



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.: 3/6/2020

45 Day Lock Exp.: 3/23/2020

60 Day Lock Exp.: 4/6/2020

W. Rate Sheet Dated: 2/5/2020

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	101.657	101.507	101.357	3.250	100.868	100.718	100.568	2.375	97.615	97.465	97.315	3.125	99.417	99.267	99.117
3.375	102.131	101.981	101.831	3.375	101.244	101.094	100.944	2.500	98.043	97.893	97.743	3.250	99.896	99.746	99.596
3.500	102.546	102.396	102.246	3.500	101.576	101.426	101.276	2.625	98.472	98.322	98.172	3.375	99.995	99.845	99.695
3.625	102.925	102.775	102.625	3.625	101.886	101.736	101.586	2.750	98.657	98.507	98.357	3.500	100.224	100.074	99.924
3.750	102.213	102.063	101.913	3.750	101.416	101.266	101.116	2.875	99.076	98.926	98.776	3.625	100.119	99.969	99.819
3.875	102.597	102.447	102.297	3.875	101.749	101.599	101.449	3.000	99.491	99.341	99.191	Margin = 2.250		Index = 1.500	
4.000	102.956	102.806	102.656	4.000	102.037	101.887	101.737	3.125	99.830	99.680	99.530				
4.125	103.283	103.133	102.983	4.125	102.301	102.151	102.001	3.250	101.451	101.301	101.151				
4.375	103.231	103.131	103.031	4.375	102.622	102.522	102.422	3.375	101.804	101.654	101.504				
4.500	103.535	103.435	103.335	4.500	102.823	102.723	102.623	3.500	102.113	101.963	101.813				
4.625	103.813	103.713	103.613	4.625	103.143	103.043	102.943	3.625	102.401	102.251	102.101				
4.750	104.053	103.953	103.853	4.750	103.610	103.510	103.410	3.750	102.854	102.704	102.554				
4.875	104.289	104.189	104.089	4.875	103.844	103.744	103.644	3.875	103.165	103.015	102.865				
5.000	104.607	104.507	104.407	5.000	104.045	103.945	103.845	4.000	103.430	103.280	103.130				
5.125	104.836	104.736	104.636	5.125	104.364	104.264	104.164	4.125	103.682	103.532	103.382				
5.375	105.011	104.911	104.811	5.375	104.565	104.465	104.365	4.250	103.199	103.049	102.899				
5.500	105.329	105.229	105.129	5.500	104.767	104.667	104.567	4.375	103.390	103.240	103.090				
5.625	105.558	105.458	105.358	5.625	105.086	104.986	104.886	4.500	103.576	103.426	103.276				
6.250	106.000	105.850	105.700	6.250	105.873	105.723	105.573	4.625	103.879	103.729	103.579				

