



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 4/13/2020

45 Day Lock Exp.: 4/27/2020

60 Day Lock Exp.: 5/11/2020

W. Rate Sheet Dated: 3/12/2020

Release Time: 11:20 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	99.338	99.188	98.922	2.750	99.490	99.340	99.074	2.375	97.995	97.845	97.695	3.125	99.063	98.913	98.763
2.875	99.888	99.738	99.472	2.875	99.956	99.806	99.540	2.500	98.486	98.336	98.186	3.250	99.342	99.192	99.042
3.000	100.441	100.291	100.026	3.000	100.365	100.215	99.950	2.625	98.901	98.751	98.601	3.375	99.598	99.448	99.298
3.125	100.918	100.768	100.503	3.125	100.756	100.606	100.340	2.750	98.676	98.526	98.376	3.500	99.554	99.404	99.254
3.250	100.969	100.750	100.563	3.250	100.456	100.238	100.050	2.875	99.117	98.967	98.817	3.625	99.727	99.577	99.427
3.375	101.473	101.254	101.067	3.375	100.846	100.627	100.440	3.000	99.502	99.352	99.202	Margin = 2.250		Index = 0.620	
3.500	101.920	101.701	101.514	3.500	101.218	101.000	100.812	3.125	99.867	99.717	99.567				
3.625	102.348	102.129	101.942	3.625	101.590	101.371	101.183	3.250	101.170	101.020	100.870				
4.000	102.032	101.882	101.732	4.000	101.409	101.259	101.109	3.375	101.535	101.385	101.235				
4.125	102.441	102.291	102.141	4.125	101.724	101.574	101.424	3.500	101.882	101.732	101.582				
4.500	103.228	103.128	103.028	4.500	102.605	102.505	102.405	3.625	102.228	102.078	101.928				
4.625	103.576	103.476	103.376	4.625	102.865	102.765	102.665	3.750	102.638	102.488	102.338				
4.750	103.773	103.673	103.573	4.750	103.408	103.308	103.208	3.875	102.966	102.816	102.666				
4.875	104.046	103.946	103.846	4.875	103.655	103.555	103.455	4.000	103.240	103.090	102.940				
5.000	104.384	104.284	104.184	5.000	103.966	103.866	103.766	4.125	103.534	103.384	103.234				
5.125	104.670	104.570	104.470	5.125	104.226	104.126	104.026	4.250	103.166	103.016	102.866				
5.250	105.290	105.190	105.090	5.250	104.926	104.826	104.726	4.375	103.396	103.246	103.096				
5.375	105.564	105.464	105.364	5.375	105.173	105.073	104.973	4.500	103.689	103.539	103.389				
6.250	106.000	105.850	105.700	6.250	105.900	105.750	105.600	4.625	103.932	103.782	103.632				

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	98.588	98.438	98.172	2.750	98.490	98.340	98.074	2.375	96.995	96.845	96.695	3.125	98.063	97.913	97.763
2.875	99.138	98.988	98.722	2.875	98.956	98.806	98.540	2.500	97.486	97.336	97.186	3.250	98.342	98.192	98.042
3.000	99.691	99.541	99.276	3.000	99.365	99.215	98.950	2.625	97.901	97.751	97.601	3.375	98.598	98.448	98.298
3.125	100.168	100.018	99.753	3.125	99.756	99.606	99.340	2.750	97.676	97.526	97.376	3.500	98.554	98.404	98.254
3.250	99.919	99.700	99.513	3.250	99.456	99.238	99.050	2.875	98.117	97.967	97.817	3.625	98.727	98.577	98.427
3.375	100.423	100.204	100.017	3.375	99.846	99.627	99.440	3.000	98.502	98.352	98.202	Margin = 2.250		Index = 0.620	
3.500	100.870	100.651	100.464	3.500	100.218	100.000	99.812	3.125	98.867	98.717	98.567	30 Year OTC			
3.625	101.298	101.079	100.892	3.625	100.590	100.371	100.183	3.250	100.170	100.020	99.870	Rate	30 Day	45 Day	60 Day
4.000	101.082	100.932	100.782	4.000	100.409	100.259	100.109	3.375	100.535	100.385	100.235	3.875	99.573	99.323	99.073
4.125	101.491	101.341	101.191	4.125	100.724	100.574	100.424	3.500	100.882	100.732	100.582	4.000	99.982	99.732	99.482
4.500	102.478	102.378	102.278	4.500	101.605	101.505	101.405	3.625	101.228	101.078	100.928	4.125	100.391	100.141	99.891
4.625	102.826	102.726	102.626	4.625	101.865	101.765	101.665	3.750	101.638	101.488	101.338	4.375	100.902	100.652	100.402
4.750	103.023	102.923	102.823	4.750	102.408	102.308	102.208	3.875	101.966	101.816	101.666	4.500	101.178	100.928	100.678
4.875	103.296	103.196	103.096	4.875	102.655	102.555	102.455	4.000	102.240	102.090	101.940	4.625	101.526	101.276	101.026
5.000	103.634	103.534	103.434	5.000	102.966	102.866	102.766	4.125	102.534	102.384	102.234	4.875	101.996	101.746	101.496
5.125	103.920	103.820	103.720	5.125	103.226	103.126	103.026	4.250	102.166	102.016	101.866	5.000	102.334	102.084	101.834
5.250	104.540	104.440	104.340	5.250	103.926	103.826	103.726	4.375	102.396	102.246	102.096	5.125	102.620	102.370	102.120
5.375	104.814	104.714	104.614	5.375	104.173	104.073	103.973	4.500	102.689	102.539	102.389	5.500	103.851	103.601	103.351
6.250	105.500	105.350	105.200	6.250	105.400	105.250	105.100	4.625	102.932	102.782	102.632	5.625	104.137	103.887	103.637

