

W. Rate Sheet Dated: 3/11/2020

Release Time: 4:30 pm 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	99.733	99.583	99.349	2.750	99.884	99.734	99.500	2.375	98.306	98.156	98.006	3.125	98.610	98.460	98.310
2.875	100.285	100.135	99.900	2.875	100.314	100.164	99.929	2.500	98.748	98.598	98.448	3.250	99.342	99.192	99.042
3.000	100.789	100.639	100.405	3.000	100.720	100.570	100.335	2.625	99.200	99.050	98.900	3.375	99.380	99.230	99.080
3.125	101.303	101.153	100.919	3.125	101.023	100.873	100.639	2.750	99.129	98.979	98.829	3.500	99.554	99.404	99.254
3.250	101.286	101.098	100.911	3.250	100.774	100.587	100.399	2.875	99.534	99.384	99.234	3.625	99.727	99.577	99.427
3.375	101.753	101.565	101.378	3.375	101.155	100.968	100.780	3.000	99.914	99.764	99.614	Margin = 2.250		Index = 0.620	
3.500	102.196	102.008	101.821	3.500	101.531	101.344	101.156	3.125	100.193	100.043	99.893				
3.625	102.537	102.350	102.162	3.625	101.829	101.641	101.454	3.250	101.664	101.514	101.364				
4.000	102.345	102.195	102.045	4.000	101.724	101.574	101.424	3.375	102.020	101.870	101.720				
4.125	102.680	102.530	102.380	4.125	101.723	101.573	101.423	3.500	102.370	102.220	102.070				
4.500	103.481	103.381	103.281	4.500	102.860	102.760	102.660	3.625	102.643	102.493	102.343				
4.625	103.512	103.412	103.312	4.625	103.069	102.969	102.869	3.750	103.080	102.930	102.780				
4.750	103.924	103.824	103.724	4.750	103.559	103.459	103.359	3.875	103.378	103.228	103.078				
4.875	104.240	104.140	104.040	4.875	103.849	103.749	103.649	4.000	103.676	103.526	103.376				
5.000	104.529	104.429	104.329	5.000	104.112	104.012	103.912	4.125	103.723	103.573	103.423				
5.125	104.764	104.664	104.564	5.125	104.320	104.220	104.120	4.250	103.614	103.464	103.314				
5.250	105.598	105.498	105.398	5.250	105.233	105.133	105.033	4.375	103.886	103.736	103.586				
5.375	105.913	105.813	105.713	5.375	105.522	105.422	105.322	4.500	104.132	103.982	103.832				
6.250	106.000	105.850	105.700	6.250	105.900	105.750	105.600	4.625	104.323	104.173	104.023				

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	98.983	98.833	98.599	2.750	98.884	98.734	98.500	2.375	97.306	97.156	97.006	3.125	97.610	97.460	97.310
2.875	99.535	99.385	99.150	2.875	99.314	99.164	98.929	2.500	97.748	97.598	97.448	3.250	98.342	98.192	98.042
3.000	100.039	99.889	99.655	3.000	99.720	99.570	99.335	2.625	98.200	98.050	97.900	3.375	98.380	98.230	98.080
3.125	100.553	100.403	100.169	3.125	100.023	99.873	99.639	2.750	98.129	97.979	97.829	3.500	98.554	98.404	98.254
3.250	100.236	100.048	99.861	3.250	99.774	99.587	99.399	2.875	98.534	98.384	98.234	3.625	98.727	98.577	98.427
3.375	100.703	100.515	100.328	3.375	100.155	99.968	99.780	3.000	98.914	98.764	98.614	Margin = 2.250		Index = 0.620	
3.500	101.146	100.958	100.771	3.500	100.531	100.344	100.156	3.125	99.193	99.043	98.893	30 Year OTC			
3.625	101.487	101.300	101.112	3.625	100.829	100.641	100.454	3.250	100.664	100.514	100.364	Rate	30 Day	45 Day	60 Day
4.000	101.395	101.245	101.095	4.000	100.724	100.574	100.424	3.375	101.020	100.870	100.720	3.875	99.882	99.632	99.382
4.125	101.730	101.580	101.430	4.125	100.723	100.573	100.423	3.500	101.370	101.220	101.070	4.000	100.295	100.045	99.795
4.500	102.731	102.631	102.531	4.500	101.860	101.760	101.660	3.625	101.643	101.493	101.343	4.125	100.630	100.380	100.130
4.625	102.762	102.662	102.562	4.625	102.069	101.969	101.869	3.750	102.080	101.930	101.780	4.375	101.080	100.830	100.580
4.750	103.174	103.074	102.974	4.750	102.559	102.459	102.359	3.875	102.378	102.228	102.078	4.500	101.431	101.181	100.931
4.875	103.490	103.390	103.290	4.875	102.849	102.749	102.649	4.000	102.676	102.526	102.376	4.625	101.462	101.212	100.962
5.000	103.779	103.679	103.579	5.000	103.112	103.012	102.912	4.125	102.723	102.573	102.423	4.875	102.190	101.940	101.690
5.125	104.014	103.914	103.814	5.125	103.320	103.220	103.120	4.250	102.614	102.464	102.314	5.000	102.479	102.229	101.979
5.250	104.848	104.748	104.648	5.250	104.233	104.133	104.033	4.375	102.886	102.736	102.586	5.125	102.714	102.464	102.214
5.375	105.163	105.063	104.963	5.375	104.522	104.422	104.322	4.500	103.132	102.982	102.832	5.500	104.153	103.903	103.653
6.250	105.500	105.350	105.200	6.250	105.400	105.250	105.100	4.625	103.323	103.173	103.023	5.625	104.387	104.137	103.887

