

W. Rate Sheet Dated: 3/17/2020

Release Time: 1:30 pm ET

Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	101.139	100.889	100.623	2.750	101.552	101.302	101.036	2.375	99.276	99.069	98.862	3.125	99.033	98.883	98.733
2.875	101.703	101.453	101.187	2.875	102.018	101.768	101.502	2.500	99.767	99.560	99.353	3.250	99.317	99.167	99.017
3.000	102.245	101.995	101.730	3.000	102.427	102.177	101.912	2.625	100.182	99.975	99.768	3.375	99.573	99.423	99.273
3.125	102.800	102.550	102.285	3.125	102.818	102.568	102.302	2.750	99.652	99.481	99.309	3.500	99.533	99.383	99.233
3.250	102.350	102.100	101.850	3.250	101.971	101.721	101.471	2.875	100.094	99.922	99.750	3.625	99.706	99.556	99.406
3.375	102.874	102.624	102.374	3.375	102.361	102.111	101.861	3.000	100.478	100.306	100.134	Margin = 2.250		Index = 0.380	
3.500	103.363	103.113	102.863	3.500	102.733	102.483	102.233	3.125	100.844	100.672	100.500				
3.625	103.790	103.540	103.290	3.625	103.105	102.855	102.605	3.250	101.713	101.563	101.413				
4.000	102.951	102.801	102.651	4.000	102.206	102.056	101.906	3.375	102.078	101.928	101.778				
4.125	103.351	103.201	103.051	4.125	102.521	102.371	102.221	3.500	102.425	102.275	102.125				
4.500	103.241	103.141	103.041	4.500	102.419	102.319	102.219	3.625	102.771	102.621	102.471				
4.625	103.483	103.383	103.283	4.625	102.679	102.579	102.479	3.750	102.830	102.680	102.530				
4.750	103.608	103.508	103.408	4.750	102.597	102.497	102.397	3.875	103.158	103.008	102.858				
4.875	103.322	103.222	103.122	4.875	102.844	102.744	102.644	4.000	103.400	103.250	103.100				
5.000	103.591	103.491	103.391	5.000	103.155	103.055	102.955	4.125	103.694	103.544	103.394				
5.125	103.949	103.849	103.749	5.125	103.415	103.315	103.215	4.250	103.686	103.536	103.386				
5.250	104.732	104.632	104.532	5.250	104.270	104.170	104.070	4.375	103.916	103.766	103.616				
5.375	104.995	104.895	104.795	5.375	104.517	104.417	104.317	4.500	104.209	104.059	103.909				
6.250	106.000	105.850	105.700	6.250	105.874	105.724	105.574	4.625	104.452	104.302	104.152				

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	100.389	100.139	99.873	2.750	100.552	100.302	100.036	2.375	98.276	98.069	97.862	3.125	98.033	97.883	97.733
2.875	100.953	100.703	100.437	2.875	101.018	100.768	100.502	2.500	98.767	98.560	98.353	3.250	98.317	98.167	98.017
3.000	101.495	101.245	100.980	3.000	101.427	101.177	100.912	2.625	99.182	98.975	98.768	3.375	98.573	98.423	98.273
3.125	102.050	101.800	101.535	3.125	101.818	101.568	101.302	2.750	98.652	98.481	98.309	3.500	98.533	98.383	98.233
3.250	101.600	101.350	101.100	3.250	100.971	100.721	100.471	2.875	99.094	98.922	98.750	3.625	98.706	98.556	98.406
3.375	102.124	101.874	101.624	3.375	101.361	101.111	100.861	3.000	99.478	99.306	99.134	Margin = 2.250		Index = 0.380	
3.500	102.613	102.363	102.113	3.500	101.733	101.483	101.233	3.125	99.844	99.672	99.500	30 Year OTC			
3.625	103.040	102.790	102.540	3.625	102.105	101.855	101.605	3.250	100.713	100.563	100.413	Rate	30 Day	45 Day	60 Day
4.000	102.001	101.851	101.701	4.000	101.206	101.056	100.906	3.375	101.078	100.928	100.778	3.875	100.481	100.231	99.981
4.125	102.401	102.251	102.101	4.125	101.521	101.371	101.221	3.500	101.425	101.275	101.125	4.000	100.901	100.651	100.401
4.500	102.491	102.391	102.291	4.500	101.419	101.319	101.219	3.625	101.771	101.621	101.471	4.125	101.301	101.051	100.801
4.625	102.733	102.633	102.533	4.625	101.679	101.579	101.479	3.750	101.830	101.680	101.530	4.375	100.807	100.557	100.307
4.750	102.858	102.758	102.658	4.750	101.597	101.497	101.397	3.875	102.158	102.008	101.858	4.500	101.191	100.941	100.691
4.875	102.572	102.472	102.372	4.875	101.844	101.744	101.644	4.000	102.400	102.250	102.100	4.625	101.433	101.183	100.933
5.000	102.841	102.741	102.641	5.000	102.155	102.055	101.955	4.125	102.694	102.544	102.394	4.875	101.272	101.022	100.772
5.125	103.199	103.099	102.999	5.125	102.415	102.315	102.215	4.250	102.686	102.536	102.386	5.000	101.541	101.291	101.041
5.250	103.982	103.882	103.782	5.250	103.270	103.170	103.070	4.375	102.916	102.766	102.616	5.125	101.899	101.649	101.399
5.375	104.245	104.145	104.045	5.375	103.517	103.417	103.317	4.500	103.209	103.059	102.909	5.500	103.214	102.964	102.714
6.250	105.659	105.509	105.359	6.250	104.874	104.724	104.574	4.625	103.452	103.302	103.152	5.625	103.573	103.323	103.073

