



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 4/15/2020

45 Day Lock Exp.: 4/30/2020

60 Day Lock Exp.: 5/15/2020

W. Rate Sheet Dated: 3/16/2020

Release Time: 4:45 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	100.654	100.310	99.982	2.750	100.702	100.358	100.030	2.375	98.999	98.849	98.699	3.125	99.148	98.998	98.848
2.875	101.218	100.875	100.547	2.875	101.195	100.852	100.523	2.500	99.499	99.349	99.199	3.250	99.478	99.328	99.178
3.000	101.761	101.417	101.089	3.000	101.677	101.334	101.005	2.625	99.972	99.822	99.672	3.375	99.825	99.675	99.525
3.125	102.316	101.972	101.644	3.125	102.114	101.771	101.442	2.750	99.564	99.414	99.264	3.500	99.829	99.679	99.529
3.250	101.834	101.521	101.240	3.250	101.261	100.949	100.668	2.875	100.033	99.883	99.733	3.625	100.085	99.935	99.785
3.375	102.359	102.046	101.765	3.375	101.683	101.370	101.089	3.000	100.490	100.340	100.190	Margin = 2.250		Index = 0.620	
3.500	102.848	102.535	102.254	3.500	102.021	101.708	101.427	3.125	100.902	100.752	100.602				
3.625	103.275	102.962	102.681	3.625	102.396	102.084	101.802	3.250	101.515	101.365	101.215				
4.000	102.201	102.051	101.901	4.000	101.587	101.437	101.287	3.375	101.911	101.761	101.611				
4.125	102.601	102.451	102.301	4.125	101.928	101.778	101.628	3.500	102.224	102.074	101.924				
4.500	102.694	102.594	102.494	4.500	101.827	101.727	101.627	3.625	102.574	102.424	102.274				
4.625	102.936	102.836	102.736	4.625	102.066	101.966	101.866	3.750	103.114	102.964	102.814				
4.750	103.061	102.961	102.861	4.750	102.184	102.084	101.984	3.875	103.470	103.320	103.170				
4.875	102.884	102.784	102.684	4.875	102.450	102.350	102.250	4.000	103.763	103.613	103.463				
5.000	103.153	103.053	102.953	5.000	102.673	102.573	102.473	4.125	104.079	103.929	103.779				
5.125	103.512	103.412	103.312	5.125	102.911	102.811	102.711	4.250	103.574	103.424	103.274				
5.250	104.576	104.476	104.376	5.250	104.138	104.038	103.938	4.375	103.876	103.726	103.576				
5.375	104.839	104.739	104.639	5.375	104.405	104.305	104.205	4.500	103.961	103.811	103.661				
6.250	106.000	105.850	105.700	6.250	105.652	105.502	105.352	4.625	104.182	104.032	103.882				

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	99.904	99.560	99.232	2.750	99.702	99.358	99.030	2.375	97.999	97.849	97.699	3.125	98.148	97.998	97.848
2.875	100.468	100.125	99.797	2.875	100.195	99.852	99.523	2.500	98.499	98.349	98.199	3.250	98.478	98.328	98.178
3.000	101.011	100.667	100.339	3.000	100.677	100.334	100.005	2.625	98.972	98.822	98.672	3.375	98.825	98.675	98.525
3.125	101.566	101.222	100.894	3.125	101.114	100.771	100.442	2.750	98.564	98.414	98.264	3.500	98.829	98.679	98.529
3.250	100.784	100.471	100.190	3.250	100.261	99.949	99.668	2.875	99.033	98.883	98.733	3.625	99.085	98.935	98.785
3.375	101.309	100.996	100.715	3.375	100.683	100.370	100.089	3.000	99.490	99.340	99.190	Margin = 2.250		Index = 0.620	
3.500	101.798	101.485	101.204	3.500	101.021	100.708	100.427	3.125	99.902	99.752	99.602	30 Year OTC			
3.625	102.225	101.912	101.631	3.625	101.396	101.084	100.802	3.250	100.515	100.365	100.215	Rate	30 Day	45 Day	60 Day
4.000	101.251	101.101	100.951	4.000	100.587	100.437	100.287	3.375	100.911	100.761	100.611	3.875	99.731	99.481	99.231
4.125	101.651	101.501	101.351	4.125	100.928	100.778	100.628	3.500	101.224	101.074	100.924	4.000	100.151	99.901	99.651
4.500	101.944	101.844	101.744	4.500	100.827	100.727	100.627	3.625	101.574	101.424	101.274	4.125	100.551	100.301	100.051
4.625	102.186	102.086	101.986	4.625	101.066	100.966	100.866	3.750	102.114	101.964	101.814	4.375	100.260	100.010	99.760
4.750	102.311	102.211	102.111	4.750	101.184	101.084	100.984	3.875	102.470	102.320	102.170	4.500	100.644	100.394	100.144
4.875	102.134	102.034	101.934	4.875	101.450	101.350	101.250	4.000	102.763	102.613	102.463	4.625	100.886	100.636	100.386
5.000	102.403	102.303	102.203	5.000	101.673	101.573	101.473	4.125	103.079	102.929	102.779	4.875	100.834	100.584	100.334
5.125	102.762	102.662	102.562	5.125	101.911	101.811	101.711	4.250	102.574	102.424	102.274	5.000	101.103	100.853	100.603
5.250	103.826	103.726	103.626	5.250	103.138	103.038	102.938	4.375	102.876	102.726	102.576	5.125	101.462	101.212	100.962
5.375	104.089	103.989	103.889	5.375	103.405	103.305	103.205	4.500	102.961	102.811	102.661	5.500	103.058	102.808	102.558
6.250	105.502	105.352	105.202	6.250	104.652	104.502	104.352	4.625	103.182	103.032	102.882	5.625	103.416	103.166	102.916