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	-2.000	-2.000	\$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"			
								Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
30/25 Year				30/25 Year Lender Paid				3.875	97.132	96.882	96.632	4.750	100.000	99.750	99.500
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.000	97.545	97.295	97.045				
4.250	99.870	99.620	99.370	6.250	103.750	103.500	103.250	4.125	97.880	97.630	97.380				
4.375	100.180	99.930	99.680					4.375	98.330	98.080	97.830				
4.500	100.331	100.081	99.831					4.500	98.681	98.431	98.181				
4.625	100.362	100.112	99.862					4.625	98.712	98.462	98.212				
4.750	100.974	100.724	100.474					4.875	99.440	99.190	98.940				
5.000	101.579	101.329	101.079					5.000	99.729	99.479	99.229				
5.125	101.814	101.564	101.314					5.125	99.964	99.714	99.464				
5.250	102.214	101.964	101.714					5.500	101.403	101.153	100.903	30 yr DPA "3.5% DPA ; Lender Paid Only"			
Borrower Paid Comp Only				Lender Paid Only				5.625	101.637	101.387	101.137	Rate	30 Day	45 Day	60 Day
												6.250	102.750	102.500	102.250

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 UJW / 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@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

4/10/2020

45 Day Lock Exp.:

4/27/2020

60 Day Lock Exp.:

5/11/2020

W. Rate Sheet Dated: 3/11/2020

Release Time: 4:30 pm 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	98.677	98.527	98.293	2.750	99.258	99.108	98.874	2.375	95.086	94.936	94.786	3.125	98.564	98.414	98.264
2.875	99.229	99.079	98.844	2.875	99.687	99.537	99.303	2.500	95.528	95.378	95.228	3.250	99.092	98.942	98.792
3.000	99.733	99.583	99.348	3.000	100.093	99.943	99.709	2.625	95.980	95.830	95.680	3.375	99.130	98.980	98.830
3.125	100.247	100.097	99.862	3.125	100.397	100.247	100.013	2.750	98.503	98.353	98.203	3.500	99.304	99.154	99.004
3.250	100.386	100.198	100.011	3.250	100.304	100.117	99.929	2.875	98.907	98.757	98.607	3.625	99.477	99.327	99.177
3.375	100.853	100.665	100.478	3.375	100.685	100.498	100.310	3.000	99.288	99.138	98.988	Margin = 2.250		Index = 0.620	
3.500	101.296	101.108	100.921	3.500	101.061	100.874	100.686	3.125	99.567	99.417	99.267				
3.625	101.637	101.450	101.262	3.625	101.359	101.171	100.984	3.250	101.194	101.044	100.894				
4.000	101.601	101.451	101.301	4.000	101.410	101.260	101.110	3.375	101.550	101.400	101.250				
4.125	101.937	101.787	101.637	4.125	101.409	101.259	101.109	3.500	101.900	101.750	101.600				
4.500	101.800	101.700	101.600	4.500	101.609	101.509	101.409	3.625	102.173	102.023	101.873				
4.625	101.831	101.731	101.631	4.625	101.817	101.717	101.617	3.750	102.766	102.616	102.466				
4.750	101.118	101.018	100.918	4.750	101.183	101.083	100.983	3.875	103.064	102.914	102.764				
4.875	101.434	101.334	101.234	4.875	101.472	101.372	101.272	4.000	103.362	103.212	103.062				
5.000	101.723	101.623	101.523	5.000	101.735	101.635	101.535	4.125	103.410	103.260	103.110				
5.125	101.958	101.858	101.758	5.125	101.944	101.844	101.744	4.250	102.363	102.213	102.063				
5.250	102.604	102.504	102.404	5.250	102.669	102.569	102.469	4.375	102.635	102.485	102.335				
5.375	102.920	102.820	102.720	5.375	102.958	102.858	102.758	4.500	102.880	102.730	102.580				
6.250	103.573	103.423	103.273	6.250	103.560	103.410	103.260	4.625	103.071	102.921	102.771				

