



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.: 3/2/2020

45 Day Lock Exp.: 3/16/2020

60 Day Lock Exp.: 3/31/2020

W. Rate Sheet Dated: 1/31/2020

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	97.740	97.590	97.440	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	98.170	98.020	97.870	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	98.596	98.446	98.296	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	98.825	98.675	98.525	3.500	100.224	100.074	99.924
3.750	102.354	102.204	102.054	3.750	101.487	101.337	101.187	2.875	99.254	99.104	98.954	3.625	100.454	100.304	100.154
3.875	102.764	102.614	102.464	3.875	101.812	101.662	101.512	3.000	99.669	99.519	99.369	Margin = 2.250		Index = 1.550	
4.000	103.129	102.979	102.829	4.000	102.142	101.992	101.842	3.125	100.080	99.930	99.780				
4.125	103.473	103.323	103.173	4.125	102.413	102.263	102.113	3.250	101.569	101.419	101.269				
4.375	103.219	103.119	103.019	4.375	102.600	102.500	102.400	3.375	101.928	101.778	101.628				
4.500	103.541	103.441	103.341	4.500	102.762	102.662	102.562	3.500	102.269	102.119	101.969				
4.625	103.822	103.722	103.622	4.625	102.952	102.852	102.752	3.625	102.558	102.408	102.258				
4.750	104.102	104.002	103.902	4.750	103.588	103.488	103.388	3.750	102.958	102.808	102.658				
4.875	104.330	104.230	104.130	4.875	103.816	103.716	103.616	3.875	103.260	103.110	102.960				
5.000	104.555	104.455	104.355	5.000	104.046	103.946	103.846	4.000	103.568	103.418	103.268				
5.125	104.898	104.798	104.698	5.125	104.237	104.137	104.037	4.125	103.817	103.667	103.517				
5.375	105.114	105.014	104.914	5.375	104.600	104.500	104.400	4.250	103.238	103.088	102.938				
5.500	105.339	105.239	105.139	5.500	104.831	104.731	104.631	4.375	103.495	103.345	103.195				
5.625	105.682	105.582	105.482	5.625	105.021	104.921	104.821	4.500	103.635	103.485	103.335				
6.250	106.000	105.850	105.700	6.250	105.808	105.658	105.508	4.625	103.810	103.660	103.510				

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	96.740	96.590	96.440	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	97.170	97.020	96.870	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	97.596	97.446	97.296	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	97.825	97.675	97.525	3.500	99.224	99.074	98.924
3.750	101.604	101.454	101.304	3.750	100.487	100.337	100.187	2.875	98.254	98.104	97.954	3.625	99.454	99.304	99.154
3.875	102.014	101.864	101.714	3.875	100.812	100.662	100.512	3.000	98.669	98.519	98.369	Margin = 2.250		Index = 1.550	
4.000	102.379	102.229	102.079	4.000	101.142	100.992	100.842	3.125	99.080	98.930	98.780	30 Year OTC			
4.125	102.723	102.573	102.423	4.125	101.413	101.263	101.113	3.250	100.569	100.419	100.269	Rate	30 Day	45 Day	60 Day
4.375	102.469	102.369	102.269	4.375	101.600	101.500	101.400	3.375	100.928	100.778	100.628	3.875	100.914	100.664	100.414
4.500	102.791	102.691	102.591	4.500	101.762	101.662	101.562	3.500	101.269	101.119	100.969	4.000	101.279	101.029	100.779
4.625	103.072	102.972	102.872	4.625	101.952	101.852	101.752	3.625	101.558	101.408	101.258	4.125	101.623	101.373	101.123
4.750	103.352	103.252	103.152	4.750	102.588	102.488	102.388	3.750	101.958	101.808	101.658	4.375	101.669	101.419	101.169
4.875	103.580	103.480	103.380	4.875	102.816	102.716	102.616	3.875	102.260	102.110	101.960	4.500	101.991	101.741	101.491
5.000	103.805	103.705	103.605	5.000	103.046	102.946	102.846	4.000	102.568	102.418	102.268	4.625	102.272	102.022	101.772
5.125	104.148	104.048	103.948	5.125	103.237	103.137	103.037	4.125	102.817	102.667	102.517	4.875	102.780	102.530	102.280
5.375	104.364	104.264	104.164	5.375	103.600	103.500	103.400	4.250	102.238	102.088	101.938	5.000	103.005	102.755	102.505
5.500	104.589	104.489	104.389	5.500	103.831	103.731	103.631	4.375	102.495	102.345	102.195	5.125	103.348	103.098	102.848
5.625	104.932	104.832	104.732	5.625	104.021	103.921	103.821	4.500	102.635	102.485	102.335	5.500	103.789	103.539	103.289
6.250	105.719	105.569	105.419	6.250	104.808	104.658	104.508	4.625	102.810	102.660	102.510	5.625	104.132	103.882	103.632

