	103.937	103.837	4.990	102.507	102.407	102.307
4.750	104.509	104.409	104.309	4.750	104.630	104.530	104.430	5.000	104.732	104.632	104.532	5.750	103.868	103.768	103.668	5.000	102.607	102.507	102.407
4.875	104.870	104.770	104.670	4.875	104.929	104.829	104.729	5.125	104.725	104.622	104.525	5.875	103.877	103.777	103.677	5.125	102.818	102.715	102.618
4.990	104.996	104.896	104.796	4.990	105.183	105.083	104.983	5.250	105.069	104.968	104.869	5.990	103.802	103.702	103.602	5.250	103.162	103.061	102.962
5.000	105.096	104.996	104.896	5.000	105.283	105.183	105.083	5.375	0.000	0.000	0.000	6.000	103.902	103.802	103.702	5.375	0.000	0.000	0.000

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250	
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750	

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

HP LLPA Cap		
FICO ↓ \ LTV →	≤80%	>80%
≥ 680	1.500	0.000
< 680	1.500	1.500
Excluded from Cap: State, Loan Size, Super Conforming "1.500", LPMI		

Product Features									
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(4)	0.000
OTC "Construction Conversion"	-1.000
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to SC	0.125

Lock Desk Policy			
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.			
Flood Certification = \$10.00	UW Fee with option to buy out = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70.00 (IA & ME exempt)	FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			
For use by mortgage professionals only and should not be distributed to borrowers.			



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

2/28/2020

45 Day Lock Exp.:

3/16/2020

60 Day Lock Exp.:

3/30/2020

W. Rate Sheet Dated: 1/29/2020

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)