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	97.927	97.777	97.543	2.750	97.828	97.678	97.444	2.375	95.906	95.756	95.606	3.125	96.554	96.404	96.254
2.875	98.479	98.329	98.094	2.875	98.257	98.107	97.873	2.500	96.348	96.198	96.048	3.250	97.442	97.292	97.142
3.000	98.983	98.833	98.598	3.000	98.663	98.513	98.279	2.625	96.800	96.650	96.500	3.375	97.480	97.330	97.180
3.125	99.497	99.347	99.112	3.125	98.967	98.817	98.583	2.750	97.385	97.235	97.085	3.500	97.654	97.504	97.354
3.250	99.336	99.148	98.961	3.250	98.874	98.687	98.499	2.875	97.790	97.640	97.490	3.625	97.827	97.677	97.527
3.375	99.803	99.615	99.428	3.375	99.255	99.068	98.880	3.000	98.171	98.021	97.871	Margin = 2.250		Index = 0.620	
3.500	100.246	100.058	99.871	3.500	99.631	99.444	99.256	3.125	98.449	98.299	98.149	30 Year OTC			
3.625	100.587	100.400	100.212	3.625	99.929	99.741	99.554	3.250	99.764	99.614	99.464	Rate	30 Day	45 Day	60 Day
4.000	100.651	100.501	100.351	4.000	99.980	99.830	99.680	3.375	100.120	99.970	99.820	3.875	99.138	98.888	98.638
4.125	100.987	100.837	100.687	4.125	99.979	99.829	99.679	3.500	100.470	100.320	100.170	4.000	99.551	99.301	99.051
4.500	101.050	100.950	100.850	4.500	100.179	100.079	99.979	3.625	100.743	100.593	100.443	4.125	99.887	99.637	99.387
4.625	101.081	100.981	100.881	4.625	100.387	100.287	100.187	3.750	100.672	100.522	100.372	4.375	99.398	99.148	98.898
4.750	100.368	100.268	100.168	4.750	99.753	99.653	99.553	3.875	100.970	100.820	100.670	4.500	99.750	99.500	99.250
4.875	100.684	100.584	100.484	4.875	100.042	99.942	99.842	4.000	101.268	101.118	100.968	4.625	99.781	99.531	99.281
5.000	100.973	100.873	100.773	5.000	100.305	100.205	100.105	4.125	101.316	101.166	101.016	4.875	99.384	99.134	98.884
5.125	101.208	101.108	101.008	5.125	100.514	100.414	100.314	4.250	100.964	100.814	100.664	5.000	99.673	99.423	99.173
5.250	101.854	101.754	101.654	5.250	101.239	101.139	101.039	4.375	101.236	101.086	100.936	5.125	99.908	99.658	99.408
5.375	102.170	102.070	101.970	5.375	101.528	101.428	101.328	4.500	101.482	101.332	101.182	5.500	101.159	100.909	100.659
6.250	102.823	102.673	102.523	6.250	102.130	101.980	101.830	4.625	101.673	101.523	101.373	5.625	101.394	101.144	100.894

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	-2.000	-2.000
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"			
								Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
30/25 Year				30/25 Year Lender Paid				3.875	96.388	96.138	95.888	4.750	N/A	N/A	N/A
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.000	96.801	96.551	96.301				
4.250	97.839	97.589	97.339	6.250	99.750	99.500	99.250	4.125	97.137	96.887	96.637				
4.375	98.148	97.898	97.648					4.375	96.648	96.398	96.148				
4.500	98.300	98.050	97.800					4.500	97.000	96.750	96.500				
4.625	98.331	98.081	97.831					4.625	97.031	96.781	96.531				
4.750	97.818	97.568	97.318					4.875	96.634	96.384	96.134				
5.000	98.423	98.173	97.923					5.000	96.923	96.673	96.423				
5.125	98.658	98.408	98.158					5.125	97.158	96.908	96.658				
5.250	98.870	98.620	98.370					5.500	98.409	98.159	97.909	30 yr DPA "3.5% DPA ; Lender Paid Only"			
Borrower Paid Comp Only				Lender Paid Only				Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
								5.625	98.644	98.394	98.144	6.250	N/A	N/A	N/A

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: 3/11/2020

Release Time: 4:30 pm 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
3.125	99.712	99.612	99.512	2.750	96.079	95.979	95.879	2.750	95.887	95.787	95.687	4.000	100.200	100.100	100.000	3.000	96.331	96.331	96.333
3.250	100.499	100.399	100.299	2.875	96.740	96.640	96.540	2.875	96.553	96.453	96.353	4.125	101.325	101.225	101.125	3.125	97.425	97.325	97.225
3.375	100.996	100.896	100.796	2.990	97.230	97.130	97.030	2.990	97.042	96.942	96.842	4.250	101.043	100.943	100.843	3.250	98.394	98.294	98.194
3.500	101.433	101.333	101.233	3.000	97.330	97.230	97.130	3.000	97.142	97.042	96.942	4.375	101.377	101.277	101.177	3.375	98.943	98.843	98.743
3.625	101.889	101.789	101.689	3.125	98.295	98.195	98.095	3.125	98.047	97.947	97.847	4.500	101.658	101.558	101.458	3.500	99.414	99.314	99.214
3.750	101.634	101.534	101.434	3.250	99.305	99.205	99.105	3.250	99.113	99.013	98.913	4.625	101.796	101.696	101.596	3.625	99.645	99.545	99.445
3.875	102.028	101.928	101.828	3.375	99.865	99.765	99.665	3.375	99.678	99.578	99.478	4.750	102.325	102.225	102.125	3.750	100.156	100.056	99.956
3.990	102.262	102.162	102.062	3.500	100.347	100.247	100.147	3.500	100.159	100.059	99.959	4.875	102.627	102.527	102.427	3.875	100.594	100.494	100.394
4.000	102.362	102.262	102.162	3.625	100.852	100.752	100.652	3.625	100.665	100.565	100.465	4.990	102.799	102.699	102.599	3.990	100.857	100.757	100.657
4.125	102.465	102.365	102.265	3.750	101.302	101.202	101.102	3.750	101.298	101.198	101.098	5.000	102.899	102.799	102.699	4.000	100.957	100.857	100.757
4.250	102.796	102.696	102.596	3.875	101.748	101.648	101.548	3.875	101.748	101.648	101.548	5.125	103.039	102.939	102.839	4.125	101.325	101.225	101.125
4.375	103.088	102.988	102.888	3.990	102.019	101.919	101.819	3.990	102.019	101.919	101.819	5.250	102.901	102.801	102.701	4.250	101.043	100.943	100.843
4.500	103.393	103.293	103.193	4.000	102.119	102.019	101.919	4.000	102.119	102.019	101.919	5.375	103.200	103.100	103.000	4.375	101.377	101.277	101.177
4.625	103.866	103.766	103.666	4.125	102.510	102.410	102.310	4.125	102.380	102.280	102.180	5.500	103.477	103.377	103.277	4.500	101.658	101.558	101.458
4.750	104.428	104.328	104.228	4.250	103.264	103.164	103.064	4.250	103.073	102.973	102.873	5.625	103.609	103.509	103.409	4.625	101.796	101.696	101.596
4.875	104.738	104.638	104.538	4.375	103.651	103.551	103.451	4.375	103.463	103.363	103.263	5.750	103.807	103.707	103.607	4.750	102.325	102.225	102.125
4.990	104.866	104.766	104.666	4.500	103.969	103.869	103.769	4.500	103.995	103.895	103.795	5.875	104.094	103.994	103.894	4.875	102.627	102.527	102.427
5.000	104.966	104.866	104.766	4.625	104.665	104.565	104.465	4.625	104.777	104.677	104.577	5.990	104.252	104.152	104.052	4.990	102.799	102.699	102.599
5.125	105.182	105.082	104.982	4.750	105.390	105.290	105.190	4.750	105.543	105.443	105.343	6.000	104.352	104.252	104.152	5.000	102.899	102.799	102.699

