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.: **3/2/2020**
45 Day Lock Exp.: **3/16/2020**
60 Day Lock Exp.: **3/30/2020**

W. Rate Sheet Dated: **1/30/2020** **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	97.647	97.497	97.347	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	98.077	97.927	97.777	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	98.503	98.353	98.203	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	98.727	98.577	98.427	3.500	100.224	100.074	99.924
3.750	102.323	102.173	102.023	3.750	101.456	101.306	101.156	2.875	99.156	99.006	98.856	3.625	100.454	100.304	100.154
3.875	102.733	102.583	102.433	3.875	101.780	101.630	101.480	3.000	99.571	99.421	99.271	Margin = 2.250		Index = 1.550	
4.000	103.098	102.948	102.798	4.000	102.110	101.960	101.810	3.125	99.982	99.832	99.682				
4.125	103.442	103.292	103.142	4.125	102.382	102.232	102.082	3.250	101.498	101.348	101.198				
4.375	103.313	103.213	103.113	4.375	102.694	102.594	102.494	3.375	101.858	101.708	101.558				
4.500	103.635	103.535	103.435	4.500	102.856	102.756	102.656	3.500	102.198	102.048	101.898				
4.625	103.916	103.816	103.716	4.625	103.046	102.946	102.846	3.625	102.488	102.338	102.188				
4.750	104.039	103.939	103.839	4.750	103.526	103.426	103.326	3.750	102.931	102.781	102.631				
4.875	104.267	104.167	104.067	4.875	103.753	103.653	103.553	3.875	103.233	103.083	102.933				
5.000	104.493	104.393	104.293	5.000	103.984	103.884	103.784	4.000	103.540	103.390	103.240				
5.125	104.835	104.735	104.635	5.125	104.174	104.074	103.974	4.125	103.790	103.640	103.490				
5.375	104.927	104.827	104.727	5.375	104.412	104.312	104.212	4.250	103.262	103.112	102.962				
5.500	105.152	105.052	104.952	5.500	104.643	104.543	104.443	4.375	103.519	103.369	103.219				
5.625	105.495	105.395	105.295	5.625	104.834	104.734	104.634	4.500	103.659	103.509	103.359				
6.250	106.000	105.850	105.700	6.250	105.621	105.471	105.321	4.625	103.833	103.683	103.533				

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	96.647	96.497	96.347	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	97.077	96.927	96.777	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	97.503	97.353	97.203	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	97.727	97.577	97.427	3.500	99.224	99.074	98.924
3.750	101.573	101.423	101.273	3.750	100.456	100.306	100.156	2.875	98.156	98.006	97.856	3.625	99.454	99.304	99.154
3.875	101.983	101.833	101.683	3.875	100.780	100.630	100.480	3.000	98.571	98.421	98.271	Margin = 2.250		Index = 1.550	
4.000	102.348	102.198	102.048	4.000	101.110	100.960	100.810	3.125	98.982	98.832	98.682	**30 Year OTC**			
4.125	102.692	102.542	102.392	4.125	101.382	101.232	101.082	3.250	100.498	100.348	100.198	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.375	102.563	102.463	102.363	4.375	101.694	101.594	101.494	3.375	100.858	100.708	100.558	3.875	100.883	100.633	100.383
4.500	102.885	102.785	102.685	4.500	101.856	101.756	101.656	3.500	101.198	101.048	100.898	4.000	101.248	100.998	100.748
4.625	103.166	103.066	102.966	4.625	102.046	101.946	101.846	3.625	101.488	101.338	101.188	4.125	101.592	101.342	101.092
4.750	103.289	103.189	103.089	4.750	102.526	102.426	102.326	3.750	101.931	101.781	101.631	4.375	101.763	101.513	101.263
4.875	103.517	103.417	103.317	4.875	102.753	102.653	102.553	3.875	102.233	102.083	101.933	4.500	102.085	101.835	101.585
5.000	103.743	103.643	103.543	5.000	102.984	102.884	102.784	4.000	102.540	102.390	102.240	4.625	102.366	102.116	101.866
5.125	104.085	103.985	103.885	5.125	103.174	103.074	102.974	4.125	102.790	102.640	102.490	4.875	102.717	102.467	102.217
5.375	104.177	104.077	103.977	5.375	103.412	103.312	103.212	4.250	102.262	102.112	101.962	5.000	102.943	102.693	102.443
5.500	104.402	104.302	104.202	5.500	103.643	103.543	103.443	4.375	102.519	102.369	102.219	5.125	103.285	103.035	102.785
5.625	104.745	104.645	104.545	5.625	103.834	103.734	103.634	4.500	102.659	102.509	102.359	5.500	103.602	103.352	103.102
6.250	105.532	105.382	105.232	6.250	104.621	104.471	104.321	4.625	102.833	102.683	102.533	5.625	103.945	103.695	103.445

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"

30/25 Year				30/25 Year Lender Paid			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.125	100.192	99.942	99.692	6.250	103.750	103.500	103.250
4.250	100.317	100.067	99.817				
4.375	100.363	100.113	99.863				
4.500	100.685	100.435	100.185				
4.625	100.966	100.716	100.466				
5.000	101.543	101.293	101.043				
5.125	101.885	101.635	101.385				
5.250	102.325	102.075	101.825				
Borrower Paid Comp Only				Lender Paid Only			

30 yr DPA OTC "FHA Only ; Borrower Paid Only"

Rate	**30 Day**	**45 Day**	**60 Day**
3.875	98.133	97.883	97.633
4.000	98.498	98.248	97.998
4.125	98.842	98.592	98.342
4.375	99.013	98.763	98.513
4.500	99.335	99.085	98.835
4.625	99.616	99.366	99.116
4.875	99.967	99.717	99.467
5.000	100.193	99.943	99.693
5.125	100.535	100.285	100.035
5.500	100.852	100.602	100.352
5.625	101.195	100.945	100.695

30 yr DPA "3.5% DPA ; Borrower Paid Only"

Rate	**30 Day**	**45 Day**	**60 Day**
6.250	101.000	100.750	100.500

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)

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Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **3/2/2020**
45 Day Lock Exp.: **3/16/2020**
60 Day Lock Exp.: **3/30/2020**

