



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.: 3/13/2020

45 Day Lock Exp.: 3/30/2020

60 Day Lock Exp.: 4/13/2020

W. Rate Sheet Dated: 2/12/2020

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	101.767	101.617	101.467	3.250	100.987	100.837	100.687	2.375	97.566	97.416	97.266	3.125	99.417	99.267	99.117
3.375	102.240	102.090	101.940	3.375	101.363	101.213	101.063	2.500	97.994	97.844	97.694	3.250	99.896	99.746	99.596
3.500	102.655	102.505	102.355	3.500	101.694	101.544	101.394	2.625	98.423	98.273	98.123	3.375	99.995	99.845	99.695
3.625	103.034	102.884	102.734	3.625	102.004	101.854	101.704	2.750	98.663	98.513	98.363	3.500	100.224	100.074	99.924
3.750	102.478	102.328	102.178	3.750	101.690	101.540	101.390	2.875	99.083	98.933	98.783	3.625	100.119	99.969	99.819
3.875	102.862	102.712	102.562	3.875	102.024	101.874	101.724	3.000	99.497	99.347	99.197	Margin = 2.250		Index = 1.490	
4.000	103.221	103.071	102.921	4.000	102.312	102.162	102.012	3.125	99.836	99.686	99.536				
4.125	103.549	103.399	103.249	4.125	102.574	102.424	102.274	3.250	101.437	101.287	101.137				
4.375	103.309	103.209	103.109	4.375	102.706	102.606	102.506	3.375	101.791	101.641	101.491				
4.500	103.613	103.513	103.413	4.500	102.908	102.808	102.708	3.500	102.100	101.950	101.800				
4.625	103.891	103.791	103.691	4.625	103.227	103.127	103.027	3.625	102.388	102.238	102.088				
4.750	104.084	103.984	103.884	4.750	103.648	103.548	103.448	3.750	102.914	102.764	102.614				
4.875	104.321	104.221	104.121	4.875	103.881	103.781	103.681	3.875	103.225	103.075	102.925				
5.000	104.638	104.538	104.438	5.000	104.083	103.983	103.883	4.000	103.491	103.341	103.191				
5.125	104.868	104.768	104.668	5.125	104.402	104.302	104.202	4.125	103.754	103.604	103.454				
5.375	105.355	105.255	105.155	5.375	104.915	104.815	104.715	4.250	103.263	103.113	102.963				
5.500	105.673	105.573	105.473	5.500	105.117	105.017	104.917	4.375	103.465	103.315	103.165				
5.625	105.902	105.802	105.702	5.625	105.436	105.336	105.236	4.500	103.651	103.501	103.351				
6.250	106.000	105.850	105.700	6.250	106.224	106.074	105.924	4.625	103.954	103.804	103.654				