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	100.907	100.757	100.607	3.250	99.868	99.718	99.568	2.375	96.615	96.465	96.315	3.125	98.417	98.267	98.117
3.375	101.381	101.231	101.081	3.375	100.244	100.094	99.944	2.500	97.043	96.893	96.743	3.250	98.896	98.746	98.596
3.500	101.796	101.646	101.496	3.500	100.576	100.426	100.276	2.625	97.472	97.322	97.172	3.375	98.995	98.845	98.695
3.625	102.175	102.025	101.875	3.625	100.886	100.736	100.586	2.750	97.657	97.507	97.357	3.500	99.224	99.074	98.924
3.750	101.463	101.313	101.163	3.750	100.416	100.266	100.116	2.875	98.076	97.926	97.776	3.625	99.119	98.969	98.819
3.875	101.847	101.697	101.547	3.875	100.749	100.599	100.449	3.000	98.491	98.341	98.191	Margin = 2.250		Index = 1.500	
4.000	102.206	102.056	101.906	4.000	101.037	100.887	100.737	3.125	98.830	98.680	98.530	30 Year OTC			
4.125	102.533	102.383	102.233	4.125	101.301	101.151	101.001	3.250	100.451	100.301	100.151	Rate	30 Day	45 Day	60 Day
4.375	102.481	102.381	102.281	4.375	101.622	101.522	101.422	3.375	100.804	100.654	100.504	3.875	100.747	100.497	100.247
4.500	102.785	102.685	102.585	4.500	101.823	101.723	101.623	3.500	101.113	100.963	100.813	4.000	101.106	100.856	100.606
4.625	103.063	102.963	102.863	4.625	102.143	102.043	101.943	3.625	101.401	101.251	101.101	4.125	101.433	101.183	100.933
4.750	103.303	103.203	103.103	4.750	102.610	102.510	102.410	3.750	101.854	101.704	101.554	4.375	101.681	101.431	101.181
4.875	103.539	103.439	103.339	4.875	102.844	102.744	102.644	3.875	102.165	102.015	101.865	4.500	101.985	101.735	101.485
5.000	103.857	103.757	103.657	5.000	103.045	102.945	102.845	4.000	102.430	102.280	102.130	4.625	102.263	102.013	101.763
5.125	104.086	103.986	103.886	5.125	103.364	103.264	103.164	4.125	102.682	102.532	102.382	4.875	102.739	102.489	102.239
5.375	104.261	104.161	104.061	5.375	103.565	103.465	103.365	4.250	102.199	102.049	101.899	5.000	103.057	102.807	102.557
5.500	104.579	104.479	104.379	5.500	103.767	103.667	103.567	4.375	102.390	102.240	102.090	5.125	103.286	103.036	102.786
5.625	104.808	104.708	104.608	5.625	104.086	103.986	103.886	4.500	102.576	102.426	102.276	5.500	103.779	103.529	103.279
6.250	105.595	105.445	105.295	6.250	104.873	104.723	104.573	4.625	102.879	102.729	102.579	5.625	104.008	103.758	103.508

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	97.997	97.747	97.497	6.250	101.000	100.750	100.500
4.125	100.033	99.783	99.533	6.250	103.750	103.500	103.250	4.000	98.356	98.106	97.856				
4.250	100.158	99.908	99.658					4.125	98.683	98.433	98.183				
4.375	100.281	100.031	99.781					4.375	98.931	98.681	98.431				
4.500	100.585	100.335	100.085					4.500	99.235	98.985	98.735				
4.625	100.863	100.613	100.363					4.625	99.513	99.263	99.013				
5.000	101.657	101.407	101.157					4.875	99.989	99.739	99.489				
5.125	101.886	101.636	101.386					5.000	100.307	100.057	99.807				
5.250	102.372	102.122	101.872					5.125	100.536	100.286	100.036				
Borrower Paid Comp Only				Lender Paid Only				5.500	101.029	100.779	100.529				
								5.625	101.258	101.008	100.758				

Lock Desk Policy		
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018 . Locks are accepted on loans in <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.		
Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline	†IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee
FHA ID# - 1358600006		
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.		
For use by mortgage professionals only and should not be distributed to borrowers.		Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)



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45 Day Lock Exp.:

3/23/2020

60 Day Lock Exp.:

4/6/2020

W. Rate Sheet Dated: 2/5/2020

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	100.757	100.607	100.457	3.250	100.398	100.248	100.098	2.375	94.395	94.245	94.095	3.125	99.167	99.017	98.867
3.375	101.231	101.081	100.931	3.375	100.774	100.624	100.474	2.500	94.823	94.673	94.523	3.250	99.646	99.496	99.346
3.500	101.646	101.496	101.346	3.500	101.106	100.956	100.806	2.625	95.252	95.102	94.952	3.375	99.745	99.595	99.445
3.625	102.025	101.875	101.725	3.625	101.416	101.266	101.116	2.750	98.124	97.974	97.824	3.500	99.974	99.824	99.674
3.750	101.656	101.506	101.356	3.750	101.289	101.139	100.989	2.875	98.544	98.394	98.244	3.625	99.869	99.719	99.569
3.875	102.041	101.891	101.741	3.875	101.623	101.473	101.323	3.000	98.958	98.808	98.658	Margin = 2.250		Index = 1.500	
4.000	102.399	102.249	102.099	4.000	101.911	101.761	101.611	3.125	99.298	99.148	98.998				
4.125	102.727	102.577	102.427	4.125	102.174	102.024	101.874	3.250	100.981	100.831	100.681				
4.375	102.393	102.293	102.193	4.375	102.214	102.114	102.014	3.375	101.334	101.184	101.034				
4.500	102.697	102.597	102.497	4.500	102.416	102.316	102.216	3.500	101.643	101.493	101.343				
4.625	102.976	102.876	102.776	4.625	102.735	102.635	102.535	3.625	101.931	101.781	101.631				
4.750	101.841	101.741	101.641	4.750	101.828	101.728	101.628	3.750	102.727	102.577	102.427				
4.875	102.077	101.977	101.877	4.875	102.061	101.961	101.861	3.875	103.038	102.888	102.738				
5.000	102.395	102.295	102.195	5.000	102.263	102.163	102.063	4.000	103.304	103.154	103.004				
5.125	102.624	102.524	102.424	5.125	102.582	102.482	102.382	4.125	103.556	103.406	103.256				
5.375	102.455	102.355	102.255	5.375	102.439	102.339	102.239	4.250	102.792	102.642	102.492				
5.500	102.773	102.673	102.573	5.500	102.641	102.541	102.441	4.375	102.983	102.833	102.683				
5.625	103.002	102.902	102.802	5.625	102.960	102.860	102.760	4.500	103.168	103.018	102.868				
6.250	102.695	102.545	102.395	6.250	102.653	102.503	102.353	4.625	103.472	103.322	103.172				

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	100.007	99.857	99.707	3.250	98.968	98.818	98.668	2.375	95.215	95.065	94.915	3.125	97.454	97.304	97.154
3.375	100.481	100.331	100.181	3.375	99.344	99.194	99.044	2.500	95.643	95.493	95.343	3.250	97.996	97.846	97.696
3.500	100.896	100.746	100.596	3.500	99.676	99.526	99.376	2.625	96.072	95.922	95.772	3.375	98.095	97.945	97.795
3.625	101.275	101.125	100.975	3.625	99.986	99.836	99.686	2.750	97.100	96.950	96.800	3.500	98.324	98.174	98.024
3.750	100.906	100.756	100.606	3.750	99.859	99.709	99.559	2.875	97.520	97.370	97.220	3.625	98.219	98.069	97.919
3.875	101.291	101.141	100.991	3.875	100.193	100.043	99.893	3.000	97.934	97.784	97.634	Margin = 2.250		Index = 1.500	
4.000	101.649	101.499	101.349	4.000	100.481	100.331	100.181	3.125	98.274	98.124	97.974	30 Year OTC			
4.125	101.977	101.827	101.677	4.125	100.744	100.594	100.444	3.250	99.613	99.463	99.313	Rate	30 Day	45 Day	60 Day
4.375	101.643	101.543	101.443	4.375	100.784	100.684	100.584	3.375	99.967	99.817	99.667	3.875	100.191	99.941	99.691
4.500	101.947	101.847	101.747	4.500	100.986	100.886	100.786	3.500	100.276	100.126	99.976	4.000	100.549	100.299	100.049
4.625	102.226	102.126	102.026	4.625	101.305	101.205	101.105	3.625	100.564	100.414	100.264	4.125	100.877	100.627	100.377
4.750	101.091	100.991	100.891	4.750	100.398	100.298	100.198	3.750	100.446	100.296	100.146	4.375	100.843	100.593	100.343
4.875	101.327	101.227	101.127	4.875	100.631	100.531	100.431	3.875	100.757	100.607	100.457	4.500	101.147	100.897	100.647
5.000	101.645	101.545	101.445	5.000	100.833	100.733	100.633	4.000	101.022	100.872	100.722	4.625	101.426	101.176	100.926
5.125	101.874	101.774	101.674	5.125	101.152	101.052	100.952	4.125	101.275	101.125	100.975	4.875	100.527	100.277	100.027
5.375	101.705	101.605	101.505	5.375	101.009	100.909	100.809	4.250	100.549	100.399	100.249	5.000	100.845	100.595	100.345
5.500	102.023	101.923	101.823	5.500	101.211	101.111	101.011	4.375	100.740	100.590	100.440	5.125	101.074	100.824	100.574
5.625	102.252	102.152	102.052	5.625	101.530	101.430	101.330	4.500	100.926	100.776	100.626	5.500	101.223	100.973	100.723
6.250	101.945	101.795	101.645	6.250	101.223	101.073	100.923	4.625	101.229	101.079	100.929	5.625	101.452	101.202	100.952