W. Rate Sheet Dated: **1/30/2020** **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	100.996	100.846	100.696	3.250	100.584	100.434	100.284	2.375	94.427	94.277	94.127	3.125	99.184	99.034	98.884
3.375	101.472	101.322	101.172	3.375	100.967	100.817	100.667	2.500	94.857	94.707	94.557	3.250	99.666	99.516	99.366
3.500	101.943	101.793	101.643	3.500	101.330	101.180	101.030	2.625	95.283	95.133	94.983	3.375	99.964	99.814	99.664
3.625	102.339	102.189	102.039	3.625	101.642	101.492	101.342	2.750	98.195	98.045	97.895	3.500	99.974	99.824	99.674
3.750	101.767	101.617	101.467	3.750	101.330	101.180	101.030	2.875	98.624	98.474	98.324	3.625	100.204	100.054	99.904
3.875	102.177	102.027	101.877	3.875	101.654	101.504	101.354	3.000	99.039	98.889	98.739	Margin = 2.250		Index = 1.550	
4.000	102.542	102.392	102.242	4.000	101.984	101.834	101.684	3.125	99.449	99.299	99.149				
4.125	102.886	102.736	102.586	4.125	102.256	102.106	101.956	3.250	101.028	100.878	100.728				
4.375	102.475	102.375	102.275	4.375	102.286	102.186	102.086	3.375	101.388	101.238	101.088				
4.500	102.797	102.697	102.597	4.500	102.448	102.348	102.248	3.500	101.728	101.578	101.428				
4.625	103.078	102.978	102.878	4.625	102.639	102.539	102.439	3.625	102.018	101.868	101.718				
4.750	101.827	101.727	101.627	4.750	101.743	101.643	101.543	3.750	102.804	102.654	102.504				
4.875	102.055	101.955	101.855	4.875	101.971	101.871	101.771	3.875	103.107	102.957	102.807				
5.000	102.280	102.180	102.080	5.000	102.201	102.101	102.001	4.000	103.414	103.264	103.114				
5.125	102.623	102.523	102.423	5.125	102.392	102.292	102.192	4.125	103.663	103.513	103.363				
5.375	102.370	102.270	102.170	5.375	102.286	102.186	102.086	4.250	102.854	102.704	102.554				
5.500	102.596	102.496	102.396	5.500	102.517	102.417	102.317	4.375	103.111	102.961	102.811				
5.625	102.938	102.838	102.738	5.625	102.707	102.607	102.507	4.500	103.251	103.101	102.951				
6.250	102.632	102.482	102.332	6.250	102.401	102.251	102.101	4.625	103.426	103.276	103.126				

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	100.246	100.096	99.946	3.250	99.154	99.004	98.854	2.375	95.247	95.097	94.947	3.125	97.472	97.322	97.172
3.375	100.722	100.572	100.422	3.375	99.537	99.387	99.237	2.500	95.677	95.527	95.377	3.250	98.016	97.866	97.716
3.500	101.193	101.043	100.893	3.500	99.900	99.750	99.600	2.625	96.103	95.953	95.803	3.375	98.314	98.164	98.014
3.625	101.589	101.439	101.289	3.625	100.212	100.062	99.912	2.750	97.171	97.021	96.871	3.500	98.324	98.174	98.024
3.750	101.017	100.867	100.717	3.750	99.900	99.750	99.600	2.875	97.600	97.450	97.300	3.625	98.554	98.404	98.254
3.875	101.427	101.277	101.127	3.875	100.224	100.074	99.924	3.000	98.015	97.865	97.715	Margin = 2.250		Index = 1.550	
4.000	101.792	101.642	101.492	4.000	100.554	100.404	100.254	3.125	98.426	98.276	98.126	30 Year OTC			
4.125	102.136	101.986	101.836	4.125	100.826	100.676	100.526	3.250	99.661	99.511	99.361	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	100.021	99.871	99.721	3.875	100.327	100.077	99.827
4.500	102.047	101.947	101.847	4.500	101.018	100.918	100.818	3.500	100.361	100.211	100.061	4.000	100.692	100.442	100.192
4.625	102.328	102.228	102.128	4.625	101.209	101.109	101.009	3.625	100.651	100.501	100.351	4.125	101.036	100.786	100.536
4.750	101.077	100.977	100.877	4.750	100.313	100.213	100.113	3.750	100.523	100.373	100.223	4.375	100.925	100.675	100.425
4.875	101.305	101.205	101.105	4.875	100.541	100.441	100.341	3.875	100.825	100.675	100.525	4.500	101.247	100.997	100.747
5.000	101.530	101.430	101.330	5.000	100.771	100.671	100.571	4.000	101.132	100.982	100.832	4.625	101.528	101.278	101.028
5.125	101.873	101.773	101.673	5.125	100.962	100.862	100.762	4.125	101.382	101.232	101.082	4.875	100.505	100.255	100.005
5.375	101.620	101.520	101.420	5.375	100.856	100.756	100.656	4.250	100.612	100.462	100.312	5.000	100.730	100.480	100.230
5.500	101.846	101.746	101.646	5.500	101.087	100.987	100.887	4.375	100.869	100.719	100.569	5.125	101.073	100.823	100.573
5.625	102.188	102.088	101.988	5.625	101.277	101.177	101.077	4.500	101.009	100.859	100.709	5.500	101.046	100.796	100.546
6.250	101.882	101.732	101.582	6.250	100.971	100.821	100.671	4.625	101.183	101.033	100.883	5.625	101.388	101.138	100.888

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"

30/25 Year				30/25 Year Lender Paid			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.125	99.286	99.036	98.786	6.250	99.750	99.500	99.250
4.250	99.130	98.880	98.630				
4.375	99.175	98.925	98.675				
4.500	99.497	99.247	98.997				
4.625	99.778	99.528	99.278				
5.000	98.980	98.730	98.480				
5.125	99.323	99.073	98.823				
5.250	99.419	99.169	98.919				
Borrower Paid Comp Only				Lender Paid Only			

30 yr DPA OTC "FHA Only ; Borrower Paid Only"

