



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.: 3/20/2020

45 Day Lock Exp.: 4/6/2020

60 Day Lock Exp.: 4/20/2020

W. Rate Sheet Dated: 2/19/2020

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	101.030	100.880	100.730	2.375	97.562	97.412	97.262	3.125	99.403	99.253	99.103
3.375	102.131	101.981	101.831	3.375	101.406	101.256	101.106	2.500	97.990	97.840	97.690	3.250	99.882	99.732	99.582
3.500	102.546	102.396	102.246	3.500	101.738	101.588	101.438	2.625	98.419	98.269	98.119	3.375	99.983	99.833	99.683
3.625	102.925	102.775	102.625	3.625	102.048	101.898	101.748	2.750	98.628	98.478	98.328	3.500	100.213	100.063	99.913
3.750	102.416	102.266	102.116	3.750	101.781	101.631	101.481	2.875	99.047	98.897	98.747	3.625	100.110	99.960	99.810
3.875	102.800	102.650	102.500	3.875	102.114	101.964	101.814	3.000	99.462	99.312	99.162	Margin = 2.250		Index = 1.480	
4.000	103.159	103.009	102.859	4.000	102.402	102.252	102.102	3.125	99.801	99.651	99.501				
4.125	103.486	103.336	103.186	4.125	102.641	102.491	102.341	3.250	101.410	101.260	101.110				
4.375	103.371	103.271	103.171	4.375	102.876	102.776	102.676	3.375	101.764	101.614	101.464				
4.500	103.676	103.576	103.476	4.500	103.077	102.977	102.877	3.500	102.072	101.922	101.772				
4.625	103.954	103.854	103.754	4.625	103.397	103.297	103.197	3.625	102.360	102.210	102.060				
4.750	104.069	103.969	103.869	4.750	103.739	103.639	103.539	3.750	102.805	102.655	102.505				
4.875	104.305	104.205	104.105	4.875	103.973	103.873	103.773	3.875	103.116	102.966	102.816				
5.000	104.623	104.523	104.423	5.000	104.174	104.074	103.974	4.000	103.382	103.232	103.082				
5.125	104.852	104.752	104.652	5.125	104.493	104.393	104.293	4.125	103.645	103.495	103.345				
5.375	105.574	105.474	105.374	5.375	105.241	105.141	105.041	4.250	103.318	103.168	103.018				
5.500	105.891	105.791	105.691	5.500	105.443	105.343	105.243	4.375	103.519	103.369	103.219				
5.625	106.121	106.021	105.921	5.625	105.762	105.662	105.562	4.500	103.705	103.555	103.405				
6.250	106.000	105.850	105.700	6.250	106.549	106.399	106.249	4.625	104.009	103.859	103.709				

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	100.030	99.880	99.730	2.375	96.562	96.412	96.262	3.125	98.403	98.253	98.103
3.375	101.381	101.231	101.081	3.375	100.406	100.256	100.106	2.500	96.990	96.840	96.690	3.250	98.882	98.732	98.582
3.500	101.796	101.646	101.496	3.500	100.738	100.588	100.438	2.625	97.419	97.269	97.119	3.375	98.983	98.833	98.683
3.625	102.175	102.025	101.875	3.625	101.048	100.898	100.748	2.750	97.628	97.478	97.328	3.500	99.213	99.063	98.913
3.750	101.666	101.516	101.366	3.750	100.781	100.631	100.481	2.875	98.047	97.897	97.747	3.625	99.110	98.960	98.810
3.875	102.050	101.900	101.750	3.875	101.114	100.964	100.814	3.000	98.462	98.312	98.162	Margin = 2.250		Index = 1.480	
4.000	102.409	102.259	102.109	4.000	101.402	101.252	101.102	3.125	98.801	98.651	98.501	30 Year OTC			
4.125	102.736	102.586	102.436	4.125	101.641	101.491	101.341	3.250	100.410	100.260	100.110	Rate	30 Day	45 Day	60 Day
4.375	102.621	102.521	102.421	4.375	101.876	101.776	101.676	3.375	100.764	100.614	100.464	3.875	100.950	100.700	100.450
4.500	102.926	102.826	102.726	4.500	102.077	101.977	101.877	3.500	101.072	100.922	100.772	4.000	101.309	101.059	100.809
4.625	103.204	103.104	103.004	4.625	102.397	102.297	102.197	3.625	101.360	101.210	101.060	4.125	101.636	101.386	101.136
4.750	103.319	103.219	103.119	4.750	102.739	102.639	102.539	3.750	101.805	101.655	101.505	4.375	101.821	101.571	101.321
4.875	103.555	103.455	103.355	4.875	102.973	102.873	102.773	3.875	102.116	101.966	101.816	4.500	102.126	101.876	101.626
5.000	103.873	103.773	103.673	5.000	103.174	103.074	102.974	4.000	102.382	102.232	102.082	4.625	102.404	102.154	101.904
5.125	104.102	104.002	103.902	5.125	103.493	103.393	103.293	4.125	102.645	102.495	102.345	4.875	102.755	102.505	102.255
5.375	104.824	104.724	104.624	5.375	104.241	104.141	104.041	4.250	102.318	102.168	102.018	5.000	103.073	102.823	102.573
5.500	105.141	105.041	104.941	5.500	104.443	104.343	104.243	4.375	102.519	102.369	102.219	5.125	103.302	103.052	102.802
5.625	105.371	105.271	105.171	5.625	104.762	104.662	104.562	4.500	102.705	102.555	102.405	5.500	104.341	104.091	103.841
6.250	106.158	106.008	105.858	6.250	105.549	105.399	105.249	4.625	103.009	102.859	102.709	5.625	104.571	104.321	104.071