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	-1.875

Specialty Adjustment	
203(k) / 203(k)s / 203(h) / Repair Escrow / VA & USDA Reno	-0.250
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750

DPA Advantage Adjustment	
203(k) / 203(k)s	-1.000
203(k) & 203(k)s are Borrower Paid only	

DPA Advantage Program "only Advantage Adjustments added ; FHA only"								30 yr DPA OTC "FHA Only ; Borrower Paid Only"				30 yr DPA "3.5% DPA ; Borrower Paid Only"			
								Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
30/25 Year				30/25 Year Lender Paid				3.875	97.731	97.481	97.231	6.250	101.000	100.750	100.500
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.000	98.151	97.901	97.651				
4.125	100.401	100.151	99.901	6.250	103.750	103.500	103.250	4.125	98.551	98.301	98.051				
4.250	100.526	100.276	100.026					4.375	98.057	97.807	97.557				
4.375	99.907	99.657	99.407					4.500	98.441	98.191	97.941				
4.500	100.091	99.841	99.591					4.625	98.683	98.433	98.183				
4.625	100.333	100.083	99.833					4.875	98.522	98.272	98.022				
5.000	100.641	100.391	100.141					5.000	98.791	98.541	98.291				
5.125	100.999	100.749	100.499					5.125	99.149	98.899	98.649				
5.250	101.399	101.149	100.899					5.500	100.464	100.214	99.964	30 yr DPA "3.5% DPA ; Lender Paid Only"			
Borrower Paid Comp Only				Lender Paid Only				5.625	100.823	100.573	100.323	Rate	30 Day	45 Day	60 Day
												6.250	102.750	102.500	102.250

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of **-0.018**. Locks are accepted on loans in *Registered, Submitted, U/W-Received & U/W-Approved* status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline	†IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	FHA ID# - 1358600006
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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@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

4/16/2020

5/1/2020

5/18/2020

W. Rate Sheet Dated: 3/17/2020

Release Time: 1:30 pm ET

Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	99.676	99.426	99.160	2.750	100.519	100.269	100.003	2.375	96.056	95.849	95.642	3.125	98.581	98.431	98.281
2.875	100.240	99.990	99.725	2.875	100.985	100.735	100.470	2.500	96.547	96.340	96.133	3.250	98.239	98.089	97.939
3.000	100.783	100.533	100.267	3.000	101.395	101.145	100.879	2.625	96.962	96.755	96.548	3.375	98.495	98.345	98.195
3.125	101.338	101.088	100.822	3.125	101.785	101.535	101.270	2.750	98.620	98.448	98.276	3.500	98.455	98.305	98.155
3.250	100.262	100.012	99.762	3.250	100.314	100.064	99.814	2.875	99.061	98.889	98.718	3.625	98.629	98.479	98.329
3.375	100.787	100.537	100.287	3.375	100.704	100.454	100.204	3.000	99.446	99.274	99.102	Margin = 2.250		Index = 0.380	
3.500	101.276	101.026	100.776	3.500	101.076	100.826	100.576	3.125	99.811	99.639	99.467				
3.625	101.703	101.453	101.203	3.625	101.447	101.197	100.947	3.250	100.055	99.905	99.755				
4.000	101.739	101.589	101.439	4.000	101.423	101.273	101.123	3.375	100.420	100.270	100.120				
4.125	102.139	101.989	101.839	4.125	101.739	101.589	101.439	3.500	100.767	100.617	100.467				
4.500	101.029	100.929	100.829	4.500	100.636	100.536	100.436	3.625	101.114	100.964	100.814				
4.625	101.271	101.171	101.071	4.625	100.896	100.796	100.696	3.750	102.047	101.897	101.747				
4.750	100.271	100.171	100.071	4.750	99.689	99.589	99.489	3.875	102.375	102.225	102.075				
4.875	99.984	99.884	99.784	4.875	99.936	99.836	99.736	4.000	102.617	102.467	102.317				
5.000	100.253	100.153	100.053	5.000	100.247	100.147	100.047	4.125	102.912	102.762	102.612				
5.125	100.612	100.512	100.412	5.125	100.507	100.407	100.307	4.250	101.904	101.754	101.604				
5.250	101.488	101.388	101.288	5.250	101.457	101.357	101.257	4.375	102.133	101.983	101.833				
5.375	101.751	101.651	101.551	5.375	101.704	101.604	101.504	4.500	102.427	102.277	102.127				
6.250	102.759	102.609	102.459	6.250	102.654	102.504	102.354	4.625	102.669	102.519	102.369				