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
3.000	96.343	96.243	96.143	2.875	98.542	98.214	98.342	3.875	101.658	101.558	101.458	3.375	100.598	100.398	100.398	2.375	98.918	98.818	98.718
3.125	97.177	97.077	96.977	2.990	99.395	99.068	99.195	3.990	101.909	101.809	101.709	3.500	101.058	100.858	100.858	2.500	99.712	99.612	99.512
3.250	98.202	98.102	98.002	3.000	99.495	99.168	99.295	4.000	102.009	101.909	101.809	3.625	101.542	101.342	101.342	2.625	100.276	100.176	100.076
3.375	98.756	98.656	98.556	3.125	100.328	100.001	100.128	4.125	102.750	102.150	102.050	3.750	101.092	100.892	100.892	2.750	100.673	100.573	100.473
3.500	99.226	99.126	99.026	3.250	100.602	100.735	100.862	4.250	101.898	101.798	101.698	3.875	101.502	101.302	101.302	2.875	101.023	100.923	100.823
3.625	99.458	99.358	99.258	3.375	101.580	101.252	101.380	4.375	102.249	102.149	102.049	3.990	101.753	101.553	101.553	2.990	101.250	101.150	101.050
3.750	100.152	100.052	99.952	3.500	102.010	101.682	101.810	4.500	102.551	102.451	102.351	4.000	101.853	101.653	101.653	3.000	101.350	101.250	101.150
3.875	100.594	100.494	100.394	3.625	102.326	101.999	102.126	4.625	103.009	102.909	102.809	4.125	102.093	101.893	101.893	3.125	101.851	101.751	101.651
3.990	100.850	100.750	100.650	3.750	102.457	102.123	102.257	4.750	103.670	103.570	103.470	4.250	101.836	101.636	101.636	3.250	102.095	101.995	101.895
4.000	100.957	100.857	100.757	3.875	102.848	102.514	102.648	4.875	103.987	103.887	103.787	4.375	102.186	101.986	101.986	3.375	102.430	102.330	102.230
4.125	101.240	101.140	101.040	3.990	103.081	102.747	102.881	4.990	104.182	104.082	103.982	4.500	102.488	102.288	102.288	3.500	102.656	102.556	102.456
4.250	101.043	100.943	100.843	4.000	103.181	102.847	102.981	5.000	104.282	104.182	104.082	4.625	102.912	102.712	102.712	3.625	102.911	102.811	102.711
4.375	101.377	101.277	101.177	4.125	103.308	102.974	103.108	5.125	104.517	104.417	104.317	4.750	103.607	103.407	103.407	3.750	103.080	102.980	102.880
4.500	101.658	101.558	101.458	4.250	103.338	103.038	103.138	5.250	104.992	104.892	104.792	4.875	103.925	103.725	103.725	3.875	103.386	103.286	103.186
4.625	101.796	101.696	101.596	4.375	103.612	103.312	103.412	5.375	105.180	105.080	104.980	4.990	104.120	103.920	103.920	3.990	103.605	103.505	103.405
4.750	102.325	102.225	102.125	4.500	103.944	103.644	103.744	5.500	105.385	105.285	105.185	5.000	104.220	104.020	104.020	4.000	103.705	103.605	103