Rate	30 Day	45 Day	60 Day
3.875	97.577	97.327	97.077
4.000	97.942	97.692	97.442
4.125	98.286	98.036	97.786
4.375	98.175	97.925	97.675
4.500	98.497	98.247	97.997
4.625	98.778	98.528	98.278
4.875	97.755	97.505	97.255
5.000	97.980	97.730	97.480
5.125	98.323	98.073	97.823
5.500	98.296	98.046	97.796
5.625	98.638	98.388	98.138

30 yr DPA "3.5% DPA ; Borrower Paid Only"

Rate	30 Day	45 Day	60 Day
6.250	N/A	N/A	N/A

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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Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 3/2/2020
45 Day Lock Exp.: 3/16/2020
60 Day Lock Exp.: 3/30/2020

W. Rate Sheet Dated: 1/30/2020 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Conforming FNMA

30/25 Year

Rate	30 Day	45 Day	60 Day
3.000	98.410	98.310	98.210
3.125	99.451	99.351	99.251
3.250	100.416	100.316	100.216
3.375	101.025	100.925	100.825
3.500	101.533	101.433	101.333
3.625	102.055	101.955	101.855
3.750	102.119	102.019	101.919
3.875	102.592	102.492	102.392
3.990	102.901	102.801	102.701
4.000	103.001	102.901	102.801
4.125	103.169	103.069	102.969
4.250	103.265	103.165	103.065
4.375	103.633	103.533	103.433
4.500	104.038	103.938	103.838
4.625	104.178	104.078	103.978
4.750	104.478	104.378	104.278
4.875	104.819	104.719	104.619
4.990	105.046	104.946	104.846
5.000	105.146	105.046	104.946

30/25 Year 105-125

Rate	30 Day	45 Day	60 Day
2.625	N/A	N/A	N/A
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
2.990	96.595	96.495	96.395
3.000	96.695	96.595	96.495
3.125	98.027	97.927	97.827
3.250	99.265	99.165	99.065
3.375	99.949	99.849	99.749
3.500	100.509	100.409	100.309
3.625	101.139	101.039	100.939
3.750	101.892	101.792	101.692
3.875	102.429	102.329	102.229
3.990	102.782	102.682	102.582
4.000	102.882	102.782	102.682
4.125	103.214	103.114	103.014
4.250	103.917	103.817	103.717
4.375	104.394	104.294	104.194
4.500	104.841	104.741	104.641
4.625	105.103	105.003	104.903

30/25 Year >125

Rate	30 Day	45 Day	60 Day
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
2.990	96.261	96.161	96.061
3.000	96.361	96.261	96.161
3.125	97.765	97.665	97.565
3.250	99.072	98.972	98.872
3.375	99.762	99.662	99.562
3.500	100.321	100.221	100.121
3.625	100.951	100.851	100.751
3.750	101.887	101.787	101.687
3.875	102.429	102.329	102.229
3.990	102.782	102.682	102.582
4.000	102.882	102.782	102.682
4.125	103.214	103.114	103.014
4.250	103.725	103.625	103.525
4.375	104.206	104.106	104.006
4.500	104.653	104.553	104.453
4.625	104.916	104.816	104.716
4.750	105.557	105.457	105.357

30/25 Year High Balance

Rate	30 Day	45 Day	60 Day
4.000	102.602	102.502	102.402
4.125	102.704	102.604	102.504
4.250	102.499	102.399	102.299
4.375	102.857	102.757	102.657
4.500	103.185	103.085	102.985
4.625	103.140	103.040	102.940
4.750	102.974	102.874	102.774
4.875	103.320	103.220	103.120
4.990	103.527	103.427	103.327
5.000	103.627	103.527	103.427
5.125	103.772	103.672	103.572
5.250	103.834	103.734	103.634
5.375	104.154	104.054	103.954
5.500	104.441	104.341	104.241
5.625	104.574	104.474	104.374
5.750	103.958	103.858	103.758
5.875	104.252	104.152	104.052
5.990	104.409	104.309	104.209
6.000	104.509	104.409	104.309

30/25 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
3.750	101.550	101.450	101.350
3.875	102.060	101.960	101.860
3.990	102.383	102.283	102.183
4.000	102.483	102.383	102.283
4.125	102.704	102.604	102.504
4.250	102.499	102.399	102.299
4.375	102.857	102.757	102.657
4.500	103.185	103.085	102.985
4.625	103.140	103.040	102.940
4.750	102.974	102.874	102.774
4.875	103.320	103.220	103.120
4.990	103.527	103.427	103.327
5.000	103.627	103.527	103.427
5.125	103.772	103.672	103.572
5.250	0.000	0.000	0.000
5.375	0.000	0.000	0.000
5.500	0.000	0.000	0.000
5.625	0.000	0.000	0.000
5.750	103.958	103.858	103.758

30/25 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
3.125	97.300	97.200	97.100
3.250	98.746	98.646	98.546
3.375	99.393	99.293	99.193
3.500	99.928	99.828	99.728
3.625	100.249	100.149	100.049
3.750	101.545	101.445	101.345
3.875	102.060	101.960	101.860
3.990	102.383	102.283	102.183
4.000	102.483	102.383	102.283
4.125	102.704	102.604	102.504
4.250	102.499	102.399	102.299
4.375	102.857	102.757	102.657
4.500	103.185	103.085	102.985
4.625	103.140	103.040	102.940
4.750	102.974	102.874	102.774
4.875	103.320	103.220	103.120
4.990	103.527	103.427	103.327
5.000	103.627	103.527	103.427
5.125	103.772	103.672	103.572

20 Year

Rate	30 Day	45 Day	60 Day
3.000	99.395	99.295	99.195
3.125	100.413	100.313	100.213
3.250	101.322	101.222	101.122
3.375	101.914	101.814	101.714
3.500	102.405	102.305	102.205
3.625	102.788	102.688	102.588
3.750	102.586	102.486	102.386
3.875	103.037	102.937	102.837
3.990	103.327	103.227	103.127
4.000	103.427	103.327	103.227
4.125	103.601	103.501	103.401
4.250	103.714	103.614	103.514
4.375	104.040	103.940	103.840
4.500	104.429	104.329	104.229
4.625	104.633	104.533	104.433
4.750	104.659	104.559	104.459
4.875	104.969	104.869	104.769
4.990	105.213	105.113	105.013
5.000	105.313	105.213	105.113

