



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.: 3/19/2020

45 Day Lock Exp.: 4/3/2020

60 Day Lock Exp.: 4/20/2020

W. Rate Sheet Dated: 2/18/2020

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	101.163	101.013	100.863	2.375	97.664	97.514	97.364	3.125	99.421	99.271	99.121
3.375	102.240	102.090	101.940	3.375	101.546	101.396	101.246	2.500	98.094	97.944	97.794	3.250	99.902	99.752	99.602
3.500	102.655	102.505	102.355	3.500	101.909	101.759	101.609	2.625	98.521	98.371	98.221	3.375	100.200	100.050	99.900
3.625	103.034	102.884	102.734	3.625	102.221	102.071	101.921	2.750	98.659	98.509	98.359	3.500	100.213	100.063	99.913
3.750	102.416	102.266	102.116	3.750	101.799	101.649	101.499	2.875	99.088	98.938	98.788	3.625	100.442	100.292	100.142
3.875	102.800	102.650	102.500	3.875	102.124	101.974	101.824	3.000	99.503	99.353	99.203	Margin = 2.250		Index = 1.490	
4.000	103.159	103.009	102.859	4.000	102.454	102.304	102.154	3.125	99.914	99.764	99.614				
4.125	103.486	103.336	103.186	4.125	102.726	102.576	102.426	3.250	101.442	101.292	101.142				
4.375	103.246	103.146	103.046	4.375	102.861	102.761	102.661	3.375	101.802	101.652	101.502				
4.500	103.551	103.451	103.351	4.500	102.988	102.888	102.788	3.500	102.142	101.992	101.842				
4.625	103.829	103.729	103.629	4.625	103.179	103.079	102.979	3.625	102.432	102.282	102.132				
4.750	103.975	103.875	103.775	4.750	103.658	103.558	103.458	3.750	102.788	102.638	102.488				
4.875	104.211	104.111	104.011	4.875	103.886	103.786	103.686	3.875	103.091	102.941	102.791				
5.000	104.529	104.429	104.329	5.000	104.116	104.016	103.916	4.000	103.398	103.248	103.098				
5.125	104.758	104.658	104.558	5.125	104.307	104.207	104.107	4.125	103.647	103.497	103.347				
5.375	105.511	105.411	105.311	5.375	105.185	105.085	104.985	4.250	103.271	103.121	102.971				
5.500	105.829	105.729	105.629	5.500	105.416	105.316	105.216	4.375	103.528	103.378	103.228				
5.625	106.058	105.958	105.858	5.625	105.607	105.507	105.407	4.500	103.679	103.529	103.379				
6.250	106.000	105.850	105.700	6.250	106.394	106.244	106.094	4.625	103.853	103.703	103.553				