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	101.017	100.867	100.717	3.250	99.987	99.837	99.687	2.375	96.566	96.416	96.266	3.125	98.417	98.267	98.117
3.375	101.490	101.340	101.190	3.375	100.363	100.213	100.063	2.500	96.994	96.844	96.694	3.250	98.896	98.746	98.596
3.500	101.905	101.755	101.605	3.500	100.694	100.544	100.394	2.625	97.423	97.273	97.123	3.375	98.995	98.845	98.695
3.625	102.284	102.134	101.984	3.625	101.004	100.854	100.704	2.750	97.663	97.513	97.363	3.500	99.224	99.074	98.924
3.750	101.728	101.578	101.428	3.750	100.690	100.540	100.390	2.875	98.083	97.933	97.783	3.625	99.119	98.969	98.819
3.875	102.112	101.962	101.812	3.875	101.024	100.874	100.724	3.000	98.497	98.347	98.197	Margin = 2.250		Index = 1.490	
4.000	102.471	102.321	102.171	4.000	101.312	101.162	101.012	3.125	98.836	98.686	98.536	30 Year OTC			
4.125	102.799	102.649	102.499	4.125	101.574	101.424	101.274	3.250	100.437	100.287	100.137	Rate	30 Day	45 Day	60 Day
4.375	102.559	102.459	102.359	4.375	101.706	101.606	101.506	3.375	100.791	100.641	100.491	3.875	101.012	100.762	100.512
4.500	102.863	102.763	102.663	4.500	101.908	101.808	101.708	3.500	101.100	100.950	100.800	4.000	101.371	101.121	100.871
4.625	103.141	103.041	102.941	4.625	102.227	102.127	102.027	3.625	101.388	101.238	101.088	4.125	101.699	101.449	101.199
4.750	103.334	103.234	103.134	4.750	102.648	102.548	102.448	3.750	101.914	101.764	101.614	4.375	101.759	101.509	101.259
4.875	103.571	103.471	103.371	4.875	102.881	102.781	102.681	3.875	102.225	102.075	101.925	4.500	102.063	101.813	101.563
5.000	103.888	103.788	103.688	5.000	103.083	102.983	102.883	4.000	102.491	102.341	102.191	4.625	102.341	102.091	101.841
5.125	104.118	104.018	103.918	5.125	103.402	103.302	103.202	4.125	102.754	102.604	102.454	4.875	102.771	102.521	102.271
5.375	104.605	104.505	104.405	5.375	103.915	103.815	103.715	4.250	102.263	102.113	101.963	5.000	103.088	102.838	102.588
5.500	104.923	104.823	104.723	5.500	104.117	104.017	103.917	4.375	102.465	102.315	102.165	5.125	103.318	103.068	102.818
5.625	105.152	105.052	104.952	5.625	104.436	104.336	104.236	4.500	102.651	102.501	102.351	5.500	104.123	103.873	103.623
6.250	105.939	105.789	105.639	6.250	105.224	105.074	104.924	4.625	102.954	102.804	102.654	5.625	104.352	104.102	103.852

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	98.262	98.012	97.762	6.250	101.000	100.750	100.500
4.125	100.299	100.049	99.799	6.250	103.750	103.500	103.250	4.000	98.621	98.371	98.121				
4.250	100.424	100.174	99.924					4.125	98.949	98.699	98.449				
4.375	100.359	100.109	99.859					4.375	99.009	98.759	98.509				