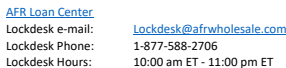
SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	98.926	98.676	98.410	2.750	99.089	98.839	98.573	2.375	96.876	96.669	96.462	3.125	96.571	96.421	96.271
2.875	99.490	99.240	98.975	2.875	99.555	99.305	99.040	2.500	97.367	97.160	96.953	3.250	96.229	96.079	95.929
3.000	100.033	99.783	99.517	3.000	99.965	99.715	99.449	2.625	97.782	97.575	97.368	3.375	96.485	96.335	96.185
3.125	100.588	100.338	100.072	3.125	100.355	100.105	99.840	2.750	97.909	97.737	97.565	3.500	96.445	96.295	96.145
3.250	99.512	99.262	99.012	3.250	98.884	98.634	98.384	2.875	98.350	98.178	98.006	3.625	96.619	96.469	96.319
3.375	100.037	99.787	99.537	3.375	99.274	99.024	98.774	3.000	98.734	98.562	98.391	Margin = 2.250		Index = 0.380	
3.500	100.526	100.276	100.026	3.500	99.646	99.396	99.146	3.125	99.100	98.928	98.756	30 Year OTC			
3.625	100.953	100.703	100.453	3.625	100.017	99.767	99.517	3.250	99.813	99.663	99.513	Rate	30 Day	45 Day	60 Day
4.000	100.789	100.639	100.489	4.000	99.993	99.843	99.693	3.375	100.178	100.028	99.878	3.875	99.269	99.019	98.769
4.125	101.189	101.039	100.889	4.125	100.309	100.159	100.009	3.500	100.525	100.375	100.225	4.000	99.689	99.439	99.189
4.500	100.279	100.179	100.079	4.500	99.206	99.106	99.006	3.625	100.871	100.721	100.571	4.125	100.089	99.839	99.589
4.625	100.521	100.421	100.321	4.625	99.466	99.366	99.266	3.750	100.422	100.272	100.122	4.375	98.594	98.344	98.094
4.750	99.521	99.421	99.321	4.750	98.259	98.159	98.059	3.875	100.750	100.600	100.450	4.500	98.979	98.729	98.479
4.875	99.234	99.134	99.034	4.875	98.506	98.406	98.306	4.000	100.992	100.842	100.692	4.625	99.221	98.971	98.721
5.000	99.503	99.403	99.303	5.000	98.817	98.717	98.617	4.125	101.286	101.136	100.986	4.875	97.934	97.684	97.434
5.125	99.862	99.762	99.662	5.125	99.077	98.977	98.877	4.250	101.036	100.886	100.736	5.000	98.203	97.953	97.703
5.250	100.738	100.638	100.538	5.250	100.027	99.927	99.827	4.375	101.266	101.116	100.966	5.125	98.562	98.312	98.062
5.375	101.001	100.901	100.801	5.375	100.274	100.174	100.074	4.500	101.559	101.409	101.259	5.500	99.971	99.721	99.471
6.250	102.009	101.859	101.709	6.250	101.224	101.074	100.924	4.625	101.802	101.652	101.502	5.625	100.329	100.079	99.829

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	96.519	96.269	96.019	6.250	N/A	N/A	N/A
4.125	98.839	98.589	98.339	6.250	99.750	99.500	99.250	4.000	96.939	96.689	96.439				
4.250	97.964	97.714	97.464					4.125	97.339	97.089	96.839				
4.375	97.344	97.094	96.844					4.375	95.844	95.594	95.344				
4.500	97.529	97.279	97.029					4.500	96.229	95.979	95.729				
4.625	97.771	97.521	97.271					4.625	96.471	96.221	95.971				
5.000	96.953	96.703	96.453					4.875	95.184	94.934	94.684				
5.125	97.312	97.062	96.812					5.000	95.453	95.203	94.953				
5.250	97.805	97.555	97.305					5.125	95.812	95.562	95.312	30 yr DPA "3.5% DPA ; Lender Paid Only"			
Borrower Paid Comp Only				Lender Paid Only				5.250	97.221	96.971	96.721	Rate	30 Day	45 Day	60 Day
								5.625	97.579	97.329	97.079	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: 3/17/2020

Release Time: 1:30 pm ET

Prices are subject to change without notice.