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	100.163	100.013	99.863	2.375	96.664	96.514	96.364	3.125	98.421	98.271	98.121
3.375	101.490	101.340	101.190	3.375	100.546	100.396	100.246	2.500	97.094	96.944	96.794	3.250	98.902	98.752	98.602
3.500	101.905	101.755	101.605	3.500	100.909	100.759	100.609	2.625	97.521	97.371	97.221	3.375	99.200	99.050	98.900
3.625	102.284	102.134	101.984	3.625	101.221	101.071	100.921	2.750	97.659	97.509	97.359	3.500	99.213	99.063	98.913
3.750	101.666	101.516	101.366	3.750	100.799	100.649	100.499	2.875	98.088	97.938	97.788	3.625	99.442	99.292	99.142
3.875	102.050	101.900	101.750	3.875	101.124	100.974	100.824	3.000	98.503	98.353	98.203	Margin = 2.250		Index = 1.490	
4.000	102.409	102.259	102.109	4.000	101.454	101.304	101.154	3.125	98.914	98.764	98.614	30 Year OTC			
4.125	102.736	102.586	102.436	4.125	101.726	101.576	101.426	3.250	100.442	100.292	100.142	Rate	30 Day	45 Day	60 Day
4.375	102.496	102.396	102.296	4.375	101.861	101.761	101.661	3.375	100.802	100.652	100.502	3.875	100.950	100.700	100.450
4.500	102.801	102.701	102.601	4.500	101.988	101.888	101.788	3.500	101.142	100.992	100.842	4.000	101.309	101.059	100.809
4.625	103.079	102.979	102.879	4.625	102.179	102.079	101.979	3.625	101.432	101.282	101.132	4.125	101.636	101.386	101.136
4.750	103.225	103.125	103.025	4.750	102.658	102.558	102.458	3.750	101.788	101.638	101.488	4.375	101.696	101.446	101.196
4.875	103.461	103.361	103.261	4.875	102.886	102.786	102.686	3.875	102.091	101.941	101.791	4.500	102.001	101.751	101.501
5.000	103.779	103.679	103.579	5.000	103.116	103.016	102.916	4.000	102.398	102.248	102.098	4.625	102.279	102.029	101.779
5.125	104.008	103.908	103.808	5.125	103.307	103.207	103.107	4.125	102.647	102.497	102.347	4.875	102.661	102.411	102.161
5.375	104.761	104.661	104.561	5.375	104.185	104.085	103.985	4.250	102.271	102.121	101.971	5.000	102.979	102.729	102.479
5.500	105.079	104.979	104.879	5.500	104.416	104.316	104.216	4.375	102.528	102.378	102.228	5.125	103.208	102.958	102.708
5.625	105.308	105.208	105.108	5.625	104.607	104.507	104.407	4.500	102.679	102.529	102.379	5.500	104.279	104.029	103.779
6.250	106.095	105.945	105.795	6.250	105.394	105.244	105.094	4.625	102.853	102.703	102.553	5.625	104.508	104.258	104.008

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	98.200	97.950	97.700	6.250	101.000	100.750	100.500
4.125	100.236	99.986	99.736	6.250	103.750	103.500	103.250	4.000	98.559	98.309	98.059				
4.250	100.361	100.111	99.861					4.125	98.886	98.636	98.386				
4.375	100.296	100.046	99.796					4.375	98.946	98.696	98.446				