4.500	100.663	100.413	100.163					4.500	99.313	99.063	98.813				
4.625	100.941	100.691	100.441					4.625	99.591	99.341	99.091				
5.000	101.688	101.438	101.188					4.875	100.021	99.771	99.521				
5.125	101.918	101.668	101.418					5.000	100.338	100.088	99.838				
5.250	102.403	102.153	101.903					5.125	100.568	100.318	100.068				
Borrower Paid Comp Only				Lender Paid Only				5.500	101.373	101.123	100.873				
								5.625	101.602	101.352	101.102				

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



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

3/13/2020

45 Day Lock Exp.:

3/30/2020

60 Day Lock Exp.:

4/13/2020

W. Rate Sheet Dated: 2/12/2020

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	100.835	100.685	100.535	3.250	100.485	100.335	100.185	2.375	94.346	94.196	94.046	3.125	99.167	99.017	98.867
3.375	101.309	101.159	101.009	3.375	100.861	100.711	100.561	2.500	94.774	94.624	94.474	3.250	99.646	99.496	99.346
3.500	101.724	101.574	101.424	3.500	101.193	101.043	100.893	2.625	95.203	95.053	94.903	3.375	99.745	99.595	99.445
3.625	102.103	101.953	101.803	3.625	101.503	101.353	101.203	2.750	98.099	97.949	97.799	3.500	99.974	99.824	99.674
3.750	101.578	101.428	101.278	3.750	101.220	101.070	100.920	2.875	98.519	98.369	98.219	3.625	99.869	99.719	99.569
3.875	101.962	101.812	101.662	3.875	101.554	101.404	101.254	3.000	98.933	98.783	98.633	Margin = 2.250		Index = 1.490	
4.000	102.321	102.171	102.021	4.000	101.842	101.692	101.542	3.125	99.273	99.123	98.973				
4.125	102.649	102.499	102.349	4.125	102.104	101.954	101.804	3.250	100.936	100.786	100.636				
4.375	102.440	102.340	102.240	4.375	102.267	102.167	102.067	3.375	101.290	101.140	100.990				
4.500	102.744	102.644	102.544	4.500	102.469	102.369	102.269	3.500	101.599	101.449	101.299				
4.625	103.022	102.922	102.822	4.625	102.788	102.688	102.588	3.625	101.886	101.736	101.586				
4.750	101.809	101.709	101.609	4.750	101.803	101.703	101.603	3.750	102.444	102.294	102.144				
4.875	102.046	101.946	101.846	4.875	102.036	101.936	101.836	3.875	102.755	102.605	102.455				
5.000	102.363	102.263	102.163	5.000	102.238	102.138	102.038	4.000	103.021	102.871	102.721				
5.125	102.593	102.493	102.393	5.125	102.557	102.457	102.357	4.125	103.284	103.134	102.984				
5.375	102.799	102.699	102.599	5.375	102.789	102.689	102.589	4.250	102.824	102.674	102.524				
5.500	103.116	103.016	102.916	5.500	102.991	102.891	102.791	4.375	103.026	102.876	102.726				
5.625	103.346	103.246	103.146	5.625	103.310	103.210	103.110	4.500	103.212	103.062	102.912				
6.250	103.039	102.889	102.739	6.250	103.004	102.854	102.704	4.625	103.515	103.365	103.215				