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

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 "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	3.875	96.823	96.573	96.323
4.250	99.612	99.362	99.112	6.250	103.750	103.500	103.250	4.000	97.232	96.982	96.732
4.375	100.002	99.752	99.502					4.125	97.641	97.391	97.141
4.500	100.078	99.828	99.578					4.375	98.152	97.902	97.652
4.625	100.426	100.176	99.926					4.500	98.428	98.178	97.928
4.750	100.823	100.573	100.323					4.625	98.776	98.526	98.276
5.000	101.434	101.184	100.934					4.875	99.246	98.996	98.746
5.125	101.720	101.470	101.220					5.000	99.584	99.334	99.084
5.250	102.120	101.870	101.620					5.125	99.870	99.620	99.370
Borrower Paid Comp Only				Lender Paid Only				5.500	101.101	100.851	100.601
								5.625	101.387	101.137	100.887
								30 yr DPA "3.5% DPA ; Lender Paid Only"			
								Rate	30 Day	45 Day	60 Day
								6.250	102.750	102.500	102.250

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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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

4/13/2020

45 Day Lock Exp.:

4/27/2020

60 Day Lock Exp.:

5/11/2020

W. Rate Sheet Dated: 3/12/2020

Release Time: 11:20 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	97.876	97.726	97.460	2.750	98.457	98.307	98.042	2.375	94.775	94.625	94.475	3.125	98.611	98.461	98.311
2.875	98.425	98.275	98.010	2.875	98.924	98.774	98.508	2.500	95.266	95.116	94.966	3.250	98.515	98.365	98.215
3.000	98.979	98.829	98.563	3.000	99.333	99.183	98.917	2.625	95.681	95.531	95.381	3.375	98.771	98.621	98.471
3.125	99.456	99.306	99.040	3.125	99.723	99.573	99.308	2.750	97.643	97.493	97.343	3.500	98.726	98.576	98.426
3.250	99.132	98.913	98.725	3.250	99.049	98.830	98.643	2.875	98.085	97.935	97.785	3.625	98.900	98.750	98.600
3.375	99.636	99.417	99.229	3.375	99.439	99.220	99.032	3.000	98.469	98.319	98.169	Margin = 2.250		Index = 0.620	
3.500	100.082	99.864	99.676	3.500	99.811	99.592	99.405	3.125	98.835	98.685	98.535				
3.625	100.510	100.292	100.104	3.625	100.182	99.963	99.776	3.250	99.762	99.612	99.462				
4.000	100.820	100.670	100.520	4.000	100.626	100.476	100.326	3.375	100.127	99.977	99.827				
4.125	101.228	101.078	100.928	4.125	100.942	100.792	100.642	3.500	100.474	100.324	100.174				
4.500	101.391	101.291	101.191	4.500	101.198	101.098	100.998	3.625	100.821	100.671	100.521				
4.625	101.738	101.638	101.538	4.625	101.458	101.358	101.258	3.750	101.856	101.706	101.556				
4.750	100.748	100.648	100.548	4.750	100.813	100.713	100.613	3.875	102.184	102.034	101.884				
4.875	101.021	100.921	100.821	4.875	101.060	100.960	100.860	4.000	102.457	102.307	102.157				
5.000	101.359	101.259	101.159	5.000	101.371	101.271	101.171	4.125	102.751	102.601	102.451				
5.125	101.645	101.545	101.445	5.125	101.631	101.531	101.431	4.250	101.759	101.609	101.459				
5.250	102.297	102.197	102.097	5.250	102.362	102.262	102.162	4.375	101.988	101.838	101.688				
5.375	102.570	102.470	102.370	5.375	102.609	102.509	102.409	4.500	102.282	102.132	101.982				
6.250	103.323	103.173	103.023	6.250	103.309	103.159	103.009	4.625	102.524	102.374	102.224				

