



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.: 3/30/2020

45 Day Lock Exp.: 4/13/2020

60 Day Lock Exp.: 4/27/2020

W. Rate Sheet Dated: 2/27/2020

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	101.085	100.935	100.785	2.750	100.813	100.663	100.513	2.375	98.703	98.553	98.403	3.125	99.574	99.424	99.274
2.875	101.636	101.486	101.336	2.875	101.300	101.150	101.000	2.500	99.183	99.033	98.883	3.250	99.985	99.835	99.685
3.000	102.140	101.990	101.840	3.000	101.751	101.601	101.451	2.625	99.676	99.526	99.376	3.375	100.086	99.936	99.786
3.125	102.654	102.504	102.354	3.125	102.141	101.991	101.841	2.750	99.258	99.108	98.958	3.500	100.342	100.192	100.042
3.250	102.371	102.221	102.071	3.250	101.465	101.315	101.165	2.875	99.720	99.570	99.420	3.625	100.217	100.067	99.917
3.375	102.838	102.688	102.538	3.375	101.838	101.688	101.538	3.000	100.147	99.997	99.847	Margin = 2.250		Index = 1.460	
3.500	103.282	103.132	102.982	3.500	102.220	102.070	101.920	3.125	100.511	100.361	100.211				
3.625	103.623	103.473	103.323	3.625	102.583	102.433	102.283	3.250	101.742	101.592	101.442				
4.000	103.556	103.406	103.256	4.000	102.636	102.486	102.336	3.375	102.090	101.940	101.790				
4.125	103.891	103.741	103.591	4.125	102.858	102.708	102.558	3.500	102.448	102.298	102.148				
4.500	103.750	103.650	103.525	4.500	103.150	103.050	102.925	3.625	102.786	102.636	102.486				
4.625	103.808	103.708	103.583	4.625	103.482	103.382	103.257	3.750	103.141	102.991	102.841				
4.750	104.001	103.901	103.801	4.750	103.703	103.603	103.503	3.875	103.455	103.305	103.155				
4.875	104.317	104.217	104.117	4.875	103.940	103.840	103.740	4.000	103.777	103.627	103.477				
5.000	104.606	104.506	104.406	5.000	104.183	104.083	103.983	4.125	104.035	103.885	103.735				
5.125	104.841	104.741	104.641	5.125	104.515	104.415	104.315	4.250	103.326	103.176	103.026				
5.250	105.628	105.528	105.428	5.250	105.330	105.230	105.130	4.375	103.520	103.370	103.220				
5.375	105.944	105.844	105.744	5.375	105.567	105.467	105.367	4.500	103.745	103.595	103.445				
6.250	106.000	105.850	105.700	6.250	106.928	106.778	106.628	4.625	104.060	103.910	103.760				