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	N/A	N/A			
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	96.981	96.731	96.481
4.125	99.651	99.401	99.151	6.250	103.750	103.500	103.250	4.000	97.401	97.151	96.901
4.250	99.776	99.526	99.276					4.125	97.801	97.551	97.301
4.375	99.360	99.110	98.860					4.375	97.510	97.260	97.010
4.500	99.544	99.294	99.044					4.500	97.894	97.644	97.394
4.625	99.786	99.536	99.286					4.625	98.136	97.886	97.636
5.000	100.203	99.953	99.703					4.875	98.084	97.834	97.584
5.125	100.562	100.312	100.062					5.000	98.353	98.103	97.853
5.250	100.962	100.712	100.462					5.125	98.712	98.462	98.212
Borrower Paid Comp Only				Lender Paid Only				5.500	100.308	100.058	99.808
								5.625	100.666	100.416	100.166
								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
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.	
For use by mortgage professionals only and should not be distributed to borrowers.	
Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)	



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

4/15/2020

45 Day Lock Exp.:

4/30/2020

60 Day Lock Exp.:

5/15/2020

W. Rate Sheet Dated: 3/16/2020

Release Time: 4:45 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	99.192	98.848	98.520	2.750	99.669	99.325	98.997	2.375	95.779	95.629	95.479	3.125	98.695	98.545	98.395
2.875	99.756	99.412	99.084	2.875	100.163	99.819	99.491	2.500	96.279	96.129	95.979	3.250	98.401	98.251	98.101
3.000	100.298	99.955	99.626	3.000	100.645	100.301	99.973	2.625	96.752	96.602	96.452	3.375	98.747	98.597	98.447
3.125	100.853	100.510	100.182	3.125	101.082	100.738	100.410	2.750	98.532	98.382	98.232	3.500	98.751	98.601	98.451
3.250	99.746	99.434	99.153	3.250	99.604	99.291	99.010	2.875	99.000	98.850	98.700	3.625	99.007	98.857	98.707
3.375	100.271	99.959	99.677	3.375	100.025	99.713	99.432	3.000	99.457	99.307	99.157	Margin = 2.250		Index = 0.620	
3.500	100.760	100.448	100.167	3.500	100.363	100.051	99.770	3.125	99.869	99.719	99.569				
3.625	101.187	100.875	100.593	3.625	100.739	100.426	100.145	3.250	99.857	99.707	99.557				
4.000	100.989	100.839	100.689	4.000	100.804	100.654	100.504	3.375	100.254	100.104	99.954				
4.125	101.389	101.239	101.089	4.125	101.145	100.995	100.845	3.500	100.567	100.417	100.267				
4.500	100.482	100.382	100.282	4.500	100.045	99.945	99.845	3.625	100.917	100.767	100.617				
4.625	100.724	100.624	100.524	4.625	100.283	100.183	100.083	3.750	102.332	102.182	102.032				
4.750	99.724	99.624	99.524	4.750	99.276	99.176	99.076	3.875	102.687	102.537	102.387				
4.875	99.547	99.447	99.347	4.875	99.542	99.442	99.342	4.000	102.980	102.830	102.680				
5.000	99.816	99.716	99.616	5.000	99.765	99.665	99.565	4.125	103.296	103.146	102.996				
5.125	100.174	100.074	99.974	5.125	100.004	99.904	99.804	4.250	101.792	101.642	101.492				
5.250	101.332	101.232	101.132	5.250	101.325	101.225	101.125	4.375	102.094	101.944	101.794				
5.375	101.595	101.495	101.395	5.375	101.591	101.491	101.391	4.500	102.179	102.029	101.879				
6.250	102.602	102.452	102.302	6.250	102.432	102.282	102.132	4.625	102.400	102.250	102.100				