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	100.421	100.171	99.921					4.375	99.071	98.821	98.571				
4.500	100.726	100.476	100.226					4.500	99.376	99.126	98.876				
4.625	101.004	100.754	100.504					4.625	99.654	99.404	99.154				
5.000	101.673	101.423	101.173					4.875	100.005	99.755	99.505				
5.125	101.902	101.652	101.402					5.000	100.323	100.073	99.823				
5.250	102.302	102.052	101.802					5.125	100.552	100.302	100.052				
Borrower Paid Comp Only				Lender Paid Only				5.500	101.591	101.341	101.091				
								5.625	101.821	101.571	101.321				

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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1-877-588-2706

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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

3/20/2020

45 Day Lock Exp.:

4/6/2020

60 Day Lock Exp.:

4/20/2020

W. Rate Sheet Dated: 2/19/2020

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	100.976	100.826	100.676	3.250	100.779	100.629	100.479	2.375	94.342	94.192	94.042	3.125	99.153	99.003	98.853
3.375	101.450	101.300	101.150	3.375	101.155	101.005	100.855	2.500	94.770	94.620	94.470	3.250	99.632	99.482	99.332
3.500	101.864	101.714	101.564	3.500	101.486	101.336	101.186	2.625	95.199	95.049	94.899	3.375	99.733	99.583	99.433
3.625	102.244	102.094	101.944	3.625	101.797	101.647	101.497	2.750	98.345	98.195	98.045	3.500	99.963	99.813	99.663
3.750	101.953	101.803	101.653	3.750	101.748	101.598	101.448	2.875	98.765	98.615	98.465	3.625	99.860	99.710	99.560
3.875	102.337	102.187	102.037	3.875	102.082	101.932	101.782	3.000	99.179	99.029	98.879	Margin = 2.250		Index = 1.480	
4.000	102.696	102.546	102.396	4.000	102.370	102.220	102.070	3.125	99.519	99.369	99.219				
4.125	103.024	102.874	102.724	4.125	102.609	102.459	102.309	3.250	101.159	101.009	100.859				
4.375	102.690	102.590	102.490	4.375	102.625	102.525	102.425	3.375	101.512	101.362	101.212				
4.500	102.994	102.894	102.794	4.500	102.826	102.726	102.626	3.500	101.821	101.671	101.521				
4.625	103.272	103.172	103.072	4.625	103.145	103.045	102.945	3.625	102.109	101.959	101.809				
4.750	101.731	101.631	101.531	4.750	101.832	101.732	101.632	3.750	102.773	102.623	102.473				
4.875	101.968	101.868	101.768	4.875	102.065	101.965	101.865	3.875	103.084	102.934	102.784				
5.000	102.285	102.185	102.085	5.000	102.267	102.167	102.067	4.000	103.349	103.199	103.049				
5.125	102.514	102.414	102.314	5.125	102.586	102.486	102.386	4.125	103.612	103.462	103.312				
5.375	103.017	102.917	102.817	5.375	103.115	103.015	102.915	4.250	103.067	102.917	102.767				
5.500	103.335	103.235	103.135	5.500	103.317	103.217	103.117	4.375	103.268	103.118	102.968				
5.625	103.564	103.464	103.364	5.625	103.636	103.536	103.436	4.500	103.454	103.304	103.154				
6.250	103.258	103.108	102.958	6.250	103.329	103.179	103.029	4.625	103.757	103.607	103.457				