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	98.164	97.914	97.664	6.250	101.000	100.750	100.500
4.125	100.223	99.973	99.723	6.250	103.750	103.500	103.250	4.000	98.529	98.279	98.029				
4.250	100.348	100.098	99.848					4.125	98.873	98.623	98.373				
4.375	100.269	100.019	99.769					4.375	98.919	98.669	98.419				
4.500	100.591	100.341	100.091					4.500	99.241	98.991	98.741				
4.625	100.872	100.622	100.372					4.625	99.522	99.272	99.022				
5.000	101.605	101.355	101.105					4.875	100.030	99.780	99.530				
5.125	101.948	101.698	101.448					5.000	100.255	100.005	99.755				
5.250	102.388	102.138	101.888					5.125	100.598	100.348	100.098				
Borrower Paid Comp Only				Lender Paid Only				5.500	101.039	100.789	100.539				
								5.625	101.382	101.132	100.882				

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)



AFR Loan Center

Lockdesk e-mail:

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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.:

3/31/2020

W. Rate Sheet Dated: 1/31/2020

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	94.520	94.370	94.220	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	94.950	94.800	94.650	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	95.376	95.226	95.076	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	98.292	98.142	97.992	3.500	99.974	99.824	99.674
3.750	101.798	101.648	101.498	3.750	101.361	101.211	101.061	2.875	98.722	98.572	98.422	3.625	100.204	100.054	99.904
3.875	102.208	102.058	101.908	3.875	101.685	101.535	101.385	3.000	99.136	98.986	98.836	Margin = 2.250		Index = 1.550	
4.000	102.573	102.423	102.273	4.000	102.015	101.865	101.715	3.125	99.547	99.397	99.247				
4.125	102.917	102.767	102.617	4.125	102.287	102.137	101.987	3.250	101.099	100.949	100.799				
4.375	102.382	102.282	102.182	4.375	102.192	102.092	101.992	3.375	101.458	101.308	101.158				
4.500	102.703	102.603	102.503	4.500	102.355	102.255	102.155	3.500	101.799	101.649	101.499				
4.625	102.984	102.884	102.784	4.625	102.545	102.445	102.345	3.625	102.088	101.938	101.788				
4.750	101.889	101.789	101.689	4.750	101.806	101.706	101.606	3.750	102.832	102.682	102.532				
4.875	102.117	102.017	101.917	4.875	102.033	101.933	101.833	3.875	103.134	102.984	102.834				
5.000	102.343	102.243	102.143	5.000	102.264	102.164	102.064	4.000	103.441	103.291	103.141				
5.125	102.685	102.585	102.485	5.125	102.454	102.354	102.254	4.125	103.691	103.541	103.391				
5.375	102.558	102.458	102.358	5.375	102.474	102.374	102.274	4.250	102.831	102.681	102.531				
5.500	102.783	102.683	102.583	5.500	102.704	102.604	102.504	4.375	103.088	102.938	102.788				
5.625	103.126	103.026	102.926	5.625	102.895	102.795	102.695	4.500	103.228	103.078	102.928				
6.250	102.819	102.669	102.519	6.250	102.588	102.438	102.288	4.625	103.402	103.252	103.102				

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	95.340	95.190	95.040	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	95.770	95.620	95.470	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	96.196	96.046	95.896	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	97.269	97.119	96.969	3.500	98.324	98.174	98.024
3.750	101.048	100.898	100.748	3.750	99.931	99.781	99.631	2.875	97.698	97.548	97.398	3.625	98.554	98.404	98.254
3.875	101.458	101.308	101.158	3.875	100.255	100.105	99.955	3.000	98.113	97.963	97.813	Margin = 2.250		Index = 1.550	
4.000	101.823	101.673	101.523	4.000	100.585	100.435	100.285	3.125	98.523	98.373	98.223	30 Year OTC			
4.125	102.167	102.017	101.867	4.125	100.857	100.707	100.557	3.250	99.731	99.581	99.431	Rate	30 Day	45 Day	60 Day
4.375	101.632	101.532	101.432	4.375	100.762	100.662	100.562	3.375	100.091	99.941	99.791	3.875	100.358	100.108	99.858
4.500	101.953	101.853	101.753	4.500	100.925	100.825	100.725	3.500	100.431	100.281	100.131	4.000	100.723	100.473	100.223
4.625	102.234	102.134	102.034	4.625	101.115	101.015	100.915	3.625	100.721	100.571	100.421	4.125	101.067	100.817	100.567
4.750	101.139	101.039	100.939	4.750	100.376	100.276	100.176	3.750	100.550	100.400	100.250	4.375	100.832	100.582	100.332
4.875	101.367	101.267	101.167	4.875	100.603	100.503	100.403	3.875	100.852	100.702	100.552	4.500	101.153	100.903	100.653
5.000	101.593	101.493	101.393	5.000	100.834	100.734	100.634	4.000	101.160	101.010	100.860	4.625	101.434	101.184	100.934
5.125	101.935	101.835	101.735	5.125	101.024	100.924	100.824	4.125	101.409	101.259	101.109	4.875	100.567	100.317	100.067
5.375	101.808	101.708	101.608	5.375	101.044	100.944	100.844	4.250	100.588	100.438	100.288	5.000	100.793	100.543	100.293
5.500	102.033	101.933	101.833	5.500	101.274	101.174	101.074	4.375	100.845	100.695	100.545	5.125	101.135	100.885	100.635
5.625	102.376	102.276	102.176	5.625	101.465	101.365	101.265	4.500	100.985	100.835	100.685	5.500	101.233	100.983	100.733
6.250	102.069	101.919	101.769	6.250	101.158	101.008	100.858	4.625	101.160	101.010	100.860	5.625	101.576	101.326	101.076