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	100.335	100.185	100.035	2.750	99.813	99.663	99.513	2.375	97.703	97.553	97.403	3.125	98.574	98.424	98.274
2.875	100.886	100.736	100.586	2.875	100.300	100.150	100.000	2.500	98.183	98.033	97.883	3.250	98.985	98.835	98.685
3.000	101.390	101.240	101.090	3.000	100.751	100.601	100.451	2.625	98.676	98.526	98.376	3.375	99.086	98.936	98.786
3.125	101.904	101.754	101.604	3.125	101.141	100.991	100.841	2.750	98.258	98.108	97.958	3.500	99.342	99.192	99.042
3.250	101.321	101.171	101.021	3.250	100.465	100.315	100.165	2.875	98.720	98.570	98.420	3.625	99.217	99.067	98.917
3.375	101.788	101.638	101.488	3.375	100.838	100.688	100.538	3.000	99.147	98.997	98.847	Margin = 2.250		Index = 1.460	
3.500	102.232	102.082	101.932	3.500	101.220	101.070	100.920	3.125	99.511	99.361	99.211	30 Year OTC			
3.625	102.573	102.423	102.273	3.625	101.583	101.433	101.283	3.250	100.742	100.592	100.442	Rate	30 Day	45 Day	60 Day
4.000	102.606	102.456	102.306	4.000	101.636	101.486	101.336	3.375	101.090	100.940	100.790	3.875	101.092	100.842	100.592
4.125	102.941	102.791	102.641	4.125	101.858	101.708	101.558	3.500	101.448	101.298	101.148	4.000	101.506	101.256	101.006
4.500	103.000	102.900	102.775	4.500	102.150	102.050	101.925	3.625	101.786	101.636	101.486	4.125	101.841	101.591	101.341
4.625	103.058	102.958	102.833	4.625	102.482	102.382	102.257	3.750	102.141	101.991	101.841	4.375	101.849	101.599	101.349
4.750	103.251	103.151	103.051	4.750	102.703	102.603	102.503	3.875	102.455	102.305	102.155	4.500	102.200	101.950	101.700
4.875	103.567	103.467	103.367	4.875	102.940	102.840	102.740	4.000	102.777	102.627	102.477	4.625	102.258	102.008	101.758
5.000	103.856	103.756	103.656	5.000	103.183	103.083	102.983	4.125	103.035	102.885	102.735	4.875	102.767	102.517	102.267
5.125	104.091	103.991	103.891	5.125	103.515	103.415	103.315	4.250	102.326	102.176	102.026	5.000	103.056	102.806	102.556
5.250	104.878	104.778	104.678	5.250	104.330	104.230	104.130	4.375	102.520	102.370	102.220	5.125	103.291	103.041	102.791
5.375	105.194	105.094	104.994	5.375	104.567	104.467	104.367	4.500	102.745	102.595	102.445	5.500	104.683	104.433	104.183
6.250	106.504	106.354	106.204	6.250	105.928	105.778	105.628	4.625	103.060	102.910	102.760	5.625	104.918	104.668	104.418

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	98.342	98.092	97.842	6.250	101.000	100.750	100.500
4.125	100.441	100.191	99.941	6.250	103.750	103.500	103.250	4.000	98.756	98.506	98.256				
4.250	100.566	100.316	100.066					4.125	99.091	98.841	98.591				
4.375	100.449	100.199	99.949					4.375	99.099	98.849	98.599				
