

W. Rate Sheet Dated: 3/17/2020

Release Time: 4:30 pm ET

Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	99.842	99.592	99.295	2.750	100.380	100.130	99.833	2.375	97.937	97.733	97.530	3.125	98.658	98.508	98.358
2.875	100.406	100.156	99.859	2.875	100.846	100.596	100.299	2.500	98.428	98.224	98.021	3.250	98.942	98.792	98.642
3.000	100.948	100.698	100.401	3.000	101.255	101.005	100.708	2.625	98.842	98.639	98.436	3.375	99.198	99.048	98.898
3.125	101.503	101.253	100.957	3.125	101.646	101.396	101.099	2.750	98.645	98.481	98.317	3.500	99.158	99.008	98.858
3.250	101.443	101.193	100.943	3.250	101.065	100.815	100.565	2.875	99.086	98.922	98.758	3.625	99.331	99.181	99.031
3.375	101.968	101.718	101.468	3.375	101.455	101.205	100.955	3.000	99.470	99.306	99.142	Margin = 2.250		Index = 0.380	
3.500	102.457	102.207	101.957	3.500	101.827	101.577	101.327	3.125	99.836	99.672	99.508				
3.625	102.884	102.634	102.384	3.625	102.198	101.948	101.698	3.250	100.963	100.813	100.663				
4.000	102.107	101.957	101.807	4.000	101.362	101.212	101.062	3.375	101.328	101.178	101.028				
4.125	102.508	102.358	102.208	4.125	101.678	101.528	101.378	3.500	101.675	101.525	101.375				
4.500	102.429	102.329	102.229	4.500	101.606	101.506	101.406	3.625	102.021	101.871	101.721				
4.625	102.671	102.571	102.471	4.625	101.866	101.766	101.666	3.750	101.955	101.805	101.655				
4.750	102.796	102.696	102.596	4.750	102.003	101.903	101.803	3.875	102.283	102.133	101.983				
4.875	102.728	102.628	102.528	4.875	102.250	102.150	102.050	4.000	102.525	102.375	102.225				
5.000	102.997	102.897	102.797	5.000	102.561	102.461	102.361	4.125	102.819	102.669	102.519				
5.125	103.355	103.255	103.155	5.125	102.821	102.721	102.621	4.250	103.155	103.005	102.855				
5.250	104.044	103.944	103.844	5.250	103.583	103.483	103.383	4.375	103.385	103.235	103.085				
5.375	104.308	104.208	104.108	5.375	103.830	103.730	103.630	4.500	103.678	103.528	103.378				
6.250	105.721	105.571	105.421	6.250	105.187	105.037	104.887	4.625	103.920	103.770	103.620				

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	99.092	98.842	98.545	2.750	99.380	99.130	98.833	2.375	96.937	96.733	96.530	3.125	97.658	97.508	97.358
2.875	99.656	99.406	99.109	2.875	99.846	99.596	99.299	2.500	97.428	97.224	97.021	3.250	97.942	97.792	97.642
3.000	100.198	99.948	99.651	3.000	100.255	100.005	99.708	2.625	97.842	97.639	97.436	3.375	98.198	98.048	97.898
3.125	100.753	100.503	100.207	3.125	100.646	100.396	100.099	2.750	97.645	97.481	97.317	3.500	98.158	98.008	97.858
3.250	100.693	100.443	100.193	3.250	100.065	99.815	99.565	2.875	98.086	97.922	97.758	3.625	98.331	98.181	98.031
3.375	101.218	100.968	100.718	3.375	100.455	100.205	99.955	3.000	98.470	98.306	98.142	Margin = 2.250		Index = 0.380	
3.500	101.707	101.457	101.207	3.500	100.827	100.577	100.327	3.125	98.836	98.672	98.508	30 Year OTC			
3.625	102.134	101.884	101.634	3.625	101.198	100.948	100.698	3.250	99.963	99.813	99.663	Rate	30 Day	45 Day	60 Day
4.000	101.157	101.007	100.857	4.000	100.362	100.212	100.062	3.375	100.328	100.178	100.028	3.875	99.637	99.387	99.137
4.125	101.558	101.408	101.258	4.125	100.678	100.528	100.378	3.500	100.675	100.525	100.375	4.000	100.057	99.807	99.557
4.500	101.679	101.579	101.479	4.500	100.606	100.506	100.406	3.625	101.021	100.871	100.721	4.125	100.458	100.208	99.958
4.625	101.921	101.821	101.721	4.625	100.866	100.766	100.666	3.750	100.955	100.805	100.655	4.375	99.994	99.744	99.494
4.750	102.046	101.946	101.846	4.750	101.003	100.903	100.803	3.875	101.283	101.133	100.983	4.500	100.379	100.129	99.879
4.875	101.978	101.878	101.778	4.875	101.250	101.150	101.050	4.000	101.525	101.375	101.225	4.625	100.621	100.371	100.121
5.000	102.247	102.147	102.047	5.000	101.561	101.461	101.361	4.125	101.819	101.669	101.519	4.875	100.678	100.428	100.178
5.125	102.605	102.505	102.405	5.125	101.821	101.721	101.621	4.250	102.155	102.005	101.855	5.000	100.947	100.697	100.447
5.250	103.294	103.194	103.094	5.250	102.583	102.483	102.383	4.375	102.385	102.235	102.085	5.125	101.305	101.055	100.805
5.375	103.558	103.458	103.358	5.375	102.830	102.730	102.630	4.500	102.678	102.528	102.378	5.500	102.527	102.277	102.027
6.250	104.971	104.821	104.671	6.250	104.187	104.037	103.887	4.625	102.920	102.770	102.620	5.625	102.885	102.635	102.385