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	100.226	100.076	99.926	3.250	99.349	99.199	99.049	2.375	95.162	95.012	94.862	3.125	97.691	97.541	97.391
3.375	100.700	100.550	100.400	3.375	99.725	99.575	99.425	2.500	95.590	95.440	95.290	3.250	98.201	98.051	97.901
3.500	101.114	100.964	100.814	3.500	100.056	99.906	99.756	2.625	96.019	95.869	95.719	3.375	98.302	98.152	98.002
3.625	101.494	101.344	101.194	3.625	100.367	100.217	100.067	2.750	97.071	96.921	96.771	3.500	98.532	98.382	98.232
3.750	101.203	101.053	100.903	3.750	100.318	100.168	100.018	2.875	97.491	97.341	97.191	3.625	98.429	98.279	98.129
3.875	101.587	101.437	101.287	3.875	100.652	100.502	100.352	3.000	97.905	97.755	97.605	Margin = 2.250		Index = 1.480	
4.000	101.946	101.796	101.646	4.000	100.940	100.790	100.640	3.125	98.245	98.095	97.945	30 Year OTC			
4.125	102.274	102.124	101.974	4.125	101.179	101.029	100.879	3.250	99.573	99.423	99.273	Rate	30 Day	45 Day	60 Day
4.375	101.940	101.840	101.740	4.375	101.195	101.095	100.995	3.375	99.926	99.776	99.626	3.875	100.487	100.237	99.987
4.500	102.244	102.144	102.044	4.500	101.396	101.296	101.196	3.500	100.235	100.085	99.935	4.000	100.846	100.596	100.346
4.625	102.522	102.422	102.322	4.625	101.715	101.615	101.515	3.625	100.523	100.373	100.223	4.125	101.174	100.924	100.674
4.750	100.981	100.881	100.781	4.750	100.402	100.302	100.202	3.750	100.397	100.247	100.097	4.375	101.140	100.890	100.640
4.875	101.218	101.118	101.018	4.875	100.635	100.535	100.435	3.875	100.708	100.558	100.408	4.500	101.444	101.194	100.944
5.000	101.535	101.435	101.335	5.000	100.837	100.737	100.637	4.000	100.974	100.824	100.674	4.625	101.722	101.472	101.222
5.125	101.764	101.664	101.564	5.125	101.156	101.056	100.956	4.125	101.237	101.087	100.937	4.875	100.418	100.168	99.918
5.375	102.267	102.167	102.067	5.375	101.685	101.585	101.485	4.250	100.668	100.518	100.368	5.000	100.735	100.485	100.235
5.500	102.585	102.485	102.385	5.500	101.887	101.787	101.687	4.375	100.869	100.719	100.569	5.125	100.964	100.714	100.464
5.625	102.814	102.714	102.614	5.625	102.206	102.106	102.006	4.500	101.055	100.905	100.755	5.500	101.785	101.535	101.285
6.250	102.508	102.358	102.208	6.250	101.899	101.749	101.599	4.625	101.359	101.209	101.059	5.625	102.014	101.764	101.514

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	99.390	99.140	98.890					4.375	98.390	98.140	97.890				
4.500	99.694	99.444	99.194					4.500	98.694	98.444	98.194				
4.625	99.972	99.722	99.472					4.625	98.972	98.722	98.472				
5.000	98.985	98.735	98.485					4.875	97.668	97.418	97.168				
5.125	99.214	98.964	98.714					5.000	97.985	97.735	97.485				
5.250	99.396	99.146	98.896					5.125	98.214	97.964	97.714				
Borrower Paid Comp Only				Lender Paid Only				5.500	99.035	98.785	98.535				
								5.625	99.264	99.014	98.764				