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	97.608	97.358	97.108	6.250	N/A	N/A	N/A
4.125	99.317	99.067	98.817	6.250	99.750	99.500	99.250	4.000	97.973	97.723	97.473				
4.250	99.161	98.911	98.661					4.125	98.317	98.067	97.817				
4.375	99.082	98.832	98.582					4.375	98.082	97.832	97.582				
4.500	99.403	99.153	98.903					4.500	98.403	98.153	97.903				
4.625	99.684	99.434	99.184					4.625	98.684	98.434	98.184				
5.000	99.043	98.793	98.543					4.875	97.817	97.567	97.317				
5.125	99.385	99.135	98.885					5.000	98.043	97.793	97.543				
5.250	99.482	99.232	98.982					5.125	98.385	98.135	97.885				
Borrower Paid Comp Only				Lender Paid Only				5.500	98.483	98.233	97.983				
								5.625	98.826	98.576	98.326				

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)	

W. Rate Sheet Dated: 1/31/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FNMA																			
30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year High Balance				30/25 Year 105-125 High Balance			
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	98.547	98.447	98.347	2.625	N/A	N/A	N/A	2.750	N/A	N/A	N/A	4.000	102.657	102.557	102.457	3.750	101.610	101.510	101.410
3.125	99.590	99.490	99.390	2.750	N/A	N/A	N/A	2.875	N/A	N/A	N/A	4.125	102.657	102.657	102.557	3.875	102.117	102.017	101.917
3.250	100.554	100.454	100.354	2.875	N/A	N/A	N/A	2.990	96.368	96.268	96.168	4.250	102.546	102.446	102.346	3.990	102.438	102.338	102.238
3.375	101.161	101.061	100.961	2.990	96.701	96.601	96.501	3.000	96.468	96.368	96.268	4.375	102.501	102.401	102.301	4.000	102.538	102.438	102.338
3.500	101.666	101.566	101.466	3.000	96.801	96.701	96.601	3.125	97.873	97.773	97.673	4.500	103.226	103.126	103.026	4.125	102.757	102.657	102.557
3.625	102.186	102.086	101.986	3.125	98.135	98.035	97.935	3.250	99.179	99.079	98.979	4.625	103.183	103.083	102.983	4.250	102.546	102.446	102.346
3.750	102.179	102.079	101.979	3.250	99.372	99.272	99.172	3.375	99.866	99.766	99.666	4.750	103.006	102.906	102.806	4.375	102.901	102.801	102.701
3.875	102.650	102.550	102.450	3.375	100.054	99.954	99.854	3.500	100.423	100.323	100.223	4.875	103.350	103.250	103.150	4.500	103.226	103.126	103.026
3.990	102.956	102.856	102.756	3.500	100.610	100.510	100.410	3.625	101.051	100.951	100.851	4.990	103.556	103.456	103.356	4.625	103.183	103.083	102.983
4.000	103.056	102.956	102.856	3.625	101.239	101.139	101.039	3.750	101.947	101.847	101.747	5.000	103.656	103.556	103.456	4.750	103.006	102.906	102.806
4.125	103.222	103.122	103.022	3.750	101.952	101.852	101.752	3.875	102.486	102.386	102.286	5.125	103.800	103.700	103.600	4.875	103.350	103.250	103.150
4.250	103.328	103.228	103.128	3.875	102.486	102.386	102.286	3.990	102.837	102.737	102.637	5.250	103.835	103.735	103.635	4.990	103.556	103.456	103.356
4.375	103.694	103.594	103.494	3.990	102.837	102.737	102.637	4.000	102.937	102.837	102.737	5.375	104.154	104.054	103.954	5.000	103.656	103.556	103.456
4.500	104.097	103.997	103.897	4.000	102.937	102.837	102.737	4.125	102.367	102.167	102.067	5.500	104.439	104.339	104.239	5.125	103.800	103.700	103.600
4.625	104.234	104.134	104.034	4.125	103.267	103.167	103.067	4.250	103.771	103.671	103.571	5.625	104.571	104.471	104.371	5.250	N/A	N/A	N/A
4.750	104.509	104.409	104.309	4.250	103.963	103.863	103.763	4.375	104.250	104.150	104.050	5.750	103.957	103.857	103.757	5.375	N/A	N/A	N/A