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	97.126	96.976	96.710	2.750	97.027	96.877	96.612	2.375	95.595	95.445	95.295	3.125	96.601	96.451	96.301
2.875	97.675	97.525	97.260	2.875	97.494	97.344	97.078	2.500	96.086	95.936	95.786	3.250	96.505	96.355	96.205
3.000	98.229	98.079	97.813	3.000	97.903	97.753	97.487	2.625	96.501	96.351	96.201	3.375	96.761	96.611	96.461
3.125	98.706	98.556	98.290	3.125	98.293	98.143	97.878	2.750	96.932	96.782	96.632	3.500	96.716	96.566	96.416
3.250	98.082	97.863	97.675	3.250	97.619	97.400	97.213	2.875	97.373	97.223	97.073	3.625	96.890	96.740	96.590
3.375	98.586	98.367	98.179	3.375	98.009	97.790	97.602	3.000	97.758	97.608	97.458	Margin = 2.250		Index = 0.620	
3.500	99.032	98.814	98.626	3.500	98.381	98.162	97.975	3.125	98.123	97.973	97.823	30 Year OTC			
3.625	99.460	99.242	99.054	3.625	98.752	98.533	98.346	3.250	99.270	99.120	98.970	Rate	30 Day	45 Day	60 Day
4.000	99.870	99.720	99.570	4.000	99.196	99.046	98.896	3.375	99.635	99.485	99.335	3.875	98.360	98.110	97.860
4.125	100.278	100.128	99.978	4.125	99.512	99.362	99.212	3.500	99.982	99.832	99.682	4.000	98.770	98.520	98.270
4.500	100.641	100.541	100.441	4.500	99.768	99.668	99.568	3.625	100.328	100.178	100.028	4.125	99.178	98.928	98.678
4.625	100.988	100.888	100.788	4.625	100.028	99.928	99.828	3.750	100.231	100.081	99.931	4.375	99.065	98.815	98.565
4.750	99.998	99.898	99.798	4.750	99.383	99.283	99.183	3.875	100.558	100.408	100.258	4.500	99.341	99.091	98.841
4.875	100.271	100.171	100.071	4.875	99.630	99.530	99.430	4.000	100.832	100.682	100.532	4.625	99.688	99.438	99.188
5.000	100.609	100.509	100.409	5.000	99.941	99.841	99.741	4.125	101.126	100.976	100.826	4.875	98.971	98.721	98.471
5.125	100.895	100.795	100.695	5.125	100.201	100.101	100.001	4.250	100.516	100.366	100.216	5.000	99.309	99.059	98.809
5.250	101.547	101.447	101.347	5.250	100.932	100.832	100.732	4.375	100.746	100.596	100.446	5.125	99.595	99.345	99.095
5.375	101.820	101.720	101.620	5.375	101.179	101.079	100.979	4.500	101.039	100.889	100.739	5.500	100.857	100.607	100.357
6.250	102.573	102.423	102.273	6.250	101.879	101.729	101.579	4.625	101.282	101.132	100.982	5.625	101.143	100.893	100.643

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"			
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	95.610	95.360	95.110	4.750	N/A	N/A	N/A
4.250	97.425	97.175	96.925	6.250	99.750	99.500	99.250	4.000	96.020	95.770	95.520				
4.375	97.815	97.565	97.315					4.125	96.428	96.178	95.928				
4.500	97.891	97.641	97.391					4.375	96.315	96.065	95.815				
4.625	98.238	97.988	97.738					4.500	96.591	96.341	96.091				
4.750	97.448	97.198	96.948					4.625	96.938	96.688	96.438				
5.000	98.059	97.809	97.559					4.875	96.221	95.971	95.721				
5.125	98.345	98.095	97.845					5.000	96.559	96.309	96.059				
5.250	98.776	98.526	98.276					5.125	96.845	96.595	96.345				
Borrower Paid Comp Only				Lender Paid Only				5.500	98.107	97.857	97.607	30 yr DPA "3.5% DPA ; Lender Paid Only"			
								6.250	98.393	98.143	97.893	Rate	30 Day	45 Day	60 Day
												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: 3/12/2020