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

W. Rate Sheet Dated: 2/19/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FNMA																			
30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year High Balance				30/25 Year 105-125 High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.875	N/A	N/A	N/A	2.625	N/A	N/A	N/A	2.750	N/A	N/A	N/A	4.000	102.563	102.463	102.363	3.125	97.505	97.405	97.305
2.990	N/A/57	98.357	98.257	2.750	N/A	N/A	N/A	2.875	N/A	N/A	N/A	4.125	102.563	102.557	102.457	3.250	98.833	98.733	98.633
3.000	98.557	98.457	98.357	2.875	N/A	N/A	N/A	2.990	96.448	96.348	96.248	4.250	102.640	102.540	102.440	3.375	99.446	99.346	99.246
3.125	99.500	99.400	99.300	2.990	96.766	96.666	96.566	3.000	96.548	96.448	96.348	4.375	102.990	102.890	102.790	3.500	99.971	99.871	99.771
3.250	100.378	100.278	100.178	3.000	96.866	96.766	96.666	3.125	97.821	97.721	97.621	4.500	103.272	103.172	103.072	3.625	100.276	100.176	100.076
3.375	100.933	100.833	100.733	3.125	98.074	97.974	97.874	3.250	99.005	98.905	98.805	4.625	103.223	103.123	103.023	3.750	101.496	101.396	101.296
3.500	101.416	101.316	101.216	3.250	99.917	99.097	98.997	3.375	99.634	99.534	99.434	4.750	103.229	103.129	103.029	3.875	102.001	101.901	101.801
3.625	101.871	101.771	101.671	3.375	99.829	99.721	99.621	3.500	100.168	100.068	99.968	4.875	103.557	103.457	103.357	3.990	102.307	102.207	102.107
3.750	102.133	102.033	101.933	3.500	100.356	100.256	100.156	3.625	100.853	100.753	100.653	4.990	103.748	103.648	103.548	4.000	102.407	102.307	102.207
3.875	102.588	102.488	102.388	3.625	100.911	100.811	100.711	3.750	101.873	101.773	101.673	5.000	103.848	103.748	103.648	4.125	102.657	102.557	102.457
3.990	102.860	102.760	102.660	3.750	101.877	101.777	101.677	3.875	102.391	102.291	102.191	5.125	104.000	103.900	103.800	4.250	102.640	102.540	102.440
4.000	102.960	102.860	102.760	3.875	102.391	102.291	102.191	3.990	102.704	102.604	102.504	5.250	104.082	103.982	103.882	4.375	102.990	102.890	102.790
4.125	103.091	102.991	102.891	3.990	102.704	102.604	102.504	4.000	102.804	102.704	102.604	5.375	104.402	104.302	104.202	4.500	103.272	103.172	103.072
4.250	103.521	103.421	103.321	4.000	102.804	102.704	102.604	4.125	103.094	102.994	102.894	5.500	104.699	104.599	104.499	4.625	103.223	103.123	103.023
4.375	103.830	103.730	103.630	4.125	103.224	103.124	103.024	4.250	103.874	103.774	103.674	5.625	104.833	104.733	104.633	4.750	103.229	103.129	103.029
4.500	104.119	104.019	103.919	4.250	104.065	103.965	103.865	4.375	104.287	104.187	104.087	5.750	104.325	104.225	104.125	4.875	103.557	103.457	103.357
4.625	104.266	104.166	104.066	4.375	104.474	104.374	104.274	4.500	104.608	104.508	104.408	5.875	104.624	104.524	104.424	4.990	103.748	103.648	103.548
4.750	104.786	104.686	104.586	4.500	104.796	104.696	104.596	4.625	104.982	104.882	104.782	5.990	104.789	104.689	104.589	5.000	103.848	103.748	103.648
4.875	105.122	105.022	104.922	4.625	105.071	104.971	104.871	4.750	105.821	105.721	105.621	6.000	104.889	104.789	104.689	5.125	104.000	103.900	103.800
30/25 Year >125 High Balance				20 Year				20 Year 105-125				20 Year >125				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.125	97.252	97.152	97.052	2.875	98.165	98.065	97.965	3.250	100.017	99.917	99.817	3.250	100.017	99.817	99.817	3.125	101.548	101.448	101.348
3.250	98.641	98.541	98.441	2.990	99.110	99.010	98.910	3.375	100.588	100.488	100.388	3.375	100.588	100.388	100.388	3.250	101.961	101.861	101.761
3.375	99.259	99.159	99.059	3.000	99.210	99.110	99.010	3.500	101.088	100.988	100.888	3.500	101.088	100.888	100.888	3.375	102.358	102.258	102.158
3.500	99.783	99.683	99.583	3.125	100.134	100.034	99.934	3.625	101.640	101.540	101.440	3.625	101.640	101.440	101.440	3.500	102.611	102.511	102.411
3.625	100.218	100.118	100.018	3.250	100.954	100.854	100.754	3.750	101.848	101.748	101.648	3.750	101.692	101.492	101.492	3.625	102.958	102.858	102.758
3.750	100.492	100.392	100.292	3.375	101.522	101.422	101.322	3.875	102.303	102.203	102.103	3.875	102.147	101.947	101.947	3.750	103.288	103.188	103.088