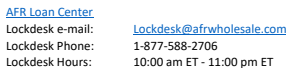
SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	98.442	98.098	97.770	2.750	98.239	97.895	97.567	2.375	96.599	96.449	96.299	3.125	96.685	96.535	96.385
2.875	99.006	98.662	98.334	2.875	98.733	98.389	98.061	2.500	97.099	96.949	96.799	3.250	96.391	96.241	96.091
3.000	99.548	99.205	98.876	3.000	99.215	98.871	98.543	2.625	97.572	97.422	97.272	3.375	96.737	96.587	96.437
3.125	100.103	99.760	99.432	3.125	99.652	99.308	98.980	2.750	97.820	97.670	97.520	3.500	96.741	96.591	96.441
3.250	98.696	98.384	98.103	3.250	98.174	97.861	97.580	2.875	98.289	98.139	97.989	3.625	96.997	96.847	96.697
3.375	99.221	98.909	98.627	3.375	98.595	98.283	98.002	3.000	98.746	98.596	98.446	Margin = 2.250		Index = 0.620	
3.500	99.710	99.398	99.117	3.500	98.933	98.621	98.340	3.125	99.158	99.008	98.858	30 Year OTC			
3.625	100.137	99.825	99.543	3.625	99.309	98.996	98.715	3.250	99.615	99.465	99.315	Rate	30 Day	45 Day	60 Day
4.000	100.039	99.889	99.739	4.000	99.374	99.224	99.074	3.375	100.011	99.861	99.711	3.875	98.519	98.269	98.019
4.125	100.439	100.289	100.139	4.125	99.715	99.565	99.415	3.500	100.324	100.174	100.024	4.000	98.939	98.689	98.439
4.500	99.732	99.632	99.532	4.500	98.615	98.515	98.415	3.625	100.674	100.524	100.374	4.125	99.339	99.089	98.839
4.625	99.974	99.874	99.774	4.625	98.853	98.753	98.653	3.750	100.706	100.556	100.406	4.375	98.047	97.797	97.547
4.750	98.974	98.874	98.774	4.750	97.846	97.746	97.646	3.875	101.062	100.912	100.762	4.500	98.432	98.182	97.932
4.875	98.797	98.697	98.597	4.875	98.112	98.012	97.912	4.000	101.355	101.205	101.055	4.625	98.674	98.424	98.174
5.000	99.066	98.966	98.866	5.000	98.335	98.235	98.135	4.125	101.671	101.521	101.371	4.875	97.497	97.247	96.997
5.125	99.424	99.324	99.224	5.125	98.574	98.474	98.374	4.250	100.924	100.774	100.624	5.000	97.766	97.516	97.266
5.250	100.582	100.482	100.382	5.250	99.895	99.795	99.695	4.375	101.226	101.076	100.926	5.125	98.124	97.874	97.624
5.375	100.845	100.745	100.645	5.375	100.161	100.061	99.961	4.500	101.311	101.161	101.011	5.500	99.814	99.564	99.314
6.250	101.852	101.702	101.552	6.250	101.002	100.852	100.702	4.625	101.532	101.382	101.232	5.625	100.173	99.923	99.673

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	N/A	N/A
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	95.769	95.519	95.269	6.250	N/A	N/A	N/A
4.125	98.089	97.839	97.589	6.250	99.750	99.500	99.250	4.000	96.189	95.939	95.689				
4.250	97.214	96.964	96.714					4.125	96.589	96.339	96.089				
4.375	96.797	96.547	96.297					4.375	95.297	95.047	94.797				
4.500	96.982	96.732	96.482					4.500	95.682	95.432	95.182				
4.625	97.224	96.974	96.724					4.625	95.924	95.674	95.424				
5.000	96.516	96.266	96.016					4.875	94.747	94.497	94.247				
5.125	96.874	96.624	96.374					5.000	95.016	94.766	94.516				
5.250	97.368	97.118	96.868					5.125	95.374	95.124	94.874	30 yr DPA "3.5% DPA ; Lender Paid Only"			
Borrower Paid Comp Only				Lender Paid Only				5.500	97.064	96.814	96.564	Rate	30 Day	45 Day	60 Day
								5.625	97.423	97.173	96.923	6.250	N/A	N/A	N/A

Lock Desk Policy	
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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: 3/16/2020

Release Time: 4:45 pm ET

Prices are subject to change without notice.