15 Year 105-125				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
2.750	99.006	98.906	98.806	2.625	98.568	98.368	98.368	3.125	101.397	101.197	101.197	3.125	100.703	100.003	100.003	3.125	100.141	99.941	99.941	3.125	101.781	101.581	101.581
2.875	99.392	99.292	99.192	2.750	99.006	98.806	98.806	3.250	101.633	101.433	101.433	3.250	100.589	100.389	100.389	3.250	100.526	100.326	100.326	3.250	102.050	101.850	101.850
2.990	99.931	99.831	99.731	2.875	99.392	99.192	99.192	3.375	101.857	101.657	101.657	3.375	100.850	100.650	100.650	3.375	100.788	100.588	100.588	3.375	102.380	102.180	102.180
3.000	100.031	99.931	99.831	2.990	99.852	99.652	99.652	3.500	102.002	101.802	101.802	3.500	101.020	100.820	100.820	3.500	100.958	100.758	100.758	3.500	102.605	102.405	102.405
3.125	100.657	100.557	100.457	3.000	99.952	99.752	99.752	3.625	102.169	101.969	101.969	3.625	101.218	101.018	101.018	3.625	101.155	100.955	100.955	3.625	102.849	102.649	102.649
3.250	101.051	100.951	100.851	3.125	100.595	100.395	100.395	3.750	102.261	102.061	102.061	3.750	101.368	101.168	101.168	3.750	101.368	101.168	101.168	3.750	102.863	102.663	102.663
3.375	101.423	101.323	101.223	3.250	100.988	100.788	100.788	3.875	102.472	102.272	102.272	3.875	101.612	101.412	101.412	3.875	101.612	101.412	101.412	3.875	102.950	102.750	102.750
3.500	101.674	101.574	101.474	3.375	101.361	101.161	101.161	3.990	102.587	102.387	102.387	3.990	101.761	101.561	101.561	3.990	101.761	101.561	101.561	3.990	103.385	103.185	103.185
3.625	101.960	101.860	101.760	3.500	101.612	101.412	101.412	4.000	102.687	102.487	102.487	4.000	101.861	101.661	101.661	4.000	101.861	101.661	101.661	4.000	103.485	103.285	103.285
3.750	102.187	102.087	101.987	3.625	101.897	101.697	101.697	4.125	102.860	102.660	102.660	4.125	102.114	101.914	101.914	4.125	102.114	101.914	101.914	4.125	103.737	103.537	103.537
3.875	102.526	102.426	102.326	3.750	102.187	101.987	101.987	4.250	102.932	102.732	102.732	4.250	102.286	102.086	102.086	4.250	102.286	102.086	102.086	4.250	103.707	103.507	103.507
3.990	102.779	102.679	102.579	3.875	102.526	102.326	102.326	4.375	103.073	102.873	102.873	4.375	102.450	102.250	102.250	4.375	102.450	102.250	102.250	4.375	103.855	103.655	103.655
4.000	102.779	102.779	102.679	3.990	102.779	102.579	102.579	4.500	103.232	103.032	103.032	4.500	102.634	102.434	102.434	4.500	102.634	102.434	102.434	4.500	104.068	103.868	103.868
4.125	103.211	103.111	103.011	4.000	102.879	102.679	102.679	4.625	103.358	103.158	103.158	4.625	103.132	102.932	102.932	4.625	103.195	102.995	102.995	4.625	104.124	103.924	103.924
4.250	103.536	103.436	103.336	4.125	103.211	103.011	103.011	4.750	103.231	103.031	103.031	4.750	103.231	103.031	103.031	4.750	103.231	103.031	103.031	4.750	104.390	104.190	104.190
4.375	103.769	103.669	103.569	4.250	103.536	103.336	103.336	4.875	103.306	103.106	103.106	4.875	103.306	103.106	103.106	4.875	103.306	103.106	103.106	4.875	104.603	104.403	104.403
4.500	104.028	103.928	103.828	4.375	103.769	103.569	103.569	4.990	102.247	102.047	102.047	4.990	102.247	102.002	102.047	4.990	102.247	102.037	102.047	4.990	103.569	103.369	103.369
4.625	104.280	104.180	104.080	4.500	104.028	103.828	103.828	5.000	102.347	102.147	102.147	5.000	102.347	102.102	102.147	5.000	102.347	102.137	102.147	5.000	103.669	103.469	103.469
4.750	104.425	104.325	104.225	4.625	104.343	104.143	104.143	5.125	102.381	102.181	102.181	5.125	102.381	102.137	102.181	5.125	102.381	102.137	102.181	5.125	103.722	103.522	103.522

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	-0.25%	-0.50%	-0.50%	-0.50%	-0.50%	-0.50%	-1.00%	-1.00%	-1.00%
700 - 719	0.00%	-1.00%	-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	-0.25%	-1.25%	-2.50%	-3.00%	-3.00%	-2.50%	-2.50%	-2.50%	-2.50%
640 - 659	-0.75%	-1.50%	-3.00%	-3.25%	-3.50%	-3.00%	-3.00%	-3.00%	-3.00%
620 - 639	-0.75%	-1.75%	-3.25%	-3.25%	-3.50%	-3.50%	-3.50%	-3.75%	-3.75%

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 ↓\ ITV →	< 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 R/EI	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/T R/EI	-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 SEC 859 in conjunction with SEC 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@afwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 4/10/2020
45 Day Lock Exp.: 4/27/2020
60 Day Lock Exp.: 5/11/2020