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	100.085	99.935	99.785	3.250	99.055	98.905	98.755	2.375	95.166	95.016	94.866	3.125	97.423	97.273	97.123
3.375	100.559	100.409	100.259	3.375	99.431	99.281	99.131	2.500	95.594	95.444	95.294	3.250	97.965	97.815	97.665
3.500	100.974	100.824	100.674	3.500	99.763	99.613	99.463	2.625	96.023	95.873	95.723	3.375	98.063	97.913	97.763
3.625	101.353	101.203	101.053	3.625	100.073	99.923	99.773	2.750	97.106	96.956	96.806	3.500	98.293	98.143	97.993
3.750	100.828	100.678	100.528	3.750	99.790	99.640	99.490	2.875	97.526	97.376	97.226	3.625	98.188	98.038	97.888
3.875	101.212	101.062	100.912	3.875	100.124	99.974	99.824	3.000	97.940	97.790	97.640	Margin = 2.250		Index = 1.490	
4.000	101.571	101.421	101.271	4.000	100.412	100.262	100.112	3.125	98.280	98.130	97.980	30 Year OTC			
4.125	101.899	101.749	101.599	4.125	100.674	100.524	100.374	3.250	99.600	99.450	99.300	Rate	30 Day	45 Day	60 Day
4.375	101.690	101.590	101.490	4.375	100.837	100.737	100.637	3.375	99.953	99.803	99.653	3.875	100.112	99.862	99.612
4.500	101.994	101.894	101.794	4.500	101.039	100.939	100.839	3.500	100.262	100.112	99.962	4.000	100.471	100.221	99.971
4.625	102.272	102.172	102.072	4.625	101.358	101.258	101.158	3.625	100.550	100.400	100.250	4.125	100.799	100.549	100.299
4.750	101.059	100.959	100.859	4.750	100.373	100.273	100.173	3.750	100.507	100.357	100.207	4.375	100.890	100.640	100.390
4.875	101.296	101.196	101.096	4.875	100.606	100.506	100.406	3.875	100.818	100.668	100.518	4.500	101.194	100.944	100.694
5.000	101.613	101.513	101.413	5.000	100.808	100.708	100.608	4.000	101.083	100.933	100.783	4.625	101.472	101.222	100.972
5.125	101.843	101.743	101.643	5.125	101.127	101.027	100.927	4.125	101.346	101.196	101.046	4.875	100.496	100.246	99.996
5.375	102.049	101.949	101.849	5.375	101.359	101.259	101.159	4.250	100.613	100.463	100.313	5.000	100.813	100.563	100.313
5.500	102.366	102.266	102.166	5.500	101.561	101.461	101.361	4.375	100.815	100.665	100.515	5.125	101.043	100.793	100.543
5.625	102.596	102.496	102.396	5.625	101.880	101.780	101.680	4.500	101.001	100.851	100.701	5.500	101.566	101.316	101.066
6.250	102.289	102.139	101.989	6.250	101.574	101.424	101.274	4.625	101.304	101.154	101.004	5.625	101.796	101.546	101.296