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
3.125	100.485	100.385	100.285	3.125	100.485	100.285	100.285	3.125	101.030	100.830	100.830	3.125	99.538	99.338	99.338	3.125	99.538	99.338	99.338	3.125	102.007	101.807	101.807
3.250	100.898	100.798	100.698	3.250	100.836	100.636	100.636	3.250	101.334	101.134	101.134	3.250	100.327	100.127	100.127	3.250	100.265	100.065	100.065	3.250	101.923	101.723	101.723
3.375	101.357	101.257	101.157	3.375	101.295	101.095	101.095	3.375	101.622	101.422	101.422	3.375	100.657	100.457	100.457	3.375	100.595	100.395	100.395	3.375	102.326	102.126	102.126
3.500	101.669	101.569	101.469	3.500	101.606	101.406	101.406	3.500	101.813	101.613	101.613	3.500	100.881	100.681	100.681	3.500	100.818	100.618	100.618	3.500	102.603	102.403	102.403
3.625	102.008	101.908	101.808	3.625	101.946	101.746	101.746	3.625	102.021	101.821	101.821	3.625	101.120	100.920	100.920	3.625	101.058	100.858	100.858	3.625	102.909	102.709	102.709
3.750	101.855	101.755	101.655	3.750	101.855	101.655	101.655	3.750	101.787	101.587	101.587	3.750	100.991	100.791	100.791	3.750	100.991	100.791	100.791	3.750	102.508	102.308	102.308
3.875	102.214	102.114	102.014	3.875	102.214	102.014	102.014	3.875	102.001	101.801	101.801	3.875	101.242	101.042	101.042	3.875	101.242	101.042	101.042	3.875	102.826	102.626	102.626
3.990	102.481	102.381	102.281	3.990	102.481	102.281	102.281	3.990	102.120	101.920	101.920	3.990	101.399	101.199	101.199	3.990	101.399	101.199	101.199	3.990	103.057	102.857	102.857
4.000	102.581	102.481	102.381	4.000	102.581	102.381	102.381	4.000	102.220	102.020	102.020	4.000	101.499	101.299	101.299	4.000	101.499	101.299	101.299	4.000	103.157	102.957	102.957
4.125	102.863	102.763	102.663	4.125	102.863	102.663	102.663	4.125	102.387	102.187	102.187	4.125	101.696	101.496	101.496	4.125	101.696	101.496	101.496	4.125	103.408	103.208	103.208
4.250	102.856	102.756	102.656	4.250	102.856	102.656	102.656	4.250	102.114	101.914	101.914	4.250	101.534	101.334	101.334	4.250	101.534	101.334	101.334	4.250	103.017	102.817	102.817
4.375	103.078	102.978	102.878	4.375	103.078	102.878	102.878	4.375	102.238	102.038	102.038	4.375	101.683	101.483	101.483	4.375	101.683	101.483	101.483	4.375	103.176	102.976	102.976
4.500	103.356	103.256	103.156	4.500	103.356	103.156	103.156	4.500	102.406	102.206	102.206	4.500	101.878	101.678	101.678	4.500	101.878	101.678	101.678	4.500	103.409	103.209	103.209
4.625	103.758	103.658	103.558	4.625	103.821	103.621	103.621	4.625	102.540	102.340	102.340	4.625	102.523	102.323	102.323	4.625	102.540	102.340	102.340	4.625	103.487	103.287	103.287
4.750	103.913	103.813	103.713	4.750	103.921	103.721	103.721	4.750	101.592	101.392	101.392	4.750	101.592	101.392	101.392	4.750	101.592	101.392	101.392	4.750	103.012	102.812	102.812
4.875	104.047	103.947	103.847	4.875	104.109	103.909	103.909	4.875	101.611	101.411	101.411	4.875	101.611	101.411	101.411	4.875	101.611	101.411	101.411	4.875	103.131	102.931	102.931
4.990	104.259	104.159	104.059	4.990	104.275	104.075	104.075	4.990	101.671	101.471	101.471	4.990	101.671	101.471	101.471	4.990	101.671	101.471	101.471	4.990	103.099	102.899	102.899
5.000	104.359	104.259	104.159	5.000	104.375	104.175	104.175	5.000	101.711	101.511	101.511	5.000	101.711	101.511	101.511	5.000	101.711	101.511	101.511	5.000	103.199	102.999	102.999
5.125	104.727	104.627	104.527	5.125	104.752	104.552	104.552	5.125	101.748	101.548	101.548	5.125	101.748	101.548	101.548	5.125	101.748	101.548	101.548	5.125	103.253	103.053	103.053

Cash-Out Refinance*				
FICO ↓ TVL →	< 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 ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
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 Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/O Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

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

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

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 LTPAs 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
For use by mortgage professionals only and should not be distributed to borrowers.			



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.:

4/15/2020

45 Day Lock Exp.:

4/30/2020

60 Day Lock Exp.:

5/15/2020

W. Rate Sheet Dated: 3/16/2020

Release Time: 4:45 pm ET

Prices are subject to change without notice.

FNMA - OTC

30 Yr. Fixed				
Rate	30 Day	45 Day	60 Day	
2.750	96.002	95.877	95.627	
2.875	95.953	95.828	95.578	
3.000	96.715	96.590	96.340	
3.125	97.342	97.217	96.967	
3.250	98.246	98.121	97.871	
3.375	98.751	98.626	98.376	
3.500	99.115	98.990	98.740	
3.625	99.455	99.330	99.080	
3.750	99.236	99.111	98.861	
3.875	99.272	99.147	98.897	
3.990	99.522	99.397	99.147	
4.000	99.543	99.418	99.168	
4.125	99.518	99.393	99.143	
4.250	100.045	99.920	99.670	
4.375	100.172	100.047	99.797	
4.500	100.574	100.449	100.199	
4.625	100.703	100.578	100.328	
4.750	101.546	101.421	101.171	
4.875	102.370	102.245	101.995	
4.990	102.590	102.465	102.215	