4.500	100.800	100.550	100.300					4.500	99.450	99.200	98.950				
4.625	100.858	100.608	100.358					4.625	99.508	99.258	98.998				
5.000	101.656	101.406	101.156					4.875	100.017	99.767	99.517				
5.125	101.891	101.641	101.391					5.000	100.306	100.056	99.806				
5.250	102.291	102.041	101.791					5.125	100.541	100.291	100.041				
Borrower Paid Comp Only				Lender Paid Only				5.500	101.933	101.683	101.433				
								5.625	102.168	101.918	101.668				

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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30 Day Lock Exp.:

3/30/2020

45 Day Lock Exp.:

4/13/2020

60 Day Lock Exp.:

4/27/2020

W. Rate Sheet Dated: 2/27/2020

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	100.372	100.222	100.072	2.750	100.530	100.380	100.230	2.375	95.483	95.333	95.183	3.125	99.324	99.174	99.024
2.875	100.924	100.774	100.624	2.875	101.017	100.867	100.717	2.500	95.963	95.813	95.663	3.250	99.735	99.585	99.435
3.000	101.428	101.278	101.128	3.000	101.469	101.319	101.169	2.625	96.456	96.306	96.156	3.375	99.836	99.686	99.536
3.125	101.942	101.792	101.642	3.125	101.858	101.708	101.558	2.750	96.975	96.825	96.675	3.500	100.092	99.942	99.792
3.250	101.721	101.571	101.421	3.250	101.245	101.095	100.945	2.875	99.438	99.288	99.138	3.625	99.967	99.817	99.667
3.375	102.188	102.038	101.888	3.375	101.618	101.468	101.318	3.000	99.864	99.714	99.564	Margin = 2.250		Index = 1.460	
3.500	102.632	102.482	102.332	3.500	102.000	101.850	101.700	3.125	100.229	100.079	99.929				
3.625	102.973	102.823	102.673	3.625	102.363	102.213	102.063	3.250	101.522	101.372	101.222				
4.000	103.062	102.912	102.762	4.000	102.572	102.422	102.272	3.375	101.870	101.720	101.570				
4.125	103.397	103.247	103.097	4.125	102.794	102.644	102.494	3.500	102.228	102.078	101.928				
4.500	103.069	102.969	102.844	4.500	102.899	102.799	102.674	3.625	102.566	102.416	102.266				
4.625	103.127	103.027	102.902	4.625	103.231	103.131	103.006	3.750	103.078	102.928	102.778				
4.750	101.664	101.564	101.464	4.750	101.796	101.696	101.596	3.875	103.391	103.241	103.091				
4.875	101.980	101.880	101.780	4.875	102.033	101.933	101.833	4.000	103.713	103.563	103.413				
5.000	102.269	102.169	102.069	5.000	102.276	102.176	102.076	4.125	103.971	103.821	103.671				
5.125	102.504	102.404	102.304	5.125	102.608	102.508	102.408	4.250	103.075	102.925	102.775				
5.250	103.072	102.972	102.872	5.250	103.204	103.104	103.004	4.375	103.268	103.118	102.968				
5.375	103.387	103.287	103.187	5.375	103.441	103.341	103.241	4.500	103.494	103.344	103.194				
6.250	103.604	103.454	103.304	6.250	103.708	103.558	103.408	4.625	103.808	103.658	103.508				