4.500	100.601	100.351	100.101					4.500	99.251	99.001	98.751				
4.625	100.879	100.629	100.379					4.625	99.529	99.279	99.029				
5.000	101.579	101.329	101.079					4.875	99.911	99.661	99.411				
5.125	101.808	101.558	101.308					5.000	100.229	99.979	99.729				
5.250	102.208	101.958	101.708					5.125	100.458	100.208	99.958				
Borrower Paid Comp Only				Lender Paid Only				5.500	101.529	101.279	101.029				
								5.625	101.758	101.508	101.258				

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.:

60 Day Lock Exp.:

3/19/2020

4/3/2020

4/20/2020

W. Rate Sheet Dated: 2/18/2020

Release Time: 10:00 am ET

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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	101.085	100.935	100.785	3.250	100.912	100.762	100.612	2.375	94.444	94.294	94.144	3.125	99.171	99.021	98.871
3.375	101.559	101.409	101.259	3.375	101.295	101.145	100.995	2.500	94.874	94.724	94.574	3.250	99.652	99.502	99.352
3.500	101.974	101.824	101.674	3.500	101.657	101.507	101.357	2.625	95.301	95.151	95.001	3.375	99.950	99.800	99.650
3.625	102.353	102.203	102.053	3.625	101.970	101.820	101.670	2.750	98.377	98.227	98.077	3.500	99.963	99.813	99.663
3.750	101.953	101.803	101.653	3.750	101.767	101.617	101.467	2.875	98.806	98.656	98.506	3.625	100.192	100.042	99.892
3.875	102.337	102.187	102.037	3.875	102.091	101.941	101.791	3.000	99.221	99.071	98.921	Margin = 2.250		Index = 1.490	
4.000	102.696	102.546	102.396	4.000	102.421	102.271	102.121	3.125	99.631	99.481	99.331				
4.125	103.024	102.874	102.724	4.125	102.693	102.543	102.393	3.250	101.191	101.041	100.891				
4.375	102.565	102.465	102.365	4.375	102.610	102.510	102.410	3.375	101.551	101.401	101.251				
4.500	102.869	102.769	102.669	4.500	102.737	102.637	102.537	3.500	101.891	101.741	101.591				
4.625	103.147	103.047	102.947	4.625	102.928	102.828	102.728	3.625	102.180	102.030	101.880				
4.750	101.637	101.537	101.437	4.750	101.751	101.651	101.551	3.750	102.756	102.606	102.456				
4.875	101.874	101.774	101.674	4.875	101.978	101.878	101.778	3.875	103.058	102.908	102.758				
5.000	102.192	102.092	101.992	5.000	102.209	102.109	102.009	4.000	103.365	103.215	103.065				
5.125	102.421	102.321	102.221	5.125	102.399	102.299	102.199	4.125	103.615	103.465	103.315				
5.375	102.955	102.855	102.755	5.375	103.059	102.959	102.859	4.250	103.020	102.870	102.720				
5.500	103.273	103.173	103.073	5.500	103.290	103.190	103.090	4.375	103.277	103.127	102.977				
5.625	103.502	103.402	103.302	5.625	103.480	103.380	103.280	4.500	103.427	103.277	103.127				
6.250	103.195	103.045	102.895	6.250	103.174	103.024	102.874	4.625	103.602	103.452	103.302				