20 Yr. Fixed				
Rate	30 Day	45 Day	60 Day	
2.125	N/A	N/A	N/A	
2.250	N/A	N/A	N/A	
2.375	N/A	N/A	N/A	
2.500	N/A	N/A	N/A	
2.625	N/A	N/A	N/A	
2.750	96.320	96.195	95.945	
2.875	96.352	96.227	95.977	
3.000	96.998	96.873	96.623	
3.125	97.641	97.516	97.266	
3.250	98.268	98.143	97.893	
3.375	98.763	98.638	98.388	
3.500	99.379	99.254	99.004	
3.625	99.511	99.386	99.136	
3.750	100.034	99.909	99.659	
3.875	100.179	100.054	99.804	
4.000	100.486	100.361	100.111	
4.125	100.697	100.572	100.322	
4.250	101.087	100.962	100.712	
4.375	101.307	101.182	100.932	
4.500	101.467	101.342	101.092	

15 Yr. Fixed				
Rate	30 Day	45 Day	60 Day	
1.750	N/A	N/A	N/A	
1.875	N/A	N/A	N/A	
2.000	N/A	N/A	N/A	
2.125	N/A	N/A	N/A	
2.250	N/A	N/A	N/A	
2.375	97.239	97.114	96.864	
2.500	97.822	97.697	97.447	
2.625	98.272	98.147	97.897	
2.750	98.765	98.640	98.390	
2.875	98.451	98.326	98.076	
3.000	98.716	98.591	98.341	
3.125	99.386	99.261	99.011	
3.250	99.726	99.601	99.351	
3.375	100.090	99.965	99.715	
3.500	100.322	100.197	99.947	
3.625	100.279	100.154	99.904	
3.750	100.553	100.428	100.178	
3.875	100.512	100.387	100.137	
4.000	100.833	100.708	100.458	
4.125	101.172	101.047	100.797	

30 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.875	94.690	94.565	94.315	
3.000	95.570	95.445	95.195	
3.125	96.197	96.072	95.822	
3.250	97.102	96.977	96.727	
3.375	97.606	97.481	97.231	
3.500	97.971	97.846	97.596	
3.625	98.310	98.185	97.935	
3.750	97.621	97.496	97.246	
3.875	97.657	97.532	97.282	
4.000	97.928	97.803	97.553	
4.125	97.903	97.778	97.528	
4.250	97.513	97.388	97.138	
4.375	96.898	96.773	96.523	

20 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.875	98.025	97.900	97.650	
3.000	97.711	97.586	97.336	
3.125	97.976	97.851	97.601	
3.250	98.771	98.646	98.396	
3.375	99.111	98.986	98.736	
3.500	99.475	99.350	99.100	
3.625	99.707	99.582	99.332	
3.750	99.212	99.087	98.837	
3.875	99.486	99.361	99.111	
4.000	99.445	99.320	99.070	
4.125	99.767	99.642	99.392	
4.250	99.845	99.720	99.470	
4.375	100.209	100.084	99.834	

15 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.750	97.925	97.800	97.550	
2.875	97.611	97.486	97.236	
3.000	97.876	97.751	97.501	
3.125	98.671	98.546	98.296	
3.250	99.011	98.886	98.636	
3.375	99.375	99.250	99.000	
3.500	99.607	99.482	99.232	
3.625	99.112	98.987	98.737	
3.750	99.386	99.261	99.011	
3.875	99.345	99.220	98.970	
4.000	99.667	99.542	99.292	
4.125	99.745	99.620	99.370	
4.250	100.109	99.984	99.734	

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%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250
720 – 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500
700 – 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000
680 – 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250

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%
Manufactured Home^	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
Escrow Waiver**	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	N/A

^Does not apply to MH Advantage products

** Escrow Waiver allowed between 80.01% - 89.99% LTV for CA properties only. Standard price adjustment of (0.125) will apply.

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Conventional OTC	-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 HB	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 / \$495 for streamline

*IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee

FHA ID# - 1358600006

The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

For use by mortgage professionals only and should not be distributed to borrowers.

Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

4/15/2020

45 Day Lock Exp.:

4/30/2020

60 Day Lock Exp.:

5/15/2020

W. Rate Sheet Dated: 3/16/2020

Release Time: 4:45 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
3.625	102.680	102.580	102.480	3.625	102.430	102.330	102.230	3.625	102.430	102.330	102.230	4.000	101.503	101.403	101.303	4.000	101.128	101.028	100.928
3.750	102.021	101.921	101.810	3.750	101.771	101.671	101.560	3.750	101.771	101.671	101.560	4.125	101.555	101.455	101.355	4.125	101.180	101.080	100.980
3.875	102.374	102.274	102.174	3.875	102.124	102.024	101.924	3.875	102.124	102.024	101.924	4.250	100.589	100.489	100.389	4.250	100.214	100.114	100.014
3.990	102.628	102.528	102.428	3.990	102.253	102.153	102.053	3.990	102.253	102.153	102.053	4.375	100.851	100.751	100.651	4.375	100.476	100.376	100.276
4.000	102.728	102.628	102.528	4.000	102.353	102.253	102.153	4.000	102.353	102.253	102.153	4.500	101.149	101.049	100.949	4.500	100.524	100.424	100.324
4.125	102.780	102.680	102.580	4.125	102.405	102.305	102.205	4.125	102.405	102.305	102.205	4.625	101.221	101.121	101.021	4.625	100.596	100.496	100.396
4.250	102.634	102.534	102.434	4.250	102.259	102.159	102.059	4.250	102.259	102.159	102.059	4.750	100.918	100.818	100.718	4.750	100.293	100.193	99.990
4.375	102.896	102.796	102.696	4.375	102.521	102.421	102.321	4.375	102.521	102.421	102.321	4.875	101.249	101.149	101.049	4.875	100.624	100.524	100.424
4.500	103.194	103.094	102.994	4.500	102.569	102.469	102.369	4.500	102.569	102.469	102.369	4.990	101.374	101.274	101.174	4.990	100.744	100.644	100.544
4.625	103.266	103.166	103.066	4.625	102.641	102.541	102.441	4.625	102.641	102.541	102.441	5.000	101.474	101.374	101.274	5.000	100.844	100.744	100.644
4.750	103.704	103.604	103.401	4.750	103.079	102.979	102.776	4.750	103.079	102.979	102.776	5.125	101.637	101.537	101.357	5.125	100.637	100.537	100.357
4.875	104.035	103.935	103.740	4.875	103.410	103.310	103.115	4.875	103.410	103.310	103.115	5.250	101.076	100.976	100.876	5.250	100.076	99.976	99.876
4.990	104.160	104.060	103.873	4.990	103.160	103.060	102.873	4.990	103.160	103.060	102.873	5.375	100.744	100.644	100.544	5.375	100.744	100.644	100.544
5.000	104.260	104.160	103.973	5.000	103.260	103.160	102.973	5.000	103.260	103.160	102.973	5.500	100.936	100.836	100.736	5.500	100.936	100.836	100.736
5.125	104.423	104.323	104.143	5.125	103.423	103.323	103.143	5.125	103.423	103.323	103.143	5.625	101.275	101.175	101.075	5.625	101.275	101.175	101.075
5.250	104.751	104.651	104.551	5.250	103.751	103.651	103.551	5.250	103.751	103.651	103.551	5.750	101.775	101.675	101.575	5.750	101.775	101.675	101.575
5.375	104.569	104.469	104.369	5.375	104.569	104.469	104.369	5.375	104.569	104.469	104.369	5.875	N/A	N/A	N/A	5.875	N/A	N/A	N/A
5.500	104.911	104.811	104.711	5.500	104.911	104.811	104.711	5.500	104.911	104.811	104.711	5.990	N/A	N/A	N/A	5.990	N/A	N/A	N/A
5.625	105.400	105.300	105.200	5.625	105.400	105.300	105.200	5.625	105.400	105.300	105.200	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	101.128	101.028	100.928	3.625	102.592	102.492	102.368	3.625	102.592	102.492	102.368	3.625	102.592	102.492	102.368	3.375	102.310	102.128	102.110
4.125	101.180	101.080	100.980	3.750	102.449	102.349	102.223	3.750	102.449	102.349	102.223	3.750	102.449	102.349	102.223	3.500	102.589	102.405	102.389
4.250	100.214	100.114	100.014	3.875	102.833	102.733	102.615	3.875	102.833	102.733	102.615	3.875	102.833	102.733	102.615	3.625	102.360	102.248	102.160
4.375	100.476	100.376	100.276	3.990	102.998	102.898	102.790	3.990	102.998	102.898	102.790	3.990	102.998	102.898	102.790	3.750	102.707	102.597	102.507
4.500	100.524	100.424	100.324	4.000	103.098	102.998	102.890	4.000	103.098	102.998	102.890	4.000	103.098	102.998	102.890	3.875	102.817	102.705	102.617