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	97.362	97.112	96.862	6.250	N/A	N/A	N/A
4.125	99.049	98.799	98.549	6.250	99.750	99.500	99.250	4.000	97.721	97.471	97.221				
4.250	99.205	98.955	98.705					4.125	98.049	97.799	97.549				
4.375	99.140	98.890	98.640					4.375	98.140	97.890	97.640				
4.500	99.444	99.194	98.944					4.500	98.444	98.194	97.944				
4.625	99.722	99.472	99.222					4.625	98.722	98.472	98.222				
5.000	99.063	98.813	98.563					4.875	97.746	97.496	97.246				
5.125	99.293	99.043	98.793					5.000	98.063	97.813	97.563				
5.250	99.497	99.247	98.997					5.125	98.293	98.043	97.793				
Borrower Paid Comp Only				Lender Paid Only				5.500	98.816	98.566	98.316				
								5.625	99.046	98.796	98.546				

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Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline †IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.	
For use by mortgage professionals only and should not be distributed to borrowers.	
Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)	



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W. Rate Sheet Dated: 2/12/2020

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			
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
2.875	97.782	97.682	97.582	3.250	0.000	-0.100	-0.200	3.250	0.000	-0.100	-0.200	4.000	103.060	102.960	102.860
2.900	98.695	98.595	98.495	3.375	100.947	100.847	100.747	3.375	100.947	100.847	100.747	4.125	103.055	102.955	102.855
3.000	98.795	98.695	98.595	3.500	101.417	101.317	101.217	3.500	101.417	101.317	101.217	4.250	103.260	103.160	103.060
3.125	99.799	99.699	99.599	3.625	101.915	101.815	101.715	3.625	101.915	101.815	101.715	4.375	103.564	103.464	103.364
3.250	100.555	100.455	100.355	3.750	102.248	102.148	102.048	3.750	102.248	102.148	102.048	4.500	103.887	103.787	103.687
3.375	101.197	101.097	100.997	3.875	102.742	102.642	102.542	3.875	102.742	102.642	102.542	4.625	103.964	103.864	103.764
3.500	101.667	101.567	101.467	3.990	102.911	102.811	102.711	3.990	102.911	102.811	102.711	4.750	103.449	103.349	103.249
3.625	102.165	102.065	101.965	4.000	103.011	102.911	102.811	4.000	103.011	102.911	102.811	4.875	103.800	103.700	103.600
3.750	102.498	102.398	102.298	4.125	103.006	102.906	102.806	4.125	103.006	102.906	102.806	4.990	103.933	103.833	103.733
3.875	102.992	102.892	102.792	4.250	103.377	103.277	103.177	4.250	103.377	103.277	103.177	5.000	104.033	103.933	103.833
3.990	103.286	103.186	103.086	4.375	103.681	103.581	103.481	4.375	103.681	103.581	103.481	5.125	104.263	104.163	104.063
4.000	103.386	103.286	103.186	4.500	103.754	103.654	103.554	4.500	103.754	103.654	103.554	5.250	103.722	103.621	103.522
4.125	103.381	103.281	103.181	4.625	103.831	103.731	103.631	4.625	103.831	103.731	103.631	5.375	103.936	103.836	103.736
4.250	103.752	103.652	103.552	4.750	104.286	104.186	104.086	4.750	104.286	104.186	104.086	5.500	104.127	104.025	103.927
4.375	104.056	103.956	103.856	4.875	104.637	104.537	104.437	4.875	104.637	104.537	104.437	5.625	104.385	104.282	104.185
4.500	104.379	104.279	104.179	4.990	104.395	104.295	104.195	4.990	104.395	104.295	104.195	5.750	104.158	104.033	103.919
4.625	104.456	104.356	104.256	5.000	104.495	104.395	104.295	5.000	104.495	104.395	104.295	5.875	104.169	104.043	103.930
4.750	104.911	104.811	104.711	5.125	104.725	104.625	104.525	5.125	104.725	104.625	104.525	5.990	104.096	103.970	103.857
4.875	105.262	105.162	105.062	5.250	105.028	104.927	104.828	5.250	105.028	104.927	104.828	6.000	104.196	104.070	103.957
30/25 Year SC >125				20 Year				20 Year 105-125				20 Year >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
4.000	102.685	102.585	102.485	2.750	97.966	97.866	97.766	2.750	0.000	0.000	0.000	2.750	0.000	0.000	0.000
4.125	102.680	102.580	102.480	2.875	98.753	98.653	98.553	2.875	0.000	0.000	0.000	2.875	0.000	0.000	0.000
4.250	102.885	102.785	102.685	2.990	99.406	99.306	99.206	2.990	0.000	0.000	0.000	2.990	0.000	0.000	0.000
4.375	103.189	103.089	102.989	3.000	99.506	99.406	99.306	3.000	0.000	0.000	0.000	3.000	0.000	0.000	0.000