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	99.622	99.472	99.322	2.750	99.100	98.950	98.800	2.375	96.303	96.153	96.003	3.125	97.861	97.711	97.561
2.875	100.174	100.024	99.874	2.875	99.587	99.437	99.287	2.500	96.783	96.633	96.483	3.250	98.335	98.185	98.035
3.000	100.678	100.528	100.378	3.000	100.039	99.889	99.739	2.625	97.276	97.126	96.976	3.375	98.436	98.286	98.136
3.125	101.192	101.042	100.892	3.125	100.428	100.278	100.128	2.750	97.702	97.552	97.402	3.500	98.692	98.542	98.392
3.250	100.671	100.521	100.371	3.250	99.815	99.665	99.515	2.875	98.164	98.014	97.864	3.625	98.567	98.417	98.267
3.375	101.138	100.988	100.838	3.375	100.188	100.038	99.888	3.000	98.591	98.441	98.291	Margin = 2.250		Index = 1.460	
3.500	101.582	101.432	101.282	3.500	100.570	100.420	100.270	3.125	98.955	98.805	98.655	30 Year OTC			
3.625	101.923	101.773	101.623	3.625	100.933	100.783	100.633	3.250	99.905	99.755	99.605	Rate	30 Day	45 Day	60 Day
4.000	102.112	101.962	101.812	4.000	101.142	100.992	100.842	3.375	100.253	100.103	99.953	3.875	100.599	100.349	100.099
4.125	102.447	102.297	102.147	4.125	101.364	101.214	101.064	3.500	100.610	100.460	100.310	4.000	101.012	100.762	100.512
4.500	102.319	102.219	102.094	4.500	101.469	101.369	101.244	3.625	100.948	100.798	100.648	4.125	101.347	101.097	100.847
4.625	102.377	102.277	102.152	4.625	101.801	101.701	101.576	3.750	100.734	100.584	100.434	4.375	101.167	100.917	100.667
4.750	100.914	100.814	100.714	4.750	100.366	100.266	100.166	3.875	101.047	100.897	100.747	4.500	101.519	101.269	101.019
4.875	101.230	101.130	101.030	4.875	100.603	100.503	100.403	4.000	101.369	101.219	101.069	4.625	101.577	101.327	101.077
5.000	101.519	101.419	101.319	5.000	100.846	100.746	100.646	4.125	101.627	101.477	101.327	4.875	100.430	100.180	99.930
5.125	101.754	101.654	101.554	5.125	101.178	101.078	100.978	4.250	100.676	100.526	100.376	5.000	100.719	100.469	100.219
5.250	102.322	102.222	102.122	5.250	101.774	101.674	101.574	4.375	100.870	100.720	100.570	5.125	100.954	100.704	100.454
5.375	102.637	102.537	102.437	5.375	102.011	101.911	101.811	4.500	101.095	100.945	100.795	5.500	102.127	101.877	101.627
6.250	102.854	102.704	102.554	6.250	102.278	102.128	101.978	4.625	101.410	101.260	101.110	5.625	102.361	102.111	101.861

