



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.: 3/26/2020

45 Day Lock Exp.: 4/10/2020

60 Day Lock Exp.: 4/27/2020

W. Rate Sheet Dated: 2/25/2020

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
2.750	100.772	100.622	100.472	2.750	100.500	100.350	100.200	2.375	98.477	98.327	98.177	3.125	99.574	99.424	99.274
2.875	101.324	101.174	101.024	2.875	100.987	100.837	100.687	2.500	98.957	98.807	98.657	3.250	99.985	99.835	99.685
3.000	101.828	101.678	101.528	3.000	101.439	101.289	101.139	2.625	99.449	99.299	99.149	3.375	100.086	99.936	99.786
3.125	102.342	102.192	102.042	3.125	101.828	101.678	101.528	2.750	99.117	98.967	98.817	3.500	100.342	100.192	100.042
3.250	102.199	102.049	101.899	3.250	101.293	101.143	100.993	2.875	99.579	99.429	99.279	3.625	100.217	100.067	99.917
3.375	102.666	102.516	102.366	3.375	101.666	101.516	101.366	3.000	100.006	99.856	99.706	Margin = 2.250		Index = 1.460	
3.500	103.110	102.960	102.810	3.500	102.048	101.898	101.748	3.125	100.370	100.220	100.070				
3.625	103.451	103.301	103.151	3.625	102.411	102.261	102.111	3.250	101.734	101.584	101.434				
4.000	103.571	103.421	103.271	4.000	102.651	102.501	102.351	3.375	102.083	101.933	101.783				
4.125	103.907	103.757	103.607	4.125	102.874	102.724	102.574	3.500	102.440	102.290	102.140				
4.500	103.890	103.790	103.690	4.500	103.291	103.191	103.091	3.625	102.778	102.628	102.478				
4.625	103.949	103.849	103.749	4.625	103.623	103.523	103.423	3.750	103.063	102.913	102.763				
4.750	104.064	103.964	103.864	4.750	103.766	103.666	103.566	3.875	103.377	103.227	103.077				
4.875	104.380	104.280	104.180	4.875	104.003	103.903	103.803	4.000	103.699	103.549	103.399				
5.000	104.669	104.569	104.469	5.000	104.246	104.146	104.046	4.125	103.957	103.807	103.657				
5.125	104.904	104.804	104.704	5.125	104.578	104.478	104.378	4.250	103.435	103.285	103.135				
5.250	105.518	105.418	105.318	5.250	105.220	105.120	105.020	4.375	103.629	103.479	103.329				
5.375	105.834	105.734	105.634	5.375	105.457	105.357	105.257	4.500	103.854	103.704	103.554				
6.250	106.000	105.850	105.700	6.250	106.819	106.669	106.519	4.625	104.169	104.019	103.869				

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
2.750	100.022	99.872	99.722	2.750	99.500	99.350	99.200	2.375	97.477	97.327	97.177	3.125	98.574	98.424	98.274
2.875	100.574	100.424	100.274	2.875	99.987	99.837	99.687	2.500	97.957	97.807	97.657	3.250	98.985	98.835	98.685
3.000	101.078	100.928	100.778	3.000	100.439	100.289	100.139	2.625	98.449	98.299	98.149	3.375	99.086	98.936	98.786
3.125	101.592	101.442	101.292	3.125	100.828	100.678	100.528	2.750	98.117	97.967	97.817	3.500	99.342	99.192	99.042
3.250	101.149	100.999	100.849	3.250	100.293	100.143	99.993	2.875	98.579	98.429	98.279	3.625	99.217	99.067	98.917
3.375	101.616	101.466	101.316	3.375	100.666	100.516	100.366	3.000	99.006	98.856	98.706	Margin = 2.250		Index = 1.460	
3.500	102.060	101.910	101.760	3.500	101.048	100.898	100.748	3.125	99.370	99.220	99.070	30 Year OTC			
3.625	102.401	102.251	102.101	3.625	101.411	101.261	101.111	3.250	100.734	100.584	100.434	Rate	30 Day	45 Day	60 Day
4.000	102.621	102.471	102.321	4.000	101.651	101.501	101.351	3.375	101.083	100.933	100.783	3.875	101.108	100.858	100.608
4.125	102.957	102.807	102.657	4.125	101.874	101.724	101.574	3.500	101.440	101.290	101.140	4.000	101.521	101.271	101.021
4.500	103.140	103.040	102.940	4.500	102.291	102.191	102.091	3.625	101.778	101.628	101.478	4.125	101.857	101.607	101.357
4.625	103.199	103.099	102.999	4.625	102.623	102.523	102.423	3.750	102.063	101.913	101.763	4.375	101.989	101.739	101.489
4.750	103.314	103.214	103.114	4.750	102.766	102.666	102.566	3.875	102.377	102.227	102.077	4.500	102.340	102.090	101.840
4.875	103.630	103.530	103.430	4.875	103.003	102.903	102.803	4.000	102.699	102.549	102.399	4.625	102.399	102.149	101.899
5.000	103.919	103.819	103.719	5.000	103.246	103.146	103.046	4.125	102.957	102.807	102.657	4.875	102.830	102.580	102.330
5.125	104.154	104.054	103.954	5.125	103.578	103.478	103.378	4.250	102.435	102.285	102.135	5.000	103.119	102.869	102.619
5.250	104.768	104.668	104.568	5.250	104.220	104.120	104.020	4.375	102.629	102.479	102.329	5.125	103.354	103.104	102.854
5.375	105.084	104.984	104.884	5.375	104.457	104.357	104.257	4.500	102.854	102.704	102.554	5.500	104.573	104.323	104.073
6.250	106.394	106.244	106.094	6.250	105.819	105.669	105.519	4.625	103.169	103.019	102.869	5.625	104.808	104.558	104.308