20 Year 105-125

Rate	30 Day	45 Day	60 Day
3.250	100.084	99.984	99.884
3.375	100.704	100.604	100.504
3.500	101.235	101.135	101.035
3.625	101.866	101.766	101.666
3.750	101.867	101.767	101.667
3.875	102.354	102.254	102.154
3.990	102.686	102.586	102.486
4.000	102.786	102.686	102.586
4.125	103.107	103.007	102.907
4.250	102.549	102.449	102.349
4.375	103.016	102.916	102.816
4.500	103.445	103.345	103.245
4.625	103.692	103.592	103.492
4.750	103.696	103.596	103.496
4.875	104.040	103.940	103.840
4.990	104.354	104.254	104.154
5.000	104.454	104.354	104.254
5.125	104.648	104.548	104.448
5.250	105.024	104.924	104.824

20 Year >125

Rate	30 Day	45 Day	60 Day
3.375	100.704	100.504	100.504
3.500	101.235	101.035	101.035
3.625	101.866	101.666	101.666
3.750	101.711	101.511	101.511
3.875	102.198	101.998	101.998
3.990	102.529	102.329	102.329
4.000	102.629	102.429	102.429
4.125	102.951	102.751	102.751
4.250	102.486	102.286	102.286
4.375	102.953	102.753	102.753
4.500	103.382	103.182	103.182
4.625	103.630	103.430	103.430
4.750	103.634	103.434	103.434
4.875	103.978	103.778	103.778
4.990	104.291	104.091	104.091
5.000	104.391	104.191	104.191
5.125	104.585	104.385	104.385
5.250	104.868	104.668	104.668
5.375	105.069	104.869	104.869

15 Year

Rate	30 Day	45 Day	60 Day
3.125	101.543	101.443	101.343
3.250	101.974	101.874	101.774
3.375	102.365	102.265	102.165
3.500	102.631	102.531	102.431
3.625	102.933	102.833	102.733
3.750	103.188	103.088	102.988
3.875	103.516	103.416	103.316
3.990	103.791	103.691	103.591
4.000	103.891	103.791	103.691
4.125	104.280	104.180	104.080
4.250	104.619	104.519	104.419
4.375	104.856	104.756	104.656
4.500	105.119	105.019	104.919
4.625	105.012	104.912	104.812
4.750	104.442	104.342	104.242
4.875	104.562	104.462	104.362
4.990	104.531	104.431	104.331
5.000	104.631	104.531	104.431
5.125	104.687	104.587	104.487

15 Year 105-125

Rate	30 Day	45 Day	60 Day
3.125	100.460	100.360	100.260
3.250	100.936	100.836	100.736
3.375	101.371	101.271	101.171
3.500	101.668	101.568	101.468
3.625	102.001	101.901	101.801
3.750	102.377	102.277	102.177
3.875	102.744	102.644	102.544
3.990	103.058	102.958	102.858
4.000	103.158	103.058	102.958
4.125	103.571	103.471	103.371
4.250	103.947	103.847	103.747
4.375	104.210	104.110	104.010
4.500	104.501	104.401	104.301
4.625	104.722	104.622	104.522
4.750	104.809	104.709	104.609
4.875	104.943	104.843	104.743
4.990	105.109	105.009	104.909
5.000	105.209	105.109	105.009
5.125	105.849	105.749	105.649

15 Year >125

Rate	30 Day	45 Day	60 Day
3.125	100.398	100.198	100.198
3.250	100.873	100.673	100.673
3.375	101.309	101.109	101.109
3.500	101.605	101.405	101.405
3.625	101.994	101.794	101.794
3.750	102.377	102.177	102.177
3.875	102.744	102.544	102.544
3.990	103.058	102.858	102.858
4.000	103.158	102.958	102.958
4.125	103.571	103.371	103.371
4.250	103.947	103.747	103.747
4.375	104.210	104.010	104.010
4.500	104.501	104.301	104.301
4.625	104.722	104.522	104.522
4.750	104.871	104.671	104.671
4.875	105.005	104.805	104.805
4.990	105.093	104.893	104.893
5.000	105.193	104.993	104.993
5.125	105.849	105.522	105.443

15 Year High Balance

Rate	30 Day	45 Day	60 Day
3.125	101.198	100.998	100.998
3.250	101.494	101.294	101.294
3.375	101.756	101.556	101.556
3.500	101.933	101.733	101.733
3.625	102.202	102.002	102.002
3.750	102.432	102.232	102.232
3.875	102.648	102.448	102.448
3.990	102.803	102.603	102.603
4.000	102.903	102.703	102.703
4.125	103.097	102.897	102.897
4.250	103.325	103.125	103.125
4.375	103.485	103.285	103.285
4.500	103.665	103.465	103.465
4.625	103.799	103.599	103.599
4.750	102.830	102.630	102.630
4.875	102.908	102.708	102.708
4.990	102.849	102.649	102.649
5.000	102.949	102.749	102.749
5.125	102.983	102.783	102.783

15 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
3.125	100.115	99.915	99.915
3.250	100.456	100.256	100.256
3.375	100.762	100.562	100.562
3.500	100.970	100.770	100.770
3.625	101.270	101.070	101.070
3.750	101.621	101.421	101.421
3.875	101.876	101.676	101.676
3.990	102.070	101.870	101.870
4.000	102.170	101.970	101.970
4.125	102.388	102.188	102.188
4.250	102.653	102.453	102.453
4.375	102.839	102.639	102.639
4.500	103.047	102.847	102.847
4.625	103.509	103.309	103.309
4.750	102.830	102.630	102.630
4.875	102.908	102.708	102.708
4.990	102.849	102.649	102.649
5.000	102.949	102.749	102.749
5.125	102.983	102.632	102.545

15 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
3.125	100.053	99.853	99.853
3.250	100.393	100.193	100.193
3.375	100.700	100.500	100.500
3.500	100.907	100.707	100.707
3.625	101.263	101.063	101.063
3.750	101.621	101.421	101.421
3.875	101.876	101.676	101.676
3.990	102.070	101.870	101.870
4.000	102.170	101.970	101.970
4.125	102.388	102.188	102.188
4.250	102.653	102.453	102.453
4.375	102.839	102.639	102.639
4.500	103.047	102.847	102.847
4.625	103.509	103.309	103.309
4.750	102.830	102.630	102.630
4.875	102.908	102.708	102.708
4.990	102.849	102.649	102.649
5.000	102.949	102.749	102.749
5.125	102.983	102.656	102.577