Release Time: 11:20 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
3.250	100.109	100.009	99.909	2.750	95.743	95.643	95.543	2.750	95.551	95.451	95.351	4.000	100.672	100.572	100.472	3.125	96.698	96.598	96.498
3.375	100.642	100.542	100.442	2.875	96.405	96.305	96.205	2.875	96.217	96.117	96.017	4.125	100.805	100.705	100.605	3.250	97.691	97.591	97.491
3.500	101.129	101.029	100.929	2.990	96.894	96.794	96.694	2.990	96.707	96.607	96.507	4.250	100.521	100.421	100.321	3.375	98.276	98.176	98.076
3.625	101.620	101.520	101.420	3.000	96.994	96.894	96.794	3.000	96.807	96.707	96.607	4.375	100.857	100.757	100.657	3.500	98.806	98.706	98.606
3.750	101.471	101.371	101.271	3.125	97.879	97.779	97.679	3.125	97.630	97.530	97.430	4.500	100.122	100.022	100.922	3.625	99.048	98.948	98.848
3.875	101.915	101.815	101.715	3.250	98.914	98.814	98.714	3.250	98.722	98.622	98.522	4.625	101.270	101.170	101.070	3.750	99.426	99.326	99.226
3.990	102.173	102.073	101.973	3.375	99.512	99.412	99.312	3.375	99.325	99.225	99.125	4.750	101.706	101.606	101.506	3.875	99.917	99.817	99.717
4.000	102.273	102.173	102.073	3.500	100.051	99.951	99.851	3.500	99.863	99.763	99.663	4.875	102.025	101.925	101.825	3.990	100.210	100.110	100.010
4.125	102.423	102.323	102.223	3.625	100.590	100.490	100.390	3.625	100.403	100.303	100.203	4.990	102.209	102.109	102.009	4.000	100.310	100.210	100.110
4.250	102.567	102.467	102.367	3.750	101.011	100.911	100.811	3.750	101.007	100.907	100.807	5.000	102.309	102.209	102.109	4.125	100.619	100.519	100.419
4.375	102.911	102.811	102.711	3.875	101.512	101.412	101.312	3.875	101.512	101.412	101.312	5.125	102.456	102.356	102.256	4.250	100.521	100.421	100.321
4.500	103.185	103.085	102.985	3.990	101.811	101.711	101.611	3.990	101.811	101.711	101.611	5.250	102.283	102.183	102.083	4.375	100.857	100.757	100.657
4.625	103.527	103.427	103.327	4.000	101.911	101.811	101.711	4.000	101.911	101.811	101.711	5.375	102.593	102.493	102.393	4.500	101.122	101.022	100.922
4.750	104.122	104.022	103.922	4.125	102.237	102.137	102.037	4.125	102.189	102.089	101.989	5.500	102.878	102.778	102.678	4.625	101.270	101.170	101.070
4.875	104.448	104.348	104.248	4.250	103.053	102.953	102.853	4.250	102.862	102.762	102.662	5.625	103.011	102.911	102.811	4.750	101.706	101.606	101.506
4.990	104.588	104.488	104.388	4.375	103.445	103.345	103.245	4.375	103.257	103.157	103.057	5.750	103.278	103.178	103.078	4.875	102.025	101.925	101.825
5.000	104.688	104.588	104.488	4.500	103.750	103.650	103.550	4.500	103.595	103.495	103.395	5.875	103.572	103.472	103.372	4.990	102.209	102.109	102.009
5.125	104.916	104.816	104.716	4.625	104.316	104.216	104.116	4.625	104.426	104.326	104.226	5.990	103.733	103.633	103.533	5.000	102.309	102.209	102.109
5.250	105.276	105.176	105.076	4.750	105.083	104.983	104.883	4.750	105.236	105.136	105.036	6.000	103.833	103.733	103.633	5.125	102.456	102.356	102.256
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	96.449	96.349	96.249	3.000	99.144	98.817	98.944	4.000	101.767	101.667	101.567	3.625	101.287	101.087	101.087	2.375	98.367	98.267	98.167
3.250	97.499	97.399	97.299	3.125	99.966	99.638	99.766	4.125	102.034	101.934	101.834	3.750	101.791	101.591	101.591	2.500	99.160	99.060	98.960
3.375	98.089	97.989	97.889	3.250	100.723	100.396	100.523	4.250	101.625	101.525	101.425	3.875	101.234	101.034	101.034	2.625	99.726	99.626	99.526
3.500	98.618	98.518	98.418	3.375	101.271	100.943	101.071	4.375	101.998	101.898	101.798	3.990	101.511	101.311	101.311	2.750	100.146	100.046	99.946
3.625	98.861	98.761	98.661	3.500	101.746	101.419	101.546	4.500	102.316	102.216	102.116	4.000	101.611	101.411	101.411	2.875	100.533	100.433	100.333
3.750	99.422	99.322	99.222	3.625	102.103	101.776	101.903	4.625	102.649	102.549	102.449	4.125	101.878	101.678	101.678	2.990	100.813	100.713	100.613
3.875	99.917	99.817	99.717	3.750	102.156	101.822	101.956	4.750	103.349	103.249	103.149	4.250	101.563	101.363	101.363	3.000	100.913	100.813	100.713
3.990	100.210	100.110	100.010	3.875	102.576	102.242	102.376	4.875	103.683	103.583	103.483	4.375	101.935	101.735	101.735	3.125	101.450	101.350	101.250
4.000	100.310	100.210	100.110	3.990	102.836	102.502	102.636	4.990	103.893	103.793	103.693	4.500	102.254	102.054	102.054	3.250	101.717	101.617	101.517
4.125	100.571	100.471	100.371	4.000	102.936	102.602	102.736	5.000	103.993	103.893	103.793	4.625	102.551	102.351	102.351	3.375	102.098	101.998	101.898
4.250	100.521	100.421	100.321	4.125	103.085	102.751	102.885	5.125	104.237	104.137	104.037	4.750	103.286	103.086	103.086	3.500	102.339	102.239	102.139
4.375	100.857	100.757	100.657	4.250	103.065	102.765	102.865	5.250	104.701	104.601	104.501	4.875	103.620	103.420	103.420	3.625	102.610	102.510	102.410
4.500	101.122	101.022	100.922	4.375	103.360	103.060	103.160	5.375	104.897	104.797	104.697	4.990	103.830	103.630	103.630	3.750	102.694	102.594	102.494
4.625	101.270	101.170	101.070	4.500	103.713	103.413	103.513	5.500	105.108	105.008	104.908	5.000	103.930	103.730	103.730	3.875	103.001	102.901	102.801
4.750	101.706	101.606	101.506	4.625	103.992	103.692	103.792	5.625	105.595	105.495	105.395	5.125	104.175	103.975	103.975	3.990	103.205	103.105	103.005
4.875	102.025	101.925	101.825	4.750	104.540	104.240	104.340	5.750	106.211	106.111	106.011	5.250	104.545	104.345	104.345	4.000	103.305	103.205	103.105
4.990	102.209	102.109	102.009	4.875	104.827	104.527	104.627	5.875	98.392	98.292	98.192	5.375	104.740	104.540	104.540	4.125	103.570	103.470	103.370
5.000	102.309	102.209	102.109	4.990	105.043	104.743	104.843	5.900	.100	.100	.100	5.500	104.952	104.752	104.752	4.250	103.700	103.600	103.500
5.125	102.456	102.356	102.256	5.000	105.343	104.843	104.943	6.000	N/A	N/A	N/A	5.625	105.342	105.142	105.142	4.375	103.921	103.821	103.721