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	97.441	97.191	96.941	6.250	N/A	N/A	N/A
4.125	99.127	98.877	98.627	6.250	99.750	99.500	99.250	4.000	97.799	97.549	97.299				
4.250	98.970	98.720	98.470					4.125	98.127	97.877	97.627				
4.375	99.093	98.843	98.593					4.375	98.093	97.843	97.593				
4.500	99.397	99.147	98.897					4.500	98.397	98.147	97.897				
4.625	99.676	99.426	99.176					4.625	98.676	98.426	98.176				
5.000	99.095	98.845	98.595					4.875	97.777	97.527	97.277				
5.125	99.324	99.074	98.824					5.000	98.095	97.845	97.595				
5.250	99.466	99.216	98.966					5.125	98.324	98.074	97.824				
Borrower Paid Comp Only				Lender Paid Only				5.500	98.473	98.223	97.973				
								5.625	98.702	98.452	98.202				

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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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45 Day Lock Exp.: 3/23/2020
60 Day Lock Exp.: 4/6/2020

W. Rate Sheet Dated: 2/5/2020

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	98.580	98.480	98.380	3.375	100.834	100.734	100.634	3.375	100.834	100.734	100.634	4.000	102.826	102.726	102.626	4.000	102.451	102.351	102.251
3.125	99.651	99.551	99.451	3.500	101.313	101.213	101.113	3.500	101.313	101.213	101.113	4.125	102.817	102.717	102.617	4.125	102.442	102.342	102.242
3.250	100.439	100.339	100.239	3.625	101.812	101.712	101.612	3.625	101.812	101.712	101.612	4.250	103.054	102.954	102.854	4.250	102.679	102.579	102.479
3.375	101.084	100.984	100.884	3.750	102.058	101.958	101.858	3.750	102.058	101.958	101.858	4.375	103.342	103.242	103.142	4.375	102.967	102.867	102.767
3.500	101.563	101.463	101.363	3.875	102.546	102.446	102.346	3.875	102.546	102.446	102.346	4.500	103.647	103.547	103.447	4.500	103.022	102.922	102.822
3.625	102.062	101.962	101.862	3.990	102.720	102.620	102.520	3.990	102.720	102.620	102.520	4.625	103.709	103.609	103.509	4.625	103.084	102.984	102.884
3.750	102.308	102.208	102.108	4.000	102.820	102.720	102.620	4.000	102.820	102.720	102.620	4.750	103.334	103.234	103.134	4.750	102.709	102.609	102.509
3.875	102.796	102.696	102.596	4.125	102.811	102.711	102.611	4.125	102.811	102.711	102.611	4.875	103.698	103.598	103.498	4.875	103.073	102.973	102.873
3.990	103.095	102.995	102.895	4.250	103.142	103.042	102.942	4.250	103.142	103.042	102.942	4.990	103.829	103.729	103.629	4.990	102.829	102.729	102.629
4.000	103.195	103.095	102.995	4.375	103.430	103.330	103.230	4.375	103.430	103.330	103.230	5.000	103.929	103.829	103.729	5.000	102.929	102.829	102.729
4.125	103.186	103.086	102.986	4.500	103.485	103.385	103.285	4.500	103.485	103.385	103.285	5.125	104.163	104.063	103.963	5.125	103.163	103.063	102.963
4.250	103.517	103.417	103.317	4.625	103.547	103.447	103.347	4.625	103.547	103.447	103.347	5.250	103.595	103.495	103.395	5.250	102.595	102.495	102.395