4.625	100.596	100.496	100.396	4.125	103.266	103.166	103.063	4.125	103.266	103.166	103.063	4.125	103.266	103.166	103.063	3.990	103.047	102.934	102.847
4.750	100.293	100.193	99.990	4.250	103.223	103.123	103.023	4.250	103.223	103.123	103.023	4.250	103.223	103.123	103.023	4.000	103.147	103.034	102.947
4.875	100.624	100.524	100.329	4.375	103.438	103.338	103.238	4.375	103.438	103.338	103.238	4.375	103.438	103.338	103.238	4.125	102.914	102.814	102.714
4.990	100.374	100.274	100.087	4.500	103.682	103.582	103.482	4.500	103.682	103.582	103.482	4.500	103.682	103.582	103.482	4.250	103.238	103.138	103.038
5.000	100.474	100.374	100.187	4.625	103.723	103.623	103.523	4.625	103.723	103.623	103.523	4.625	103.723	103.623	103.523	4.375	103.515	103.415	103.315
5.125	100.637	100.537	100.357	4.750	103.929	103.829	103.594	4.750	103.929	103.829	103.594	4.750	103.929	103.829	103.594	4.500	103.663	103.563	103.463
5.250	100.076	99.976	99.876	4.875	104.208	104.108	103.879	4.875	104.208	104.108	103.879	4.875	104.208	104.108	103.879	4.625	102.806	102.706	102.606
5.375	100.744	100.644	100.544	4.990	104.351	104.251	104.030	4.990	104.351	104.251	104.030	4.990	104.351	104.251	104.030	4.750	103.056	102.956	102.856
5.500	100.936	100.836	100.736	5.000	104.451	104.351	104.130	5.000	104.451	104.351	104.130	5.000	104.451	104.351	104.130	4.875	103.171	103.071	102.971
5.625	101.275	101.175	101.075	5.125	104.774	104.674	104.463	5.125	104.774	104.674	104.463	5.125	104.774	104.674	104.463	4.990	103.216	103.116	103.016
5.750	101.775	101.675	101.575	5.250	104.430	104.330	104.205	5.250	104.430	104.330	104.205	5.250	104.430	104.330	104.205	5.000	103.316	103.216	103.116
5.875	N/A	N/A	N/A	5.375	104.665	104.565	104.445	5.375	104.665	104.565	104.445	5.375	104.665	104.565	104.445	5.125	104.263	104.163	104.063
5.990	N/A	N/A	N/A	5.500	104.929	104.829	104.713	5.500	104.929	104.829	104.713	5.500	104.929	104.829	104.713	5.250	104.633	104.533	104.433
6.000	N/A	N/A	N/A	5.625	105.429	105.329	105.223	5.625	105.429	105.329	105.223	5.625	105.429	105.329	105.223	5.375	N/A	N/A	N/A
15 Year 105-125				15 Year >125				15 Year SC				15 Year SC 105-125				15 Year SC >125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	102.310	102.128	102.110	3.375	102.310	102.128	102.110	3.250	101.501	101.314	101.301	3.250	101.501	101.314	101.301	3.250	101.501	101.314	101.301
3.500	102.589	102.405	102.389	3.500	102.589	102.405	102.389	3.375	101.828	101.646	101.628	3.375	101.828	101.646	101.628	3.375	101.828	101.646	101.628
3.625	102.360	102.248	102.160	3.625	102.360	102.248	102.160	3.500	102.107	101.923	101.907	3.500	102.107	101.923	101.907	3.500	102.107	101.923	101.907
3.750	102.707	102.597	102.507	3.750	102.707	102.597	102.507	3.625	101.419	101.307	101.219	3.625	101.419	101.307	101.219	3.625	101.419	101.307	101.219
3.875	102.817	102.705	102.617	3.875	102.817	102.705	102.617	3.750	101.766	101.656	101.566	3.750	101.766	101.656	101.566	3.750	101.766	101.656	101.566
3.990	103.047	102.934	102.847	3.990	103.047	102.934	102.847	3.875	101.876	101.764	101.676	3.875	101.876	101.764	101.676	3.875	101.876	101.764	101.676
4.000	103.147	103.034	102.947	4.000	103.147	103.034	102.947	3.990	102.106	101.993	101.906	3.990	102.106	101.993	101.906	3.990	102.106	101.993	101.906
4.125	102.914	102.814	102.714	4.125	102.914	102.814	102.714	4.000	102.206	102.093	102.006	4.000	102.206	102.093	102.006	4.000	102.206	102.093	102.006
4.250	102.338	102.338	102.338	4.250	102.338	102.338	102.338	4.125	101.610	101.510	101.410	4.125	101.610	101.510	101.410	4.125	101.610	101.510	101.410
4.375	103.390	103.290	103.190	4.375	103.390	103.290	103.190	4.250	101.934	101.834	101.734	4.250	101.934	101.834	101.734	4.250	101.934	101.834	101.734
4.500	103.538	103.438	103.338	4.500	103.538	103.438	103.338	4.375	102.211	102.111	102.011	4.375	102.086	101.986	101.886	4.375	102.086	101.986	101.886
4.625	102.681	102.581																	