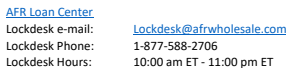
SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	100.335	100.185	100.035	3.250	99.482	99.332	99.182	2.375	95.264	95.114	94.964	3.125	97.708	97.558	97.408
3.375	100.809	100.659	100.509	3.375	99.865	99.715	99.565	2.500	95.694	95.544	95.394	3.250	98.221	98.071	97.921
3.500	101.224	101.074	100.924	3.500	100.227	100.077	99.927	2.625	96.121	95.971	95.821	3.375	98.519	98.369	98.219
3.625	101.603	101.453	101.303	3.625	100.540	100.390	100.240	2.750	97.103	96.953	96.803	3.500	98.532	98.382	98.232
3.750	101.203	101.053	100.903	3.750	100.337	100.187	100.037	2.875	97.532	97.382	97.232	3.625	98.761	98.611	98.461
3.875	101.587	101.437	101.287	3.875	100.661	100.511	100.361	3.000	97.947	97.797	97.647	Margin = 2.250		Index = 1.490	
4.000	101.946	101.796	101.646	4.000	100.991	100.841	100.691	3.125	98.358	98.208	98.058	30 Year OTC			
4.125	102.274	102.124	101.974	4.125	101.263	101.113	100.963	3.250	99.604	99.454	99.304	Rate	30 Day	45 Day	60 Day
4.375	101.815	101.715	101.615	4.375	101.180	101.080	100.980	3.375	99.964	99.814	99.664	3.875	100.487	100.237	99.987
4.500	102.119	102.019	101.919	4.500	101.307	101.207	101.107	3.500	100.305	100.155	100.005	4.000	100.846	100.596	100.346
4.625	102.397	102.297	102.197	4.625	101.498	101.398	101.298	3.625	100.594	100.444	100.294	4.125	101.174	100.924	100.674
4.750	100.887	100.787	100.687	4.750	100.321	100.221	100.121	3.750	100.381	100.231	100.081	4.375	101.015	100.765	100.515
4.875	101.124	101.024	100.924	4.875	100.548	100.448	100.348	3.875	100.683	100.533	100.383	4.500	101.319	101.069	100.819
5.000	101.442	101.342	101.242	5.000	100.779	100.679	100.579	4.000	100.990	100.840	100.690	4.625	101.597	101.347	101.097
5.125	101.671	101.571	101.471	5.125	100.969	100.869	100.769	4.125	101.239	101.089	100.939	4.875	100.324	100.074	99.824
5.375	102.205	102.105	102.005	5.375	101.629	101.529	101.429	4.250	100.621	100.471	100.321	5.000	100.642	100.392	100.142
5.500	102.523	102.423	102.323	5.500	101.860	101.760	101.660	4.375	100.878	100.728	100.578	5.125	100.871	100.621	100.371
5.625	102.752	102.652	102.552	5.625	102.050	101.950	101.850	4.500	101.029	100.879	100.729	5.500	101.723	101.473	101.223
6.250	102.445	102.295	102.145	6.250	101.744	101.594	101.444	4.625	101.203	101.053	100.903	5.625	101.952	101.702	101.452