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	97.849	97.599	97.349	6.250	N/A	N/A	N/A
4.125	99.597	99.347	99.097	6.250	99.750	99.500	99.250	4.000	98.262	98.012	97.762				
4.250	99.535	99.285	99.035					4.125	98.597	98.347	98.097				
4.375	99.417	99.167	98.917					4.375	98.417	98.167	97.917				
4.500	99.769	99.519	99.269					4.500	98.769	98.519	98.269				
4.625	99.827	99.577	99.327					4.625	98.827	98.577	98.327				
5.000	98.969	98.719	98.469					4.875	97.680	97.430	97.180				
5.125	99.204	98.954	98.704					5.000	97.969	97.719	97.469				
5.250	99.385	99.135	98.885					5.125	98.204	97.954	97.704				
Borrower Paid Comp Only				Lender Paid Only				5.500	99.377	99.127	98.877				
								5.625	99.611	99.361	99.111				

Lock Desk Policy	
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Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline tIA, 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
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.: 3/30/2020
45 Day Lock Exp.: 4/13/2020
60 Day Lock Exp.: 4/27/2020

W. Rate Sheet Dated: 2/27/2020

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	98.715	98.615	98.515	3.250	0.000	0.000	0.000	3.250	0.000	-0.100	-0.200	4.000	103.020	102.920	102.820	4.000	102.645	102.545	102.445
2.875	99.624	99.524	99.424	3.375	101.915	101.815	101.715	3.375	101.915	101.815	101.715	4.125	103.053	102.953	102.853	4.125	102.678	102.578	102.478
2.990	100.233	100.133	100.033	3.500	102.320	102.220	102.120	3.500	102.320	102.220	102.120	4.250	102.909	102.809	102.709	4.250	102.534	102.434	102.334
3.000	100.333	100.233	100.133	3.625	102.708	102.608	102.508	3.625	102.708	102.608	102.508	4.375	103.165	103.065	102.965	4.375	102.790	102.690	102.590
3.125	100.989	100.889	100.789	3.750	102.541	102.441	102.341	3.750	102.541	102.441	102.341	4.500	103.480	103.380	103.280	4.500	102.855	102.755	102.655
3.250	101.472	101.372	101.272	3.875	102.902	102.802	102.702	3.875	102.902	102.802	102.702	4.625	103.549	103.449	103.349	4.625	102.924	102.824	102.724
3.375	102.165	102.065	101.965	3.990	103.027	102.927	102.827	3.990	103.027	102.927	102.827	4.750	103.360	103.260	103.160	4.750	102.735	102.635	102.535
3.500	102.570	102.470	102.370	4.000	103.127	103.027	102.927	4.000	103.127	103.027	102.927	4.875	103.673	103.573	103.473	4.875	103.048	102.948	102.848
3.625	102.958	102.858	102.758	4.125	103.160	103.060	102.960	4.125	103.160	103.060	102.960	4.990	103.779	103.679	103.579	4.990	102.779	102.679	102.579
3.750	102.791	102.691	102.591	4.250	103.494	103.394	103.294	4.250	103.494	103.394	103.294	5.000	103.879	103.779	103.679	5.000	102.879	102.779	102.679
3.875	103.152	103.052	102.952	4.375	103.750	103.650	103.550	4.375	103.750	103.650	103.550	5.125	104.091	103.991	103.891	5.125	103.091	102.991	102.891
3.990	103.402	103.302	103.202	4.500	103.815	103.715	103.615	4.500	103.815	103.715	103.615	5.250	103.541	103.430	103.328	5.250	102.541	102.430	102.328
4.000	103.502	103.402	103.302	4.625	103.884	103.784	103.684	4.625	103.884	103.784	103.684	5.375	103.737	103.626	103.528	5.375	103.737	103.626	103.528
4.125	103.535	103.435	103.335	4.750	104.510	104.410	104.310	4.750	104.510	104.410	104.310	5.500	103.916	103.806	103.711	5.500	103.916	103.806	103.711
4.250	103.869	103.769	103.669	4.875	104.823	104.723	104.623	4.875	104.823	104.723	104.623	5.625	104.166	104.057	103.966	5.625	104.166	104.057	103.966
4.375	104.125	104.025	103.925	4.990	104.554	104.454	104.354	4.990	104.554	104.454	104.354	5.750	104.492	104.364	104.292	5.750	104.492	104.364	104.292
4.500	104.440	104.340	104.240	5.000	104.654	104.554	104.454	5.000	104.654	104.554	104.454	5.875	104.498	104.370	104.298	5.875	104.498	104.370	104.298
4.625	104.509	104.409	104.309	5.125	104.866	104.766	104.666	5.125	104.866	104.766	104.666	5.990	104.420	104.293	104.220	5.990	104.420	104.293	104.220
4.750	105.135	105.035	104.935	5.250	105.406	105.295	105.193	5.250	105.406	105.295	105.193	6.000	104.520	104.393	104.320	6.000	104.520	104.393	104.320
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	102.645	102.545	102.445	2.750	98.956	98.856	98.756	2.750	0.000	0.000	0.000	2.750	0.000	0.000	0.000	3.375	102.828	102.728	102.628