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	1.000	1.000
FICO 640 - 659	0.000	0.000	\$125,001 - \$175,000	1.000	1.000
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	98.358	98.108	97.858	6.250	101.000	100.750	100.500
4.125	100.457	100.207	99.957	6.250	103.750	103.500	103.250	4.000	98.771	98.521	98.271				
4.250	100.582	100.332	100.082					4.125	99.107	98.857	98.607				
4.375	100.589	100.339	100.089					4.375	99.239	98.989	98.739				
4.500	100.940	100.690	100.440					4.500	99.590	99.340	99.090				
4.625	100.999	100.749	100.499					4.625	99.649	99.399	99.149				
5.000	101.719	101.469	101.219					4.875	100.080	99.830	99.580				
5.125	101.954	101.704	101.454					5.000	100.369	100.119	99.869				
5.250	102.354	102.104	101.854					5.125	100.604	100.354	100.104				
Borrower Paid Comp Only				Lender Paid Only				5.500	101.823	101.573	101.323				
								5.625	102.058	101.808	101.558				

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



AFR Loan Center

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1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

3/26/2020

45 Day Lock Exp.:

4/10/2020

60 Day Lock Exp.:

4/27/2020

W. Rate Sheet Dated: 2/25/2020

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
2.750	100.060	99.910	99.760	2.750	100.218	100.068	99.918	2.375	95.257	95.107	94.957	3.125	99.324	99.174	99.024
2.875	100.611	100.461	100.311	2.875	100.705	100.555	100.405	2.500	95.737	95.587	95.437	3.250	99.735	99.585	99.435
3.000	101.115	100.965	100.815	3.000	101.156	101.006	100.856	2.625	96.229	96.079	95.929	3.375	99.836	99.686	99.536
3.125	101.629	101.479	101.329	3.125	101.546	101.396	101.246	2.750	98.835	98.685	98.535	3.500	100.092	99.942	99.792
3.250	101.549	101.399	101.249	3.250	101.073	100.923	100.773	2.875	99.297	99.147	98.997	3.625	99.967	99.817	99.667
3.375	102.016	101.866	101.716	3.375	101.446	101.296	101.146	3.000	99.724	99.574	99.424	Margin = 2.250		Index = 1.460	
3.500	102.460	102.310	102.160	3.500	101.828	101.678	101.528	3.125	100.088	99.938	99.788				
3.625	102.801	102.651	102.501	3.625	102.191	102.041	101.891	3.250	101.514	101.364	101.214				
4.000	103.077	102.927	102.777	4.000	102.587	102.437	102.287	3.375	101.863	101.713	101.563				
4.125	103.413	103.263	103.113	4.125	102.810	102.660	102.510	3.500	102.220	102.070	101.920				
4.500	103.209	103.109	103.009	4.500	103.040	102.940	102.840	3.625	102.558	102.408	102.258				
4.625	103.268	103.168	103.068	4.625	103.372	103.272	103.172	3.750	103.000	102.850	102.700				
4.750	101.726	101.626	101.526	4.750	101.858	101.758	101.658	3.875	103.313	103.163	103.013				
4.875	102.042	101.942	101.842	4.875	102.095	101.995	101.895	4.000	103.635	103.485	103.335				
5.000	102.331	102.231	102.131	5.000	102.338	102.238	102.138	4.125	103.893	103.743	103.593				
5.125	102.566	102.466	102.366	5.125	102.670	102.570	102.470	4.250	103.184	103.034	102.884				
5.250	102.962	102.862	102.762	5.250	103.094	102.994	102.894	4.375	103.378	103.228	103.078				
5.375	103.278	103.178	103.078	5.375	103.331	103.231	103.131	4.500	103.603	103.453	103.303				
6.250	103.494	103.344	103.194	6.250	103.599	103.449	103.299	4.625	103.918	103.768	103.618				