15 Year 105-125				15 Year 2125				15 Year High Balance				15 Year 105-125 High Balance				15 Year >125 High Balance				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	99.192	99.092	98.992	2.750	99.192	98.992	98.992	2.750	100.005	99.805	99.805	2.750	98.368	98.168	98.168	2.750	98.368	98.168	98.168	2.750	100.855	100.655	100.655
2.875	99.579	99.479	99.379	2.875	99.579	99.379	99.379	2.875	100.470	100.270	100.270	2.875	98.870	98.670	98.670	2.875	98.870	98.670	98.670	2.875	101.201	101.001	101.001
2.990	99.989	99.889	99.789	2.990	99.912	99.712	99.712	2.990	100.801	100.601	100.601	2.990	99.384	99.184	99.184	2.990	99.307	99.107	99.107	2.990	101.418	101.218	101.218
3.000	100.089	99.989	99.889	3.000	100.012	99.812	99.812	3.000	100.901	100.701	100.701	3.000	99.484	99.284	99.284	3.000	99.407	99.207	99.207	3.000	101.518	101.318	101.318
3.125	100.700	100.600	100.500	3.125	100.637	100.437	100.437	3.125	101.314	101.114	101.114	3.125	100.025	99.825	99.825	3.125	99.962	99.762	99.762	3.125	102.004	101.804	101.804
3.250	101.101	101.001	100.901	3.250	101.038	100.838	100.838	3.250	101.562	101.362	101.362	3.250	100.549	100.349	100.349	3.250	100.486	100.286	100.286	3.250	102.116	101.916	101.916
3.375	101.481	101.381	101.281	3.375	101.419	101.219	101.219	3.375	101.797	101.597	101.597	3.375	100.820	100.620	100.620	3.375	100.758	100.558	100.558	3.375	102.337	102.137	102.137
3.500	101.721	101.621	101.521	3.500	101.658	101.458	101.458	3.500	102.034	101.734	101.734	3.500	100.984	100.784	100.784	3.500	100.921	100.721	100.721	3.500	102.648	102.448	102.448
3.625	102.004	101.904	101.804	3.625	101.942	101.742	101.742	3.625	102.098	101.898	101.898	3.625	101.173	100.973	100.973	3.625	101.111	100.911	100.911	3.625	102.905	102.705	102.705
3.750	102.181	101.781	101.681	3.750	102.181	101.681	101.681	3.750	102.835	101.635	101.635	3.750	101.097	100.897	100.897	3.750	101.097	100.897	100.897	3.750	102.534	102.334	102.334
3.875	102.198	102.098	101.998	3.875	102.198	101.998	101.998	3.875	102.021	101.821	101.821	3.875	101.314	101.114	101.114	3.875	101.314	101.114	101.114	3.875	102.807	102.607	102.607
3.990	102.424	102.324	102.224	3.990	102.424	102.224	102.224	3.990	102.110	101.910	101.910	3.990	101.437	101.237	101.237	3.990	101.437	101.237	101.237	3.990	103.031	102.831	102.831
4.000	102.524	102.424	102.324	4.000	102.524	102.324	102.324	4.000	102.210	102.010	102.010	4.000	101.537	101.337	101.337	4.000	101.537	101.337	101.337	4.000	103.131	102.931	102.931
4.125	102.791	102.691	102.591	4.125	102.791	102.591	102.591	4.125	102.373	102.173	102.173	4.125	101.730	101.530	101.530	4.125	101.730	101.530	101.530	4.125	103.366	103.166	103.166
4.250	103.036	102.936	102.836	4.250	103.036	102.836	102.836	4.250	102.311	102.111	102.111	4.250	101.789	101.589	101.589	4.250	101.789	101.589	101.589	4.250	103.239	103.039	103.039
4.375	103.259	103.159	103.059	4.375	103.259	103.059	103.059	4.375	102.445	102.245	102.245	4.375	101.947	101.747	101.747	4.375	101.947	101.747	101.747	4.375	103.378	103.178	103.178
4.500	103.502	103.402	103.302	4.500	103.522	103.322	103.322	4.500	102.593	102.393	102.393	4.500	102.116	101.916	101.916	4.500	102.136	101.936	101.936	4.500	103.581	103.381	103.381
4.625	104.009	103.909	103.809	4.625	104.027	103.872	103.872	4.625	102.711	102.511	102.511	4.625	102.711	102.511	102.511	4.625	102.711	102.511	102.511	4.625	103.616	103.416	103.416
4.750	104.145	104.045	103.945	4.750	104.072	104.007	104.007	4.750	101.831	101.631	101.631	4.750	101.831	101.631	101.631	4.750	101.831	101.631	101.631	4.750	103.645	103.445	103.445

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	-2.125
620 – 639	-0.625	-1.625	-1.625	-3.625

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

All Loan Type Adjustments	
Adjusters	All Terms
NV	-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

HomeReady LLPA Caps*	
Product Feature	LLPA Caps
LTV > 80% and credit score $\geq$ 680	0.00%
All other LTV & FICO combos	1.50%

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

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	-0.500
≤ 95.00%	95.01% – 97.00%	-1.500	-1.750

* 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@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

4/16/2020

45 Day Lock Exp.:

5/1/2020

60 Day Lock Exp.:

5/18/2020

W. Rate Sheet Dated: 3/17/2020

Release Time: 1:30 pm ET

Prices are subject to change without notice.