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 $\leq$ 125.00 LTV	0.000
VA IRRRL $>$ 125.00 LTV or No AVM	-0.750

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

DPA Advantage Program "only Advantage Adjustments added ; FHA only"								30 yr DPA OTC "FHA Only ; Borrower Paid Only"				30 yr DPA "3.5% DPA ; Borrower Paid Only"							
								Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day				
30/25 Year				30/25 Year Lender Paid				3.875	96.887	96.637	96.387	6.250	101.000	100.750	100.500				
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.000	97.307	97.057	96.807								
4.125	99.558	99.308	99.058	6.250	103.750	103.500	103.250	4.125	97.708	97.458	97.208								
4.250	99.683	99.433	99.183					4.375	97.244	96.994	96.744								
4.375	99.094	98.844	98.594					4.500	97.629	97.379	97.129								
4.500	99.279	99.029	98.779					4.625	97.871	97.621	97.371								
4.625	99.521	99.271	99.021					4.875	97.928	97.678	97.428								
5.000	100.047	99.797	99.547					5.000	98.197	97.947	97.697								
5.125	100.405	100.155	99.905					5.125	98.555	98.305	98.055								
5.250	100.805	100.555	100.305					5.500	99.777	99.527	99.277					30 yr DPA "3.5% DPA ; Lender Paid Only"			
Borrower Paid Comp Only				Lender Paid Only				5.625	100.135	99.885	99.635					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@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: 4:30 pm ET

Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	98.379	98.129	97.832	2.750	99.347	99.097	98.800	2.375	94.717	94.513	94.310	3.125	98.206	98.056	97.906
2.875	98.943	98.693	98.397	2.875	99.814	99.564	99.267	2.500	95.208	95.004	94.801	3.250	97.864	97.714	97.564
3.000	99.486	99.236	98.939	3.000	100.223	99.973	99.676	2.625	95.622	95.419	95.216	3.375	98.120	97.970	97.820
3.125	100.041	99.791	99.494	3.125	100.613	100.363	100.067	2.750	97.612	97.448	97.284	3.500	98.080	97.930	97.780
3.250	99.356	99.106	98.856	3.250	99.408	99.158	98.908	2.875	98.053	97.889	97.725	3.625	98.254	98.104	97.954
3.375	99.880	99.630	99.380	3.375	99.797	99.547	99.297	3.000	98.438	98.274	98.110	Margin = 2.250		Index = 0.380	
3.500	100.370	100.120	99.870	3.500	100.170	99.920	99.670	3.125	98.803	98.639	98.475				
3.625	100.796	100.546	100.296	3.625	100.541	100.291	100.041	3.250	99.305	99.155	99.005				
4.000	100.895	100.745	100.595	4.000	100.580	100.430	100.280	3.375	99.670	99.520	99.370				
4.125	101.295	101.145	100.995	4.125	100.895	100.745	100.595	3.500	100.017	99.867	99.717				
4.500	100.216	100.116	100.016	4.500	99.824	99.724	99.624	3.625	100.364	100.214	100.064				
4.625	100.458	100.358	100.258	4.625	100.084	99.984	99.884	3.750	101.172	101.022	100.872				
4.750	99.458	99.358	99.258	4.750	99.096	98.996	98.896	3.875	101.500	101.350	101.200				
4.875	99.390	99.290	99.190	4.875	99.343	99.243	99.143	4.000	101.742	101.592	101.442				
5.000	99.660	99.560	99.460	5.000	99.654	99.554	99.454	4.125	102.037	101.887	101.737				
5.125	100.018	99.918	99.818	5.125	99.913	99.813	99.713	4.250	101.372	101.222	101.072				
5.250	100.801	100.701	100.601	5.250	100.769	100.669	100.569	4.375	101.602	101.452	101.302				
5.375	101.064	100.964	100.864	5.375	101.016	100.916	100.816	4.500	101.895	101.745	101.595				
6.250	102.071	101.921	101.771	6.250	101.967	101.817	101.667	4.625	102.138	101.988	101.838				

SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	97.629	97.379	97.082	2.750	97.917	97.667	97.370	2.375	95.537	95.333	95.130	3.125	96.196	96.046	95.896
2.875	98.193	97.943	97.647	2.875	98.384	98.134	97.837	2.500	96.028	95.824	95.621	3.250	95.854	95.704	95.554
3.000	98.736	98.486	98.189	3.000	98.793	98.543	98.246	2.625	96.442	96.239	96.036	3.375	96.110	95.960	95.810
3.125	99.291	99.041	98.744	3.125	99.183	98.933	98.637	2.750	96.901	96.737	96.573	3.500	96.070	95.920	95.770
3.250	98.606	98.356	98.106	3.250	97.978	97.728	97.478	2.875	97.342	97.178	97.014	3.625	96.244	96.094	95.944
3.375	99.130	98.880	98.630	3.375	98.367	98.117	97.867	3.000	97.726	97.562	97.398	Margin = 2.250		Index = 0.380	
3.500	99.620	99.370	99.120	3.500	98.740	98.490	98.240	3.125	98.092	97.928	97.764	30 Year OTC			
3.625	100.046	99.796	99.546	3.625	99.111	98.861	98.611	3.250	99.063	98.913	98.763	Rate	30 Day	45 Day	60 Day
4.000	99.945	99.795	99.645	4.000	99.150	99.000	98.850	3.375	99.428	99.278	99.128	3.875	98.425	98.175	97.925
4.125	100.345	100.195	100.045	4.125	99.465	99.315	99.165	3.500	99.775	99.625	99.475	4.000	98.845	98.595	98.345
4.500	99.466	99.366	99.266	4.500	98.394	98.294	98.194	3.625	100.121	99.971	99.821	4.125	99.245	98.995	98.745
4.625	99.708	99.608	99.508	4.625	98.654	98.554	98.454	3.750	99.547	99.397	99.247	4.375	97.782	97.532	97.282
4.750	98.708	98.608	98.508	4.750	97.666	97.566	97.466	3.875	99.875	99.725	99.575	4.500	98.166	97.916	97.666
4.875	98.640	98.540	98.440	4.875	97.913	97.813	97.713	4.000	100.117	99.967	99.817	4.625	98.408	98.158	97.908
5.000	98.910	98.810	98.710	5.000	98.224	98.124	98.024	4.125	100.411	100.261	100.111	4.875	97.340	97.090	96.840
5.125	99.268	99.168	99.068	5.125	98.483	98.383	98.283	4.250	100.505	100.355	100.205	5.000	97.610	97.360	97.110
5.250	100.051	99.951	99.851	5.250	99.339	99.239	99.139	4.375	100.735	100.585	100.435	5.125	97.968	97.718	97.468
5.375	100.314	100.214	100.114	5.375	99.586	99.486	99.386	4.500	101.028	100.878	100.728	5.500	99.283	99.033	98.783
6.250	101.321	101.171	101.021	6.250	100.537	100.387	100.237	4.625	101.270	101.120	100.970	5.625	99.641	99.391	99.141

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	95.675	95.425	95.175	6.250	N/A	N/A	N/A
4.125	97.995	97.745	97.495	6.250	99.750	99.500	99.250	4.000	96.095	95.845	95.595				
4.250	97.120	96.870	96.620					4.125	96.495	96.245	95.995				
4.375	96.532	96.282	96.032					4.375	95.032	94.782	94.532				
4.500	96.716	96.466	96.216					4.500	95.416	95.166	94.916				
4.625	96.958	96.708	96.458					4.625	95.658	95.408	95.158				
5.000	96.360	96.110	95.860					4.875	94.590	94.340	94.090				
5.125	96.718	96.468	96.218					5.000	94.860	94.610	94.360				
5.250	97.211	96.961	96.711					5.125	95.218	94.968	94.718				
Borrower Paid Comp Only				Lender Paid Only				5.500	96.533	96.283	96.033	30 yr DPA "3.5% DPA ; Lender Paid Only"			
								6.250	96.891	96.641	96.391	Rate	30 Day	45 Day	60 Day
												6.250	N/A	N/A	N/A

Lock Desk Policy	
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018 . Locks are accepted on loans in <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.	
Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline †IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.	
For use by mortgage professionals only and should not be distributed to borrowers.	
Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)	

W. Rate Sheet Dated: 3/17/2020

Release Time: 4:30 pm ET

Prices are subject to change without notice.