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
2.750	99.310	99.160	99.010	2.750	98.788	98.638	98.488	2.375	96.077	95.927	95.777	3.125	97.861	97.711	97.561
2.875	99.861	99.711	99.561	2.875	99.275	99.125	98.975	2.500	96.557	96.407	96.257	3.250	98.335	98.185	98.035
3.000	100.365	100.215	100.065	3.000	99.726	99.576	99.426	2.625	97.049	96.899	96.749	3.375	98.436	98.286	98.136
3.125	100.879	100.729	100.579	3.125	100.116	99.966	99.816	2.750	97.561	97.411	97.261	3.500	98.692	98.542	98.392
3.250	100.499	100.349	100.199	3.250	99.643	99.493	99.343	2.875	98.023	97.873	97.723	3.625	98.567	98.417	98.267
3.375	100.966	100.816	100.666	3.375	100.016	99.866	99.716	3.000	98.450	98.300	98.150	Margin = 2.250		Index = 1.460	
3.500	101.410	101.260	101.110	3.500	100.398	100.248	100.098	3.125	98.814	98.664	98.514	30 Year OTC			
3.625	101.751	101.601	101.451	3.625	100.761	100.611	100.461	3.250	99.897	99.747	99.597	Rate	30 Day	45 Day	60 Day
4.000	102.127	101.977	101.827	4.000	101.157	101.007	100.857	3.375	100.245	100.095	99.945	3.875	100.614	100.364	100.114
4.125	102.463	102.313	102.163	4.125	101.380	101.230	101.080	3.500	100.602	100.452	100.302	4.000	101.027	100.777	100.527
4.500	102.459	102.359	102.259	4.500	101.610	101.510	101.410	3.625	100.940	100.790	100.640	4.125	101.363	101.113	100.863
4.625	102.518	102.418	102.318	4.625	101.942	101.842	101.742	3.750	100.655	100.505	100.355	4.375	101.308	101.058	100.808
4.750	100.976	100.876	100.776	4.750	100.428	100.328	100.228	3.875	100.969	100.819	100.669	4.500	101.659	101.409	101.159
4.875	101.292	101.192	101.092	4.875	100.665	100.565	100.465	4.000	101.291	101.141	100.991	4.625	101.718	101.468	101.218
5.000	101.581	101.481	101.381	5.000	100.908	100.808	100.708	4.125	101.549	101.399	101.249	4.875	100.492	100.242	99.992
5.125	101.816	101.716	101.616	5.125	101.240	101.140	101.040	4.250	100.785	100.635	100.485	5.000	100.781	100.531	100.281
5.250	102.212	102.112	102.012	5.250	101.664	101.564	101.464	4.375	100.979	100.829	100.679	5.125	101.016	100.766	100.516
5.375	102.528	102.428	102.328	5.375	101.901	101.801	101.701	4.500	101.204	101.054	100.904	5.500	102.017	101.767	101.517
6.250	102.744	102.594	102.444	6.250	102.169	102.019	101.869	4.625	101.519	101.369	101.219	5.625	102.252	102.002	101.752

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	97.864	97.614	97.364	6.250	N/A	N/A	N/A
4.125	99.613	99.363	99.113	6.250	99.750	99.500	99.250	4.000	98.277	98.027	97.777				
4.250	99.550	99.300	99.050					4.125	98.613	98.363	98.113				
4.375	99.558	99.308	99.058					4.375	98.558	98.308	98.058				
4.500	99.909	99.659	99.409					4.500	98.909	98.659	98.409				
4.625	99.968	99.718	99.468					4.625	98.968	98.718	98.468				
5.000	99.031	98.781	98.531					4.875	97.742	97.492	97.242				
5.125	99.266	99.016	98.766					5.000	98.031	97.781	97.531				
5.250	99.448	99.198	98.948					5.125	98.266	98.016	97.766				
Borrower Paid Comp Only				Lender Paid Only				5.500	99.267	99.017	98.767				
								6.250	99.502	99.252	99.002				

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: 2/25/2020

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	98.859	98.756	98.659	2.625	N/A	N/A	N/A	2.625	N/A	N/A	N/A	4.000	102.814	102.714	102.614	3.125	98.212	98.112	98.012
2.990	99.459	99.354	99.258	2.750	96.786	96.683	96.586	2.750	96.953	96.940	96.933	4.125	102.900	102.800	102.700	3.250	99.505	99.405	99.305
3.000	99.558	99.454	99.358	2.875	97.510	97.407	97.310	2.875	97.322	97.219	97.122	4.250	102.701	102.601	102.501	3.375	100.097	99.997	99.897
3.125	100.264	100.164	100.064	2.990	98.037	97.933	97.837	2.990	97.850	97.746	97.650	4.375	103.026	102.926	102.826	3.500	100.589	100.489	100.389
3.250	101.110	101.010	100.910	3.000	98.137	98.033	97.937	3.000	97.950	97.846	97.750	4.500	103.325	103.225	103.125	3.625	100.884	100.784	100.684
3.375	101.648	101.548	101.448	3.125	98.813	98.713	98.613	3.125	98.561	98.461	98.361	4.625	103.721	103.621	103.521	3.750	101.727	101.627	101.527
3.500	102.104	102.004	101.904	3.250	99.899	99.799	99.699	3.250	99.707	99.607	99.507	4.750	103.286	103.186	103.086	3.875	102.191	102.091	101.991
3.625	102.534	102.434	102.334	3.375	100.504	100.404	100.304	3.375	100.316	100.216	100.116	4.875	103.602	103.502	103.402	3.990	102.478	102.378	102.278
3.750	102.519	102.419	102.319	3.500	101.005	100.905	100.805	3.500	100.818	100.718	100.618	4.990	103.782	103.682	103.582	4.000	102.578	102.478	102.378
3.875	102.936	102.836	102.736	3.625	101.538	101.438	101.338	3.625	101.351	101.251	101.151	5.000	103.882	103.782	103.682	4.125	102.875	102.775	102.675
3.990	103.189	103.089	102.989	3.750	102.186	102.086	101.986	3.750	102.182	102.082	101.982	5.125	104.028	103.928	103.828	4.250	102.701	102.601	102.501
4.000	103.289	103.189	103.089	3.875	102.658	102.558	102.458	3.875	102.658	102.558	102.458	5.250	104.052	103.952	103.852	4.375	103.026	102.926	102.826
4.125	103.408	103.308	103.208	3.990	102.953	102.853	102.753	3.990	102.953	102.853	102.753	5.375	104.360	104.260	104.160	4.500	103.325	103.225	103.125
4.250	103.723	103.623	103.523	4.000	103.053	102.953	102.853	4.000	103.053	102.953	102.853	5.500	104.647	104.547	104.447	4.625	103.721	103.621	103.521
4.375	104.007	103.907	103.807	4.125	103.383	103.283	103.183	4.125	103.330	103.230	103.130	5.625	104.777	104.677	104.577	4.750	103.286	103.186	103.086
4.500	104.313	104.213	104.113	4.250	104.189	104.089	103.989	4.250	103.998	103.898	103.798	5.750	104.255	104.155	104.055	4.875	103.602	103.502	103.402
4.625	104.453	104.353	104.253	4.375	104.571	104.471	104.371	4.375	104.384	104.284	104.184	5.875	104.547	104.447	104.347	4.990	103.782	103.682	103.582
4.750	104.921	104.821	104.721	4.500	104.909	104.809	104.709	4.500	104.722	104.622	104.522	5.990	104.707	104.607	104.507	5.000	103.882	103.782	103.682
4.875	105.244	105.144	105.044	4.625	105.176	105.076	104.976	4.625	105.224	105.124	105.024	6.000	104.807	104.707	104.607	5.125	104.028	103.928	103.828