4.500	103.262	103.162	103.062	3.125	100.260	100.160	100.060	3.125	0.000	0.000	0.000	3.125	0.000	0.000	0.000
4.625	103.339	103.239	103.139	3.250	101.023	100.923	100.823	3.250	0.000	0.000	0.000	3.250	0.000	0.000	0.000
4.750	102.824	102.724	102.624	3.375	101.495	101.395	101.295	3.375	101.495	101.395	101.295	3.375	101.495	101.395	101.295
4.875	103.175	103.075	102.975	3.500	102.248	102.148	102.048	3.500	102.248	102.148	102.048	4.125	104.084	103.984	103.884
4.990	102.933	102.833	102.733	3.625	102.479	102.379	102.279	3.625	102.479	102.379	102.279	4.250	104.484	104.384	104.284
5.000	103.033	102.933	102.833	3.750	102.988	102.888	102.788	3.750	102.988	102.888	102.788	4.375	104.846	104.746	104.646
5.125	103.263	103.163	103.063	3.875	103.422	103.322	103.222	3.875	103.422	103.322	103.222	4.500	105.041	104.941	104.841
5.250	102.722	102.621	102.522	3.990	103.486	103.386	103.286	3.990	103.486	103.386	103.286	4.625	104.224	104.124	104.024
5.375	103.936	103.834	103.736	4.000	103.586	103.486	103.386	4.000	103.586	103.486	103.386	4.750	104.525	104.425	104.325
5.500	104.127	104.025	103.927	4.125	103.698	103.598	103.498	4.125	103.698	103.598	103.498	4.875	104.633	104.533	104.433
5.625	104.385	104.282	104.185	4.250	104.325	104.225	104.125	4.250	104.325	104.225	104.125	4.990	104.709	104.609	104.509
5.750	104.158	104.033	103.919	4.375	104.563	104.463	104.363	4.375	104.563	104.463	104.363	5.000	104.809	104.709	104.609
5.875	104.169	104.043	103.930	4.500	104.732	104.632	104.532	4.500	104.732	104.632	104.532	5.125	104.797	104.697	104.597
5.990	104.096	103.970	103.857	4.625	104.791	104.691	104.591	4.625	104.791	104.691	104.591	5.250	105.137	105.037	104.937
6.000	104.196	104.070	103.957	4.750	105.147	105.047	104.947	4.750	105.147	105.047	104.947	5.375	0.000	0.000	0.000
15 Year 105-125				15 Year >125				15 Year SC				15 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
3.375	102.422	102.322	102.222	3.375	102.422	102.322	102.222	3.375	101.940	101.840	101.740	3.375	101.940	101.840	101.740
3.500	102.847	102.747	102.647	3.500	102.847	102.747	102.647	3.500	102.365	102.265	102.165	3.500	102.365	102.265	102.165
3.625	102.863	102.763	102.663	3.625	102.863	102.763	102.663	3.625	101.918	101.818	101.718	3.625	101.918	101.818	101.718
3.750	103.360	103.260	103.160	3.750	103.360	103.260	103.160	3.750	102.415	102.315	102.215	3.750	102.415	102.315	102.215
3.875	103.485	103.385	103.285	3.875	103.485	103.385	103.285	3.875	102.540	102.440	102.340	3.875	102.540	102.440	102.340
3.990	103.737	103.637	103.537	3.990	103.737	103.637	103.537	3.990	102.792	102.692	102.592	3.990	102.792	102.692	102.592
4.000	103.837	103.737	103.637	4.000	103.837	103.737	103.637	4.000	102.892	102.792	102.692	4.000	102.892	102.792	102.692
4.125	104.084	103.984	103.884	4.125	104.084	103.984	103.884	4.125	102.770	102.670	102.570	4.125	102.770	102.670	102.570
4.250	104.484	104.384	104.284	4.250	104.484	104.384	104.284	4.250	103.170	103.070	102.970	4.250	103.170	103.070	102.970
4.375	104.721	104.621	104.521	4.375	104.721	104.621	104.521	4.375	103.532	103.432	103.332	4.375	103.532	103.432	103.332
4.500	104.916	104.816	104.716	4.500	104.916	104.816	104.716	4.500	103.727	103.627	103.527	4.500	103.727	103.627	103.527
4.625	104.099	103.999	103.899	4.625	104.099	103.999	103.899	4.625	102.205	102.105	102.005	4.625	102.205	102.105	102.005
4.750	104.400	104.300	104.200	4.750	104.400	104.300	104.200	4.750	102.606	102.506	102.406	4.750	102.606	102.506	102.406
4.875	104.633	104.533	104.433	4.875	104.633	104.533	104.433	4.875	102.714	102.614	102.514	4.875	102.714	102.614	102.514
4.990	104.709	104.609	104.509	4.990	104.709	104.609	104.509	4.990	102.838	102.738	102.638	4.990	102.838	102.738	102.638
5.000	104.809	104.709	104.609	5.000	104.809	104.709	104.609	5.000	102.938	102.838	102.738	5.000	102.938	102.838	102.738
5.125	104.797	104.697	104.597	5.125	104.797	104.697	104.597	5.125	103.128	103.028	102.928	5.125	103.128	103.028	102.928
5.250	105.137	105.037	104.937	5.250	105.137	105.037	104.937	5.250	103.468	103.368	103.268	5.250	103.468	103.368	103.268
5.375	0.000	0.000	0.000	5.375	0.000	0.000	0.000	5.375	0.000	0.000	0.000	5.375	0.000	0.000	0.000