Conforming FNMA																			
30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year High Balance				30/25 Year 105-125 High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	100.851	100.751	100.651	3.125	98.763	98.663	98.563	3.125	98.519	98.419	98.319	3.625	100.568	100.468	100.368	3.250	98.371	98.271	98.171
3.375	101.340	101.240	101.140	3.250	99.735	99.635	99.535	3.250	99.544	99.444	99.344	3.750	100.901	100.801	100.701	3.375	98.914	98.814	98.714
3.500	101.767	101.667	101.567	3.375	100.285	100.185	100.085	3.375	100.097	99.997	99.897	3.875	100.294	100.194	100.094	3.500	99.383	99.283	99.183
3.625	102.136	102.036	101.936	3.500	100.757	100.657	100.557	3.500	100.569	100.469	100.369	3.900	100.508	100.408	100.308	3.625	99.596	99.496	99.396
3.750	101.580	101.480	101.380	3.625	101.164	101.064	100.964	3.625	100.976	100.876	100.776	4.000	100.608	100.508	100.408	3.750	99.755	99.655	99.555
3.875	101.973	101.873	101.773	3.750	101.434	101.334	101.234	3.750	101.430	101.330	101.230	4.125	100.732	100.632	100.532	3.875	100.198	100.098	99.998
3.990	102.193	102.093	101.993	3.875	101.877	101.777	101.677	3.875	101.877	101.777	101.677	4.250	99.222	99.122	99.022	3.990	100.449	100.349	100.249
4.000	102.293	102.193	102.093	3.990	102.134	102.034	101.934	3.990	102.134	102.034	101.934	4.375	99.461	99.361	99.261	4.000	100.549	100.449	100.349
4.125	102.408	102.308	102.208	4.000	102.234	102.134	102.034	4.000	102.234	102.134	102.034	4.500	99.711	99.611	99.511	4.125	100.732	100.632	100.532
4.250	101.617	101.517	101.417	4.125	102.476	102.376	102.276	4.125	102.476	102.376	102.276	4.625	99.845	99.745	99.645	4.250	99.222	99.122	99.022
4.375	101.894	101.794	101.694	4.250	102.667	102.567	102.467	4.250	102.477	102.377	102.277	4.750	99.092	98.992	98.892	4.375	99.461	99.361	99.261
4.500	102.099	101.999	101.899	4.375	102.983	102.883	102.783	4.375	102.795	102.695	102.595	4.875	99.386	99.286	99.186	4.500	99.711	99.611	99.511
4.625	102.207	102.107	102.007	4.500	103.215	103.115	103.015	4.500	103.027	102.927	102.827	4.990	99.544	99.444	99.344	4.625	99.845	99.745	99.645
4.750	102.459	102.359	102.259	4.625	103.445	103.345	103.245	4.625	103.404	103.304	103.204	5.000	99.644	99.544	99.444	4.750	99.092	98.992	98.892
4.875	102.722	102.622	102.522	4.750	103.922	103.822	103.722	4.750	104.075	103.975	103.875	5.125	99.775	99.675	99.575	4.875	99.386	99.286	99.186
4.990	102.816	102.716	102.616	4.875	104.300	104.200	104.100	4.875	104.377	104.277	104.177	5.250	99.764	99.664	99.564	4.990	99.544	99.444	99.344
5.000	102.916	102.816	102.716	4.990	104.816	104.716	104.616	4.990	104.899	104.799	104.699	5.375	100.043	99.943	99.843	5.000	99.644	99.544	99.444
5.125	103.208	103.108	103.008	5.000	104.916	104.816	104.716	5.000	104.999	104.899	104.799	5.500	100.297	100.197	100.097	5.125	99.775	99.675	99.575
5.250	103.730	103.630	103.530	5.125	105.475	105.375	105.275	5.125	105.989	105.889	105.389	5.625	100.420	100.320	100.220	5.250	99.764	99.664	99.564