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	98.481	98.381	98.281	2.625	98.017	97.817	97.817	3.125	100.814	100.614	100.614	3.125	99.955	99.395	99.395	3.125	99.533	99.333	99.333	3.125	101.340	101.140	101.140
2.875	98.907	98.807	98.707	2.750	98.481	98.281	98.281	3.250	101.089	100.889	100.889	3.250	100.048	99.848	99.848	3.250	99.985	99.785	99.785	3.250	101.630	101.430	101.430
2.990	99.458	99.358	99.258	2.875	98.907	98.707	98.707	3.375	101.351	101.151	101.151	3.375	100.350	100.150	100.150	3.375	100.288	100.088	100.088	3.375	101.988	101.788	101.788
3.000	99.558	99.458	99.358	2.990	99.378	99.178	99.178	3.500	101.506	101.306	101.306	3.500	100.535	100.335	100.335	3.500	100.472	100.272	100.272	3.500	102.226	102.026	102.026
3.125	100.231	100.131	100.031	3.000	99.478	99.278	99.278	3.625	101.688	101.488	101.488	3.625	100.746	100.546	100.546	3.625	100.684	100.484	100.484	3.625	102.496	102.296	102.296
3.250	100.676	100.576	100.476	3.125	100.169	99.969	99.969	3.750	101.712	101.512	101.512	3.750	100.820	100.620	100.620	3.750	100.820	100.620	100.620	3.750	102.934	102.734	102.734
3.375	101.097	100.997	100.897	3.250	100.613	100.413	100.413	3.875	101.915	101.715	101.715	3.875	101.058	100.858	100.858	3.875	101.058	100.858	100.858	3.875	102.688	102.488	102.488
3.500	101.368	101.268	101.168	3.375	101.035	100.835	100.835	3.990	102.016	101.816	101.816	3.990	101.197	100.997	100.997	3.990	101.197	100.997	100.997	3.990	102.923	102.723	102.723
3.625	101.668	101.568	101.468	3.500	101.305	101.105	101.105	4.000	102.116	101.916	101.916	4.000	101.297	101.097	101.097	4.000	101.297	101.097	101.097	4.000	103.023	102.823	102.823
3.750	101.802	101.702	101.602	3.625	101.606	101.406	101.406	4.125	102.293	102.093	102.093	4.125	101.499	101.299	101.299	4.125	101.499	101.299	101.299	4.125	103.288	103.088	103.088
3.875	102.144	102.044	101.944	3.750	101.802	101.602	101.602	4.250	102.290	102.090	102.090	4.250	101.646	101.446	101.446	4.250	101.646	101.446	101.446	4.250	103.588	103.388	103.388
3.990	102.386	102.286	102.186	3.875	102.144	101.944	101.944	4.375	102.438	102.238	102.238	4.375	101.815	101.615	101.615	4.375	101.815	101.615	101.615	4.375	103.814	103.614	103.614
4.000	102.486	102.386	102.286	3.990	102.386	102.186	102.186	4.500	102.602	102.402	102.402	4.500	102.008	101.808	101.808	4.500	102.008	101.808	101.808	4.500	103.939	103.739	103.739
4.125	102.776	102.676	102.576	4.000	102.486	102.286	102.286	4.625	102.736	102.536	102.536	4.625	102.495	102.295	102.295	4.625	102.495	102.295	102.295	4.625	104.040	103.840	103.840
4.250	103.056	102.956	102.856	4.125	102.776	102.576	102.576	4.750	103.160	102.960	102.960	4.750	103.008	102.808	102.808	4.750	103.008	102.808	102.808	4.750	104.140	103.940	103.940
4.375	103.298	103.198	103.098	4.250	103.056	102.856	102.856	4.875	103.680	103.480	103.480	4.875	103.680	103.480	103.480	4.875	103.680	103.480	103.480	4.875	104.240	104.040	104.040
4.500	103.569	103.469	103.369	4.375	103.298	103.098	103.098	4.990	104.122	103.922	103.922	4.990	104.122	103.922	103.922	4.990	104.122	103.922	103.922	4.990	104.340	104.140	104.140
4.625	103.809	103.709	103.609	4.500	103.569	103.369	103.369	5.000	104.722	104.522	104.522	5.000	104.722	104.522	104.522	5.000	104.722	104.522	104.522	5.000	104.440	104.240	104.240
4.750	103.955	103.855	103.755	4.625	103.866	103.666	103.666	5.125	105.122	104.922	104.922	5.125	105.122	104.922	104.922	5.125	105.122	104.922	104.922	5.125	104.540	104.340	104.340

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ TV →	< 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 ↓ \ LTV →	< 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	-1.25	-1.25	-1.25	-3.75	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home	0.00	0.00	0.00	0.00	0.00	-0.25	-0.25	-0.25	-0.25
Manufactured*	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50
2-unit property	-1.00	-1.00	-1.00	-1.00	-1.00	-1.00	-1.00	-1.00	-1.00
3-4 unit property	-1.00	-1.00	-1.00	-1.00	-1.00	-1.00	-1.00	-1.00	-1.00
Condo > 15 year**	0.00	0.00	0.00	-0.75	-0.75	-0.75	-0.75	-0.75	-0.75
HB C/O Refi	-1.00	-1.00	-1.00	-1.00	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25
* Not applicable to MH Advantage properties (identified by SFC 589 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).