10 Year

Rate	30 Day	45 Day	60 Day
3.125	101.658	101.458	101.458
3.250	102.066	101.866	101.866
3.375	102.452	102.252	102.252
3.500	102.716	102.516	102.516
3.625	103.018	102.818	102.818
3.750	103.218	103.018	103.018
3.875	103.572	103.372	103.372
3.990	103.849	103.649	103.649
4.000	103.949	103.749	103.749
4.125	104.230	104.030	104.030
4.250	104.111	103.911	103.911
4.375	104.280	104.080	104.080
4.500	104.521	104.321	104.321
4.625	104.609	104.409	104.409
4.750	103.875	103.675	103.675
4.875	103.993	103.793	103.793
4.990	103.960	103.760	103.760
5.000	104.060	103.860	103.860
5.125	104.115	103.915	103.915

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%	>97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	-0.750
720 – 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	-1.000
700 – 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	-1.500
680 – 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	-1.500
660 – 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250	-2.250
640 – 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	-2.750
620 – 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	-3.500

Cash-Out Refinance*

FICO ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%
> 740	-0.375	-0.625	-0.625	-0.875
720 – 739	-0.375	-1.000	-1.000	-1.125
700 – 719	-0.375	-1.000	-1.000	-1.125
680 – 699	-0.375	-1.125	-1.125	-1.750
660 – 679	-0.625	-1.125	-1.125	-1.875
640 – 659	-0.625	-1.625	-1.625	-2.625
620 – 639	-0.625	-1.625	-1.625	-3.125

* Not applicable to student loan cash-out refinances (identified by SFC 841).

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%	>97.00%
Investment property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-0.250	-0.250
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	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year**	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

* Not applicableto MH Advantage properties (identified by SFC 859 in conjunction with SFC 235).
** Not applicable to detached Condominium units (identified by SFC 588).

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
FNMA HomeStyle Renovation	-1.000
Texas Equity 50(a)(6)	0.000
Texas Equity 50(a)(4)	0.000
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 HB	0.125

High LTV Refi Option LLPA Caps

Occupancy	Number of Units	LTV Ratio	<=15 yr Cap	>15 yr Cap
Primary	1	105.01 -115.00%	0.750	2.000
		>115.00%	0.000	0.750
	2	90.01 -100.00%	0.750	2.000
		>100.00%	0.000	0.750
	3-4	80.01 -90.00%	0.750	2.000
		>90.00%	0.000	0.750
Second Home	1	95.01 -105.00%	2.000	3.000
		>105.00%	1.500	2.000
Investment	1-4	80.01 -90.00%	2.000	3.000
		>90.00%	1.500	2.000

HomeReady LLPA Caps*

Product Feature	LLPA Caps
LTV > 80% and credit score ≥ 680	0.000
All other LTV & FICO combos	1.500

*The above caps do not include the following LLPA's: State; Extension; Loan Size

Mortgages with Subordinate Financing *

LTV Range	CLTV 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 LLPAs 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) FHA ID# - 1358600006

The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

[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.: **3/2/2020**
45 Day Lock Exp.: **3/16/2020**
60 Day Lock Exp.: **3/30/2020**

W. Rate Sheet Dated: **1/30/2020** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Conforming FHLMC

30/25 Year

Rate	30 Day	45 Day	60 Day
3.000	98.850	98.750	98.650
3.125	99.934	99.834	99.734
3.250	100.711	100.611	100.511
3.375	101.292	101.192	101.092
3.500	101.761	101.661	101.561
3.625	102.252	102.152	102.052
3.750	102.407	102.307	102.207
3.875	102.866	102.766	102.666
3.990	103.145	103.045	102.945
4.000	103.245	103.145	103.045
4.125	103.321	103.221	103.121
4.250	103.583	103.483	103.383
4.375	103.844	103.744	103.644
4.500	104.177	104.077	103.977
4.625	104.232	104.132	104.032
4.750	104.604	104.504	104.404
4.875	104.960	104.860	104.760
4.990	105.081	104.981	104.881
5.000	105.181	105.081	104.981

30/25 Year 105-125

Rate	30 Day	45 Day	60 Day
3.375	101.042	100.942	100.842
3.500	101.511	101.411	101.311
3.625	102.002	101.902	101.802
3.750	102.157	102.057	101.957
3.875	102.616	102.516	102.416
3.990	102.770	102.670	102.570
4.000	102.870	102.770	102.670
4.125	102.946	102.846	102.746
4.250	103.208	103.108	103.008
4.375	103.469	103.369	103.269
4.500	103.552	103.452	103.352
4.625	103.607	103.507	103.407
4.750	103.979	103.879	103.779
4.875	104.335	104.235	104.135
4.990	104.081	103.981	103.881
5.000	104.181	104.081	103.981
5.125	104.404	104.304	104.204
5.250	104.798	104.698	104.598
5.375	106.003	105.903	105.803

30/25 Year >125

Rate	30 Day	45 Day	60 Day
3.375	101.042	100.942	100.842
3.500	101.511	101.411	101.311
3.625	102.002	101.902	101.802
3.750	102.157	102.057	101.957
3.875	102.616	102.516	102.416
3.990	102.770	102.670	102.570
4.000	102.870	102.770	102.670
4.125	102.946	102.846	102.746
4.250	103.208	103.108	103.008
4.375	103.469	103.369	103.269
4.500	103.552	103.452	103.352
4.625	103.607	103.507	103.407
4.750	103.979	103.879	103.779
4.875	104.335	104.235	104.135
4.990	104.081	103.981	103.881
5.000	104.181	104.081	103.981
5.125	104.404	104.304	104.204
5.250	104.798	104.698	104.598
5.375	106.003	105.903	105.803