FNMA - OTC

30 Yr. Fixed				
Rate	30 Day	45 Day	60 Day	
2.750	97.627	97.502	97.252	
2.875	98.496	98.371	98.121	
3.000	99.161	99.036	98.786	
3.125	99.674	99.549	99.299	
3.250	100.217	100.092	99.842	
3.375	100.595	100.470	100.220	
3.500	101.030	100.905	100.655	
3.625	101.309	101.184	100.934	
3.750	100.587	100.462	100.212	
3.875	100.779	100.654	100.404	
3.990	101.034	100.909	100.659	
4.000	101.056	100.931	100.681	
4.125	101.023	100.898	100.648	
4.250	100.824	100.699	100.449	
4.375	101.113	100.988	100.738	
4.500	101.408	101.283	101.033	
4.625	101.519	101.394	101.144	
4.750	101.982	101.857	101.607	
4.875	102.325	102.200	101.950	
4.990	102.551	102.426	102.176	

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	97.666	97.541	97.291	
2.875	98.247	98.122	97.872	
3.000	98.877	98.752	98.502	
3.125	99.511	99.386	99.136	
3.250	100.096	99.971	99.721	
3.375	100.418	100.293	100.043	
3.500	101.036	100.911	100.661	
3.625	100.686	100.561	100.311	
3.750	101.174	101.049	100.799	
3.875	100.770	100.645	100.395	
4.000	101.091	100.966	100.716	
4.125	101.348	101.223	100.973	
4.250	101.735	101.610	101.360	
4.375	102.031	101.906	101.656	
4.500	102.311	102.186	101.936	

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	98.021	97.896	97.646	
2.500	98.596	98.471	98.221	
2.625	99.039	98.914	98.664	
2.750	99.525	99.400	99.150	
2.875	99.775	99.650	99.400	
3.000	100.040	99.915	99.665	
3.125	100.216	100.091	99.841	
3.250	100.508	100.383	100.133	
3.375	100.802	100.677	100.427	
3.500	101.030	100.905	100.655	
3.625	100.726	100.601	100.351	
3.750	101.025	100.900	100.650	
3.875	101.142	101.017	100.767	
4.000	101.511	101.386	101.136	
4.125	101.650	101.525	101.275	

30 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.875	97.122	96.997	96.747	
3.000	97.787	97.662	97.412	
3.125	98.300	98.175	97.925	
3.250	98.930	98.805	98.555	
3.375	99.308	99.183	98.933	
3.500	99.743	99.618	99.368	
3.625	100.022	99.897	99.647	
3.750	98.738	98.613	98.363	
3.875	98.929	98.804	98.554	
4.000	99.207	99.082	98.832	
4.125	99.174	99.049	98.799	
4.250	98.204	98.079	97.829	
4.375	98.494	98.369	98.119	

20 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.875	98.801	98.676	98.426	
3.000	99.050	98.925	98.675	
3.125	99.315	99.190	98.940	
3.250	99.549	99.424	99.174	
3.375	99.883	99.758	99.508	
3.500	100.160	100.035	99.785	
3.625	100.387	100.262	100.012	
3.750	99.668	99.543	99.293	
3.875	99.938	99.813	99.563	
4.000	100.039	99.914	99.664	
4.125	100.360	100.235	99.985	
4.250	100.144	100.019	99.769	
4.375	100.505	100.380	100.130	

15 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.750	98.701	98.576	98.326	
2.875	98.950	98.825	98.575	
3.000	99.215	99.090	98.840	
3.125	99.449	99.324	99.074	
3.250	99.783	99.658	99.408	
3.375	100.060	99.935	99.685	
3.500	100.287	100.162	99.912	
3.625	99.568	99.443	99.193	
3.750	99.838	99.713	99.463	
3.875	99.939	99.814	99.564	
4.000	100.260	100.135	99.885	
4.125	100.044	99.919	99.669	
4.250	100.405	100.280	100.030	

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 <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
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.		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.:

4/16/2020

45 Day Lock Exp.:

5/1/2020

60 Day Lock Exp.:

5/18/2020

W. Rate Sheet Dated: 3/17/2020

Release Time: 1:30 pm ET

Prices are subject to change without notice.