4.875	104.849	104.749	104.649	4.375	104.438	104.338	104.238	4.500	104.697	104.597	104.497	5.875	104.250	104.150	104.050	5.500	N/A	N/A	N/A
4.990	105.075	104.975	104.875	4.500	104.885	104.785	104.685	4.625	104.959	104.859	104.759	5.990	104.408	104.308	104.208	5.625	N/A	N/A	N/A
5.000	105.175	105.075	104.975	4.625	105.146	105.046	104.946	4.750	105.589	105.489	105.389	6.000	104.508	104.408	104.308	5.750	103.957	103.857	103.757
30/25 Year >125 High Balance				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
3.125	97.377	97.277	97.177	3.000	99.502	99.402	99.302	3.250	100.190	100.090	99.990	3.375	100.808	100.608	100.608	3.125	101.619	101.519	101.419
3.250	98.822	98.722	98.622	3.125	100.521	100.421	100.321	3.375	100.808	100.708	100.608	3.500	101.336	101.136	101.136	3.250	102.047	101.947	101.847
3.375	99.465	99.365	99.265	3.250	101.428	101.328	101.228	3.500	101.336	101.236	101.136	3.625	101.965	101.765	101.765	3.375	102.438	102.338	102.238
3.500	99.999	99.899	99.799	3.375	102.018	101.918	101.818	3.625	101.965	101.865	101.765	3.750	101.770	101.570	101.570	3.500	102.699	102.599	102.499
3.625	100.318	100.218	100.118	3.500	102.506	102.406	102.306	3.750	101.926	101.826	101.726	3.875	102.255	102.055	102.055	3.625	103.003	102.903	102.803
3.750	100.605	100.505	100.405	3.625	102.887	102.787	102.687	3.875	102.411	102.311	102.211	3.990	102.584	102.384	102.384	3.750	103.198	103.098	102.998
3.875	101.117	101.017	100.917	3.750	102.645	102.545	102.445	3.990	102.740	102.640	102.540	4.000	102.684	102.484	102.484	3.875	103.525	103.425	103.325
3.990	102.438	102.338	102.238	3.875	103.094	102.994	102.894	4.000	102.840	102.740	102.640	4.125	103.003	102.803	102.803	3.990	103.799	103.699	103.599
4.000	102.538	102.438	102.338	3.990	103.382	103.282	103.182	4.125	103.160	103.060	102.960	4.250	102.532	102.332	102.332	4.000	103.899	103.799	103.699
4.125	102.757	102.657	102.557	4.000	103.482	103.382	103.282	4.250	102.595	102.495	102.395	4.375	102.996	102.796	102.796	4.125	104.260	104.160	104.060
4.250	102.546	102.446	102.346	4.125	103.653	103.553	103.453	4.375	103.059	102.959	102.859	4.500	103.426	103.226	103.226	4.250	104.597	104.497	104.397
4.375	102.901	102.801	102.701	4.250	103.760	103.660	103.560	4.500	103.489	103.389	103.289	4.625	103.673	103.473	103.473	4.375	104.835	104.735	104.635
4.500	103.226	103.126	103.026	4.375	104.085	103.985	103.885	4.625	103.735	103.635	103.535	4.750	103.665	103.465	103.465	4.500	105.094	104.994	104.894
4.625	103.183	103.083	102.983	4.500	104.473	104.373	104.273	4.750	103.727	103.627	103.527	4.875	104.007	103.807	103.807	4.625	104.985	104.885	104.785
4.750	103.006	102.906	102.806	4.625	104.676	104.576	104.476	4.875	104.070	103.970	103.870	4.990	104.320	104.120	104.120	4.750	104.419	104.319	104.219
4.875	103.350	103.250	103.150	4.750	104.690	104.590	104.490	4.990	104.382	104.282	104.182	5.000	104.420	104.220	104.220	4.875	104.540	104.440	104.340
4.990	103.556	103.456	103.356	4.875	104.999	104.899	104.799	5.000	104.482	104.382	104.282	5.125	104.613	104.413	104.413	4.990	104.508	104.408	104.308
5.000	103.656	103.556	103.456	4.990	105.242	105.142	105.042	5.125	105.675	105.575	105.475	5.250	104.868	104.668	104.668	5.000	104.608	104.508	104.408
5.125	103.800	103.700	103.600	5.000	105.342	105.242	105.142	5.250	105.024	104.924	104.824	5.375	105.068	104.868	104.868	5.125	104.659	104.559	104.459