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	97.960	97.860	97.760		2.750	98.347	98.244	98.147		3.125	99.719	99.619	99.519		3.125	99.669	99.469	99.469		3.125	101.954	101.854	101.754	
3.250	99.313	99.213	99.113		2.875	98.931	98.831	98.731		3.250	100.724	100.624	100.524		3.250	100.724	100.524	100.524		3.250	102.351	102.251	102.151	
3.375	99.909	99.809	99.709		2.990	99.854	99.754	99.654		3.375	101.276	101.176	101.076		3.375	101.276	101.076	101.076		3.375	102.707	102.607	102.507	
3.500	100.402	100.302	100.202		3.000	99.954	99.854	99.754		3.500	101.753	101.653	101.553		3.500	101.753	101.553	101.553		3.500	102.951	102.851	102.751	
3.625	100.697	100.597	100.497		3.125	100.861	100.761	100.661		3.625	102.285	102.185	102.085		3.625	102.285	102.085	102.085		3.625	103.924	103.824	103.724	
3.750	101.723	101.623	101.523		3.250	101.659	101.559	101.459		3.750	102.172	102.072	101.972		3.750	102.015	101.815	101.815		3.750	104.495	104.395	104.295	
3.875	102.191	102.091	101.991		3.375	102.209	102.109	102.009		3.875	102.606	102.506	102.406		3.875	102.449	102.249	102.249		3.875	103.795	103.695	103.595	
3.990	102.478	102.378	102.278		3.500	102.656	102.556	102.456		3.990	102.880	102.780	102.680		3.990	102.724	102.524	102.524		3.990	104.037	103.937	103.837	
4.000	102.578	102.478	102.378		3.625	103.008	102.908	102.808		4.000	102.980	102.880	102.780		4.000	102.824	102.624	102.624		4.000	104.137	104.037	103.937	
4.125	102.822	102.722	102.622		3.750	102.955	102.855	102.755		4.125	103.246	103.146	103.046		4.125	103.090	102.890	102.890		4.125	104.433	104.333	104.233	
4.250	102.701	102.601	102.501		3.875	103.369	103.269	103.169		4.250	102.833	102.733	102.633		4.250	102.770	102.570	102.570		4.250	104.745	104.645	104.545	
4.375	103.026	102.926	102.826		3.990	103.624	103.524	103.424		4.375	103.206	103.106	103.006		4.375	103.144	102.944	102.944		4.375	104.964	104.864	104.764	
4.500	103.325	103.225	103.125		4.000	103.724	103.624	103.524		4.500	103.528	103.428	103.328		4.500	103.465	103.265	103.265		4.500	105.203	105.103	105.003	
4.625	103.271	103.171	103.071		4.125	103.872	103.772	103.672		4.625	103.787	103.687	103.587		4.625	103.725	103.525	103.525		4.625	105.094	104.994	104.894	
4.750	103.286	103.186	103.086		4.250	104.067	103.967	103.867		4.750	104.199	104.099	103.999		4.750	104.136	103.936	103.936		4.750	105.577	105.477	105.377	
4.875	103.602	103.502	103.402		4.375	104.361	104.261	104.161		4.875	104.530	104.430	104.330		4.875	104.468	104.268	104.268		4.875	105.697	105.597	105.497	
4.990	103.782	103.682	103.582		4.500	104.718	104.618	104.518		4.990	104.733	104.633	104.533		4.990	104.671	104.471	104.471		4.990	105.740	105.640	105.540	
5.000	103.882	103.782	103.682		4.625	104.897	104.797	104.697		5.000	104.833	104.733	104.633		5.000	104.771	104.571	104.571		5.000	105.770	105.670	105.570	
5.125	97.858	97.758	97.658		4.750	105.185	105.085	104.985		5.125	105.078	104.978	104.878		5.125	105.015	104.815	104.815		5.125	104.824	104.724	104.624	