3.875	102.001	101.901	101.801	3.500	101.990	101.890	101.790	3.990	102.595	102.495	102.395	3.990	102.439	102.239	102.239	3.875	103.612	103.512	103.412
3.990	102.307	102.207	102.107	3.625	102.358	102.258	102.158	4.000	102.695	102.595	102.495	4.000	102.539	102.339	102.339	3.990	103.838	103.738	103.638
4.000	102.407	102.307	102.207	3.750	102.634	102.534	102.434	4.125	102.974	102.874	102.774	4.125	102.817	102.617	102.617	4.000	103.938	103.838	103.738
4.125	102.657	102.557	102.457	3.875	103.066	102.966	102.866	4.250	102.674	102.574	102.474	4.250	102.611	102.411	102.411	4.125	104.372	104.272	104.172
4.250	102.640	102.540	102.440	3.990	103.339	103.239	103.139	4.375	103.063	102.963	102.863	4.375	103.000	102.800	102.800	4.250	104.696	104.596	104.496
4.375	102.990	102.890	102.790	4.000	103.439	103.339	103.239	4.500	103.397	103.297	103.197	4.500	103.334	103.134	103.134	4.375	104.922	104.822	104.722
4.500	103.272	103.172	103.072	4.125	103.602	103.502	103.402	4.625	103.665	103.565	103.465	4.625	103.602	103.402	103.402	4.500	105.173	105.073	104.973
4.625	103.223	103.123	103.023	4.250	103.909	103.809	103.709	4.750	103.969	103.869	103.769	4.750	103.906	103.706	103.706	4.625	105.069	104.969	104.869
4.750	103.229	103.129	103.029	4.375	104.218	104.118	104.018	4.875	104.312	104.212	104.112	4.875	104.250	104.050	104.050	4.750	105.447	105.347	105.247
4.875	103.557	103.457	103.357	4.500	104.589	104.489	104.389	4.990	104.527	104.427	104.327	4.990	104.465	104.265	104.265	4.875	105.671	105.571	105.471
4.990	103.748	103.648	103.548	4.625	104.777	104.677	104.577	5.000	104.627	104.527	104.427	5.000	104.565	104.365	104.365	4.990	106.469	106.369	106.269
5.000	103.848	103.748	103.648	4.750	104.956	104.856	104.756	5.125	104.878	104.778	104.678	5.125	104.815	104.615	104.615	5.000	106.749	106.649	106.549
5.125	104.000	103.900	103.800	4.875	105.252	105.152	105.052	5.250	105.284	105.184	105.084	5.250	105.127	104.927	104.927	5.125	104.809	104.709	104.609
15 Year 105-125				15 Year >125				15 Year High Balance				15 Year 105-125 High Balance				15 Year >125 High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.125	100.465	100.365	100.265	3.125	100.402	100.302	100.202	3.125	101.203	101.103	101.003	3.125	100.120	99.920	99.920	3.125	100.057	99.857	99.857
3.250	100.921	100.821	100.721	3.250	100.859	100.659	100.659	3.250	101.488	101.288	101.288	3.250	100.448	100.248	100.248	3.250	100.386	100.186	100.186
3.375	101.357	101.257	101.157	3.375	101.295	101.095	101.095	3.375	101.760	101.560	101.560	3.375	100.759	100.559	100.559	3.375	100.697	100.497	100.497
3.500	101.644	101.544	101.444	3.500	101.581	101.381	101.381	3.500	101.927	101.727	101.727	3.500	100.960	100.760	100.760	3.500	100.897	100.697	100.697
3.625	102.031	101.931	101.831	3.625	102.031	101.831	101.831	3.625	102.240	102.040	102.040	3.625	101.313	101.113	101.113	3.625	101.313	101.113	101.113
3.750	102.398	102.298	102.198	3.750	102.398	102.198	102.198	3.750	102.460	102.260	102.260	3.750	101.570	101.370	101.370	3.750	101.570	101.370	101.370
3.875	102.757	102.657	102.557	3.875	102.757	102.557	102.557	3.875	102.677	102.477	102.477	3.875	101.822	101.622	101.622	3.875	101.822	101.622	101.622
3.990	103.019	102.919	102.819	3.990	103.019	102.819	102.819	3.990	102.790	102.590	102.590	3.990	101.971	101.771	101.771	3.990	101.971	101.771	101.771
4.000	103.119	103.019	102.919	4.000	103.119	102.919	102.919	4.000	102.890	102.690	102.690	4.000	102.071	101.871	101.871	4.000	102.071	101.871	101.871
4.125	103.648	103.548	103.448	4.125	103.648	103.448	103.448	4.125	103.170	102.970	102.970	4.125	102.446	102.246	102.246	4.125	102.446	102.246	102.246
4.250	104.005	103.905	103.805	4.250	104.005	103.805	103.805	4.250	103.391	103.191	103.191	4.250	102.700	102.500	102.500	4.250	102.700	102.500	102.500
4.375	104.257	104.157	104.057	4.375	104.257	104.057	104.057	4.375	103.546	103.346	103.346	4.375	102.881	102.681	102.681	4.375	102.881	102.681	102.681
4.500	104.332	104.232	104.132	4.500	104.332	104.132	104.132	4.500	103.715										