Conforming FHLMC																			
30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year SC				30/25 Year SC 105-125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	102.281	102.181	102.055	3.375	102.410	102.310	102.195	3.375	102.410	102.310	102.195	3.750	101.320	101.220	101.098	3.750	101.070	100.970	100.848
3.375	102.660	102.560	102.445	3.500	102.840	102.740	102.640	3.500	102.840	102.740	102.640	3.875	101.651	101.551	101.440	3.875	101.401	101.301	101.190
3.500	103.090	102.990	102.890	3.625	103.115	103.015	102.915	3.625	103.115	103.015	102.915	3.990	101.852	101.752	101.643	3.990	101.477	101.377	101.268
3.625	103.365	103.265	103.165	3.750	103.445	103.345	103.245	3.750	103.445	103.345	103.245	4.000	101.952	101.852	101.743	4.000	101.577	101.477	101.368
3.750	102.695	102.595	102.473	3.875	102.776	102.676	102.565	3.875	102.776	102.676	102.565	4.125	101.967	101.867	101.762	4.125	101.592	101.492	101.387
3.875	103.026	102.926	102.815	3.990	102.852	102.752	102.643	3.990	102.852	102.752	102.643	4.250	101.018	100.918	100.818	4.250	100.643	100.543	100.443
3.990	103.227	103.127	103.018	4.000	102.952	102.852	102.743	4.000	102.952	102.852	102.743	4.375	101.255	101.155	101.055	4.375	100.880	100.780	100.680
4.000	103.327	103.227	103.118	4.125	102.967	102.867	102.762	4.125	102.967	102.867	102.762	4.500	101.519	101.419	101.319	4.500	100.894	100.794	100.694
4.125	103.342	103.242	103.137	4.250	102.789	102.689	102.589	4.250	102.789	102.689	102.589	4.625	101.608	101.508	101.408	4.625	100.983	100.883	100.783
4.250	103.164	103.064	102.964	4.375	103.026	102.926	102.826	4.375	103.026	102.926	102.826	4.750	101.084	100.984	100.884	4.750	100.459	100.359	100.259
4.375	103.401	103.301	103.201	4.500	103.040	102.940	102.840	4.500	103.040	102.940	102.840	4.875	101.391	101.291	101.191	4.875	100.766	100.666	100.566
4.500	103.665	103.565	103.465	4.625	103.129	103.029	102.929	4.625	103.129	103.029	102.929	4.990	101.502	101.387	101.226	4.990	100.502	100.387	100.226
4.625	103.754	103.654	103.554	4.750	103.353	103.238	103.066	4.750	103.353	103.238	103.066	5.000	101.602	101.487	101.326	5.000	100.602	100.487	100.326
4.750	103.978	103.863	103.691	4.875	103.660	103.545	103.379	4.875	103.660	103.545	103.379	5.125	101.758	101.644	101.486	5.125	100.758	100.644	100.486
4.875	104.285	104.170	104.004	4.990	103.996	103.281	103.120	4.990	103.996	103.281	103.120	5.250	101.280	101.145	101.018	5.250	100.280	100.145	101.018
4.990	104.396	104.281	104.120	5.000	104.096	103.381	103.220	5.000	104.096	103.381	103.220	5.375	101.311	101.177	101.053	5.375	101.311	101.177	101.053
5.000	104.496	104.381	104.220	5.125	103.652	103.538	103.380	5.125	103.652	103.538	103.380	5.500	101.333	101.198	101.079	5.500	101.333	101.198	101.079
5.125	104.652	104.538	104.380	5.250	104.034	103.899	103.772	5.250	104.034	103.899	103.772	5.625	101.425	101.291	101.173	5.625	101.425	101.291	101.173
5.250	105.034	104.899	104.772	5.375	105.215	105.081	104.957	5.375	105.215	105.081	104.957	5.750	102.141	101.987	101.937	5.750	102.141	101.987	101.937
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
3.750	101.070	100.970	100.848	3.250	102.136	102.036	101.886	3.375	102.495	102.395	102.252	3.375	102.495	102.395	102.252	2.750	101.467	101.273	101.184
3.875	101.401	101.301	101.190	3.375	102.495	102.395	102.252	3.500	103.113	103.013	102.883	3.500	103.113	103.013	102.883	2.875	101.742	101.549	101.465
3.990	101.477	101.377	101.268	3.500	103.113	103.013	102.883	3.625	102.658	102.558	102.390	3.625	102.658	102.558	102.390	2.990	101.899	101.711	101.630
4.000	101.577	101.477	101.368	3.625	102.658	102.558	102.390	3.750	103.167	103.067	102.909	3.750	103.167	103.067	102.909	3.000	101.999	101.811	101.730
4.125	101.592	101.492	101.387	3.750	103.167	103.067	102.909	3.875	102.855	102.755	102.648	3.875	102.855	102.755	102.648	3.125	102.202	102.091	101.984