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 *			
LTW Range	CLTW 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)
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			FHA ID# = 1358600006
<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.: 4/13/2020
45 Day Lock Exp.: 4/27/2020
60 Day Lock Exp.: 5/11/2020

W. Rate Sheet Dated: 3/12/2020

Release Time: 11:20 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
3.125	99.470	99.277	99.227	3.375	100.563	100.395	100.345	3.375	100.563	100.395	100.345	4.000	101.421	101.321	101.221	4.000	101.046	100.946	100.846
3.250	100.407	100.230	100.180	3.500	100.951	100.792	100.742	3.500	100.951	100.792	100.742	4.125	101.451	101.351	101.251	4.125	101.076	100.976	100.876
3.375	100.813	100.645	100.595	3.625	101.302	101.158	101.102	3.625	101.302	101.158	101.102	4.250	100.903	100.803	100.703	4.250	100.528	100.428	100.328
3.500	101.201	101.042	100.992	3.750	101.208	101.108	101.008	3.750	101.208	101.108	101.008	4.375	101.272	101.172	101.072	4.375	100.897	100.797	100.697
3.625	101.552	101.408	101.352	3.875	101.544	101.444	101.344	3.875	101.544	101.444	101.344	4.500	100.834	100.734	100.634	4.500	100.209	100.109	100.009
3.750	101.458	101.358	101.258	3.990	101.636	101.536	101.436	3.990	101.636	101.536	101.436	4.625	100.938	100.838	100.738	4.625	100.313	100.213	100.113
3.875	101.794	101.694	101.594	4.000	101.736	101.636	101.536	4.000	101.736	101.636	101.536	4.750	101.768	101.668	101.568	4.750	101.143	101.043	100.943
3.990	102.011	101.911	101.811	4.125	101.766	101.666	101.566	4.125	101.766	101.666	101.566	4.875	100.988	100.888	100.788	4.875	100.363	100.263	100.163
4.000	102.111	102.011	101.911	4.250	102.280	102.180	102.080	4.250	102.280	102.180	102.080	4.990	101.106	101.006	100.906	4.990	100.106	100.006	99.906
4.125	102.141	102.041	101.941	4.375	102.649	102.549	102.449	4.375	102.649	102.549	102.449	5.000	101.206	101.106	101.006	5.000	100.206	100.106	100.006
4.250	102.655	102.555	102.455	4.500	102.775	102.675	102.575	4.500	102.775	102.675	102.575	5.125	101.351	101.251	101.151	5.125	100.351	100.251	100.151
4.375	103.024	102.924	102.824	4.625	102.879	102.779	102.679	4.625	102.879	102.779	102.679	5.250	101.925	101.825	101.725	5.250	100.925	100.825	100.725
4.500	103.400	103.300	103.200	4.750	103.709	103.609	103.509	4.750	103.709	103.609	103.509	5.375	102.109	102.009	101.909	5.375	102.109	102.009	101.909
4.625	103.504	103.404	103.304	4.875	104.023	103.923	103.823	4.875	104.023	103.923	103.823	5.500	102.281	102.181	102.081	5.500	102.281	102.181	102.081
4.750	104.334	104.234	104.134	4.990	103.766	103.666	103.566	4.990	103.766	103.666	103.566	5.625	102.519	102.419	102.319	5.625	102.519	102.419	102.319
4.875	104.648	104.548	104.448	5.000	103.866	103.766	103.666	5.000	103.866	103.766	103.666	5.750	103.041	102.941	102.841	5.750	103.041	102.941	102.841
4.990	104.766	104.666	104.566	5.125	104.011	103.911	103.811	5.125	104.011	103.911	103.811	5.875	N/A	N/A	N/A	5.875	N/A	N/A	N/A
5.000	104.866	104.766	104.666	5.250	104.585	104.485	104.385	5.250	104.585	104.485	104.385	5.990	N/A	N/A	N/A	5.990	N/A	N/A	N/A
5.125	105.011	104.911	104.811	5.375	105.769	105.669	105.569	5.375	105.769	105.669	105.569	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	101.046	100.946	100.846	3.000	99.098	98.889	98.838	3.000	N/A	N/A	N/A	3.000	N/A	N/A	N/A	2.250	98.143	97.978	97.943
4.125	101.076	100.976	100.876	3.125	99.738	99.534	99.484	3.125	N/A	N/A	N/A	3.125	N/A	N/A	N/A	2.375	98.765	98.604	98.565
4.250	100.528	100.428	100.328	3.250	100.370	100.177	100.127	3.250	N/A	N/A	N/A	3.250	N/A	N/A	N/A	2.500	99.358	99.200	99.158
4.375	100.897	100.797	100.697	3.375	100.752	100.569	100.519	3.375	100.752	100.569	100.519	3.375	100.752	100.569	100.519	2.625	99.813	99.659	99.613
4.500	100.209	100.109	100.009	3.500	101.416	101.238	101.188	3.500	101.416	101.238	101.188	3.500	101.416	101.238	101.188	2.750	100.311	100.163	100.111