W. Rate Sheet Dated: 3/11/2020

Release Time: 4:30 pm 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
3.125	99.814	99.608	99.576	3.375	100.989	100.853	100.789	3.375	100.989	100.853	100.789	4.000	101.711	101.611	101.511	4.000	101.336	101.236	101.136
3.250	100.812	100.665	100.612	3.500	101.402	101.273	101.202	3.500	101.402	101.273	101.202	4.125	101.743	101.643	101.543	4.125	101.368	101.268	101.168
3.375	101.239	101.103	101.039	3.625	101.782	101.671	101.582	3.625	101.782	101.671	101.582	4.250	101.083	100.983	100.883	4.250	100.708	100.608	100.508
3.500	101.652	101.523	101.452	3.750	101.472	101.372	101.272	3.750	101.472	101.372	101.272	4.375	101.272	101.172	101.072	4.375	100.897	100.797	100.697
3.625	102.032	101.921	101.832	3.875	101.814	101.714	101.614	3.875	101.814	101.714	101.614	4.500	100.887	100.787	100.687	4.500	100.262	100.162	100.062
3.750	101.722	101.622	101.522	3.990	101.926	101.826	101.726	3.990	101.926	101.826	101.726	4.625	100.998	100.898	100.798	4.625	100.373	100.273	100.173
3.875	102.064	101.964	101.864	4.000	102.026	101.926	101.826	4.000	102.026	101.926	101.826	4.750	101.861	101.761	101.661	4.750	101.236	101.136	101.036
3.990	102.301	102.201	102.101	4.125	102.058	101.958	101.858	4.125	102.058	101.958	101.858	4.875	101.096	100.996	100.896	4.875	100.471	100.371	100.271
4.000	102.401	102.301	102.201	4.250	102.460	102.360	102.260	4.250	102.460	102.360	102.260	4.990	101.219	101.119	101.019	4.990	100.219	100.119	100.019
4.125	102.433	102.333	102.233	4.375	102.649	102.549	102.449	4.375	102.649	102.549	102.449	5.000	101.319	101.219	101.119	5.000	100.319	100.219	100.119
4.250	102.835	102.735	102.635	4.500	102.828	102.728	102.628	4.500	102.828	102.728	102.628	5.125	101.472	101.372	101.272	5.125	100.472	100.372	100.272
4.375	103.024	102.924	102.824	4.625	102.939	102.839	102.739	4.625	102.939	102.839	102.739	5.250	102.060	101.960	101.860	5.250	101.060	100.960	100.860
4.500	103.453	103.353	103.253	4.750	103.802	103.702	103.602	4.750	103.802	103.702	103.602	5.375	102.249	102.149	102.049	5.375	102.249	102.149	102.049
4.625	103.564	103.464	103.364	4.875	104.131	104.031	103.931	4.875	104.131	104.031	103.931	5.500	102.424	102.324	102.224	5.500	102.424	102.324	102.224
4.750	104.427	104.327	104.227	4.990	103.879	103.779	103.679	4.990	103.879	103.779	103.679	5.625	102.634	102.534	102.434	5.625	102.634	102.534	102.434
4.875	104.756	104.656	104.556	5.000	103.979	103.879	103.779	5.000	103.979	103.879	103.779	5.750	103.111	103.011	102.911	5.750	103.111	103.011	102.911
4.990	104.879	104.779	104.679	5.125	104.132	104.032	103.932	5.125	104.132	104.032	103.932	5.875	N/A	N/A	N/A	5.875	N/A	N/A	N/A
5.000	104.979	104.879	104.779	5.250	104.720	104.620	104.520	5.250	104.720	104.620	104.520	5.990	N/A	N/A	N/A	5.990	N/A	N/A	N/A
5.125	105.132	105.032	104.932	5.375	105.909	105.809	105.709	5.375	105.909	105.809	105.709	6.000	N/A	N/A	N/A	6.000	N/A	N/A	N/A
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	101.336	101.236	101.136	3.000	99.417	99.239	99.189	3.000	N/A	N/A	N/A	3.000	N/A	N/A	N/A	2.250	98.431	98.265	98.231
4.125	101.368	101.268	101.168	3.125	100.098	99.926	99.876	3.125	N/A	N/A	N/A	3.125	N/A	N/A	N/A	2.375	99.076	98.914	98.876
4.250	100.708	100.608	100.508	3.250	100.770	100.607	100.557	3.250	N/A	N/A	N/A	3.250	N/A	N/A	N/A	2.500	99.696	99.538	99.496
4.375	100.897	100.797	100.697	3.375	101.189	101.033	100.983	3.375	101.189	101.033	100.983	3.375	101.189	101.033	100.983	2.625	100.180	100.025	99.980
4.500	100.262	100.162	100.062	3.500	101.914	101.764	101.714	3.500	101.914	101.764	101.714	3.500	101.914	101.764	101.714	2.750	100.700	100.549	100.500