Rate	30/25 Year >125 High Balance				20 Year				20 Year 105-125				20 Year >125				15 Year			
	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	98.726	98.626	98.526	3.250	101.185	101.085	100.985	3.250	100.500	100.400	100.300	3.250	100.500	100.300	100.300	2.750	100.157	100.057	99.957	
3.500	99.195	99.095	98.995	3.375	101.640	101.540	101.440	3.375	101.003	100.903	100.803	3.375	101.003	100.803	100.803	2.875	100.507	100.407	100.307	
3.625	99.408	99.308	99.208	3.500	102.037	101.937	101.837	3.500	101.443	101.343	101.243	3.500	101.443	101.243	101.243	2.990	100.734	100.634	100.534	
3.750	99.751	99.651	99.551	3.625	102.400	102.300	102.200	3.625	101.843	101.743	101.643	3.625	101.843	101.643	101.643	3.000	100.834	100.734	100.634	
3.875	100.198	100.098	99.998	3.750	101.885	101.785	101.685	3.750	101.356	101.256	101.156	3.750	101.199	100.999	100.999	3.125	101.317	101.217	101.117	
3.990	100.449	100.349	100.249	3.875	102.233	102.133	102.033	3.875	101.741	101.641	101.541	3.875	101.585	101.385	101.385	3.250	101.442	101.342	101.242	
4.000	100.549	100.449	100.349	3.990	102.437	102.337	102.237	3.990	101.980	101.880	101.780	3.990	101.824	101.624	101.624	3.375	101.787	101.687	101.587	
4.125	100.732	100.632	100.532	4.000	102.537	102.437	102.337	4.000	102.080	101.980	101.880	4.000	101.924	101.724	101.724	3.500	102.000	101.900	101.800	
4.250	99.222	99.122	99.022	4.125	102.662	102.562	102.462	4.125	102.312	102.212	102.112	4.125	102.156	101.956	101.956	3.625	102.257	102.157	102.057	
4.375	99.461	99.361	99.261	4.250	101.919	101.819	101.719	4.250	101.217	101.117	101.017	4.250	101.155	100.955	100.955	3.750	101.869	101.769	101.669	
4.500	99.711	99.611	99.511	4.375	102.142	102.042	101.942	4.375	101.519	101.419	101.319	4.375	101.457	101.257	101.257	3.875	102.155	102.055	101.955	
4.625	99.845	99.745	99.645	4.500	102.364	102.264	102.164	4.500	101.766	101.666	101.566	4.500	101.703	101.503	101.503	3.990	102.347	102.247	102.147	
4.750	99.092	98.992	98.892	4.625	102.467	102.367	102.267	4.625	101.992	101.892	101.792	4.625	101.929	101.729	101.729	4.000	102.447	102.347	102.247	
4.875	99.386	98.286	98.186	4.750	102.687	102.587	102.487	4.750	102.167	102.067	101.967	4.750	102.104	101.904	101.904	4.125	102.684	102.584	102.484	
4.990	99.544	99.444	99.344	4.875	102.930	102.830	102.730	4.875	102.435	102.335	102.235	4.875	102.373	102.173	102.173	4.250	102.808	102.708	102.608	
5.000	99.644	99.544	99.444	4.990	103.015	102.915	102.815	4.990	102.596	102.496	102.396	4.990	102.534	102.334	102.334	4.375	103.007	102.907	102.807	
5.125	99.775	99.675	99.575	5.000	103.115	103.015	102.915	5.000	102.696	102.596	102.496	5.000	102.634	102.434	102.434	4.500	103.229	103.129	103.029	
5.250	99.764	99.664	99.564	5.125	103.452	103.352	103.252	5.125	102.989	102.889	102.789	5.125	102.926	102.726	102.726	4.625	103.095	102.995	102.895	
5.375	94.486	94.386	94.286	5.250	103.933	103.833	103.732	5.250	103.462	103.362	103.262	5.250	103.305	103.105	103.105	4.750	102.874	102.774	102.674	

15 Year 105-125	15 Year 105-125				15 Year 1125				15 Year High Balance				15 Year 105-125 High Balance				15 Year 1125 High Balance				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	
2.750	98.520	98.420	98.320	2.750	98.520	98.320	98.320	2.750	99.333	99.133	99.133	2.750	97.696	97.496	97.496	2.750	97.696	97.496	97.496	2.750	100.183	99.983	99.983	
2.875	98.907	98.807	98.707	2.875	98.907	98.707	98.707	2.875	99.798	99.598	99.598	2.875	98.198	97.998	97.998	2.875	98.198	97.998	97.998	2.875	100.529	100.329	100.329	
990	99.317	99.217	99.117	2.990	99.240	99.040	99.040	2.990	100.129	99.929	99.929	2.990	98.712	98.512	98.512	2.990	98.635	98.435	98.435	2.990	100.746	100.546	100.546	
3.000	99.417	99.317	99.217	3.000	99.340	99.140	99.140	3.000	100.229	100.029	100.029	3.000	98.812	98.612	98.612	3.000	98.735	98.535	98.535	3.000	100.846	100.646	100.646	
3.125	100.028	99.928	99.828	3.125	99.965	99.765	99.765	3.125	100.629	100.442	100.442	3.125	99.353	99.153	99.153	3.125	99.290	99.090	99.090	3.125	101.332	101.132	101.132	
3.250	100.429	100.329	100.229	3.250	100.366	100.166	100.166	3.250	100.890	100.690	100.690	3.250	99.877	99.677	99.677	3.250	99.814	99.614	99.614	3.250	101.444	101.244	101.244	
3.375	100.820	100.720	100.620	3.375	100.747	100.547	100.547	3.375	101.125	100.925	100.925	3.375	100.147	99.947	99.947	3.375	100.085	99.885	99.885	3.375	101.765	101.565	101.565	
3.500	101.049	100.949	100.849	3.500	100.986	100.786	100.786	3.500	101.263	101.063	101.063	3.500	100.312	100.112	100.112	3.500	100.249	100.049	100.049	3.500	101.976	101.776	101.776	
3.625	101.333	101.233	101.133	3.625	101.270	101.070	101.070	3.625	101.426	101.226	101.226	3.625	100.502	100.302	100.302	3.625	100.439	100.239	100.239	3.625	102.233	102.033	102.033	
3.750	101.131	101.031	100.931	3.750	101.131	100.931	100.931	3.750	101.085	100.885	100.885	3.750	100.347	100.147	100.147	3.750	100.347	100.147	100.147	3.750	101.784	101.584	101.584	
3.875	101.448	101.348	101.248	3.875	101.448	101.248	101.248	3.875	101.271	101.071	101.071	3.875	100.564	100.364	100.364	3.875	100.564	100.364	100.364	3.875	102.057	101.857	101.857	
3.990	101.674	101.574	101.474	3.990	101.674	101.474	101.474	3.990	101.360	101.160	101.160	3.990	100.687	100.487	100.487	3.990	100.687	100.487	100.487	3.990	102.281	102.081	102.081	
4.000	101.774	101.674	101.574	4.000	101.774	101.574	101.574	4.000	101.460	101.260	101.260	4.000	100.787	100.587	100.587	4.000	100.787	100.587	100.587	4.000	102.381	102.181	102.181	
4.125	102.041	101.941	101.841	4.125	102.041	101.841	101.841	4.125	101.623	101.423	101.423	4.125	100.980	100.780	100.780	4.125	100.980	100.780	100.780	4.125	102.616	102.416	102.416	
4.250	102.286	102.186	102.086	4.250	102.286	102.086	102.086	4.250	101.563	101.363	101.363	4.250	101.039	100.839	100.839	4.250	101.039	100.839	100.839	4.250	102.889	102.689	102.689	
4.375	102.509	102.409	102.309	4.375	102.509	102.309	102.309	4.375	101.695	101.495	101.495	4.375	101.197	100.997	100.997	4.375	101.197	100.997	100.997	4.375	102.828	102.628	102.628	
4.500	102.752	102.652	102.552	4.500	102.772	102.572	102.572	4.500	101.843	101.643	101.643	4.500	101.366	101.166	101.166	4.500	101.366	101.166	101.166	4.500	102.631	102.431	102.431	
4.625	103.259	103.159	103.059	4.625	103.322	103.122	103.122	4.625	101.961	101.761	101.761	4.625	101.961	101.761	101.761	4.625	101.961	101.761	101.761	4.625	102.866	102.666	102.666	
4.750	103.395	103.295	103.195	4.750	103.457	103.257	103.257	4.750	101.981	101.781	101.781	4.750	101.981	101.781	101.781	4.750	101.981	101.781	101.781	4.750	102.895	102.695	102.695	