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ TVT →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
≥ 740	0.00%	-0.25%	-0.25%	-0.50%	-0.25%	-0.25%	-0.25%	-0.75%	-0.75%
720 – 739	0.00%	-0.25%	-0.50%	-0.75%	-0.50%	-0.50%	-0.50%	-1.00%	-1.00%
700 – 719	0.00%	-0.50%	-1.00%	-1.25%	-1.00%	-1.00%	-1.00%	-1.50%	-1.50%
680 – 699	0.00%	-0.50%	-1.25%	-1.75%	-1.50%	-1.25%	-1.25%	-1.50%	-1.50%
660 – 679	0.00%	-1.00%	-2.25%	-2.75%	-2.75%	-2.25%	-2.25%	-2.25%	-2.25%
640 – 659	-0.50%	-1.25%	-2.75%	-3.00%	-3.25%	-2.75%	-2.75%	-2.75%	-2.75%
620 – 639	-0.50%	-1.50%	-3.00%	-3.00%	-3.25%	-3.25%	-3.25%	-3.50%	-3.50%

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

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

Product Features									
Product Feature ↓ \ TVT →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
Investment property	-1.25	-1.25	-1.25	-3.75	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home	0.00	0.00	0.00	0.00	0.00	-0.250	-0.250	-0.250	-0.250
Manufactured*	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year**	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/O Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
* Not applicable MH Advantage properties (identified by SFC 859 in conjunction with SFC 235).									
** Not applicable to detached Condominium units (identified by SFC 588).									