4.375	103.805	103.705	103.605	4.750	103.920	103.820	103.720	4.750	103.920	103.820	103.720	5.375	103.809	103.709	103.609	5.375	103.809	103.709	103.609
4.500	104.110	104.010	103.910	4.875	104.284	104.184	104.084	4.875	104.284	104.184	104.084	5.500	104.000	103.900	103.800	5.500	104.000	103.900	103.800
4.625	104.172	104.072	103.972	4.990	104.040	103.940	103.840	4.990	104.040	103.940	103.840	5.625	104.259	104.159	104.059	5.625	104.259	104.159	104.059
4.750	104.545	104.445	104.345	5.000	104.140	104.040	103.940	5.000	104.140	104.040	103.940	5.750	103.818	103.718	103.618	5.750	103.818	103.718	103.618
4.875	104.909	104.809	104.709	5.125	104.374	104.274	104.174	5.125	104.374	104.274	104.174	5.875	103.828	103.728	103.628	5.875	103.828	103.728	103.628
4.990	105.040	104.940	104.840	5.250	104.680	104.580	104.480	5.250	104.680	104.580	104.480	5.990	103.755	103.655	103.555	5.990	103.755	103.655	103.555
5.000	105.140	105.040	104.940	5.375	105.894	105.794	105.694	5.375	105.894	105.794	105.694	6.000	103.855	103.755	103.655	6.000	103.855	103.755	103.655
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	102.451	102.351	102.251	2.875	98.628	98.528	98.428	2.875	0.000	0.000	0.000	2.875	0.000	0.000	0.000	3.375	102.342	102.242	102.142
4.125	102.442	102.342	102.242	2.990	99.283	99.183	99.083	2.990	0.000	0.000	0.000	2.990	0.000	0.000	0.000	3.500	102.762	102.662	102.562
4.250	102.679	102.579	102.479	3.000	99.283	99.183	99.083	3.000	0.000	0.000	0.000	3.000	0.000	0.000	0.000	3.625	102.816	102.716	102.616
4.375	102.967	102.867	102.767	3.125	100.140	100.040	99.940	3.125	0.000	0.000	0.000	3.125	0.000	0.000	0.000	3.750	103.304	103.204	103.104
4.500	103.022	102.922	102.822	3.250	100.907	100.807	100.707	3.250	0.000	0.000	0.000	3.250	0.000	0.000	0.000	3.875	103.428	103.328	103.228
4.625	103.084	102.984	102.884	3.375	101.381	101.281	101.181	3.375	101.381	101.281	101.181	3.375	101.381	101.281	101.181	3.990	103.678	103.578	103.478
4.750	102.709	102.609	102.509	3.500	102.118	102.018	101.918	3.500	102.118	102.018	101.918	3.500	102.118	102.018	101.918	4.000	103.778	103.678	103.578
4.875	103.073	102.973	102.873	3.625	102.348	102.248	102.148	3.625	102.348	102.248	102.148	3.625	102.348	102.248	102.148	4.125	104.000	103.900	103.800
4.990	102.829	102.729	102.629	3.750	102.756	102.656	102.556	3.750	102.756	102.656	102.556	3.750	102.756	102.656	102.556	4.250	104.395	104.295	104.195
5.000	102.929	102.829	102.729	3.875	103.194	103.094	102.994	3.875	103.194	103.094	102.994	3.875	103.194	103.094	102.994	4.375	104.772	104.672	104.572
5.125	103.163	103.063	102.963	3.990	103.258	103.158	103.058	3.990	103.258	103.158	103.058	3.990	103.258	103.158	103.058	4.500	104.973	104.873	104.773