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%	>97.00%
≥ 740		0.00%	-0.25%	-0.25%	-0.50%	-0.25%	-0.00%	-0.25%	-0.75%	-0.75%
720 – 739		0.00%	-0.25%	-0.50%	-0.50%	-0.50%	-0.50%	-0.50%	-1.00%	-1.00%
700 – 719		0.00%	-0.50%	-1.00%	-1.25%	-1.00%	-1.00%	-1.00%	-1.50%	-1.50%
680 – 699		0.00%	-0.50%	-1.25%	-1.75%	-1.50%	-1.25%	-1.25%	-1.50%	-1.50%
660 – 679		-0.25%	-1.25%	-2.50%	-3.00%	-3.00%	-2.50%	-2.50%	-2.50%	-2.50%
640 – 659		-0.75%	-1.50%	-3.00%	-3.25%	-3.50%	-3.00%	-3.00%	-3.00%	-3.00%
620 – 639		-0.75%	-1.75%	-3.25%	-3.25%	-3.50%	-3.50%	-3.50%	-3.75%	-3.75%

Cash-Out Refinance*				
FICO ↓ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01
> 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 ↓ \ TVT →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
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 Ref	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/J Ref	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
* Not applicable MH Advantage properties (identified by SFC 859 in conjunction with SFC 235).									
** Not applicable to detached Condominium units (identified by SFC 588).									

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

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

High LTV Refi Option LLPA Caps				
Occupancy	Number of Units	LTV Ratio	<=15 yr Cap	>15 yr Cap
Primary	1	105.01 -115.00%	0.750	2.000
		>115.00%	0.000	0.750
	2	90.01 -100.00%	0.750	2.000
		>100.00%	0.000	0.750
	3-4	80.01 -90.00%	0.750	2.000
>90.00%		0.000	0.750	
Second Home	1	95.01 -105.00%	2.000	3.000
		>105.00%	1.500	2.000
Investment	1-4	80.01 -90.00%	2.000	3.000
		>90.00%	1.500	2.000

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

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

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LLPA's: State; Extension; Loan Size

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
FNMA HomeStyle Renovation	-1.000
Texas Equity 50(a)(6)	-0.000
Texas Equity 50(a)(4)	0.000
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to HB	0.125

Mortgages with Subordinate Financing *			
LTV Range	CLTV Range	Credit Score < 720	Credit Score > 720
≤ 65.00%	80.01% – 95.00%	-0.500	-0.250
65.01% – 75.00%	80.01% – 95.00%	-0.750	-0.500
75.01% – 95.00%	90.01% – 95.00%	-1.000	-0.750
75.01% – 90.00%	76.01% – 90.00%	-1.000	-0.750
≤ 95.00%	95.01% – 97.00%	-1.500	-1.500

* If the subordinate financing is a Community Seconds® loan, these LLPAs do not apply and the lender must use SFC 118.