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	97.737	97.487	97.237	6.250	N/A	N/A	N/A
4.125	99.424	99.174	98.924	6.250	99.750	99.500	99.250	4.000	98.096	97.846	97.596				
4.250	99.330	99.080	98.830					4.125	98.424	98.174	97.924				
4.375	99.265	99.015	98.765					4.375	98.265	98.015	97.765				
4.500	99.569	99.319	99.069					4.500	98.569	98.319	98.069				
4.625	99.847	99.597	99.347					4.625	98.847	98.597	98.347				
5.000	98.892	98.642	98.392					4.875	97.574	97.324	97.074				
5.125	99.121	98.871	98.621					5.000	97.892	97.642	97.392				
5.250	99.302	99.052	98.802					5.125	98.121	97.871	97.621				
Borrower Paid Comp Only				Lender Paid Only				5.500	98.973	98.723	98.473				
								5.625	99.202	98.952	98.702				

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



W. Rate Sheet Dated: 2/18/2020

Release Time: 10:00 am ET

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

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

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



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.:

3/19/2020

45 Day Lock Exp.:

4/3/2020

60 Day Lock Exp.:

4/20/2020

W. Rate Sheet Dated: 2/18/2020

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	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.875	98.152	98.052	97.952	3.250	0.000	0.000	0.000	3.250	0.000	0.000	0.000	4.000	102.985	102.885	102.785	4.000	102.610	102.510	102.410								
2.990	98.845	98.745	98.645	3.375	101.084	100.984	100.884	3.375	101.084	100.984	100.884	4.125	103.022	102.922	102.822	4.125	102.647	102.547	102.447								
3.000	98.945	98.845	98.745	3.500	101.545	101.445	101.345	3.500	101.545	101.445	101.345	4.250	103.184	103.084	102.984	4.250	102.809	102.709	102.609								
3.125	99.882	99.782	99.682	3.625	102.031	101.931	101.831	3.625	102.031	101.931	101.831	4.375	103.481	103.381	103.281	4.375	103.106	103.006	102.906								
3.250	100.637	100.537	100.437	3.750	102.212	102.112	102.012	3.750	102.212	102.112	102.012	4.500	103.797	103.697	103.597	4.500	103.172	103.072	102.972								
3.375	101.334	101.234	101.134	3.875	102.688	102.588	102.488	3.875	102.688	102.588	102.488	4.625	103.872	103.772	103.672	4.625	103.247	103.147	103.047								
3.500	101.795	101.695	101.595	3.990	102.816	102.716	102.616	3.990	102.816	102.716	102.616	4.750	103.668	103.568	103.468	4.750	103.043	102.943	102.843								
3.625	102.281	102.181	102.081	4.000	102.916	102.816	102.716	4.000	102.916	102.816	102.716	4.875	104.013	103.913	103.813	4.875	103.388	103.288	103.188								
3.750	102.462	102.362	102.262	4.125	102.953	102.853	102.753	4.125	102.953	102.853	102.753	4.990	104.141	104.041	103.941	4.990	103.141	103.041	102.941								
3.875	102.938	102.838	102.738	4.250	103.333	103.233	103.133	4.250	103.333	103.233	103.133	5.000	104.241	104.141	104.041	5.000	103.241	103.141	103.041								
3.990	103.191	103.091	102.991	4.375	103.630	103.530	103.430	4.375	103.630	103.530	103.430	5.125	104.466	104.366	104.266	5.125	103.466	103.366	103.266								
4.000	103.291	103.191	103.091	4.500	103.696	103.596	103.496	4.500	103.696	103.596	103.496	5.250	103.764	103.659	103.564	5.250	102.764	102.659	102.564								
4.125	103.328	103.228	103.128	4.625	103.771	103.671	103.571	4.625	103.771	103.671	103.571	5.375	103.974	103.868	103.774	5.375	103.974	103.868	103.774								
4.250	103.708	103.608	103.508	4.750	104.192	104.092	103.992	4.750	104.192	104.092	103.992	5.500	104.160	104.055	103.960	5.500	104.160	104.055	103.960								
4.375	104.005	103.905	103.805	4.875	104.537	104.437	104.337	4.875	104.537	104.437	104.337	5.625	104.416	104.311	104.216	5.625	104.416	104.311	104.216								
4.500	104.321	104.221	104.121	4.990	104.290	104.190	104.090	4.990	104.290	104.190	104.090	5.750	104.425	104.300	104.225	5.750	104.425	104.300	104.225								
4.625	104.396	104.296	104.196	5.000	104.390	104.290	104.190	5.000	104.390	104.290	104.190	5.875	104.434	104.309	104.234	5.875	104.434	104.309	104.234								
4.750	104.817	104.717	104.617	5.125	104.615	104.515	104.415	5.125	104.615	104.515	104.415	5.990	104.360	104.235	104.160	5.990	104.360	104.235	104.160								