4.125	102.678	102.578	102.478	2.875	99.712	99.612	99.512	2.875	0.000	0.000	0.000	2.875	0.000	0.000	0.000	3.500	103.219	103.119	103.019
4.250	102.534	102.434	102.334	2.990	100.306	100.206	100.106	2.990	0.000	0.000	0.000	2.990	0.000	0.000	0.000	3.625	103.092	102.992	102.892
4.375	102.790	102.690	102.590	3.000	100.406	100.306	100.206	3.000	0.000	0.000	0.000	3.000	0.000	0.000	0.000	3.750	103.538	103.438	103.338
4.500	102.855	102.755	102.655	3.125	101.099	100.999	100.899	3.125	0.000	0.000	0.000	3.125	0.000	0.000	0.000	3.875	103.676	103.576	103.476
4.625	102.924	102.824	102.724	3.250	101.787	101.687	101.587	3.250	0.000	0.000	0.000	3.250	0.000	0.000	0.000	3.990	103.933	103.833	103.733
4.750	102.735	102.635	102.535	3.375	102.208	102.108	102.008	3.375	102.208	102.108	102.008	3.375	102.208	102.108	102.008	4.000	104.033	103.933	103.833
4.875	103.048	102.948	102.848	3.500	102.928	102.828	102.728	3.500	102.928	102.828	102.728	3.500	102.928	102.828	102.728	4.125	104.300	104.200	104.100
4.990	102.779	102.679	102.579	3.625	103.090	102.990	102.890	3.625	103.090	102.990	102.890	3.625	103.090	102.990	102.890	4.250	104.672	104.572	104.472
5.000	102.879	102.779	102.679	3.750	103.287	103.187	103.087	3.750	103.287	103.187	103.087	3.750	103.287	103.187	103.087	4.375	105.000	104.900	104.800
5.125	103.091	102.991	102.891	3.875	103.675	103.575	103.475	3.875	103.675	103.575	103.475	3.875	103.675	103.575	103.475	4.500	105.167	105.067	104.967
5.250	102.541	102.430	102.328	3.990	103.831	103.731	103.631	3.990	103.831	103.731	103.631	3.990	103.831	103.731	103.631	4.625	104.187	104.087	103.987
5.375	103.737	103.626	103.528	4.000	103.931	103.831	103.731	4.000	103.931	103.831	103.731	4.000	103.931	103.831	103.731	4.750	104.455	104.355	104.255
5.500	103.916	103.806	103.711	4.125	104.094	103.994	103.894	4.125	104.094	103.994	103.894	4.125	104.094	103.994	103.894	4.875	104.555	104.455	104.355
5.625	104.166	104.057	103.966	4.250	104.416	104.316	104.216	4.250	104.416	104.316	104.216	4.250	104.416	104.316	104.216	4.990	104.623	104.523	104.423
5.750	104.492	104.364	104.292	4.375	104.663	104.563	104.463	4.375	104.663	104.563	104.463	4.375	104.663	104.563	104.463	5.000	104.723	104.623	104.523
5.875	104.498	104.370	104.298	4.500	104.935	104.835	104.735	4.500	104.935	104.835	104.735	4.500	104.935	104.835	104.735	5.125	104.839	104.739	104.639
5.990	104.420	104.293	104.220	4.625	104.984	104.884	104.784	4.625	104.984	104.884	104.784	4.625	104.984	104.884	104.784	5.250	105.219	105.119	105.019
6.000	104.520	104.393	104.320	4.750	105.314	105.214	105.114	4.750	105.314	105.214	105.114	4.750	105.314	105.214	105.114	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	102.828	102.728	102.628	3.375	102.828	102.728	102.628	3.375	102.440	102.340	102.240	3.375	102.440	102.340	102.240	3.375	102.440	102.340	102.240
3.500	103.219	103.119	103.019	3.500	103.219	103.119	103.019	3.500	102.831	102.731	102.631	3.500	102.831	102.731	102.631	3.500	102.831	102.731	102.631
3.625	103.092	102.992	102.892	3.625	103.092	102.992	102.892	3.625	102.204	102.104	102.004	3.625	102.204	102.104	102.004	3.625	102.204	102.104	102.004
3.750	103.538	103.438	103.338	3.750	103.538	103.438	103.338	3.750	102.650	102.550	102.450	3.750	102.650	102.550	102.450	3.750	102.650	102.550	102.450
3.875	103.676	103.576	103.476	3.875	103.676	103.576	103.476	3.875	102.788	102.688	102.588	3.875	102.788	102.688	102.588	3.875	102.788	102.688	102.588
3.990	103.933	103.833	103.733	3.990	103.933	103.833	103.733	3.990	103.045	102.945	102.845	3.990	103.045	102.945	102.845	3.990	103.045	102.945	102.845
4.000	104.033	103.933	103.833	4.000	104.033	103.933	103.833	4.000	103.145	103.045	102.945	4.000	103.145	103.045	102.945	4.000	103.145	103.045	102.945
4.125	104.300	104.200	104.100	4.125	104.300	104.200	104.100	4.125	103.039	102.939	102.839	4.125	103.039	102.939	102.839	4.125	103.039	102.939	102.839
4.250	104.672	104.572	104.472	4.250	104.672	104.572	104.472	4.250	103.411	103.311	103.211	4.250	103.411	103.311	103.211	4.250	103.411	103.311	103.211
4.375	104.875	104.775	104.675	4.375	104.875	104.775	104.675	4.375	103.739	103.639	103.539	4.375	103.614	103.514					