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.:

4/15/2020

45 Day Lock Exp.:

4/30/2020

60 Day Lock Exp.:

5/15/2020

W. Rate Sheet Dated: 3/16/2020

Release Time: 4:45 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
3.625	102.836	102.736	102.610	3.625	102.474	102.374	102.274	3.375	103.295	103.096	103.095	4.000	101.593	101.493	101.393	3.250	102.213	102.011	102.013
3.750	102.572	102.472	102.372	3.750	102.980	102.880	102.780	3.500	103.552	103.355	103.352	4.125	101.639	101.539	101.439	3.375	102.513	102.314	102.313
3.875	102.871	102.771	102.671	3.875	103.226	103.126	103.026	3.625	103.361	103.164	103.161	4.250	101.065	100.965	100.865	3.500	102.770	102.573	102.570
3.990	103.068	102.968	102.868	3.990	103.437	103.337	103.237	3.750	103.679	103.482	103.479	4.375	101.288	101.188	101.088	3.625	102.120	101.923	101.920
4.000	103.168	103.068	102.968	4.000	103.537	103.437	103.337	3.875	103.778	103.581	103.578	4.500	101.543	101.443	101.343	3.750	102.438	102.241	102.238
4.125	103.214	103.114	103.014	4.125	103.717	103.617	103.517	3.990	103.977	103.780	103.777	4.625	101.610	101.510	101.410	3.875	102.537	102.340	102.337
4.250	103.460	103.360	103.260	4.250	104.042	103.942	103.842	4.000	104.077	103.880	103.877	4.750	101.280	101.180	101.080	3.990	102.736	102.539	102.536
4.375	103.683	103.583	103.483	4.375	104.225	104.125	104.025	4.125	104.253	104.056	104.053	4.875	101.569	101.469	101.369	4.000	102.836	102.639	102.636
4.500	103.938	103.838	103.738	4.500	104.434	104.334	104.234	4.250	104.544	104.347	104.344	4.990	101.674	101.574	101.474	4.125	102.649	102.452	102.449
4.625	104.005	103.905	103.805	4.625	104.471	104.371	104.271	4.375	104.782	104.585	104.582	5.000	101.774	101.674	101.574	4.250	102.940	102.743	102.740
4.750	104.416	104.316	104.216	4.750	104.647	104.547	104.447	4.500	104.902	104.705	104.702	5.125	101.917	101.817	101.717	4.375	103.178	102.981	102.978
4.875	104.705	104.605	104.505	4.875	104.896	104.796	104.696	4.625	104.729	104.532	104.529	5.250	101.622	101.522	101.422	4.500	103.298	103.101	103.098
4.990	104.810	104.710	104.610	4.990	105.017	104.917	104.817	4.750	104.945	104.748	104.745	5.375	101.645	101.545	101.445	4.625	102.510	102.313	102.310
5.000	104.910	104.810	104.710	5.000	105.117	105.017	104.917	4.875	105.041	104.844	104.841	5.500	101.660	101.560	101.460	4.750	102.726	102.529	102.526
5.125	105.053	104.953	104.853	5.125	105.417	105.317	105.217	4.990	105.073	104.876	104.873	5.625	101.746	101.646	101.546	4.875	102.822	102.625	102.622
5.250	105.647	105.547	105.447	5.250	105.312	105.212	105.112	5.000	105.173	104.976	104.973	5.750	102.485	102.385	102.285	4.990	102.854	102.657	102.654
5.375	105.820	105.720	105.620	5.375	N/A	N/A	N/A	5.125	105.229	105.032	105.029	5.875	N/A	N/A	N/A	5.000	102.954	102.757	102.754
5.500	105.985	105.885	105.785	5.500	N/A	N/A	N/A	5.250	105.574	105.377	105.374	5.990	N/A	N/A	N/A	5.125	103.260	103.063	103.060
5.625	106.221	106.121	106.021	5.625	N/A	N/A	N/A	5.375	N/A	N/A	N/A	6.000	N/A	N/A	N/A	5.250	103.605	103.408	103.405

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.:

4/15/2020

45 Day Lock Exp.:

4/30/2020

60 Day Lock Exp.:

5/15/2020

W. Rate Sheet Dated: 3/16/2020

Release Time: 4:45 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	98.668	98.606	98.543	
3.500	99.145	99.083	99.020	
3.625	99.629	99.566	99.504	
3.750	99.913	99.850	99.788	
3.875	100.026	99.964	99.901	
4.000	100.179	100.116	100.054	
4.125	100.409	100.346	100.284	
4.250	100.735	100.672	100.610	
4.375	101.025	100.963	100.900	
4.500	101.167	101.104	101.042	
4.625	101.204	101.141	101.079	
4.750	101.459	101.396	101.334	
4.875	101.761	101.698	101.636	

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	99.040	98.915	98.790	
3.375	99.506	99.381	99.256	
3.500	99.913	99.788	99.663	
3.625	100.400	100.275	100.150	
3.750	100.818	100.693	100.568	
3.875	101.201	101.076	100.951	
4.000	101.541	101.416	101.291	
4.125	101.672	101.547	101.422	
4.250	101.980	101.855	101.730	
4.375	102.260	102.135	102.010	
4.500	102.415	102.290	102.165	

7/1 Hybrid ARMs				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000" 101.850				
Rate	30 Day	45 Day	60 Day	
3.000	N/A	N/A	N/A	
3.125	N/A	N/A	N/A	
3.250	97.850	97.725	97.600	
3.375	98.259	98.134	98.009	
3.500	98.638	98.513	98.388	
3.625	98.994	98.869	98.744	
3.750	99.598	99.473	99.348	
3.875	99.922	99.797	99.672	
4.000	100.208	100.083	99.958	
4.125	100.493	100.368	100.243	
4.250	100.778	100.653	100.528	
4.375	101.063	100.938	100.813	
4.500	101.354	101.229	101.104	
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)