4.625	100.373	100.273	100.173	3.625	102.083	101.932	101.882	3.625	102.083	101.932	101.882	3.625	102.083	101.932	101.882	2.875	100.990	100.845	100.790
4.750	101.236	101.136	101.036	3.750	102.399	102.299	102.199	3.750	102.399	102.299	102.199	3.750	102.399	102.299	102.199	2.990	101.163	101.017	100.963
4.875	100.471	100.371	100.271	3.875	102.784	102.684	102.584	3.875	102.784	102.684	102.584	3.875	102.784	102.684	102.584	3.000	101.263	101.117	101.063
4.990	100.219	100.119	100.019	3.990	102.946	102.846	102.746	3.990	102.946	102.846	102.746	3.990	102.946	102.846	102.746	3.125	101.876	101.776	101.676
5.000	100.319	100.219	100.119	4.000	103.046	102.946	102.846	4.000	103.046	102.946	102.846	4.000	103.046	102.946	102.846	3.250	102.231	102.131	102.031
5.125	100.472	100.372	100.272	4.125	103.213	103.113	103.013	4.125	103.213	103.113	103.013	4.125	103.213	103.113	103.013	3.375	102.538	102.438	102.338
5.250	101.060	100.960	100.860	4.250	103.517	103.417	103.317	4.250	103.517	103.417	103.317	4.250	103.517	103.417	103.317	3.500	102.807	102.707	102.607
5.375	102.249	102.149	102.049	4.375	103.767	103.667	103.567	4.375	103.767	103.667	103.567	4.375	103.767	103.667	103.567	3.625	102.778	102.678	102.578
5.500	102.424	102.324	102.224	4.500	104.043	103.943	103.843	4.500	104.043	103.943	103.843	4.500	104.043	103.943	103.843	3.750	103.107	103.007	102.907
5.625	102.634	102.534	102.434	4.625	103.936	103.836	103.736	4.625	103.936	103.836	103.736	4.625	103.936	103.836	103.736	3.875	103.243	103.143	103.043
5.750	103.111	103.011	102.911	4.750	104.676	104.576	104.476	4.750	104.676	104.576	104.476	4.750	104.676	104.576	104.476	3.990	103.510	103.410	103.310
5.875	N/A	N/A	N/A	4.875	104.965	104.865	104.765	4.875	104.965	104.865	104.765	4.875	104.965	104.865	104.765	4.000	103.610	103.510	103.410
5.990	100	N/A	N/A	4.990	105.114	105.014	104.914	4.990	105.114	105.014	104.914	4.990	105.114	105.014	104.914	4.125	103.831	103.731	103.631
6.000	N/A	N/A	N/A	5.000	105.214	105.114	105.014	5.000	105.214	105.114	105.014	5.000	105.214	105.114	105.014	4.250	104.195	104.095	103.995
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
2.375	101.076	100.914	100.876	2.375	101.326	101.164	101.126	2.375	98.563	98.401	98.363	2.375	100.563	100.401	100.363	2.375	100.813	100.651	100.613
2.500	101.696	101.538	101.496	2.500	101.946	101.788	101.746	2.500	99.183	99.025	98.983	2.500	101.183	101.025	100.983	2.500	101.433	101.275	101.233
2.625	102.180	102.025	101.980	2.625	102.430	102.275	102.230	2.625	99.667	99.512	99.467	2.625	101.667	101.512	101.467	2.625	101.917	101.762	101.717
2.750	102.700	102.549	102.500	2.750	102.950	102.799	102.750	2.750	100.187	100.036	99.987	2.750	102.187	102.036	101.987	2.750	102.437	102.286	102.237
2.875	100.990	100.845	100.790	2.875	100.990	100.845	100.790	2.875	100.477	100.332	100.277	2.875	100.477	100.332	100.277	2.875	100.477	100.332	100.277
2.990	101.163	101.017	100.963	2.990	101.163	101.017	100.963	2.990	100.650	100.504	100.450	2.990	100.650	100.504	100.450	2.990	100.650	100.504	100.450
3.000	101.263	101.117	101.063	3.000	101.263	101.117	101.063	3.000	100.750	100.604	100.550	3.000	100.750	100.604	100.550	3.000	100.750	100.604	100.550
3.125	101.876	101.776	101.676	3.125	101.876	101.776	101.676	3.125	101.488	101.388	101.288	3.125	101.488	101.388	101.288	3.125	101.488	101.388	101.288
3.250	102.231	102.131	102.031	3.250	102.231	102.131	102.031	3.250	101.843	101.743	101.643	3.250	101.843	101.743	101.643	3.250	101.843	101.743	101.643
3.375	102.538	102.438	102.338	3.375	102.538	102.438	102.338	3.375	102.150	102.050	101.950	3.375	102.150	102.050	101.950	3.375	102.150	102.050	101.950
3.500	102.807	102.707	102.607	3.500	102.807	102.707	102.607	3.500	102.419	102.319	102								