4.875	105.162	105.062	104.962	5.250	105.007	104.902	104.807	5.250	105.007	104.902	104.807	6.000	104.460	104.335	104.260	6.000	104.460	104.335	104.260								
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	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	102.610	102.510	102.410	2.750	98.030	97.930	97.830	2.750	0.000	0.000	0.000	2.750	0.000	0.000	0.000	3.375	102.482	102.382	102.282								
4.125	102.647	102.547	102.447	2.875	98.829	98.729	98.629	2.875	0.000	0.000	0.000	2.875	0.000	0.000	0.000	3.500	102.906	102.806	102.706								
4.250	102.809	102.709	102.609	2.990	99.470	99.370	99.270	2.990	0.000	0.000	0.000	2.990	0.000	0.000	0.000	3.625	102.913	102.813	102.713								
4.375	103.106	103.006	102.906	3.000	99.570	99.470	99.370	3.000	0.000	0.000	0.000	3.000	0.000	0.000	0.000	3.750	103.405	103.305	103.205								
4.500	103.172	103.072	102.972	3.125	100.331	100.231	100.131	3.125	0.000	0.000	0.000	3.125	0.000	0.000	0.000	3.875	103.528	103.428	103.328								
4.625	103.247	103.147	103.047	3.250	101.092	100.992	100.892	3.250	0.000	0.000	0.000	3.250	0.000	0.000	0.000	3.990	103.777	103.677	103.577								
4.750	103.043	102.943	102.843	3.375	101.570	101.470	101.370	3.375	101.570	101.470	101.370	3.375	101.570	101.470	101.370	4.000	103.877	103.777	103.677								
4.875	103.388	103.288	103.188	3.500	102.317	102.217	102.117	3.500	102.317	102.217	102.117	3.500	102.317	102.217	102.117	4.125	104.076	103.976	103.876								
4.990	103.141	103.041	102.941	3.625	102.547	102.447	102.347	3.625	102.547	102.447	102.347	3.625	102.547	102.447	102.347	4.250	104.471	104.371	104.271								
5.000	103.241	103.141	103.041	3.750	102.991	102.891	102.791	3.750	102.991	102.891	102.791	3.750	102.991	102.891	102.791	4.375	104.826	104.726	104.626								
5.125	103.466	103.366	103.266	3.875	103.417	103.317	103.217	3.875	103.417	103.317	103.217	3.875	103.417	103.317	103.217	4.500	105.019	104.919	104.819								
5.250	102.764	102.659	102.564	3.990	103.481	103.381	103.281	3.990	103.481	103.381	103.281	3.990	103.481	103.381	103.281	4.625	104.237	104.137	104.037								
5.375	103.974	103.868	103.774	4.000	103.581	103.481	103.381	4.000	103.581	103.481	103.381	4.000	103.581	103.481	103.381	4.750	104.532	104.432	104.332								
5.500	104.160	104.055	103.960	4.125	103.680	103.580	103.480	4.125	103.680	103.580	103.480	4.125	103.680	103.580	103.480	4.875	104.637	104.537	104.437								
5.625	104.416	104.311	104.216	4.250	104.322	104.222	104.122	4.250	104.322	104.222	104.122	4.250	104.322	104.222	104.122	4.990	104.710	104.610	104.510								
5.750	104.425	104.300	104.225	4.375	104.526	104.426	104.326	4.375	104.526	104.426	104.326	4.375	104.526	104.426	104.326	5.000	104.810	104.710	104.610								
5.875	104.434	104.309	104.234	4.500	104.692	104.592	104.492	4.500	104.692	104.592	104.492	4.500	104.692	104.592	104.492	5.125	104.943	104.843	104.743								
5.990	104.360	104.235	104.160	4.625	104.749	104.649	104.549	4.625	104.749	104.649	104.549	4.625	104.749	104.649	104.549	5.250	105.280	105.175	105.080								
6.000	104.460	104.335	104.260	4.750	105.096	104.996	104.896	4.750	105.096	104.996	104.896	4.750	105.096	104.996	104.896	5.375	0.000	0.000	0.000								
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										
3.375	102.482	102.382	102.282	3.375	102.482	102.382	102.282	3.375	102.094	101.994	101.894	3.375	102.094	101.994	101.894	3.375	102.094										
3.500	102.916	102.806	102.706	3.500	102.906	102.806	102.706	3.500	102.518	102.418	102.318	3.500	102.518	102.418	102.318	3.500	102.518										
3.625	103.193	103.083	102.973	3.625	103.183	103.073	102.963	3.625	102.730	102.630	102.530	3.625	102.730	102.630	102.530	3.625	102.730										
3.750	103.405	103.305	103.205	3.750	103.405	103.305	103.205	3.750	102.925	102.825	102.725	3.750	102.925	102.825	102.725	3.750	102.925										
3.875	103.528	103.428	103.328	3.875	103.528	103.428	103.328	3.875	102.648	102.548	102.448	3.875	102.648	102.548	102.448	3.875	102.648										
3.990	103.777	103.677	103.577	3.990	103.777	103.677	103.577	3.990	102.897	102.797	102.697	3.990	102.897	102.797	102.697	3.990	102.897										
4.000	103.877	103.777	103.677	4.000	103.877	103.777	103.677	4.000	102.997	102.897	102.797	4.000															