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.:

3/30/2020

45 Day Lock Exp.:

4/13/2020

60 Day Lock Exp.:

4/27/2020

W. Rate Sheet Dated: 2/27/2020

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	98.653	98.553	98.453	2.750	98.718	98.618	98.518	3.375	102.715	102.615	102.515	4.000	102.636	102.536	102.436	3.375	102.027	101.927	101.827
2.875	99.571	99.471	99.371	2.875	99.477	99.377	99.277	3.500	103.108	103.008	102.908	4.125	102.676	102.576	102.476	3.500	102.420	102.320	102.220
2.990	100.188	100.088	99.988	2.990	100.073	99.973	99.873	3.625	103.056	102.956	102.856	4.250	102.503	102.403	102.303	3.625	101.875	101.775	101.675
3.000	100.288	100.188	100.088	3.000	100.173	100.073	99.973	3.750	103.504	103.404	103.304	4.375	102.766	102.666	102.566	3.750	102.323	102.223	102.123
3.125	100.960	100.860	100.760	3.125	100.869	100.769	100.669	3.875	103.641	103.541	103.441	4.500	103.088	102.988	102.888	3.875	102.460	102.360	102.260
3.250	101.194	101.094	100.994	3.250	101.559	101.459	101.359	3.990	103.903	103.803	103.703	4.625	103.157	103.057	102.957	3.990	102.722	102.622	102.522
3.375	101.899	101.799	101.699	3.375	101.984	101.884	101.784	4.000	104.003	103.903	103.803	4.750	102.924	102.824	102.724	4.000	102.822	102.722	102.622
3.500	102.313	102.213	102.113	3.500	102.714	102.614	102.514	4.125	104.284	104.184	104.084	4.875	103.243	103.143	103.043	4.125	102.728	102.628	102.528
3.625	102.711	102.611	102.511	3.625	102.875	102.775	102.675	4.250	104.658	104.558	104.458	4.990	103.355	103.255	103.155	4.250	103.102	103.002	102.902
3.750	102.704	102.604	102.504	3.750	103.198	103.098	102.998	4.375	104.989	104.889	104.789	5.000	103.455	103.355	103.255	4.375	103.433	103.333	103.233
3.875	103.074	102.974	102.874	3.875	103.589	103.489	103.389	4.500	105.157	105.057	104.957	5.125	103.668	103.568	103.468	4.500	103.601	103.501	103.401
3.990	103.329	103.229	103.129	3.990	103.748	103.648	103.548	4.625	104.376	104.276	104.176	5.250	103.106	102.992	102.904	4.625	102.219	102.119	102.019
4.000	103.429	103.329	103.229	4.000	103.848	103.748	103.648	4.750	104.649	104.549	104.449	5.375	103.306	103.191	103.106	4.750	102.492	102.392	102.292
4.125	103.469	103.369	103.269	4.125	104.014	103.914	103.814	4.875	104.751	104.651	104.551	5.500	103.488	103.374	103.288	4.875	102.594	102.494	102.394
4.250	103.810	103.710	103.610	4.250	104.281	104.181	104.081	4.990	104.819	104.719	104.619	5.625	103.740	103.625	103.540	4.990	102.766	102.666	102.566
4.375	104.073	103.973	103.873	4.375	104.530	104.430	104.330	5.000	104.919	104.819	104.719	5.750	104.039	103.902	103.839	5.000	102.866	102.766	102.666
4.500	104.395	104.295	104.195	4.500	104.805	104.705	104.605	5.125	104.969	104.849	104.769	5.875	104.046	103.908	103.846	5.125	103.062	102.942	102.862
4.625	104.464	104.364	104.264	4.625	104.855	104.755	104.655	5.250	105.351	105.232	105.151	5.990	103.969	103.832	103.769	5.250	103.444	103.325	103.244
4.750	105.048	104.948	104.848	4.750	105.258	105.158	105.058	5.375	0.000	0.000	0.000	6.000	104.069	103.932	103.869	5.375	0.000	0.000	0.000

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250	
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750	

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

3/30/2020

45 Day Lock Exp.:

4/13/2020

60 Day Lock Exp.:

4/27/2020

W. Rate Sheet Dated: 2/27/2020

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	99.766	99.703	99.641	
3.500	100.203	100.141	100.078	
3.625	100.581	100.518	100.456	
3.750	100.993	100.930	100.868	
3.875	101.124	101.062	100.999	
4.000	101.402	101.339	101.277	
4.125	101.595	101.533	101.470	
4.250	101.759	101.696	101.634	
4.375	102.019	101.957	101.894	
4.500	102.198	102.135	102.073	
4.625	102.438	102.375	102.313	
4.750	102.653	102.591	102.528	
4.875	102.836	102.773	102.711	

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	99.148	99.023	98.898	
3.375	99.612	99.487	99.362	
3.500	100.018	99.893	99.768	
3.625	100.500	100.375	100.250	
3.750	100.915	100.790	100.665	
3.875	101.275	101.150	101.025	
4.000	101.615	101.490	101.365	
4.125	101.751	101.626	101.501	
4.250	102.059	101.934	101.809	
4.375	102.339	102.214	102.089	
4.500	102.497	102.372	102.247	

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	97.870	97.745	97.620	
3.375	98.276	98.151	98.026	
3.500	98.653	98.528	98.403	
3.625	99.006	98.881	98.756	
3.750	99.600	99.475	99.350	
3.875	99.910	99.785	99.660	
4.000	100.195	100.070	99.945	
4.125	100.480	100.355	100.230	
4.250	100.765	100.640	100.515	
4.375	101.049	100.924	100.799	
4.500	101.340	101.215	101.090	
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)