4.250	100.643	100.543	100.443	3.875	102.855	102.755	102.648	3.990	103.060	102.960	102.860	3.990	103.060	102.960	102.860	3.250	102.540	102.432	102.330
4.375	100.880	100.780	100.680	3.990	103.060	102.960	102.860	4.000	103.160	103.060	102.960	4.000	103.160	103.060	102.960	3.375	102.834	102.734	102.634
4.500	100.894	100.794	100.694	4.000	103.160	103.060	102.960	4.125	103.353	103.253	103.153	4.125	103.353	103.253	103.153	3.500	103.076	102.971	102.876
4.625	100.983	100.883	100.783	4.125	103.353	103.253	103.153	4.250	103.681	103.581	103.481	4.250	103.681	103.581	103.481	3.625	102.502	102.402	102.302
4.750	100.459	100.344	100.172	4.250	103.681	103.581	103.481	4.375	103.895	103.795	103.695	4.375	103.895	103.795	103.695	3.750	102.808	102.708	102.608
4.875	100.766	100.651	100.485	4.375	103.895	103.795	103.695	4.500	104.137	104.037	103.937	4.500	104.137	104.037	103.937	3.875	102.911	102.811	102.711
4.990	100.502	100.387	100.226	4.500	104.137	104.037	103.937	4.625	104.206	104.106	104.006	4.625	104.206	104.106	104.006	3.990	103.108	103.008	102.908
5.000	100.602	100.487	100.326	4.625	104.206	104.106	104.006	4.750	104.205	104.094	103.983	4.750	104.205	104.094	103.983	4.000	103.208	103.108	103.008
5.125	100.758	100.644	100.486	4.750	104.205	104.094	103.983	4.875	104.467	104.355	104.249	4.875	104.467	104.355	104.249	4.125	103.303	103.203	103.103
5.250	100.280	100.145	100.018	4.875	104.467	104.355	104.249	4.990	104.597	104.486	104.380	4.990	104.597	104.486	104.380	4.250	103.623	103.523	103.423
5.375	101.311	101.177	101.053	4.990	104.597	104.486	104.380	5.000	104.697	104.586	104.484	5.000	104.697	104.586	104.484	4.375	103.900	103.800	103.700
5.500	101.333	101.198	101.079	5.000	104.697	104.586	104.484	5.125	105.009	104.897	104.791	5.125	105.009	104.897	104.791	4.500	104.034	103.934	103.834
5.625	101.425	101.291	101.173	5.125	105.009	104.897	104.791	5.250	104.696	104.564	104.403	5.250	104.696	104.564	104.403	4.625	103.843	103.743	103.643
5.750	102.141	101.987	101.937	5.250	104.696	104.564	104.403	5.375	104.925	104.793	104.633	5.375	104.925	104.793	104.633	4.750	103.705	103.605	103.505
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
2.750	103.467	103.273	103.184	2.750	103.717	103.523	103.434	2.750	100.954	100.760	100.671	2.750	102.954	102.760	102.671	2.750	103.204	103.010	102.921
2.875	101.742	101.549	101.465	2.875	101.742	101.549	101.465	2.875	101.229	101.036	100.952	2.875	101.229	101.036	100.952	2.875	101.229	101.036	100.952
2.990	101.899	101.711	101.630	2.990	101.899	101.711	101.630	2.990	101.386	101.198	101.117	2.990	101.386	101.198	101.117	2.990	101.386	101.198	101.117
3.000	101.999	101.811	101.730	3.000	101.999	101.811	101.730	3.000	101.486	101.298	101.217	3.000	101.486	101.298	101.217	3.000	101.486	101.298	101.217
3.125	102.202	102.091	101.984	3.125	102.202	102.091	101.984	3.125	101.720	101.609	101.502	3.125	101.720	101.609	101.502	3.125	101.720	101.609	101.502
3.250	102.540	102.432	102.330	3.250	102.540	102.432	102.330	3.250	102.058	101.950	101.848	3.250	102.058	101.950	101.848	3.250	102.058	101.950	101.848
3.375	102.834	102.734	102.634	3.375	102.834	102.734	102.634	3.375	102.352	102.252	102.152	3.375	102.352	102.252	102.152	3.375	102.352	102.252	102.152
3.500	103.076	102.971	102.876	3.500	103.076	102.971	102.876	3.500	102.594	102.489	102.394	3.500	102.594	102.489	102.394	3.500	102.594	102.489	102.394
3.625	102.502	102.402	102.302	3.625	102.502	102.402	102.302	3.625	101.578	101.478	101.378	3.625	101.578	101.478	101.378	3.625	101.578	101.478	101.378
3.750	102.808	102.708	102.608	3.750	102.808	102.708	102.608	3.750	101.884	101.784	101.684	3.750	101.884	101.784	101.684	3.750	101.884	101.784	101.684
3.875	102.911	102.811	102.711	3.875	102.911	102.8													