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

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

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

HomeReady LLPA Caps*	
Product Feature	LLPA Caps
LTV > 80% and credit score ≥ 680	0.00%
All other LTV & FICO combos	1.50%

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

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
FNMA HomeStyle Renovation	-1.000
Texas Equity 50(a)(6)	0.000
Texas Equity 50(a)(4)	0.000
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to HB	0.125

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

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

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

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close of business (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. <i>For use by mortgage professionals only and should not be distributed to borrowers</i>				



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.:

3/20/2020

45 Day Lock Exp.:

4/6/2020

60 Day Lock Exp.:

4/20/2020

W. Rate Sheet Dated: 2/19/2020

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
2.875	98.037	97.937	97.837	3.375	100.976	100.876	100.776	3.375	100.976	100.876	100.776	4.000	102.936	102.836	102.736	4.000	102.561	102.461	102.361
2.990	98.719	98.619	98.519	3.500	101.427	101.327	101.227	3.500	101.427	101.327	101.227	4.125	102.976	102.876	102.776	4.125	102.601	102.501	102.401
3.000	98.819	98.719	98.619	3.625	101.908	101.808	101.708	3.625	101.908	101.808	101.708	4.250	103.131	103.031	102.931	4.250	102.756	102.656	102.556
3.125	99.795	99.695	99.595	3.750	102.167	102.067	101.967	3.750	102.167	102.067	101.967	4.375	103.425	103.325	103.225	4.375	103.050	102.950	102.850
3.250	100.542	100.442	100.342	3.875	102.638	102.538	102.438	3.875	102.638	102.538	102.438	4.500	103.740	103.640	103.540	4.500	103.115	103.015	102.915
3.375	101.226	101.126	101.026	3.990	102.761	102.661	102.561	3.990	102.761	102.661	102.561	4.625	103.814	103.714	103.614	4.625	103.189	103.089	102.989
3.500	101.677	101.577	101.477	4.000	102.861	102.761	102.661	4.000	102.861	102.761	102.661	4.750	103.634	103.534	103.434	4.750	103.009	102.909	102.809
3.625	102.158	102.058	101.958	4.125	102.901	102.801	102.701	4.125	102.901	102.801	102.701	4.875	103.978	103.878	103.778	4.875	103.353	103.253	103.153
3.750	102.417	102.317	102.217	4.250	103.278	103.178	103.078	4.250	103.278	103.178	103.078	4.990	104.105	104.005	103.905	4.990	103.105	103.005	102.905
3.875	102.888	102.788	102.688	4.375	103.572	103.472	103.372	4.375	103.572	103.472	103.372	5.000	104.205	104.105	104.005	5.000	103.205	103.105	103.005
3.990	103.136	103.036	102.936	4.500	103.637	103.537	103.437	4.500	103.637	103.537	103.437	5.125	104.431	104.331	104.231	5.125	103.431	103.331	103.231
4.000	103.236	103.136	103.036	4.625	103.711	103.611	103.511	4.625	103.711	103.611	103.511	5.250	103.751	103.651	103.551	5.250	103.551	103.451	103.351
4.125	103.276	103.176	103.076	4.750	104.156	104.056	103.956	4.750	104.156	104.056	103.956	5.375	103.961	103.861	103.761	5.375	103.761	103.661	103.561
4.250	103.653	103.553	103.453	4.875	104.500	104.400	104.300	4.875	104.500	104.400	104.300	5.500	104.150	104.050	103.950	5.500	104.150	104.050	103.950
4.375	103.947	103.847	103.747	4.990	104.252	104.152	104.052	4.990	104.252	104.152	104.052	5.625	104.406	104.291	104.206	5.625	104.406	104.291	104.206
4.500	104.262	104.162	104.062	5.000	104.352	104.252	104.152	5.000	104.352	104.252	104.152	5.750	104.323	104.185	104.123	5.750	104.323	104.185	104.123
4.625	104.336	104.236	104.136	5.125	104.578	104.478	104.378	5.125	104.578	104.478	104.378	5.875	104.333	104.195	104.133	5.875	104.333	104.195	104.133
4.750	104.781	104.681	104.581	5.250	104.988	104.878	104.788	5.250	104.988	104.878	104.788	5.990	104.258	104.121	104.058	5.990	104.258	104.121	104.058
4.875	105.125	105.025	104.925	5.375	106.198	106.084	105.998	5.375	106.198	106.084	105.998	6.000	104.358	104.221	104.158	6.000	104.358	104.221	104.158
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	102.561	102.461	102.361	2.750	98.014	97.914	97.814	2.750	0.000	0.000	0.000	2.750	0.000	0.000	0.000	3.375	102.425	102.325	102.225
4.125	102.601	102.501	102.401	2.875	98.794	98.694	98.594	2.875	0.000	0.000	0.000	2.875	0.000	0.000	0.000	3.500	102.841	102.741	102.641
4.250	102.756	102.656	102.556	2.990	99.438	99.338	99.238	2.990	0.000	0.000	0.000	2.990	0.000	0.000	0.000	3.625	102.892	102.792	102.692
4.375	103.050	102.950	102.850	3.000	99.538	99.438	99.338	3.000	0.000	0.000	0.000	3.000	0.000	0.000	0.000	3.750	103.377	103.277	103.177
4.500	103.115	103.015	102.915	3.125	100.277	100.177	100.077	3.125	0.000	0.000	0.000	3.125	0.000	0.000	0.000	3.875	103.501	103.401	103.301
4.625	103.189	103.089	102.989	3.250	101.027	100.927	100.827	3.250	0.000	0.000	0.000	3.250	0.000	0.000	0.000	3.990	103.746	103.646	103.546
4.750	103.009	102.909	102.809	3.375	101.488	101.388	101.288	3.375	101.488	101.388	101.288	3.375	101.488	101.388	101.288	4.000	103.846	103.746	103.646
4.875	103.353	103.253	103.153	3.500	102.212	102.112	102.012	3.500	102.212	102.112	102.012	3.500	102.212	102.112	102.012	4.125	104.132	104.032	103.932
4.990	103.105	103.005	102.905	3.625	102.439	102.339	102.239	3.625	102.439	102.339	102.239	3.625	102.439	102.339	102.239	4.250	104.523	104.423	104.323
5.000	103.205	103.105	103.005	3.750	102.947	102.847	102.747	3.750	102.947	102.847	102.747	3.750	102.947	102.847	102.747	4.375	104.874	104.774	104.674
5.125	103.431	103.331	103.231	3.875	103.368	103.268	103.168	3.875	103.368	103.268	103.168	3.875	103.368	103.268	103.168	4.500	105.060	104.960	104.860
5.250	102.751	102.651	102.551	3.990	103.431	103.331	103.231	3.990	103.431	103.331	103.231	3.990	103.431	103.331	103.231	4.625	104.245	104.145	104.045
5.375	103.961	103.861	103.761	4.000	103.531	103.431	103.331	4.000	103.531	103.431	103.331	4.000	103.531	103.431	103.331	4.750	104.535	104.435	104.335
5.500	104.150	104.050	103.950	4.125	103.614	103.514	103.414	4.125	103.614	103.514	103.414	4.125	103.614	103.514	103.414	4.875	104.640	104.540	104.440
5.625	104.406	104.291	104.206	4.250	104.239	104.139	104.039	4.250	104.239	104.139	104.039	4.250	104.239	104.139	104.039	4.990	104.717	104.617	104.517
5.750	104.323	104.185	104.123	4.375	104.471	104.371	104.271	4.375	104.471	104.371	104.271	4.375	104.471	104.371	104.271	5.000	104.817	104.717	104.617
5.875	104.333	104.195	104.133	4.500	104.634	104.534	104.434	4.500	104.634	104.534	104.434	4.500	104.634	104.534	104.434	5.125	104.937	104.837	104.737
5.990	104.258	104.121	104.058	4.625	104.690	104.590	104.490	4.625	104.690	104.590	104.490	4.625	104.690	104.590	104.490	5.250	105.273	105.173	105.073
6.000	104.358	104.221	104.158	4.750	105.062	104.962	104.862	4.750	105.062	104.962	104.862	4.750	105.062	104.962	104.862	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	45 Day	60 Day
3.375	102.425	102.325	102.225	3.375	102.425	102.325	102.225	3.375	102.037	101.937	101.837	3.375	102.037	101.937	101.837	3.375	102.037	101.937	101.837
3.500	102.841	102.741	102.641	3.500	102.841	102.741	102.641	3.500	102.453	102.353	102.253	3.500	102.453	102.353	102.253	3.500	102.453	102.353	102.253
3.625	102.892	102.792	102.692	3.625	102.892	102.792	102.692	3.625	102.007	101.907	101.807	3.625	102.007	101.907	101.807	3.625	102.007	101.907	101.807
3.750	103.377	103.277	103.177	3.750	103.377	103.277	103.177	3.750	102.492	102.392	102.292	3.750	102.492	102.392	102.292	3.750	102.492	102.392	102.292
3.875	103.501	103.401	103.301	3.875	103.501	103.401	103.301	3.875	102.616	102.516	102.416	3.875	102.616	102.516	102.416	3.875	102.616	102.516	102.416
3.990	103.746	103.646	103.546	3.990	103.746	103.646	103.546	3.990	102.861	102.761	102.661	3.990	102.861	102.761	102.661	3.990	102.861	102.761	102.661
4.000	103.846	103.746	103.646	4.000	103.846	103.746	103.646	4.000	102.961	102.861	102.761	4.000	102.961	102.861	102.761	4.000	102.961	102.861	102.761
4.125	104.132	104.032	103.932	4.125	104.132	104.032	103.932	4.125	102.874	102.774	102.674	4.125	102.874	102.774	102.674	4.125	102.874	102.774	102.674
4.250	104.523	104.423	104.323	4.250	104.523	104.423	104.323	4.250	102.365	102.265	102.165	4.250	102.365	102.265	102.165	4.250	102.365	102.265	102.165
4.375	104.749	104.649	104.549	4.375	104.749	104.649	104.549	4.375	103.616	103.516	103.416	4.375	103.491	103.391	103.291	4.375	103.491	103.391	103.291
4.500	104.935	104.835	104.735	4.500	104.935	104.835	104.735	4.500	103.802	103.702	103.602	4.500	103.677	103.577	103.				