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.:

4/10/2020

45 Day Lock Exp.:

4/27/2020

60 Day Lock Exp.:

5/11/2020

W. Rate Sheet Dated: 3/11/2020

Release Time: 4:30 pm 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
3.125	100.454	100.247	100.216	3.000	99.879	99.716	99.666	2.250	98.813	98.663	98.613	4.000	101.647	101.547	101.447	2.375	98.637	98.491	98.437
3.250	101.170	101.040	100.970	3.125	100.544	100.387	100.338	2.375	99.450	99.304	99.250	4.125	101.673	101.573	101.473	2.500	99.246	99.104	99.046
3.375	101.582	101.461	101.382	3.250	101.196	101.049	100.996	2.500	100.059	99.917	99.859	4.250	100.955	100.855	100.755	2.625	99.720	99.580	99.520
3.500	101.973	101.863	101.773	3.375	101.602	101.462	101.402	2.625	100.533	100.393	100.333	4.375	101.112	101.012	100.912	2.750	100.228	100.093	100.028
3.625	102.338	102.238	102.138	3.500	102.302	102.168	102.102	2.750	101.041	100.906	100.841	4.500	100.715	100.615	100.515	2.875	100.511	100.381	100.311
3.750	102.035	101.935	101.835	3.625	102.463	102.332	102.263	2.875	101.324	101.194	101.124	4.625	100.821	100.721	100.621	2.990	100.676	100.550	100.476
3.875	102.363	102.263	102.163	3.750	102.820	102.720	102.620	2.990	101.489	101.363	101.289	4.750	101.661	101.561	101.461	3.000	100.776	100.650	100.576
3.990	102.587	102.487	102.387	3.875	103.191	103.091	102.991	3.000	101.589	101.463	101.389	4.875	100.887	100.787	100.687	3.125	101.491	101.391	101.291
4.000	102.687	102.587	102.487	3.990	103.342	103.242	103.142	3.125	102.179	102.079	101.979	4.990	101.006	100.906	100.806	3.250	101.838	101.738	101.638
4.125	102.713	102.613	102.513	4.000	103.442	103.342	103.242	3.250	102.526	102.426	102.326	5.000	101.106	101.006	100.906	3.375	102.141	102.041	101.941
4.250	103.057	102.957	102.857	4.125	103.604	103.504	103.404	3.375	102.829	102.729	102.629	5.125	101.350	101.250	101.150	3.500	102.403	102.303	102.203
4.375	103.214	103.114	103.014	4.250	103.826	103.726	103.626	3.500	103.091	102.991	102.891	5.250	101.927	101.827	101.727	3.625	101.750	101.650	101.550
4.500	103.631	103.531	103.431	4.375	104.066	103.966	103.866	3.625	102.925	102.825	102.725	5.375	102.112	102.012	101.912	3.750	102.071	101.971	101.871
4.625	103.737	103.637	103.537	4.500	104.335	104.235	104.135	3.750	103.246	103.146	103.046	5.500	102.284	102.184	102.084	3.875	102.205	102.105	102.005
4.750	104.577	104.477	104.377	4.625	104.188	104.088	103.988	3.875	103.380	103.280	103.180	5.625	102.459	102.359	102.259	3.990	102.464	102.364	102.264
4.875	104.897	104.797	104.697	4.750	104.909	104.809	104.709	3.990	103.639	103.539	103.439	5.750	102.932	102.832	102.732	4.000	102.564	102.464	102.364
4.990	105.016	104.916	104.816	4.875	105.190	105.090	104.990	4.000	103.739	103.639	103.539	5.875	N/A	N/A	N/A	4.125	102.545	102.445	102.345
5.000	105.116	105.016	104.916	4.990	105.333	105.233	105.133	4.125	104.107	104.007	103.907	5.990	N/A	N/A	N/A	4.250	102.899	102.799	102.699
5.125	105.360	105.260	105.160	5.000	105.433	105.333	105.233	4.250	104.461	104.361	104.261	6.000	N/A	N/A	N/A	4.375	103.215	103.115	103.015

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	-0.250	-1.250	-2.500	-3.000	-3.000	-2.500	-2.500	-2.500	
640 - 659	-0.750	-1.500	-3.000	-3.250	-3.500	-3.000	-3.000	-3.000	
620 - 639	-0.750	-1.750	-3.250	-3.250	-3.500	-3.500	-3.500	-3.750	
< 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@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

4/10/2020

45 Day Lock Exp.:

4/27/2020

60 Day Lock Exp.:

5/11/2020

W. Rate Sheet Dated: 3/11/2020

Release Time: 4:30 pm 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	99.189	99.127	99.064	
3.500	99.606	99.543	99.481	
3.625	100.110	100.048	99.985	
3.750	100.583	100.520	100.458	
3.875	100.778	100.716	100.653	
4.000	101.035	100.973	100.910	
4.125	101.266	101.204	101.141	
4.250	101.511	101.449	101.386	
4.375	101.804	101.741	101.679	
4.500	101.946	101.884	101.821	
4.625	101.983	101.921	101.858	
4.750	102.156	102.094	102.031	
4.875	102.439	102.377	102.314	

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	99.706	99.581	99.456	
3.375	100.174	100.049	99.924	
3.500	100.581	100.456	100.331	
3.625	101.070	100.945	100.820	
3.750	101.488	101.363	101.238	
3.875	101.875	101.750	101.625	
4.000	102.216	102.091	101.966	
4.125	102.346	102.221	102.096	
4.250	102.655	102.530	102.405	
4.375	102.936	102.811	102.686	
4.500	103.091	102.966	102.841	

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	98.371	98.246	98.121	
3.375	98.780	98.655	98.530	
3.500	99.159	99.034	98.909	
3.625	99.516	99.391	99.266	
3.750	100.121	99.996	99.871	
3.875	100.446	100.321	100.196	
4.000	100.732	100.607	100.482	
4.125	101.017	100.892	100.767	
4.250	101.303	101.178	101.053	
4.375	101.588	101.463	101.338	
4.500	101.879	101.754	101.629	
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)