15 Year <=125				15 Year >125				15 Year High Balance				15 Year 105-125 High Balance				15 Year >125 High Balance				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.125	100.870	100.770	100.670	3.125	100.808	100.608	100.608	3.125	101.609	101.409	101.409	3.125	100.525	100.325	100.325	3.125	100.463	100.263	100.263	3.125	101.972	101.772	101.772
3.250	101.309	101.209	101.109	3.250	101.246	101.046	101.046	3.250	101.882	101.682	101.682	3.250	100.840	100.640	100.640	3.250	100.777	100.577	100.577	3.250	102.346	102.146	102.146
3.375	101.706	101.606	101.506	3.375	101.644	101.444	101.444	3.375	102.122	101.922	101.922	3.375	101.121	100.921	100.921	3.375	101.059	100.859	100.859	3.375	102.698	102.498	102.498
3.500	101.976	101.876	101.776	3.500	101.914	101.714	101.714	3.500	102.778	102.578	102.578	3.500	101.303	101.103	101.103	3.500	101.241	101.041	101.041	3.500	102.940	102.740	102.740
3.625	102.283	102.183	102.083	3.625	102.252	102.052	102.052	3.625	102.461	102.261	102.261	3.625	101.520	101.320	101.320	3.625	101.489	101.289	101.289	3.625	103.213	103.013	103.013
3.750	102.602	102.502	102.402	3.750	102.602	102.402	102.402	3.750	102.671	102.471	102.471	3.750	101.778	101.578	101.578	3.750	101.778	101.578	101.578	3.750	103.519	103.319	103.319
3.875	102.937	102.837	102.737	3.875	102.937	102.737	102.737	3.875	102.867	102.667	102.667	3.875	102.009	101.809	101.809	3.875	102.009	101.809	101.809	3.875	103.645	103.445	103.445
3.990	103.218	103.118	103.018	3.990	103.218	103.018	103.018	3.990	103.000	102.800	102.800	3.990	102.181	101.981	101.981	3.990	102.181	101.981	101.981	3.990	103.889	103.689	103.689
4.000	103.218	103.218	103.218	4.000	103.218	103.218	103.218	4.000	103.100	102.900	102.900	4.000	102.281	102.081	102.081	4.000	102.281	102.081	102.081	4.000	103.989	103.789	103.789
4.125	103.756	103.656	103.556	4.125	103.756	103.556	103.556	4.125	103.280	103.080	103.080	4.125	102.603	102.403	102.403	4.125	102.603	102.403	102.403	4.125	104.252	104.052	104.052
4.250	104.101	104.001	103.901	4.250	104.101	103.901	103.901	4.250	103.491	103.291	103.291	4.250	102.847	102.647	102.647	4.250	102.847	102.647	102.647	4.250	104.274	104.074	104.074
4.375	104.342	104.242	104.142	4.375	104.342	104.142	104.142	4.375	103.637	103.437	103.437	4.375	103.015	102.815	102.815	4.375	103.015	102.815	102.815	4.375	104.428	104.228	104.228
4.500	104.609	104.509	104.409	4.500	104.609	104.409	104.409	4.500	103.802	103.602	103.602	4.500	103.208	103.008	103.008	4.500	103.208	103.008	103.008	4.500	104.650	104.450	104.450
4.625	104.831	104.731	104.631	4.625	104.854	104.654	104.654	4.625	103.936	103.736	103.736	4.625	103.673	103.473	103.473	4.625	103.696	103.496	103.496	4.625	104.720	104.520	104.520
4.750	104.944	104.844	104.744	4.750	105.006	104.806	104.806	4.750	104.749	104.549	104.549	4.750	104.749	104.549	104.549	4.750	104.749	104.549	104.549	4.750	104.909	104.809	104.809
4.875	105.078	104.978	104.878	4.875	105.140	104.940	104.940	4.875	105.027	104.827	104.827	4.875	105.027	104.827	104.827	4.875	105.027	104.827	104.827	4.875	105.127	104.927	104.927
4.990	105.321	105.221	105.121	4.990	105.308	105.108	105.108	4.990	105.273	105.073	105.073	4.990	105.273	105.073	105.073	4.990	105.273	105.073	105.073	4.990	105.498	105.298	105.298
5.000	105.421	105.321	105.221	5.000	105.408	105.208	105.208	5.000	105.273	105.073	105.073	5.000	105.273	105.073	105.073	5.000	105.273	105.073	105.073	5.000	105.498	105.298	105.298
5.125	105.980	105.880	105.780	5.125	105.980	105.744	105.636	5.125	105.907	105.707	105.707	5.125	105.907	105.656	105.534	5.125	105.907	105.671	105.563	5.125	105.252	105.052	105.052

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%	-2.50%	-2.50%
640 – 659	-0.50%	-1.25%	-2.75%	-3.00%	-3.25%	-2.75%	-2.75%	-2.75%	-2.75%
620 – 639	-0.50%	-1.50%	-3.00%	-3.00%	-3.25%	-3.25%	-3.25%	-3.50%	-3.50%