5.250	102.595	102.495	102.395	4.000	103.358	103.258	103.158	4.000	103.358	103.258	103.158	4.000	103.358	103.258	103.158	4.625	104.139	104.039	103.939
5.375	103.809	103.709	103.609	4.125	103.464	103.364	103.264	4.125	103.464	103.364	103.264	4.125	103.464	103.364	103.264	4.750	104.445	104.345	104.245
5.500	104.000	103.900	103.800	4.250	104.012	103.912	103.812	4.250	104.012	103.912	103.812	4.250	104.012	103.912	103.812	4.875	104.558	104.458	104.358
5.625	104.259	104.159	104.059	4.375	104.246	104.146	104.046	4.375	104.246	104.146	104.046	4.375	104.246	104.146	104.046	4.990	104.639	104.539	104.439
5.750	103.818	103.718	103.618	4.500	104.413	104.313	104.213	4.500	104.413	104.313	104.213	4.500	104.413	104.313	104.213	5.000	104.739	104.639	104.539
5.875	103.828	103.728	103.628	4.625	104.469	104.369	104.269	4.625	104.469	104.369	104.269	4.625	104.469	104.369	104.269	5.125	104.732	104.632	104.532
5.990	103.755	103.655	103.555	4.750	104.797	104.697	104.597	4.750	104.797	104.697	104.597	4.750	104.797	104.697	104.597	5.250	105.079	104.979	104.879
6.000	103.855	103.755	103.655	4.875	105.097	104.997	104.897	4.875	105.097	104.997	104.897	4.875	105.097	104.997	104.897	5.375	0.000	#N/A	#N/A
15 Year 105-125				15 Year >125				15 Year SC				15 Year SC 105-125				15 Year SC >125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	102.342	102.242	102.142	3.375	102.342	102.242	102.142	3.375	101.954	101.854	101.754	3.375	101.954	101.854	101.754	3.375	101.954	101.854	101.754
3.500	102.762	102.662	102.562	3.500	102.762	102.662	102.562	3.500	102.374	102.274	102.174	3.500	102.374	102.274	102.174	3.500	102.374	102.274	102.174
3.625	102.816	102.716	102.616	3.625	102.816	102.716	102.616	3.625	101.932	101.832	101.732	3.625	101.932	101.832	101.732	3.625	101.932	101.832	101.732
3.750	103.304	103.204	103.104	3.750	103.304	103.204	103.104	3.750	102.420	102.320	102.220	3.750	102.420	102.320	102.220	3.750	102.420	102.320	102.220
3.875	103.428	103.328	103.228	3.875	103.428	103.328	103.228	3.875	102.544	102.444	102.344	3.875	102.544	102.444	102.344	3.875	102.544	102.444	102.344
3.990	103.678	103.578	103.478	3.990	103.678	103.578	103.478	3.990	102.794	102.694	102.594	3.990	102.794	102.694	102.594	3.990	102.794	102.694	102.594
4.000	103.778	103.678	103.578	4.000	103.778	103.678	103.578	4.000	102.894	102.794	102.694	4.000	102.894	102.794	102.694	4.000	102.894	102.794	102.694
4.125	104.000	103.900	103.800	4.125	104.000	103.900	103.800	4.125	102.745	102.645	102.545	4.125	102.745	102.645	102.545	4.125	102.745	102.645	102.545
4.250	104.395	104.295	104.195	4.250	104.395	104.295	104.195	4.250	103.140	103.040	102.940	4.250	103.140	103.040	102.940	4.250	103.140	103.040	102.940
4.375	104.647	104.547	104.447	4.375	104.647	104.547	104.447	4.375	103.517	103.417	103.317	4.375	103.5						