Applicable for all mortgages with terms greater than 15 years		
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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.:

3/13/2020

45 Day Lock Exp.:

3/30/2020

60 Day Lock Exp.:

4/13/2020

W. Rate Sheet Dated: 2/12/2020

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
2.875	97.965	97.865	97.765	2.750	98.115	98.015	97.915	3.375	102.410	102.310	102.210	4.000	102.753	102.653	102.553	3.375	101.628	101.528	101.428
2.990	98.886	98.786	98.686	2.875	98.912	98.812	98.712	3.500	102.837	102.737	102.637	4.125	102.745	102.645	102.545	3.500	102.055	101.955	101.855
3.000	98.986	98.886	98.786	2.990	99.575	99.475	99.375	3.625	102.843	102.743	102.643	4.250	102.783	102.683	102.583	3.625	101.601	101.501	101.401
3.125	100.010	99.910	99.810	3.000	99.675	99.575	99.475	3.750	103.332	103.232	103.132	4.375	103.069	102.969	102.869	3.750	102.090	101.990	101.890
3.250	100.786	100.686	100.586	3.125	100.441	100.341	100.241	3.875	103.447	103.347	103.247	4.500	103.370	103.270	103.170	3.875	102.205	102.105	102.005
3.375	101.441	101.341	101.241	3.250	101.217	101.117	101.017	3.990	103.726	103.626	103.526	4.625	103.429	103.329	103.229	3.990	102.484	102.384	102.284
3.500	101.926	101.826	101.726	3.375	101.697	101.597	101.497	4.000	103.826	103.726	103.626	4.750	102.902	102.802	102.702	4.000	102.584	102.484	102.384
3.625	102.430	102.330	102.230	3.500	102.445	102.345	102.245	4.125	104.070	103.970	103.870	4.875	103.262	103.162	103.062	4.125	102.453	102.353	102.253
3.750	102.540	102.440	102.340	3.625	102.679	102.579	102.479	4.250	104.466	104.366	104.266	4.990	103.390	103.290	103.190	4.250	102.849	102.749	102.649
3.875	103.031	102.931	102.831	3.750	102.966	102.866	102.766	4.375	104.844	104.744	104.644	5.000	103.490	103.390	103.290	4.375	103.227	103.127	103.027
3.990	103.328	103.228	103.128	3.875	103.406	103.306	103.206	4.500	105.046	104.946	104.846	5.125	103.721	103.621	103.521	4.500	103.429	103.329	103.229
4.000	103.428	103.328	103.228	3.990	103.472	103.372	103.272	4.625	104.186	104.086	103.986	5.250	103.071	102.971	102.871	4.625	101.967	101.867	101.767
4.125	103.420	103.320	103.220	4.000	103.572	103.472	103.372	4.750	104.492	104.392	104.292	5.375	103.283	103.183	103.083	4.750	102.273	102.173	102.073
4.250	103.628	103.528	103.428	4.125	103.672	103.572	103.472	4.875	104.600	104.500	104.400	5.500	103.469	103.369	103.269	4.875	102.381	102.281	102.181
4.375	103.914	103.814	103.714	4.250	104.179	104.079	103.979	4.990	104.675	104.575	104.475	5.625	103.723	103.623	103.523	4.990	102.535	102.435	102.335
4.500	104.215	104.115	104.015	4.375	104.413	104.313	104.213	5.000	104.775	104.675	104.575	5.750	103.603	103.503	103.403	5.000	102.635	102.535	102.435
4.625	104.274	104.174	104.074	4.500	104.579	104.479	104.379	5.125	104.775	104.675	104.575	5.875	103.613	103.513	103.413	5.125	102.806	102.706	102.606
4.750	104.712	104.612	104.512	4.625	104.634	104.534	104.434	5.250	105.115	105.015	104.915	5.990	103.536	103.436	103.336	5.250	103.146	103.046	102.946
4.875	105.072	104.972	104.872	4.750	104.959	104.859	104.759	5.375	0.000	0.000	0.000	6.000	103.636	103.536	103.436	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.:

3/13/2020

45 Day Lock Exp.:

3/30/2020

60 Day Lock Exp.:

4/13/2020

W. Rate Sheet Dated: 2/12/2020

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	99.132	99.069	99.007	
3.500	99.567	99.504	99.442	
3.625	100.002	99.939	99.877	
3.750	100.501	100.438	100.376	
3.875	100.734	100.671	100.609	
4.000	101.010	100.947	100.885	
4.125	101.141	101.079	101.016	
4.250	101.345	101.282	101.220	
4.375	101.543	101.480	101.418	
4.500	101.721	101.658	101.596	
4.625	101.960	101.897	101.835	
4.750	102.174	102.112	102.049	
4.875	102.356	102.293	102.231	

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	98.454	98.329	98.204	
3.375	98.916	98.791	98.666	
3.500	99.319	99.194	99.069	
3.625	99.799	99.674	99.549	
3.750	100.212	100.087	99.962	
3.875	100.576	100.451	100.326	
4.000	100.914	100.789	100.664	
4.125	101.050	100.925	100.800	
4.250	101.357	101.232	101.107	
4.375	101.635	101.510	101.385	
4.500	101.792	101.667	101.542	

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	97.202	97.077	96.952	
3.375	97.607	97.482	97.357	
3.500	97.982	97.857	97.732	
3.625	98.334	98.209	98.084	
3.750	98.925	98.800	98.675	
3.875	99.243	99.118	98.993	
4.000	99.527	99.402	99.277	
4.125	99.811	99.686	99.561	
4.250	100.095	99.970	99.845	
4.375	100.378	100.253	100.128	
4.500	100.668	100.543	100.418	
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	0.000	0.000	-0.250	-0.375	-0.500	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	-0.375	-0.625	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)