15 Year 105-125				15 Year >125				15 Year High Balance				15 Year 105-125 High Balance				15 Year >125 High Balance				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.125	100.536	100.436	100.336	3.125	100.474	100.774	100.774	3.125	101.275	101.075	101.075	3.125	100.192	99.992	99.992	3.125	100.130	99.930	99.930	3.125	101.734	101.534	101.534
3.250	101.009	100.909	100.809	3.250	100.947	100.747	100.747	3.250	101.568	101.368	101.368	3.250	100.530	100.330	100.330	3.250	100.468	100.268	100.268	3.250	102.139	101.939	101.939
3.375	101.442	101.342	101.242	3.375	101.379	101.179	101.179	3.375	101.829	101.629	101.629	3.375	100.833	100.633	100.633	3.375	100.770	100.570	100.570	3.375	102.525	102.325	102.325
3.500	101.735	101.635	101.535	3.500	101.673	101.473	101.473	3.500	102.001	101.801	101.801	3.500	101.037	100.837	100.837	3.500	100.975	100.775	100.775	3.500	102.784	102.584	102.584
3.625	102.072	101.972	101.872	3.625	102.009	101.809	101.809	3.625	102.199	101.999	101.999	3.625	101.268	101.068	101.068	3.625	101.205	101.005	101.005	3.625	103.087	102.887	102.887
3.750	102.372	102.272	102.172	3.750	102.372	102.172	102.172	3.750	102.427	102.227	102.227	3.750	101.601	101.401	101.401	3.750	101.601	101.401	101.401	3.750	103.211	103.011	103.011
3.875	102.737	102.637	102.537	3.875	102.737	102.537	102.537	3.875	102.642	102.442	102.442	3.875	101.854	101.654	101.654	3.875	101.854	101.654	101.654	3.875	103.565	103.365	103.365
3.990	103.047	102.947	102.847	3.990	103.047	102.847	102.847	3.990	102.795	102.595	102.595	3.990	102.043	101.843	101.843	3.990	102.043	101.843	101.843	3.990	103.841	103.641	103.641
4.000	103.147	103.047	102.947	4.000	103.147	102.947	102.947	4.000	102.895	102.695	102.695	4.000	102.143	101.943	101.943	4.000	102.143	101.943	101.943	4.000	103.941	103.741	103.741
4.125	103.551	103.451	103.351	4.125	103.551	103.351	103.351	4.125	103.088	102.888	102.888	4.125	102.379	102.179	102.179	4.125	102.379	102.179	102.179	4.125	104.221	104.021	104.021
4.250	103.925	103.825	103.725	4.250	103.925	103.725	103.725	4.250	103.303	103.103	103.103	4.250	102.631	102.431	102.431	4.250	102.631	102.431	102.431	4.250	104.089	103.889	103.889
4.375	104.186	104.086	103.986	4.375	104.186	103.986	103.986	4.375	103.464	103.264	103.264	4.375	102.815	102.615	102.615	4.375	102.815	102.615	102.615	4.375	104.256	104.056	104.056
4.500	104.476	104.376	104.276	4.500	104.476	104.276	104.276	4.500	103.640	103.440	103.440	4.500	103.022	102.822	102.822	4.500	103.022	102.822	102.822	4.500	104.504	104.304	104.304
4.625	104.696	104.596	104.496	4.625	104.696	104.496	104.496	4.625	103.772	103.572	103.572	4.625	103.483	103.283	103.283	4.625	103.483	103.283	103.283	4.625	104.582	104.382	104.382
4.750	104.787	104.687	104.587	4.750	104.849	104.649	104.649	4.750	102.807	102.607	102.607	4.750	102.807	102.607	102.607	4.750	102.807	102.607	102.607	4.750	105.851	105.651	105.651
4.875	104.920	104.820	104.720	4.875	104.983	104.783	104.783	4.875	102.886	102.686	102.686	4.875	102.886	102.686	102.686	4.875	102.886	102.686	102.686	4.875	105.970	105.770	105.770
4.990	105.087	104.987	104.887	4.990	105.072	104.872	104.872	4.990	102.827	102.627	102.627	4.990	102.827	102.627	102.627	4.990	102.827	102.627	102.627	4.990	105.937	105.737	105.737
5.000	105.187	105.087	104.987	5.000	105.172	104.972	104.972	5.000	102.927	102.727	102.727	5.000	102.927	102.727	102.727	5.000	102.927	102.727	102.727	5.000	104.037	103.837	103.837
5.125	105.826	105.726	105.626	5.125	105.826	105.473	105.412	5.125	102.960	102.760	102.760	5.125	102.960	102.581	102.514	5.125	102.960	102.607	102.546	5.125	104.087	103.887	103.887