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

3/6/2020

45 Day Lock Exp.:

3/23/2020

60 Day Lock Exp.:

4/6/2020

W. Rate Sheet Dated: 2/5/2020

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	98.772	98.672	98.572	2.875	98.898	98.798	98.698	3.375	102.366	102.266	102.166	4.000	102.465	102.365	102.265	3.375	101.678	101.578	101.478
3.125	99.845	99.745	99.645	2.990	99.550	99.450	99.350	3.500	102.785	102.685	102.585	4.125	102.457	102.357	102.257	3.500	102.097	101.997	101.897
3.250	100.612	100.512	100.412	3.000	99.650	99.550	99.450	3.625	102.822	102.722	102.622	4.250	102.632	102.532	102.432	3.625	101.637	101.537	101.437
3.375	101.246	101.146	101.046	3.125	100.396	100.296	100.196	3.750	103.302	103.202	103.102	4.375	102.903	102.803	102.703	3.750	102.117	102.017	101.917
3.500	101.703	101.603	101.503	3.250	101.152	101.052	100.952	3.875	103.414	103.314	103.214	4.500	103.229	103.129	103.029	3.875	102.229	102.129	102.029
3.625	102.189	102.089	101.989	3.375	101.617	101.517	101.417	3.990	103.688	103.588	103.488	4.625	103.289	103.189	103.089	3.990	102.503	102.403	102.303
3.750	102.358	102.258	102.158	3.500	102.249	102.149	102.049	4.000	103.788	103.688	103.588	4.750	103.060	102.960	102.860	4.000	102.603	102.503	102.403
3.875	102.813	102.713	102.613	3.625	102.561	102.461	102.361	4.125	104.059	103.959	103.859	4.875	103.416	103.316	103.216	4.125	102.507	102.407	102.307
3.990	103.100	103.000	102.900	3.750	102.719	102.619	102.519	4.250	104.449	104.349	104.249	4.990	103.543	103.443	103.343	4.250	102.897	102.797	102.697
4.000	103.200	103.100	103.000	3.875	103.067	102.967	102.867	4.375	104.821	104.721	104.621	5.000	103.643	103.543	103.443	4.375	103.269	103.169	103.069
4.125	103.192	103.092	102.992	3.990	103.249	103.149	103.049	4.500	105.015	104.915	104.815	5.125	103.871	103.771	103.671	4.500	103.463	103.363	103.263
4.250	103.503	103.403	103.303	4.000	103.349	103.249	103.149	4.625	104.154	104.054	103.954	5.250	103.247	103.147	103.047	4.625	101.997	101.897	101.797
4.375	103.774	103.674	103.574	4.125	103.454	103.354	103.254	4.750	104.454	104.354	104.254	5.375	103.456	103.356	103.256	4.750	102.297	102.197	102.097
4.500	104.100	104.000	103.900	4.250	104.102	104.002	103.902	4.875	104.563	104.463	104.363	5.500	103.645	103.545	103.445	4.875	102.406	102.306	102.206
4.625	104.160	104.060	103.960	4.375	104.246	104.146	104.046	4.990	104.642	104.542	104.442	5.625	103.899	103.799	103.699	4.990	102.547	102.447	102.347
4.750	104.589	104.489	104.389	4.500	104.442	104.342	104.242	5.000	104.742	104.642	104.542	5.750	103.490	103.390	103.290	5.000	102.647	102.547	102.447
4.875	104.945	104.845	104.745	4.625	104.496	104.396	104.296	5.125	104.753	104.653	104.553	5.875	103.499	103.399	103.299	5.125	102.846	102.746	102.646
4.990	105.072	104.972	104.872	4.750	104.839	104.739	104.639	5.250	105.094	104.994	104.894	5.990	103.423	103.323	103.223	5.250	103.187	103.087	102.987
5.000	105.172	105.072	104.972	4.875	105.134	105.034	104.934	5.375	0.000	0.000	0.000	6.000	103.523	103.423	103.323	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@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