* If the subordinate financing is a Community Seconds® loan, these LLPAs do not apply and the lender must use SFC 118.

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -.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. <i>For use by mortgage professionals only and should not be distributed to borrowers.</i>							



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: 4:30 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 *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.:

4/16/2020

45 Day Lock Exp.:

5/1/2020

60 Day Lock Exp.:

5/18/2020

W. Rate Sheet Dated: 3/17/2020

Release Time: 4:30 pm ET

Prices are subject to change without notice.

Conforming FHLMC																																							
30/25 Year								30/25 Year 105-125								30/25 Year >125								30/25 Year SC								30/25 Year SC 105-125							
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day								
3.250	101.218	101.118	100.992	3.375	101.380	101.280	101.165	3.375	101.380	101.280	101.165	3.750	100.471	100.371	100.271	3.750	100.221	100.121	100.021	3.750	100.221	100.121	100.021	3.750	100.221	100.121	100.021	3.750	100.221	100.121	100.021								
3.375	101.630	101.530	101.415	3.500	101.848	101.748	101.648	3.500	101.848	101.748	101.648	3.875	100.831	100.731	100.631	3.875	100.581	100.481	100.381	3.875	100.581	100.481	100.381	3.875	100.581	100.481	100.381	3.875	100.581	100.481	100.381								
3.500	102.098	101.998	101.898	3.625	102.149	102.049	101.949	3.625	102.149	102.049	101.949	3.990	101.056	100.956	100.856	3.990	100.681	100.581	100.481	3.990	100.681	100.581	100.481	3.990	100.681	100.581	100.481	3.990	100.681	100.581	100.481								
3.625	102.399	102.299	102.199	3.750	101.596	101.496	101.396	3.750	101.596	101.496	101.396	4.000	100.156	100.056	100.956	4.000	100.781	100.681	100.581	4.000	100.781	100.681	100.581	4.000	100.781	100.681	100.581	4.000	100.781	100.681	100.581								
3.750	101.846	101.746	101.646	3.875	101.956	101.856	101.756	3.875	101.956	101.856	101.756	4.125	101.178	101.078	100.978	4.125	100.803	100.703	100.603	4.125	100.803	100.703	100.603	4.125	100.803	100.703	100.603	4.125	100.803	100.703	100.603								
3.875	102.206	102.106	102.006	3.990	102.056	101.956	101.856	3.990	102.056	101.956	101.856	4.250	100.182	100.082	99.982	4.250	99.807	99.707	99.607	4.250	99.807	99.707	99.607	4.250	99.807	99.707	99.607	4.250	99.807	99.707	99.607								
3.990	102.431	102.331	102.231	4.000	102.156	102.056	101.956	4.000	102.156	102.056	101.956	4.375	100.438	100.338	100.238	4.375	100.063	99.963	99.863	4.375	100.063	99.963	99.863	4.375	100.063	99.963	99.863	4.375	100.063	99.963	99.863								
4.000	102.531	102.431	102.331	4.125	102.178	102.078	101.978	4.125	102.178	102.078	101.978	4.500	100.720	100.620	100.520	4.500	100.095	99.995	99.895	4.500	100.095	99.995	99.895	4.500	100.095	99.995	99.895	4.500	100.095	99.995	99.895								
4.125	102.553	102.453	102.353	4.250	101.953	101.853	101.753	4.250	101.953	101.853	101.753	4.625	100.813	100.713	100.613	4.625	100.188	100.088	99.988	4.625	100.188	100.088	99.988	4.625	100.188	100.088	99.988	4.625	100.188	100.088	99.988								
4.250	102.328	102.228	102.128	4.375	102.209	102.109	102.009	4.375	102.209	102.109	102.009	4.750	100.313	100.213	100.113	4.750	99.688	99.578	99.468	4.750	99.688	99.578	99.468	4.750	99.688	99.578	99.468	4.750	99.688	99.578	99.468								
4.375	102.584	102.484	102.384	4.500	102.241	102.141	102.041	4.500	102.241	102.141	102.041	4.875	100.638	100.538	100.438	4.875	100.013	99.913	99.813	4.875	100.013	99.913	99.813	4.875	100.013	99.913	99.813	4.875	100.013	99.913	99.813								
4.500	102.866	102.766	102.666	4.625	102.334	102.234	102.134	4.625	102.334	102.234	102.134	4.990	100.764	100.664	100.564	4.990	99.764	99.664	99.564	4.990	99.764	99.664	99.564	4.990	99.764	99.664	99.564	4.990	99.764	99.664	99.564								