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

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

Product Features									
Product Feature ↓ \ TVT →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
Investment property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home	0.000	0.000	0.000	0.000	0.000	-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 Ref	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/O Ref	-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 SFC 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 LPA Caps*	
Product Feature	LPA Caps
LTV > 80% and credit score ≥ 680	0.000
All other LTV & FICO combos	1.500

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

*The above caps do not include the following:

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

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

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

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

Lock Desk Policy			
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.			
Flood Certification = \$10.00	UW Fee with option to 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.: 3/26/2020
45 Day Lock Exp.: 4/10/2020
60 Day Lock Exp.: 4/27/2020

W. Rate Sheet Dated: 2/25/2020

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
2.750	98.744	98.644	98.544	3.250	0.000	-0.100	-0.200	3.250	0.000	-0.100	-0.200	4.000	102.964	102.864	102.764	4.000	102.589	102.489	102.389
2.875	99.670	99.570	99.470	3.375	101.595	101.495	101.395	3.375	101.595	101.495	101.395	4.125	103.002	102.902	102.802	4.125	102.627	102.527	102.427
2.990	100.290	100.190	100.090	3.500	102.018	101.918	101.818	3.500	102.018	101.918	101.818	4.250	102.918	102.818	102.718	4.250	102.543	102.443	102.343
3.000	100.390	100.290	100.190	3.625	102.423	102.323	102.223	3.625	102.423	102.323	102.223	4.375	103.181	103.081	102.981	4.375	102.806	102.706	102.606
3.125	101.064	100.964	100.864	3.750	102.460	102.360	102.260	3.750	102.460	102.360	102.260	4.500	103.501	103.401	103.301	4.500	102.876	102.776	102.676
3.250	101.185	101.085	100.985	3.875	102.833	102.733	102.633	3.875	102.833	102.733	102.633	4.625	103.573	103.473	103.373	4.625	102.948	102.848	102.748
3.375	101.845	101.745	101.645	3.990	102.944	102.844	102.744	3.990	102.944	102.844	102.744	4.750	103.307	103.207	103.107	4.750	102.682	102.582	102.482
3.500	102.268	102.168	102.068	4.000	103.044	102.944	102.844	4.000	103.044	102.944	102.844	4.875	103.627	103.527	103.427	4.875	103.002	102.902	102.802
3.625	102.673	102.573	102.473	4.125	103.082	102.982	102.882	4.125	103.082	102.982	102.882	4.990	103.737	103.637	103.537	4.990	102.737	102.637	102.537
3.750	102.710	102.610	102.510	4.250	103.438	103.338	103.238	4.250	103.438	103.338	103.238	5.000	103.837	103.737	103.637	5.000	102.837	102.737	102.637
3.875	103.083	102.983	102.883	4.375	103.701	103.601	103.501	4.375	103.701	103.601	103.501	5.125	104.050	103.950	103.850	5.125	103.050	102.950	102.850
3.990	103.319	103.219	103.119	4.500	103.771	103.671	103.571	4.500	103.771	103.671	103.571	5.250	103.529	103.408	103.320	5.250	102.529	102.408	102.320
4.000	103.419	103.319	103.219	4.625	103.843	103.743	103.643	4.625	103.843	103.743	103.643	5.375	103.729	103.607	103.521	5.375	103.729	103.607	103.521
4.125	103.457	103.357	103.257	4.750	104.397	104.297	104.197	4.750	104.397	104.297	104.197	5.500	103.909	103.787	103.705	5.500	103.909	103.787	103.705
4.250	103.813	103.713	103.613	4.875	104.717	104.617	104.517	4.875	104.717	104.617	104.517	5.625	104.162	104.040	103.958	5.625	104.162	104.040	103.958
4.375	104.076	103.976	103.876	4.990	104.452	104.352	104.252	4.990	104.452	104.352	104.252	5.750	104.310	104.164	104.110	5.750	104.310	104.164	104.110
4.500	104.396	104.296	104.196	5.000	104.552	104.452	104.352	5.000	104.552	104.452	104.352	5.875	104.316	104.170	104.116	5.875	104.316	104.170	104.116
4.625	104.468	104.368	104.268	5.125	104.765	104.665	104.565	5.125	104.765	104.665	104.565	5.990	104.239	104.093	104.039	5.990	104.239	104.093	104.039
4.750	105.022	104.922	104.822	5.250	105.273	105.152	105.064	5.250	105.273	105.152	105.064	6.000	104.339	104.193	104.139	6.000	104.339	104.193	104.139
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	102.589	102.489	102.389	2.750	98.772	98.672	98.572	2.750	0.000	0.000	0.000	2.750	0.000	0.000	0.000	3.375	102.744	102.644	102.544