3/6/2020

45 Day Lock Exp.:

3/23/2020

60 Day Lock Exp.:

4/6/2020

W. Rate Sheet Dated: 2/5/2020

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	99.231	99.168	99.106	
3.500	99.667	99.604	99.542	
3.625	100.062	100.000	99.937	
3.750	100.547	100.484	100.422	
3.875	100.739	100.676	100.614	
4.000	101.015	100.953	100.890	
4.125	101.126	101.064	101.001	
4.250	101.329	101.267	101.204	
4.375	101.528	101.465	101.403	
4.500	101.746	101.684	101.621	
4.625	101.985	101.923	101.860	
4.750	102.200	102.137	102.075	
4.875	102.422	102.360	102.297	

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	98.606	98.481	98.356	
3.375	99.069	98.944	98.819	
3.500	99.473	99.348	99.223	
3.625	99.954	99.829	99.704	
3.750	100.367	100.242	100.117	
3.875	100.740	100.615	100.490	
4.000	101.078	100.953	100.828	
4.125	101.213	101.088	100.963	
4.250	101.520	101.395	101.270	
4.375	101.799	101.674	101.549	
4.500	101.955	101.830	101.705	

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	97.326	97.201	97.076	
3.375	97.731	97.606	97.481	
3.500	98.107	97.982	97.857	
3.625	98.460	98.335	98.210	
3.750	99.053	98.928	98.803	
3.875	99.376	99.251	99.126	
4.000	99.661	99.536	99.411	
4.125	99.945	99.820	99.695	
4.250	100.229	100.104	99.979	
4.375	100.512	100.387	100.262	
4.500	100.803	100.678	100.553	
1 year LIBOR "Wall Street Journal"				
Margin	2.250	Cap	5/2/5	

FICO/CLTV Adjuster									
FICO	CLTV								
	<=55.00%	55.01-60.00%	60.01-65.00%	65.01-70.00%	70.01-75.00%	75.01-80.00%	80.01-85.00%	85.01-90.00%	90.01-95.00%
680-699	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
700-719	0.375	0.250	0.125	0.000	-0.250	-0.625	-1.000	-1.000	n/a
720-739	0.500	0.375	0.250	0.250	0.000	-0.500	-0.750	-0.750	n/a
740-759	0.500	0.375	0.250	0.250	0.000	-0.250	-0.500	-0.500	n/a
760-779	0.500	0.375	0.375	0.375	0.125	-0.125	-0.250	-0.250	n/a
780-850	0.500	0.500	0.500	0.375	0.250	0.000	-0.125	-0.125	n/a
Purpose									
Cash-Out	0.000	0.000	-0.250	-0.500	-0.875	n/a	n/a	n/a	n/a
Refi ¹	0.000	0.000	-0.250	-0.500	-0.875	n/a	n/a	n/a	n/a
Purchase	0.375	0.375	0.250	0.250	0.250	0.250	0.500	0.500	n/a
Other									
Interest Only ²	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investor ¹	-0.500	-0.500	-0.750	-0.750	-1.250	n/a	n/a	n/a	n/a
> 80 LTV NO MI ¹	n/a	n/a	n/a	n/a	n/a	n/a	-0.750	-1.000	n/a

¹Full Am. ²ARMs Only

Locks that expire on a weekend or holiday will be extended to the next business day at .0125/day upon lock.

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of **-0.018**. Locks are accepted on loans in *Registered, Submitted, U/W-Received & U/W-Approved* status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = \$10.00 *UW Fee with option to buy out = \$895 / \$495 for streamline †IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee FHA ID# - 1358600006

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

For use by mortgage professionals only and should not be distributed to borrowers.

Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)