30/25 Year SC

Rate	30 Day	45 Day	60 Day
4.000	102.815	102.715	102.615
4.125	102.891	102.791	102.691
4.250	102.996	102.896	102.796
4.375	103.257	103.157	103.057
4.500	103.590	103.490	103.390
4.625	103.645	103.545	103.445
4.750	103.454	103.354	103.254
4.875	103.810	103.710	103.610
4.990	103.931	103.831	103.731
5.000	104.031	103.931	103.831
5.125	104.254	104.154	104.054
5.250	103.714	103.614	103.514
5.375	103.919	103.819	103.719
5.500	104.104	104.004	103.904
5.625	104.343	104.243	104.143
5.750	104.059	103.959	103.859
5.875	104.068	103.968	103.868
5.990	103.992	103.892	103.792
6.000	104.092	103.992	103.892

30/25 Year SC 105-125

Rate	30 Day	45 Day	60 Day
4.000	102.440	102.340	102.240
4.125	102.516	102.416	102.316
4.250	102.621	102.521	102.421
4.375	102.882	102.782	102.682
4.500	102.965	102.865	102.765
4.625	103.020	102.920	102.820
4.750	102.829	102.729	102.629
4.875	103.185	103.085	102.985
4.990	102.931	102.831	102.731
5.000	103.031	102.931	102.831
5.125	103.254	103.154	103.054
5.250	102.714	102.614	102.514
5.375	103.919	103.819	103.719
5.500	104.104	104.004	103.904
5.625	104.343	104.243	104.143
5.750	104.059	103.959	103.859
5.875	104.068	103.968	103.868
5.990	103.992	103.892	103.792
6.000	104.092	103.992	103.892

30/25 Year SC >125

Rate	30 Day	45 Day	60 Day
4.000	102.440	102.340	102.240
4.125	102.516	102.416	102.316
4.250	102.621	102.521	102.421
4.375	102.882	102.782	102.682
4.500	102.965	102.865	102.765
4.625	103.020	102.920	102.820
4.750	102.829	102.729	102.629
4.875	103.185	103.085	102.985
4.990	102.931	102.831	102.731
5.000	103.031	102.931	102.831
5.125	103.254	103.154	103.054
5.250	102.714	102.614	102.514
5.375	103.919	103.819	103.719
5.500	104.104	104.004	103.904
5.625	104.343	104.243	104.143
5.750	104.059	103.959	103.859
5.875	104.068	103.968	103.868
5.990	103.992	103.892	103.792
6.000	104.092	103.992	103.892

20 Year

Rate	30 Day	45 Day	60 Day
2.875	98.972	98.872	98.772
2.990	99.628	99.528	99.428
3.000	99.728	99.628	99.528
3.125	100.483	100.383	100.283
3.250	101.246	101.146	101.046
3.375	101.716	101.616	101.516
3.500	102.353	102.253	102.153
3.625	102.672	102.572	102.472
3.750	102.746	102.646	102.546
3.875	103.096	102.996	102.896
3.990	103.282	103.182	103.082
4.000	103.382	103.282	103.182
4.125	103.481	103.381	103.281
4.250	104.036	103.936	103.836
4.375	104.179	104.079	103.979
4.500	104.377	104.277	104.177
4.625	104.431	104.331	104.231
4.750	104.754	104.654	104.554
4.875	105.048	104.948	104.848

20 Year 105-125

Rate	30 Day	45 Day	60 Day
2.875	0.000	0.000	0.000
2.990	0.000	0.000	0.000
3.000	0.000	0.000	0.000
3.125	0.000	0.000	0.000
3.250	0.000	0.000	0.000
3.375	101.716	101.616	101.516
3.500	102.353	102.253	102.153
3.625	102.672	102.572	102.472
3.750	102.746	102.646	102.546
3.875	103.096	102.996	102.896
3.990	103.282	103.182	103.082
4.000	103.382	103.282	103.182
4.125	103.481	103.381	103.281
4.250	104.036	103.936	103.836
4.375	104.179	104.079	103.979
4.500	104.377	104.277	104.177
4.625	104.431	104.331	104.231
4.750	104.754	104.654	104.554
4.875	105.048	104.948	104.848

20 Year >125

Rate	30 Day	45 Day	60 Day
2.875	0.000	0.000	0.000
2.990	0.000	0.000	0.000
3.000	0.000	0.000	0.000
3.125	0.000	0.000	0.000
3.250	0.000	0.000	0.000
3.375	101.716	101.616	101.516
3.500	102.353	102.253	102.153
3.625	102.672	102.572	102.472
3.750	102.746	102.646	102.546
3.875	103.096	102.996	102.896
3.990	103.282	103.182	103.082
4.000	103.382	103.282	103.182
4.125	103.481	103.381	103.281
4.250	104.036	103.936	103.836
4.375	104.179	104.079	103.979
4.500	104.377	104.277	104.177
4.625	104.431	104.331	104.231
4.750	104.754	104.654	104.554
4.875	105.048	104.948	104.848

15 Year

Rate	30 Day	45 Day	60 Day
3.375	102.377	102.277	102.177
3.500	102.798	102.698	102.598
3.625	102.754	102.654	102.554
3.750	103.237	103.137	103.037
3.875	103.347	103.247	103.147
3.990	103.622	103.522	103.422
4.000	103.722	103.622	103.522
4.125	104.057	103.957	103.857
4.250	104.447	104.347	104.247
4.375	104.817	104.717	104.617
4.500	105.015	104.915	104.815
4.625	104.108	104.008	103.908
4.750	104.408	104.308	104.208
4.875	104.517	104.417	104.317
4.990	104.593	104.493	104.393
5.000	104.693	104.593	104.493
5.125	104.743	104.643	104.543
5.250	105.082	104.982	104.882
5.375	0.000	0.000	0.000

15 Year 105-125

Rate	30 Day	45 Day	60 Day
3.375	102.377	102.277	102.177
3.500	102.798	102.698	102.598
3.625	102.754	102.654	102.554
3.750	103.237	103.137	103.037
3.875	103.347	103.247	103.147
3.990	103.622	103.522	103.422
4.000	103.722	103.622	103.522
4.125	104.057	103.957	103.857
4.250	104.447	104.347	104.247
4.375	104.692	104.592	104.492
4.500	104.890	104.790	104.690
4.625	103.983	103.883	103.783
4.750	104.283	104.183	104.083
4.875	104.517	104.417	104.317
4.990	104.593	104.493	104.393
5.000	104.693	104.593	104.493
5.125	104.743	104.643	104.543
5.250	105.082	104.982	104.882
5.375	0.000	0.000	0.000