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.:

4/16/2020

45 Day Lock Exp.:

5/1/2020

60 Day Lock Exp.:

5/18/2020

W. Rate Sheet Dated: 3/17/2020

Release Time: 1:30 pm ET

Prices are subject to change without notice.

Home Possible																			
30/25 Year				20 Year				15 Year				Super Conforming - 30-20 Year				Super Conforming - 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	101.633	101.533	101.383	3.250	101.472	101.372	101.189	2.750	100.766	100.588	100.408	3.750	100.622	100.522	100.407	2.750	99.953	99.775	99.595
3.375	102.042	101.942	101.805	3.375	101.856	101.756	101.584	2.875	101.052	100.876	100.701	3.875	100.979	100.879	100.778	2.875	100.239	100.063	99.888
3.500	102.508	102.408	102.289	3.500	102.520	102.420	102.258	2.990	101.223	101.047	100.877	3.990	101.204	101.104	101.004	2.990	100.410	100.234	100.064
3.625	102.810	102.710	102.609	3.625	102.176	102.076	101.923	3.000	101.323	101.147	100.977	4.000	101.304	101.204	101.104	3.000	100.510	100.334	100.164
3.750	102.197	102.097	101.982	3.750	102.721	102.621	102.478	3.125	101.642	101.531	101.424	4.125	101.325	101.225	101.125	3.125	100.860	100.749	100.642
3.875	102.554	102.454	102.353	3.875	102.371	102.271	102.146	3.250	101.995	101.889	101.788	4.250	100.329	100.228	100.129	3.250	101.213	101.107	101.006
3.990	102.779	102.679	102.579	3.990	102.601	102.501	102.382	3.375	102.307	102.201	102.107	4.375	100.584	100.482	100.384	3.375	101.525	101.419	101.325
4.000	102.779	102.779	102.679	4.000	102.701	102.601	102.482	3.500	102.559	102.455	102.359	4.500	100.868	100.766	100.668	3.500	101.777	101.673	101.577
4.125	102.900	102.800	102.700	4.125	102.909	102.809	102.696	3.625	102.267	102.167	102.067	4.625	100.958	100.856	100.758	3.625	101.026	100.926	100.826
4.250	102.724	102.623	102.524	4.250	103.260	103.160	103.054	3.750	102.589	102.489	102.389	4.750	100.624	100.503	100.299	3.750	101.348	101.248	101.148
4.375	102.979	102.877	102.779	4.375	103.489	103.389	103.289	3.875	102.699	102.599	102.499	4.875	100.948	100.828	100.630	3.875	101.458	101.358	101.258
4.500	103.263	103.161	103.063	4.500	103.749	103.649	103.549	3.990	102.913	102.813	102.713	4.990	101.071	100.951	100.758	3.990	101.672	101.572	101.472
4.625	103.353	103.251	103.153	4.625	103.819	103.719	103.619	4.000	103.013	102.913	102.813	5.000	101.171	101.051	100.858	4.000	101.772	101.672	101.572
4.750	103.760	103.639	103.435	4.750	103.988	103.876	103.633	4.125	103.158	103.058	102.958	5.125	101.335	101.215	101.027	4.125	101.554	101.454	101.354
4.875	104.084	103.964	103.766	4.875	104.263	104.151	103.913	4.250	103.498	103.398	103.298	5.250	100.752	100.613	100.532	4.250	101.894	101.794	101.694
4.990	104.207	104.087	103.894	4.990	104.403	104.291	104.059	4.375	103.796	103.696	103.596	5.375	100.791	100.652	100.576	4.375	102.192	102.092	101.992
5.000	104.307	104.187	103.994	5.000	104.503	104.391	104.159	4.500	103.949	103.849	103.749	5.500	100.818	100.679	100.604	4.500	102.345	102.245	102.145
5.125	104.471	104.351	104.163	5.125	104.824	104.712	104.484	4.625	102.726	102.626	102.526	5.625	100.914	100.775	100.704	4.625	100.507	100.407	100.307
5.250	104.777	104.638	104.557	5.250	104.439	104.307	104.193	4.750	102.527	102.427	102.327	5.750	101.703	101.544	101.503	4.750	100.308	100.208	100.108

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.:

4/16/2020

45 Day Lock Exp.:

5/1/2020

60 Day Lock Exp.:

5/18/2020

W. Rate Sheet Dated: 3/17/2020

Release Time: 1:30 pm ET

Prices are subject to change without notice.

Non-Conforming "Jumbo"

30 Yr. Fixed				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000"				101.850
Rate	30 Day	45 Day	60 Day	
3.375	98.351	98.288	98.226	
3.500	98.806	98.744	98.681	
3.625	99.187	99.125	99.062	
3.750	99.284	99.222	99.159	
3.875	99.420	99.358	99.295	
4.000	99.513	99.451	99.388	
4.125	99.743	99.680	99.618	
4.250	99.924	99.862	99.799	
4.375	100.212	100.150	100.087	
4.500	100.434	100.372	100.309	
4.625	100.494	100.431	100.369	
4.750	100.747	100.684	100.622	
4.875	101.109	101.046	100.984	

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	98.725	98.600	98.475	
3.375	99.190	99.065	98.940	
3.500	99.596	99.471	99.346	
3.625	100.081	99.956	99.831	
3.750	100.497	100.372	100.247	
3.875	100.874	100.749	100.624	
4.000	101.213	101.088	100.963	
4.125	101.344	101.219	101.094	
4.250	101.652	101.527	101.402	
4.375	101.931	101.806	101.681	
4.500	102.086	101.961	101.836	

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	97.652	97.527	97.402	
3.375	98.060	97.935	97.810	
3.500	98.438	98.313	98.188	
3.625	98.794	98.669	98.544	
3.750	99.395	99.270	99.145	
3.875	99.716	99.591	99.466	
4.000	100.001	99.876	99.751	
4.125	100.286	100.161	100.036	
4.250	100.571	100.446	100.321	
4.375	100.855	100.730	100.605	
4.500	101.146	101.021	100.896	
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)