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		0.00%	-0.25%	-0.25%	-0.50%	-0.25%	-0.00%	-0.25%	-0.75%	-0.75%
720 – 739		0.00%	-0.25%	-0.50%	-0.50%	-0.50%	-0.50%	-0.50%	-1.00%	-1.00%
700 – 719		0.00%	-0.50%	-1.00%	-1.25%	-1.00%	-1.00%	-1.00%	-1.50%	-1.50%
680 – 699		0.00%	-0.50%	-1.25%	-1.75%	-1.50%	-1.25%	-1.25%	-1.50%	-1.50%
660 – 679		0.00%	-1.00%	-2.25%	-2.75%	-2.75%	-2.25%	-2.25%	-2.25%	-2.25%
640 – 659		-0.50%	-1.25%	-2.75%	-3.00%	-3.25%	-2.75%	-2.75%	-2.75%	-2.75%
620 – 639		-0.50%	-1.50%	-3.00%	-3.00%	-3.25%	-3.25%	-3.25%	-3.50%	-3.50%

Cash-Out Refinance*				
FICO ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01
> 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 ↓ \ TVT →	< 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	-1.25	-1.25	-1.25	-3.75	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home	0.00	0.00	0.00	0.00	0.00	-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/O Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
* Not applicable MH Advantage properties (identified by SFC 859 in conjunction with SFC 235).									
** Not applicable to detached Condominium units (identified by SFC 588).									

* Not applicable to MH Advantage properties (identified by SFC 859 in conjunction with SFC 235).

** Not applicable to detached Condominium units (identified by SEC 588)

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	0.00%
All other LTV & FICO combos	1.50%

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

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

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.

* 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 buyout = \$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.			
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.:

3/2/2020

45 Day Lock Exp.:

3/16/2020

60 Day Lock Exp.:

3/31/2020

W. Rate Sheet Dated: 1/31/2020

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	98.876	98.776	98.676	3.375	101.048	100.948	100.848	3.375	101.048	100.948	100.848	4.000	102.922	102.822	102.722	4.000	102.547	102.447	102.347				
3.125	99.953	99.853	99.753	3.500	101.511	101.411	101.311	3.500	101.511	101.411	101.311	4.125	102.999	102.899	102.799	4.125	102.624	102.524	102.424				
3.250	100.724	100.624	100.524	3.625	101.996	101.896	101.796	3.625	101.996	101.896	101.796	4.250	103.089	102.989	102.889	4.250	102.714	102.614	102.514				
3.375	101.298	101.198	101.098	3.750	102.199	102.099	101.999	3.750	102.199	102.099	101.999	4.375	103.148	103.048	102.948	4.375	102.973	102.873	102.773				
3.500	101.761	101.661	101.561	3.875	102.653	102.553	102.453	3.875	102.653	102.553	102.453	4.500	103.677	103.577	103.477	4.500	103.052	102.952	102.852				
3.625	102.246	102.146	102.046	3.990	102.801	102.701	102.601	3.990	102.801	102.701	102.601	4.625	103.732	103.632	103.532	4.625	103.107	103.007	102.907				
3.750	102.449	102.349	102.249	4.000	102.901	102.801	102.701	4.000	102.901	102.801	102.701	4.750	103.485	103.385	103.285	4.750	102.860	102.760	102.660				
3.875	102.903	102.803	102.703	4.125	102.978	102.878	102.778	4.125	102.978	102.878	102.778	4.875	103.839	103.739	103.639	4.875	103.214	103.114	103.014				
3.990	103.176	103.076	102.976	4.250	103.235	103.135	103.035	4.250	103.235	103.135	103.035	4.990	103.961	103.861	103.761	4.990	102.961	102.861	102.761				
4.000	103.276	103.176	103.076	4.375	103.494	103.394	103.294	4.375	103.494	103.394	103.294	5.000	104.061	103.961	103.861	5.000	103.061	102.961	102.861				
4.125	103.353	103.253	103.153	4.500	103.573	103.473	103.373	4.500	103.573	103.473	103.373	5.125	104.284	104.184	104.084	5.125	103.284	103.184	103.084				
4.250	103.610	103.510	103.410	4.625	103.628	103.528	103.428	4.625	103.628	103.528	103.428	5.250	104.744	104.644	104.544	5.250	102.744	102.644	102.544				
4.375	103.869	103.769	103.669	4.750	104.008	103.908	103.808	4.750	104.008	103.908	103.808	5.375	103.949	103.849	103.749	5.375	103.949	103.849	103.749				
4.500	104.198	104.098	103.998	4.875	104.362	104.262	104.162	4.875	104.362	104.262	104.162	5.500	104.134	104.034	103.934	5.500	104.134	104.034	103.934				
4.625	104.253	104.153	104.053	4.990	104.109	104.009	103.909	4.990	104.109	104.009	103.909	5.625	104.375	104.275	104.175	5.625	104.375	104.275	104.175				
4.750	104.633	104.533	104.433	5.000	104.209	104.109	104.009	5.000	104.209	104.109	104.009	5.750	104.083	103.983	103.883	5.750	104.083	103.983	103.883				
4.875	104.987	104.887	104.787	5.125	104.432	104.332	104.232	5.125	104.432	104.332	104.232	5.875	104.090	103.990	103.890	5.875	104.090	103.990	103.890				
4.990	105.109	105.009	104.909	5.250	104.796	104.696	104.596	5.250	104.796	104.696	104.596	5.990	104.013	103.913	103.813	5.990	104.013	103.913	103.813				
5.000	105.209	105.109	105.009	5.375	106.001	105.901	105.801	5.375	106.001	105.901	105.801	6.000	104.113	104.013	103.913	6.000	104.113	104.013	103.913				
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	102.547	102.447	102.347	2.875	99.000	98.900	98.800	2.875	0.000	0.000	0.000	2.875	0.000	0.000	0.000	3.375	102.449	102.349	102.249				
4.125	102.624	102.524	102.424	2.990	99.651	99.551	99.451	2.990	0.000	0.000	0.000	2.990	0.000	0.000	0.000	3.500	102.867	102.767	102.667				
4.250	102.714	102.614	102.514	3.000	99.751	99.651	99.551	3.000	0.000	0.000	0.000	3.000	0.000	0.000	0.000	3.625	102.752	102.652	102.552				
4.375	102.973	102.873	102.773	3.125	100.501	100.401	100.301	3.125	0.000	0.000	0.000	3.125	0.000	0.000	0.000	3.750	103.232	103.132	103.032				
4.500	103.052	102.952	102.852	3.250	101.258	101.158	101.058	3.250	0.000	0.000	0.000	3.250	0.000	0.000	0.000	3.875	103.341	103.241	103.141				
4.625	103.107	103.007	102.907	3.375	101.724	101.624	101.524	3.375	101.724	101.624	101.524	3.375	101.724	101.624	101.524	3.990	103.618	103.518	103.418				
4.750	102.860	102.760	102.660	3.500	102.355	102.255	102.155	3.500	102.355	102.255	102.155	3.500	102.355	102.255	102.155	4.000	103.718	103.618	103.518				
4.875	103.214	103.114	103.014	3.625	102.670	102.570	102.470	3.625	102.670	102.570	102.470	3.625	102.670	102.570	102.470	4.125	104.024	103.924	103.824				
4.990	102.961	102.861	102.761	3.750	102.824	102.724	102.624	3.750	102.824	102.724	102.624	3.750	102.824	102.724	102.624	4.250	104.412	104.312	104.212				
5.000	103.061	102.961	102.861	3.875	103.172	103.072	102.972	3.875	103.172	103.072	102.972	3.875	103.172	103.072	102.972	4.375	104.783	104.683	104.583				
5.125	103.284	103.184	103.084	3.990	103.352	103.252	103.152	3.990	103.352	103.252	103.152	3.990	103.352	103.252	103.152	4.500	104.976	104.876	104.776				
5.250	102.744	102.644	102.544	4.000	103.452	103.352	103.252	4.000	103.452	103.352	103.252	4.000	103.452	103.352	103.252	4.625	104.154	104.054	103.954				
5.375	103.949	103.849	103.749	4.125	103.552	103.452	103.352	4.125	103.552	103.452	103.352	4.125	103.552	103.452	103.352	4.750	104.519	104.419	104.319				
5.500	104.134	104.034	103.934	4.250	104.129	104.029	103.929	4.250	104.129	104.029	103.929	4.250	104.129	104.029	103.929	4.875	104.560	104.460	104.360				
5.625	104.375	104.275	104.175	4.375	104.271	104.171	104.071	4.375	104.271	104.171	104.071	4.375	104.271	104.171	104.071	4.990	104.633	104.533	104.433				
5.750	104.083	103.983	103.883	4.500	104.466	104.366	104.266	4.500	104.466	104.366	104.266	4.500	104.466	104.366	104.266	5.000	104.733	104.633	104.533				
5.875	104.090	103.990	103.890	4.625	104.519	104.419	104.319	4.625	104.519	104.419	104.319	4.625	104.519	104.419	104.319	5.125	104.743	104.643	104.543				
5.990	104.013	103.913	103.813	4.750	104.783	104.683	104.583	4.750	104.783	104.683	104.583	4.750	104.783	104.683	104.583	5.250	105.081	104.981	104.881				
6.000	104.113	104.013	103.913	4.875	105.076	104.976	104.876	4.875	105.076	104.976	104.876	4.875	105.076	104.976	104.876	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	3														



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.:

3/31/2020

W. Rate Sheet Dated: 1/31/2020

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	98.850	98.750	98.650	2.875	98.972	98.872	98.772	3.375	102.377	102.277	102.177	4.000	102.465	102.365	102.265	3.375	101.689	101.589	101.489
3.125	99.934	99.834	99.734	2.990	99.628	99.528	99.428	3.500	102.798	102.698	102.598	4.125	102.541	102.441	102.341	3.500	102.110	102.010	101.910
3.250	100.711	100.611	100.511	3.000	99.728	99.628	99.528	3.625	102.754	102.654	102.554	4.250	102.646	102.546	102.446	3.625	101.564	101.464	101.364
3.375	101.292	101.192	101.092	3.125	100.483	100.383	100.283	3.750	103.237	103.137	103.037	4.375	102.907	102.807	102.707	3.750	102.047	101.947	101.847
3.500	101.761	101.661	101.561	3.250	101.246	101.146	101.046	3.875	103.347	103.247	103.147	4.500	103.240	103.140	103.040	3.875	102.157	102.057	101.957
3.625	102.252	102.152	102.052	3.375	101.716	101.616	101.516	3.990	103.622	103.522	103.422	4.625	103.295	103.195	103.095	3.990	102.432	102.332	102.232
3.750	102.407	102.307	102.207	3.500	102.353	102.253	102.153	4.000	103.722	103.622	103.522	4.750	103.104	103.004	102.904	4.000	102.532	102.432	102.332
3.875	102.866	102.766	102.666	3.625	102.672	102.572	102.472	4.125	104.057	103.957	103.857	4.875	103.460	103.360	103.260	4.125	102.500	102.400	102.300
3.990	103.145	103.045	102.945	3.750	102.746	102.646	102.546	4.250	104.447	104.347	104.247	4.990	103.581	103.481	103.381	4.250	102.890	102.790	102.690
4.000	103.245	103.145	103.045	3.875	103.096	102.996	102.896	4.375	104.817	104.717	104.617	5.000	103.681	103.581	103.481	4.375	103.260	103.160	103.060
4.125	103.321	103.221	103.121	3.990	103.282	103.182	103.082	4.500	105.015	104.915	104.815	5.125	103.904	103.804	103.704	4.500	103.458	103.358	103.258
4.250	103.583	103.483	103.383	4.000	103.382	103.282	103.182	4.625	104.108	104.008	103.908	5.250	103.364	103.264	103.164	4.625	101.951	101.851	101.751
4.375	103.844	103.744	103.644	4.125	103.481	103.381	103.281	4.750	104.408	104.308	104.208	5.375	103.569	103.469	103.369	4.750	102.251	102.151	102.051
4.500	104.177	104.077	103.977	4.250	104.036	103.936	103.836	4.875	104.517	104.417	104.317	5.500	103.754	103.654	103.554	4.875	102.360	102.260	102.160
4.625	104.232	104.132	104.032	4.375	104.179	104.079	103.979	4.990	104.593	104.493	104.393	5.625	103.993	103.893	103.793	4.990	102.480	102.380	102.280
4.750	104.604	104.504	104.404	4.500	104.377	104.277	104.177	5.000	104.693	104.593	104.493	5.750	103.709	103.609	103.509	5.000	102.580	102.480	102.380
4.875	104.960	104.860	104.760	4.625	104.431	104.331	104.231	5.125	104.743	104.643	104.543	5.875	103.718	103.618	103.518	5.125	102.836	102.736	102.636
4.990	105.081	104.981	104.881	4.750	104.754	104.654	104.554	5.250	105.082	104.982	104.882	5.990	103.642	103.542	103.442	5.250	103.175	103.075	102.975
5.000	105.181	105.081	104.981	4.875	105.048	104.948	104.848	5.375	0.000	0.000	0.000	6.000	103.742	103.642	103.542	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.:

3/2/2020

45 Day Lock Exp.:

3/16/2020

60 Day Lock Exp.:

3/31/2020

W. Rate Sheet Dated: 1/31/2020

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	99.347	99.284	99.222	
3.500	99.762	99.700	99.637	
3.625	100.117	100.054	99.992	
3.750	100.582	100.520	100.457	
3.875	100.736	100.673	100.611	
4.000	101.012	100.950	100.887	
4.125	101.085	101.023	100.960	
4.250	101.289	101.226	101.164	
4.375	101.488	101.426	101.363	
4.500	101.708	101.645	101.583	
4.625	101.947	101.884	101.822	
4.750	102.202	102.140	102.077	
4.875	102.425	102.362	102.300	

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	98.668	98.543	98.418	
3.375	99.130	99.005	98.880	
3.500	99.534	99.409	99.284	
3.625	100.013	99.888	99.763	
3.750	100.425	100.300	100.175	
3.875	100.774	100.649	100.524	
4.000	101.113	100.988	100.863	
4.125	101.251	101.126	101.001	
4.250	101.558	101.433	101.308	
4.375	101.837	101.712	101.587	
4.500	101.995	101.870	101.745	

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	97.406	97.281	97.156	
3.375	97.811	97.686	97.561	
3.500	98.186	98.061	97.936	
3.625	98.537	98.412	98.287	
3.750	99.125	99.000	98.875	
3.875	99.429	99.304	99.179	
4.000	99.714	99.589	99.464	
4.125	99.998	99.873	99.748	
4.250	100.282	100.157	100.032	
4.375	100.566	100.441	100.316	
4.500	100.857	100.732	100.607	
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	0.500	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)