15 Year >125

Rate	30 Day	45 Day	60 Day
3.375	102.377	102.277	102.177
3.500	102.798	102.698	102.598
3.625	102.754	102.654	102.554
3.750	103.237	103.137	103.037
3.875	103.347	103.247	103.147
3.990	103.622	103.522	103.422
4.000	103.722	103.622	103.522
4.125	104.057	103.957	103.857
4.250	104.447	104.347	104.247
4.375	104.692	104.592	104.492
4.500	104.890	104.790	104.690
4.625	103.983	103.883	103.783
4.750	104.283	104.183	104.083
4.875	104.517	104.417	104.317
4.990	104.593	104.493	104.393
5.000	104.693	104.593	104.493
5.125	104.743	104.643	104.543
5.250	105.082	104.982	104.882
5.375	0.000	0.000	0.000

15 Year SC

Rate	30 Day	45 Day	60 Day
3.375	101.989	101.889	101.789
3.500	102.410	102.310	102.210
3.625	101.864	101.764	101.664
3.750	102.347	102.247	102.147
3.875	102.457	102.357	102.257
3.990	102.732	102.632	102.532
4.000	102.832	102.732	102.632
4.125	102.800	102.700	102.600
4.250	103.190	103.090	102.990
4.375	103.560	103.460	103.360
4.500	103.758	103.658	103.558
4.625	102.251	102.151	102.051
4.750	102.551	102.451	102.351
4.875	102.660	102.560	102.460
4.990	102.780	102.680	102.580
5.000	102.880	102.780	102.680
5.125	103.136	103.036	102.936
5.250	103.475	103.375	103.275
5.375	0.000	0.000	0.000

15 Year SC 105-125

Rate	30 Day	45 Day	60 Day
3.375	101.989	101.889	101.789
3.500	102.410	102.310	102.210
3.625	101.864	101.764	101.664
3.750	102.347	102.247	102.147
3.875	102.457	102.357	102.257
3.990	102.732	102.632	102.532
4.000	102.832	102.732	102.632
4.125	102.800	102.700	102.600
4.250	103.190	103.090	102.990
4.375	103.435	103.335	103.235
4.500	103.633	103.533	103.433
4.625	102.126	102.026	101.926
4.750	102.426	102.326	102.226
4.875	102.660	102.560	102.460
4.990	102.780	102.680	102.580
5.000	102.880	102.780	102.680
5.125	103.136	103.036	102.936
5.250	103.475	103.375	103.275
5.375	0.000	0.000	0.000

15 Year SC >125

Rate	30 Day	45 Day	60 Day
3.375	101.989	101.889	101.789
3.500	102.410	102.310	102.210
3.625	101.864	101.764	101.664
3.750	102.347	102.247	102.147
3.875	102.457	102.357	102.257
3.990	102.732	102.632	102.532
4.000	102.832	102.732	102.632
4.125	102.800	102.700	102.600
4.250	103.190	103.090	102.990
4.375	103.435	103.335	103.235
4.500	103.633	103.533	103.433
4.625	102.126	102.026	101.926
4.750	102.426	102.326	102.226
4.875	102.660	102.560	102.460
4.990	102.780	102.680	102.580
5.000	102.880	102.780	102.680
5.125	103.136	103.036	102.936
5.250	103.475	103.375	103.275
5.375	0.000	0.000	0.000

Applicable for all mortgages with terms greater than 15 years

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%	97.01 – 105.00%	>105%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	-0.750	-0.750
720 – 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	-1.000	-1.000
700 – 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	-1.500	-1.500
680 – 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	-1.500	-1.500
660 – 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250	-2.250	-2.250
640 – 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	-2.750	-2.750
620 – 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	-3.500	-3.500

Cash Out Refi

FICO ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%
≥ 740	-0.375	-0.625	-0.625	-0.875
720 – 739	-0.375	-1.000	-1.000	-1.125
700 – 719	-0.375	-1.000	-1.000	-1.125
680 – 699	-0.375	-1.125	-1.125	-1.750
660 – 679	-0.625	-1.125	-1.125	-1.875
640 – 659	-0.625	-1.625	-1.625	-2.625
620 – 639	-0.625	-1.625	-1.625	-3.125

Program 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 – 105.00%	>105%
High LTV *	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
Condo **	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
Manufactured ****	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2 Unit	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000
Investment	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home ***	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-0.250	-0.250	-0.250
SC Purchase & R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
SC C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A	N/A

*Applies to Enhanced Relief Refi Only **Detached Condos are not subject to this Adj. ***Enhanced Relief Refi Mortgages are not subject to the Second Home Adj. ****CHOICEHome properties are not subject to this Adj.

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	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

Subordination

LTV	TLTV	< 720	≥ 720
≤ 75%	≤ 80%	-0.375	-0.375
≤ 65%	>80% & ≤ 95%	-0.875	-0.625
>65% & ≤ 75%	>80% & ≤ 95%	-1.125	-0.875
>75% & ≤ 95%	>75% & ≤ 95%	-1.375	-1.125
≤ 97%	>95% & ≤ 97%	-1.875	-1.875
> 97%	> 97%	-1.875	-1.875

Subordination Enhanced Reflief Refi

LTV	TLTV	< 720	≥ 720
≤ 75%	≤ 80%	-0.375	-0.375
≤ 65%	>80% & ≤ 95%	-0.875	-0.625
>65% & ≤ 75%	>80% & ≤ 95%	-1.125	-0.875
>75% & ≤ 80%	>75% & ≤ 95%	-1.375	-1.125
>80% & ≤ 90%	>81% & ≤ 95%	-1.375	-0.875
>90% & ≤ 95%	>91% & ≤ 95%	-0.875	-0.625
All	> 95%	-1.875	-1.875

Enhanced Reflief Refi LLPA Caps

Occupancy	Number of Units	LTV Ratio	<=15 yr Cap	>15 yr Cap
Primary	1	105.01 -115.00%	0.750	2.000
		>115.00%	0.000	0.750
	2	90.01 -100.00%	0.750	2.000
		>100.00%	0.000	0.750
	3-4	85.01-95.00%	0.750	2.000
		>95.00%	0.000	0.750
Second Home	1	95.01 -105.00%	2.000	3.000
		>105.00%	1.500	2.000
Investment	1	90.01-100.00%	2.000	3.000
		>100.00%	1.500	2.000
	2-4	80.01 -90.00%	2.000	3.000
		>90.00%	1.500	2.000

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.