4.625	100.313	100.213	100.113	3.625	101.598	101.498	101.398	3.625	101.598	101.498	101.398	3.625	101.598	101.498	101.398	2.875	100.594	100.451	100.394
4.750	101.143	101.043	100.943	3.750	102.139	102.039	101.939	3.750	102.139	102.039	101.939	3.750	102.139	102.039	101.939	2.990	100.760	100.621	100.560
4.875	100.363	100.263	100.163	3.875	102.431	102.331	102.231	3.875	102.431	102.331	102.231	3.875	102.431	102.331	102.231	3.000	100.860	100.721	100.660
4.990	100.106	100.006	99.906	3.990	102.657	102.557	102.457	3.990	102.657	102.557	102.457	3.990	102.657	102.557	102.457	3.125	101.472	101.372	101.272
5.000	100.206	100.106	100.006	4.000	102.757	102.657	102.557	4.000	102.757	102.657	102.557	4.000	102.757	102.657	102.557	3.250	101.825	101.725	101.625
5.125	100.351	100.251	100.151	4.125	102.963	102.863	102.763	4.125	102.963	102.863	102.763	4.125	102.963	102.863	102.763	3.375	102.133	102.033	101.933
5.250	100.925	100.825	100.725	4.250	103.311	103.211	103.111	4.250	103.311	103.211	103.111	4.250	103.311	103.211	103.111	3.500	102.387	102.287	102.187
5.375	102.109	102.009	101.909	4.375	103.537	103.437	103.337	4.375	103.537	103.437	103.337	4.375	103.537	103.437	103.337	3.625	102.368	102.268	102.168
5.500	102.281	102.181	102.081	4.500	103.846	103.746	103.646	4.500	103.846	103.746	103.646	4.500	103.846	103.746	103.646	3.750	102.687	102.587	102.487
5.625	102.519	102.419	102.319	4.625	103.923	103.823	103.723	4.625	103.923	103.823	103.723	4.625	103.923	103.823	103.723	3.875	102.796	102.696	102.596
5.750	103.041	102.941	102.841	4.750	104.611	104.511	104.411	4.750	104.611	104.511	104.411	4.750	104.611	104.511	104.411	3.990	103.011	102.911	102.811
5.875	N/A	N/A	N/A	4.875	104.880	104.780	104.680	4.875	104.880	104.780	104.680	4.875	104.880	104.780	104.680	4.000	103.111	103.011	102.911
5.990	100	N/A	N/A	4.990	105.014	104.914	104.814	4.990	105.014	104.914	104.814	4.990	105.014	104.914	104.814	4.125	103.482	103.382	103.282
6.000	N/A	N/A	N/A	5.000	105.114	105.014	104.914	5.000	105.114	105.014	104.914	5.000	105.114	105.014	104.914	4.250	103.821	103.721	103.621
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	100.765	100.604	100.565	2.375	101.015	100.854	100.815	2.375	98.252	98.091	98.052	2.375	100.252	100.091	100.052	2.375	100.502	100.341	100.302
2.500	101.358	101.200	101.158	2.500	101.608	101.450	101.408	2.500	98.845	98.687	98.645	2.500	100.845	100.687	100.645	2.500	101.095	100.937	100.895
2.625	101.813	101.659	101.613	2.625	102.063	101.909	101.863	2.625	99.300	99.146	99.100	2.625	101.300	101.146	101.100	2.625	101.550	101.396	101.350
2.750	102.311	102.163	102.111	2.750	102.561	102.413	102.361	2.750	99.798	99.650	99.598	2.750	101.798	101.650	101.598	2.750	102.048	101.900	101.848
2.875	100.594	100.451	100.394	2.875	100.594	100.451	100.394	2.875	100.081	99.938	99.881	2.875	100.081	99.938	99.881	2.875	100.081	99.938	99.881
2.990	100.760	100.621	100.560	2.990	100.760	100.621	100.560	2.990	100.247	100.108	100.047	2.990	100.247	100.108	100.047	2.990	100.247	100.108	100.047
3.000	100.860	100.721	100.660	3.000	100.860	100.721	100.660	3.000	100.347	100.208	100.147	3.000	100.347	100.208	100.147	3.000	100.347	100.208	100.147
3.125	101.472	101.372	101.272	3.125	101.472	101.372	101.272	3.125	101.084	100.984	100.884	3.125	101.084	100.984	100.884	3.125	101.084	100.984	100.884
3.250	101.825	101.725	101.625	3.250	101.825	101.725	101.625	3.250	101.437	101.337	101.237	3.250	101.437	101.337	101.237	3.250	101.437	101.337	101.237
3.375	102.133	102.033	101.933	3.375	102.133	102.033	101.933	3.375	101.745	101.645	101.545	3.375	101.745	101.645	101.545	3.375	101.745	101.645	101.545
3.500	102.387	102.287	102.187	3.500	102.387	102.287	102.187	3.500	101.999	101.899	101.799	3.50							



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.:

4/13/2020

45 Day Lock Exp.:

4/27/2020

60 Day Lock Exp.:

5/11/2020

W. Rate Sheet Dated: 3/12/2020

Release Time: 11:20 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
3.125	99.903	99.741	99.691	3.000	99.524	99.346	99.296	2.250	98.413	98.313	98.213	4.000	101.318	101.218	101.118	2.375	98.228	98.128	98.028
3.250	100.849	100.703	100.649	3.125	100.172	99.999	99.949	2.375	99.041	98.941	98.841	4.125	101.340	101.240	101.140	2.500	98.824	98.724	98.624
3.375	101.258	101.121	101.058	3.250	100.813	100.651	100.601	2.500	99.637	99.537	99.437	4.250	100.769	100.669	100.569	2.625	99.284	99.184	99.084
3.500	101.647	101.519	101.447	3.375	101.199	101.049	100.999	2.625	100.097	99.997	99.897	4.375	101.069	100.969	100.869	2.750	99.786	99.686	99.586
3.625	101.998	101.888	101.798	3.500	101.864	101.722	101.664	2.750	100.599	100.499	100.399	4.500	100.630	100.530	100.430	2.875	100.070	99.970	99.870
3.750	101.709	101.609	101.509	3.625	101.819	101.719	101.619	2.875	100.883	100.783	100.683	4.625	100.732	100.632	100.532	2.990	100.242	100.142	100.042
3.875	102.044	101.944	101.844	3.750	102.361	102.261	102.161	2.990	101.055	100.955	100.855	4.750	101.557	101.457	101.357	3.000	100.342	100.242	100.142
3.990	102.258	102.158	102.058	3.875	102.633	102.533	102.433	3.000	101.155	101.055	100.955	4.875	100.775	100.675	100.575	3.125	101.179	101.079	100.979
4.000	102.358	102.258	102.158	3.990	102.858	102.758	102.658	3.125	101.867	101.767	101.667	4.990	100.888	100.788	100.688	3.250	101.538	101.438	101.338
4.125	102.380	102.280	102.180	4.000	102.958	102.858	102.758	3.250	102.226	102.126	102.026	5.000	100.988	100.888	100.788	3.375	101.851	101.751	101.651
4.250	102.871	102.771	102.671	4.125	103.164	103.064	102.964	3.375	102.539	102.439	102.339	5.125	101.177	101.077	100.977	3.500	102.106	102.006	101.906
4.375	103.171	103.071	102.971	4.250	103.510	103.410	103.310	3.500	102.794	102.694	102.594	5.250	101.747	101.647	101.547	3.625	101.555	101.455	101.355
4.500	103.546	103.446	103.346	4.375	103.735	103.635	103.535	3.625	102.730	102.630	102.530	5.375	101.928	101.828	101.728	3.750	101.873	101.773	101.673
4.625	103.648	103.548	103.448	4.500	103.981	103.881	103.781	3.750	103.048	102.948	102.848	5.500	102.101	102.001	101.901	3.875	101.983	101.883	101.783
4.750	104.473	104.373	104.273	4.625	104.054	103.954	103.854	3.875	103.158	103.058	102.958	5.625	102.344	102.244	102.144	3.990	102.191	102.091	101.991
4.875	104.785	104.685	104.585	4.750	104.738	104.638	104.538	3.990	103.366	103.266	103.166	5.750	102.832	102.732	102.632	4.000	102.291	102.191	102.091
4.990	104.898	104.798	104.698	4.875	105.004	104.904	104.804	4.000	103.466	103.366	103.266	5.875	N/A	N/A	N/A	4.125	101.560	101.460	101.360
5.000	104.998	104.898	104.798	4.990	105.138	105.038	104.938	4.125	103.122	103.022	102.922	5.990	N/A	N/A	N/A	4.250	101.895	101.795	101.695
5.125	105.187	105.087	104.987	5.000	105.238	105.138	105.038	4.250	103.457	103.357	103.257	6.000	N/A	N/A	N/A	4.375	102.187	102.087	101.987

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@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

4/13/2020

45 Day Lock Exp.:

4/27/2020

60 Day Lock Exp.:

5/11/2020

W. Rate Sheet Dated: 3/12/2020

Release Time: 11:20 am ET

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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	99.113	99.050	98.988	
3.500	99.531	99.468	99.406	
3.625	99.997	99.934	99.872	
3.750	100.306	100.243	100.181	
3.875	100.336	100.274	100.211	
4.000	100.593	100.530	100.468	
4.125	100.824	100.762	100.699	
4.250	101.195	101.132	101.070	
4.375	101.488	101.425	101.363	
4.500	101.631	101.568	101.506	
4.625	101.668	101.605	101.543	
4.750	101.841	101.779	101.716	
4.875	102.125	102.062	102.000	

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	99.540	99.415	99.290	
3.375	100.008	99.883	99.758	
3.500	100.417	100.292	100.167	
3.625	100.906	100.781	100.656	
3.750	101.326	101.201	101.076	
3.875	101.715	101.590	101.465	
4.000	102.056	101.931	101.806	
4.125	102.187	102.062	101.937	
4.250	102.496	102.371	102.246	
4.375	102.778	102.653	102.528	
4.500	102.932	102.807	102.682	

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	98.325	98.200	98.075	
3.375	98.735	98.610	98.485	
3.500	99.115	98.990	98.865	
3.625	99.472	99.347	99.222	
3.750	100.080	99.955	99.830	
3.875	100.406	100.281	100.156	
4.000	100.693	100.568	100.443	
4.125	100.979	100.854	100.729	
4.250	101.264	101.139	101.014	
4.375	101.550	101.425	101.300	
4.500	101.842	101.717	101.592	
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)