4.125	102.627	102.527	102.427	2.875	99.529	99.429	99.329	2.875	0.000	0.000	0.000	2.875	0.000	0.000	0.000	3.500	103.139	103.039	102.939
4.250	102.543	102.443	102.343	2.990	100.140	100.040	99.940	2.990	0.000	0.000	0.000	2.990	0.000	0.000	0.000	3.625	103.100	103.000	102.900
4.375	102.806	102.706	102.606	3.000	100.240	100.140	100.040	3.000	0.000	0.000	0.000	3.000	0.000	0.000	0.000	3.750	103.560	103.460	103.360
4.500	102.876	102.776	102.676	3.125	100.941	100.841	100.741	3.125	0.000	0.000	0.000	3.125	0.000	0.000	0.000	3.875	103.667	103.567	103.467
4.625	102.948	102.848	102.748	3.250	101.647	101.547	101.447	3.250	0.000	0.000	0.000	3.250	0.000	0.000	0.000	3.990	103.926	103.826	103.726
4.750	102.682	102.582	102.482	3.375	102.074	101.974	101.874	3.375	102.074	101.974	101.874	3.375	102.074	101.974	101.874	4.000	104.026	103.926	103.826
4.875	103.002	102.902	102.802	3.500	102.746	102.646	102.546	3.500	102.746	102.646	102.546	3.500	102.746	102.646	102.546	4.125	104.277	104.177	104.077
4.990	102.737	102.637	102.537	3.625	102.992	102.892	102.792	3.625	102.992	102.892	102.792	3.625	102.992	102.892	102.792	4.250	104.651	104.551	104.451
5.000	102.837	102.737	102.637	3.750	103.251	103.151	103.051	3.750	103.251	103.151	103.051	3.750	103.251	103.151	103.051	4.375	104.982	104.882	104.782
5.125	103.050	102.950	102.850	3.875	103.641	103.541	103.441	3.875	103.641	103.541	103.441	3.875	103.641	103.541	103.441	4.500	105.150	105.050	104.950
5.250	102.529	102.408	102.320	3.990	103.779	103.679	103.579	3.990	103.779	103.679	103.579	3.990	103.779	103.679	103.579	4.625	104.324	104.221	104.124
5.375	103.729	103.607	103.521	4.000	103.879	103.779	103.679	4.000	103.879	103.779	103.679	4.000	103.879	103.779	103.679	4.750	104.593	104.490	104.393
5.500	103.909	103.787	103.705	4.125	103.953	103.853	103.753	4.125	103.953	103.853	103.753	4.125	103.953	103.853	103.753	4.875	104.694	104.591	104.494
5.625	104.162	104.040	103.958	4.250	104.349	104.249	104.149	4.250	104.349	104.249	104.149	4.250	104.349	104.249	104.149	4.990	104.759	104.657	104.559
5.750	104.310	104.164	104.110	4.375	104.581	104.481	104.381	4.375	104.581	104.481	104.381	4.375	104.581	104.481	104.381	5.000	104.859	104.757	104.659
5.875	104.316	104.170	104.116	4.500	104.855	104.755	104.655	4.500	104.855	104.755	104.655	4.500	104.855	104.755	104.655	5.125	104.919	104.819	104.719
5.990	104.239	104.093	104.039	4.625	104.905	104.805	104.705	4.625	104.905	104.805	104.705	4.625	104.905	104.805	104.705	5.250	105.299	105.172	105.099
6.000	104.339	104.193	104.139	4.750	105.328	105.227	105.128	4.750	105.328	105.227	105.128	4.750	105.328	105.227	105.128	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	102.744	102.644	102.544	3.375	102.744	102.644	102.544	3.375	102.356	102.256	102.156	3.375	102.356	102.256	102.156	3.375	102.356	102.256	102.156
3.500	103.139	103.039	102.939	3.500	103.139	103.039	102.939	3.500	102.751	102.651	102.551	3.500	102.751	102.651	102.551	3.500	102.751	102.651	102.551
3.625	103.100	103.000	102.900	3.625	103.100	103.000	102.900	3.625	102.712	102.612	102.512	3.625	102.712	102.612	102.512	3.625	102.712	102.612	102.512
3.750	103.560	103.460	103.360	3.750	103.560	103.460	103.360	3.750	102.672	102.572	102.472	3.750	102.672	102.572	102.472	3.750	102.672	102.572	102.472
3.875	103.667	103.567	103.467	3.875	103.667	103.567	103.467	3.875	102.779	102.679	102.579	3.875	102.779	102.679	102.579	3.875	102.779	102.679	102.579
3.990	103.926	103.826	103.726	3.990	103.926	103.826	103.726	3.990	103.038	102.938	102.838	3.990	103.038	102.938	102.838	3.990	103.038	102.938	102.838
4.000	104.026	103.926	103.826	4.000	104.026	103.926	103.826	4.000	103.138	103.038	102.938	4.000	103.138	103.038	102.938	4.000	103.138	103.038	102.938
4.125	104.277	104.177	104.077	4.125	104.277	104.177	104.077	4.125	103.014	102.914	102.814	4.125	103.014	102.914	102.814	4.125	103.014	102.914	102.814
4.250	104.651	104.551	104.451	4.250	104.651	104.551	104.451	4.250	103.388	103.288	103.188	4.250	103.388	103.288	103.188	4.250	103.388	103.288	103.188
4.375	104.857	104.757	104.657	4.375	104.857	104.757	104.657	4.375	103.719	103.619	103.519	4.375	103.594	103.494	10				



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.:

3/26/2020

45 Day Lock Exp.:

4/10/2020

60 Day Lock Exp.:

4/27/2020

W. Rate Sheet Dated: 2/25/2020

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
2.750	98.256	98.156	98.056	2.750	98.725	98.625	98.525	3.375	102.683	102.583	102.483	4.000	102.749	102.649	102.549	3.375	101.995	101.895	101.795
2.875	99.197	99.097	98.997	2.875	99.488	99.388	99.288	3.500	103.084	102.984	102.884	4.125	102.787	102.687	102.587	3.500	102.396	102.296	102.196
2.990	99.830	99.730	99.630	2.990	100.110	100.010	99.910	3.625	103.029	102.929	102.829	4.250	102.933	102.833	102.733	3.625	101.841	101.741	101.641
3.000	99.930	99.830	99.730	3.000	100.210	100.110	100.010	3.750	103.496	103.396	103.296	4.375	103.200	103.100	103.000	3.750	102.308	102.208	102.108
3.125	100.653	100.553	100.453	3.125	100.922	100.822	100.722	3.875	103.603	103.503	103.403	4.500	103.526	103.426	103.326	3.875	102.415	102.315	102.215
3.250	101.161	101.061	100.961	3.250	101.640	101.540	101.440	3.990	103.867	103.767	103.667	4.625	103.596	103.496	103.396	3.990	102.679	102.579	102.479
3.375	101.808	101.708	101.608	3.375	102.077	101.977	101.877	4.000	103.967	103.867	103.767	4.750	103.246	103.146	103.046	4.000	102.779	102.679	102.579
3.500	102.217	102.117	102.017	3.500	102.764	102.664	102.564	4.125	104.238	104.138	104.038	4.875	103.573	103.473	103.373	4.125	102.678	102.578	102.478
3.625	102.661	102.561	102.461	3.625	102.972	102.872	102.772	4.250	104.615	104.515	104.415	4.990	103.689	103.589	103.489	4.250	103.055	102.955	102.855
3.750	102.684	102.584	102.484	3.750	103.219	103.119	103.019	4.375	104.949	104.849	104.749	5.000	103.789	103.689	103.589	4.375	103.389	103.289	103.189
3.875	103.105	103.005	102.905	3.875	103.616	103.516	103.416	4.500	105.125	105.025	104.925	5.125	104.005	103.905	103.805	4.500	103.565	103.465	103.365
3.990	103.330	103.230	103.130	3.990	103.669	103.569	103.469	4.625	104.253	104.153	104.053	5.250	103.519	103.419	103.319	4.625	102.096	101.996	101.896
4.000	103.430	103.330	103.230	4.000	103.769	103.669	103.569	4.750	104.526	104.426	104.326	5.375	103.719	103.619	103.519	4.750	102.369	102.269	102.169
4.125	103.468	103.368	103.268	4.125	103.827	103.727	103.627	4.875	104.626	104.526	104.426	5.500	103.902	103.802	103.702	4.875	102.469	102.369	102.269
4.250	103.838	103.738	103.638	4.250	104.422	104.322	104.222	4.990	104.691	104.591	104.491	5.625	104.151	104.050	103.951	4.990	102.619	102.519	102.419
4.375	104.105	104.005	103.905	4.375	104.641	104.541	104.441	5.000	104.791	104.691	104.591	5.750	104.080	103.959	103.880	5.000	102.719	102.619	102.519
4.500	104.431	104.331	104.231	4.500	104.794	104.694	104.594	5.125	104.863	104.758	104.663	5.875	104.087	103.966	103.887	5.125	102.956	102.851	102.756
4.625	104.501	104.401	104.301	4.625	104.849	104.749	104.649	5.250	105.244	105.138	105.044	5.990	104.009	103.888	103.809	5.250	103.337	103.231	103.137
4.750	104.964	104.864	104.764	4.750	105.258	105.158	105.058	5.375	0.000	0.000	0.000	6.000	104.109	103.988	103.909	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.:

3/26/2020

45 Day Lock Exp.:

4/10/2020

60 Day Lock Exp.:

4/27/2020

W. Rate Sheet Dated: 2/25/2020

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	99.715	99.653	99.590	
3.500	100.173	100.110	100.048	
3.625	100.569	100.507	100.444	
3.750	100.982	100.919	100.857	
3.875	101.114	101.052	100.989	
4.000	101.371	101.309	101.246	
4.125	101.544	101.482	101.419	
4.250	101.708	101.645	101.583	
4.375	101.948	101.885	101.823	
4.500	102.127	102.064	102.002	
4.625	102.367	102.304	102.242	
4.750	102.582	102.519	102.457	
4.875	102.764	102.702	102.639	

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	99.039	98.914	98.789	
3.375	99.502	99.377	99.252	
3.500	99.907	99.782	99.657	
3.625	100.388	100.263	100.138	
3.750	100.802	100.677	100.552	
3.875	101.161	101.036	100.911	
4.000	101.500	101.375	101.250	
4.125	101.637	101.512	101.387	
4.250	101.944	101.819	101.694	
4.375	102.224	102.099	101.974	
4.500	102.382	102.257	102.132	

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	97.773	97.648	97.523	
3.375	98.178	98.053	97.928	
3.500	98.554	98.429	98.304	
3.625	98.907	98.782	98.657	
3.750	99.499	99.374	99.249	
3.875	99.809	99.684	99.559	
4.000	100.095	99.970	99.845	
4.125	100.379	100.254	100.129	
4.250	100.664	100.539	100.414	
4.375	100.948	100.823	100.698	
4.500	101.239	101.114	100.989	
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)