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.: 3/2/2020
45 Day Lock Exp.: 3/16/2020
60 Day Lock Exp.: 3/30/2020

W. Rate Sheet Dated: 1/30/2020 **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	98.630	98.530	98.430	2.875	98.768	98.668	98.568	3.375	102.356	102.256	102.156	4.000	102.451	102.351	102.251	3.375	101.668	101.568	101.468
3.125	99.704	99.604	99.504	2.990	99.424	99.324	99.224	3.500	102.777	102.677	102.577	4.125	102.531	102.431	102.331	3.500	102.089	101.989	101.889
3.250	100.493	100.393	100.293	3.000	99.524	99.424	99.324	3.625	102.742	102.642	102.542	4.250	102.634	102.534	102.434	3.625	101.562	101.462	101.362
3.375	101.078	100.978	100.878	3.125	100.282	100.182	100.082	3.750	103.232	103.132	103.032	4.375	102.913	102.813	102.713	3.750	102.052	101.952	101.852
3.500	101.564	101.464	101.364	3.250	101.051	100.951	100.851	3.875	103.356	103.256	103.156	4.500	103.224	103.124	103.024	3.875	102.176	102.076	101.976
3.625	102.069	101.969	101.869	3.375	101.525	101.425	101.325	3.990	103.608	103.508	103.408	4.625	103.282	103.182	103.082	3.990	102.428	102.328	102.228
3.750	102.349	102.249	102.149	3.500	102.171	102.071	101.971	4.000	103.708	103.608	103.508	4.750	103.102	103.002	102.902	4.000	102.528	102.428	102.328
3.875	102.838	102.738	102.638	3.625	102.499	102.399	102.299	4.125	104.045	103.945	103.845	4.875	103.464	103.364	103.264	4.125	102.487	102.387	102.287
3.990	103.124	103.024	102.924	3.750	102.683	102.583	102.483	4.250	104.441	104.341	104.241	4.990	103.592	103.492	103.392	4.250	102.883	102.783	102.683
4.000	103.224	103.124	103.024	3.875	103.040	102.940	102.840	4.375	104.819	104.719	104.619	5.000	103.692	103.592	103.492	4.375	103.261	103.161	103.061
4.125	103.304	103.204	103.104	3.990	103.233	103.133	103.033	4.500	105.022	104.922	104.822	5.125	103.922	103.822	103.722	4.500	103.464	103.364	103.264
4.250	103.567	103.467	103.367	4.000	103.333	103.233	103.133	4.625	104.147	104.047	103.947	5.250	103.427	103.327	103.227	4.625	101.990	101.890	101.790
4.375	103.846	103.746	103.646	4.125	103.439	103.339	103.239	4.750	104.455	104.355	104.255	5.375	103.638	103.538	103.438	4.750	102.298	102.198	102.098
4.500	104.157	104.057	103.957	4.250	103.972	103.872	103.772	4.875	104.570	104.470	104.370	5.500	103.826	103.726	103.626	4.875	102.413	102.313	102.213
4.625	104.215	104.115	104.015	4.375	104.120	104.020	103.920	4.990	104.652	104.552	104.452	5.625	104.071	103.971	103.871	4.990	102.504	102.404	102.304
4.750	104.569	104.469	104.369	4.500	104.322	104.222	104.122	5.000	104.752	104.652	104.552	5.750	103.872	103.772	103.672	5.000	102.604	102.504	102.404
4.875	104.931	104.831	104.731	4.625	104.378	104.278	104.178	5.125	104.748	104.631	104.548	5.875	103.882	103.782	103.682	5.125	102.841	102.724	102.641
4.990	105.059	104.959	104.859	4.750	104.681	104.581	104.481	5.250	105.095	104.981	104.895	5.990	103.807	103.707	103.607	5.250	103.188	103.074	102.988
5.000	105.159	105.059	104.959	4.875	104.982	104.882	104.782	5.375	0.000	#N/A	#N/A	6.000	103.907	103.807	103.707	5.375	0.000	#N/A	#N/A

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%	> 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-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	-0.500
2-Unit Property	-1.000	-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	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-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	-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@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	3/2/2020
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	3/16/2020
		60 Day Lock Exp.:	3/30/2020

W. Rate Sheet Dated: **1/30/2020** **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	99.254	99.192	99.129
3.500	99.670	99.607	99.545
3.625	100.044	99.981	99.919
3.750	100.550	100.488	100.425
3.875	100.704	100.641	100.579
4.000	100.980	100.918	100.855
4.125	101.053	100.991	100.928
4.250	101.257	101.194	101.132
4.375	101.456	101.393	101.331
4.500	101.675	101.612	101.550
4.625	101.914	101.852	101.789
4.750	102.149	102.087	102.024
4.875	102.372	102.309	102.247

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	98.417	98.292	98.167
3.375	98.878	98.753	98.628
3.500	99.281	99.156	99.031
3.625	99.759	99.634	99.509
3.750	100.171	100.046	99.921
3.875	100.519	100.394	100.269
4.000	100.857	100.732	100.607
4.125	100.995	100.870	100.745
4.250	101.302	101.177	101.052
4.375	101.580	101.455	101.330
4.500	101.738	101.613	101.488

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	97.164	97.039	96.914
3.375	97.568	97.443	97.318
3.500	97.942	97.817	97.692
3.625	98.293	98.168	98.043
3.750	98.880	98.755	98.630
3.875	99.185	99.060	98.935
4.000	99.469	99.344	99.219
4.125	99.753	99.628	99.503
4.250	100.037	99.912	99.787
4.375	100.320	100.195	100.070
4.500	100.610	100.485	100.360
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 Refi¹	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 Only²	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investor¹	-0.500	-0.500	-0.750	-0.750	-1.250	n/a	n/a	n/a	n/a
> 80 LTV NO MI¹	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)