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.:

3/19/2020

45 Day Lock Exp.:

4/3/2020

60 Day Lock Exp.:

4/20/2020

W. Rate Sheet Dated: 2/18/2020

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	97.745	97.645	97.545	2.750	97.898	97.798	97.698	3.375	102.437	102.337	102.237	4.000	102.654	102.554	102.454	3.375	101.655	101.555	101.455
2.990	98.663	98.563	98.463	2.875	98.697	98.597	98.497	3.500	102.863	102.763	102.663	4.125	102.696	102.596	102.496	3.500	102.081	101.981	101.881
3.000	98.763	98.663	98.563	2.990	99.343	99.243	99.143	3.625	102.856	102.756	102.656	4.250	102.935	102.835	102.735	3.625	101.614	101.514	101.414
3.125	99.769	99.669	99.569	3.000	99.443	99.343	99.243	3.750	103.352	103.252	103.152	4.375	103.235	103.135	103.035	3.750	102.110	102.010	101.910
3.250	100.528	100.428	100.328	3.125	100.209	100.109	100.009	3.875	103.479	103.379	103.279	4.500	103.558	103.458	103.358	3.875	102.237	102.137	102.037
3.375	101.231	101.131	101.031	3.250	100.976	100.876	100.776	3.990	103.729	103.629	103.529	4.625	103.631	103.531	103.431	3.990	102.487	102.387	102.287
3.500	101.698	101.598	101.498	3.375	101.460	101.360	101.260	4.000	103.829	103.729	103.629	4.750	103.060	102.960	102.860	4.000	102.587	102.487	102.387
3.625	102.190	102.090	101.990	3.500	102.212	102.112	102.012	4.125	104.166	104.066	103.966	4.875	103.410	103.310	103.210	4.125	102.547	102.447	102.347
3.750	102.466	102.366	102.266	3.625	102.448	102.348	102.248	4.250	104.563	104.459	104.363	4.990	103.539	103.439	103.339	4.250	102.944	102.844	102.744
3.875	102.948	102.848	102.748	3.750	102.975	102.875	102.775	4.375	104.927	104.820	104.727	5.000	103.639	103.539	103.439	4.375	103.308	103.201	103.108
3.990	103.204	103.104	103.004	3.875	103.406	103.306	103.206	4.500	105.123	105.014	104.923	5.125	103.866	103.766	103.666	4.500	103.504	103.395	103.304
4.000	103.304	103.204	103.104	3.990	103.470	103.370	103.270	4.625	104.224	104.124	104.024	5.250	103.473	103.373	103.270	4.625	102.005	101.905	101.805
4.125	103.346	103.246	103.146	4.000	103.570	103.470	103.370	4.750	104.523	104.423	104.323	5.375	103.684	103.584	103.482	4.750	102.304	102.204	102.104
4.250	103.745	103.645	103.545	4.125	103.683	103.583	103.483	4.875	104.628	104.528	104.428	5.500	103.872	103.772	103.672	4.875	102.409	102.309	102.209
4.375	104.045	103.945	103.845	4.250	104.366	104.266	104.166	4.990	104.701	104.601	104.501	5.625	104.131	104.031	103.930	4.990	102.515	102.415	102.315
4.500	104.368	104.268	104.168	4.375	104.574	104.474	104.374	5.000	104.801	104.701	104.601	5.750	104.076	103.960	103.834	5.000	102.615	102.515	102.415
4.625	104.441	104.341	104.241	4.500	104.742	104.642	104.542	5.125	104.794	104.694	104.594	5.875	104.087	103.970	103.845	5.125	102.825	102.725	102.625
4.750	104.838	104.738	104.638	4.625	104.801	104.701	104.601	5.250	105.131	105.031	104.931	5.990	104.013	103.896	103.771	5.250	103.162	103.062	102.962
4.875	105.188	105.088	104.988	4.750	105.098	104.998	104.898	5.375	0.000	0.000	0.000	6.000	104.113	103.996	103.871	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%	97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250	
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750	

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

3/19/2020

45 Day Lock Exp.:

4/3/2020

60 Day Lock Exp.:

4/20/2020

W. Rate Sheet Dated: 2/18/2020

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	99.532	99.469	99.407	
3.500	100.029	99.966	99.904	
3.625	100.445	100.383	100.320	
3.750	100.861	100.799	100.736	
3.875	101.013	100.951	100.888	
4.000	101.250	101.187	101.125	
4.125	101.443	101.380	101.318	
4.250	101.606	101.544	101.481	
4.375	101.866	101.804	101.741	
4.500	102.025	101.962	101.900	
4.625	102.244	102.181	102.119	
4.750	102.500	102.437	102.375	
4.875	102.723	102.660	102.598	

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	98.544	98.419	98.294	
3.375	99.006	98.881	98.756	
3.500	99.410	99.285	99.160	
3.625	99.890	99.765	99.640	
3.750	100.303	100.178	100.053	
3.875	100.662	100.537	100.412	
4.000	101.000	100.875	100.750	
4.125	101.137	101.012	100.887	
4.250	101.444	101.319	101.194	
4.375	101.722	101.597	101.472	
4.500	101.880	101.755	101.630	

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	97.293	97.168	97.043	
3.375	97.698	97.573	97.448	
3.500	98.073	97.948	97.823	
3.625	98.425	98.300	98.175	
3.750	99.015	98.890	98.765	
3.875	99.328	99.203	99.078	
4.000	99.613	99.488	99.363	
4.125	99.897	99.772	99.647	
4.250	100.181	100.056	99.931	
4.375	100.465	100.340	100.215	
4.500	100.755	100.630	100.505	
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	0.000	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)