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.:

3/20/2020

45 Day Lock Exp.:

4/6/2020

60 Day Lock Exp.:

4/20/2020

W. Rate Sheet Dated: 2/19/2020

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	98.152	98.052	97.952	2.750	98.030	97.930	97.830	3.375	102.482	102.382	102.282	4.000	102.635	102.535	102.435	3.375	101.794	101.694	101.594
2.990	98.845	98.745	98.645	2.875	98.829	98.729	98.629	3.500	102.906	102.806	102.706	4.125	102.672	102.572	102.472	3.500	102.218	102.118	102.018
3.000	98.945	98.845	98.745	2.990	99.470	99.370	99.270	3.625	102.913	102.813	102.713	4.250	102.834	102.734	102.634	3.625	101.733	101.633	101.533
3.125	99.882	99.782	99.682	3.000	99.570	99.470	99.370	3.750	103.405	103.305	103.205	4.375	103.131	103.031	102.931	3.750	102.225	102.125	102.025
3.250	100.637	100.537	100.437	3.125	100.331	100.231	100.131	3.875	103.528	103.428	103.328	4.500	103.447	103.347	103.247	3.875	102.348	102.248	102.148
3.375	101.334	101.234	101.134	3.250	101.092	100.992	100.892	3.990	103.777	103.677	103.577	4.625	103.522	103.422	103.322	3.990	102.597	102.497	102.397
3.500	101.795	101.695	101.595	3.375	101.570	101.470	101.370	4.000	103.877	103.777	103.677	4.750	103.318	103.218	103.118	4.000	102.697	102.597	102.497
3.625	102.281	102.181	102.081	3.500	102.317	102.217	102.117	4.125	104.076	103.976	103.876	4.875	103.663	103.563	103.463	4.125	102.529	102.429	102.329
3.750	102.462	102.362	102.262	3.625	102.547	102.447	102.347	4.250	104.471	104.371	104.271	4.990	103.791	103.691	103.591	4.250	102.924	102.824	102.724
3.875	102.938	102.838	102.738	3.750	102.991	102.891	102.791	4.375	104.826	104.726	104.626	5.000	103.891	103.791	103.691	4.375	103.279	103.179	103.079
3.990	103.191	103.091	102.991	3.875	103.417	103.317	103.217	4.500	105.019	104.919	104.819	5.125	104.116	104.016	103.916	4.500	103.472	103.372	103.272
4.000	103.291	103.191	103.091	3.990	103.481	103.381	103.281	4.625	104.237	104.137	104.037	5.250	103.414	103.309	103.214	4.625	102.080	101.980	101.880
4.125	103.328	103.228	103.128	4.000	103.581	103.481	103.381	4.750	104.532	104.432	104.332	5.375	103.624	103.518	103.424	4.750	102.375	102.275	102.175
4.250	103.708	103.608	103.508	4.125	103.680	103.580	103.480	4.875	104.637	104.537	104.437	5.500	103.810	103.705	103.610	4.875	102.480	102.380	102.280
4.375	104.005	103.905	103.805	4.250	104.322	104.222	104.122	4.990	104.710	104.610	104.510	5.625	104.066	103.961	103.866	4.990	102.619	102.519	102.419
4.500	104.321	104.221	104.121	4.375	104.526	104.426	104.326	5.000	104.810	104.710	104.610	5.750	104.075	103.950	103.875	5.000	102.719	102.619	102.519
4.625	104.396	104.296	104.196	4.500	104.692	104.592	104.492	5.125	104.943	104.838	104.743	5.875	104.084	103.959	103.884	5.125	103.036	102.931	102.836
4.750	104.817	104.717	104.617	4.625	104.749	104.649	104.549	5.250	105.280	105.175	105.080	5.990	104.010	103.885	103.810	5.250	103.373	103.268	103.173
4.875	105.162	105.062	104.962	4.750	105.096	104.996	104.896	5.375	0.000	0.000	0.000	6.000	104.110	103.985	103.910	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%	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@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

3/20/2020

45 Day Lock Exp.:

4/6/2020

60 Day Lock Exp.:

4/20/2020

W. Rate Sheet Dated: 2/19/2020

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	0.500	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)