4.625	102.959	102.859	102.759	4.750	102.582	102.482	102.382	4.750	102.582	102.482	102.382	5.000	100.864	100.764	100.664	5.000	99.864	99.764	99.664	5.000	99.864	99.764	99.664	5.000	99.864	99.764	99.664	5.000	99.864	99.764	99.664								
4.750	103.207	103.107	103.007	4.875	102.907	102.807	102.707	4.875	102.907	102.807	102.707	5.125	100.105	100.005	99.905	5.125	100.025	99.925	99.825	5.125	100.025	99.925	99.825	5.125	100.025	99.925	99.825	5.125	100.025	99.925	99.825								
4.875	103.532	103.417	103.313	4.990	102.658	102.543	102.441	4.990	102.658	102.543	102.441	5.250	100.440	100.306	100.240	5.250	99.440	99.306	99.240	5.250	99.440	99.306	99.240	5.250	99.440	99.306	99.240	5.250	99.440	99.306	99.240								
4.990	103.658	103.543	103.441	5.000	102.758	102.643	102.541	5.000	102.758	102.643	102.541	5.375	100.481	100.346	100.281	5.375	100.481	100.346	100.281	5.375	100.481	100.346	100.281	5.375	100.481	100.346	100.281	5.375	100.481	100.346	100.281								
5.000	103.758	103.643	103.541	5.125	102.919	102.804	102.710	5.125	102.919	102.804	102.710	5.500	100.507	100.372	100.307	5.500	100.507	100.372	100.307	5.500	100.507	100.372	100.307	5.500	100.507	100.372	100.307	5.500	100.507	100.372	100.307								
5.125	103.919	103.804	103.710	5.250	103.194	103.060	102.994	5.250	103.194	103.060	102.994	5.625	100.602	100.468	100.402	5.625	100.602	100.468	100.402	5.625	100.602	100.468	100.402	5.625	100.602	100.468	100.402	5.625	100.602	100.468	100.402								
5.250	104.194	104.060	103.994	5.375	104.385	104.250	104.185	5.375	104.385	104.250	104.185	5.750	101.485	101.331	101.285	5.750	101.485	101.331	101.285	5.750	101.485	101.331	101.285	5.750	101.485	101.331	101.285	5.750	101.485	101.331	101.285								
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	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day								
3.750	100.221	100.121	100.021	3.250	101.066	100.966	100.814	3.375	101.452	101.352	101.209	3.750	101.452	101.352	101.209	3.750	100.438	100.338	100.238	3.750	100.438	100.338	100.238	3.750	100.438	100.338	100.238	3.750	100.438	100.338	100.238								
3.875	100.581	100.481	100.381	3.375	101.452	101.352	101.209	3.500	102.117	102.017	101.883	3.500	102.117	102.017	101.883	3.500	102.117	102.017	101.883	3.500	102.117	102.017	101.883	3.500	102.117	102.017	101.883	3.500	102.117	102.017	101.883								
3.990	100.681	100.581	100.481	3.500	102.117	102.017	101.883	3.625	101.827	101.727	101.590	3.625	101.827	101.727	101.590	3.625	101.827	101.727	101.590	3.625	101.827	101.727	101.590	3.625	101.827	101.727	101.590	3.625	101.827	101.727	101.590								
4.000	100.781	100.681	100.581	3.625	101.827	101.727	101.590	3.750	102.374	102.274	102.146	3.750	102.374	102.274	102.146	3.750	102.374	102.274	102.146	3.750	102.374	102.274	102.146	3.750	102.374	102.274	102.146	3.750	102.374	102.274	102.146								
4.125	100.803	100.703	100.603	3.750	102.374	102.274	102.146	3.875	101.978	101.878	101.778	3.875	101.978	101.878	101.778	3.875	101.978	101.878	101.778	3.875	101.978	101.878	101.778	3.875	101.978	101.878	101.778	3.875	101.978	101.878	101.778								
4.250	99.807	99.707	99.607	3.875	101.978	101.878	101.778	3.990	102.208	102.108	102.008	3.990	102.208	102.108	102.008	3.990	102.208	102.108	102.008	3.990	102.208	102.108	102.008	3.990	102.208	102.108	102.008	3.990	102.208	102.108	102.008								
4.375	100.063	99.963	99.863	3.990	102.208	102.108	102.008	4.000	102.308	102.208	102.108	4.000	102.308	102.208	102.108	4.000	102.308	102.208	102.108	4.000	102.308	102.208	102.108	4.000	102.308	102.208	102.108	4.000	102.308	102.208	102.108								
4.500	100.095	99.995	99.895	4.000	102.308	102.208	102.108	4.125	102.517	102.417	102.317	4.125	102.517	102.417	102.317	4.125	102.517	102.417	102.317	4.125	102.517	102.417	102.317	4.125	102.517	102.417	102.317	4.125	102.517	102.417	102.317								
4.625	100.188	100.088	99.988	4.125	102.517	102.417	102.317	4.250	102.869	102.769	102.669	4.250	102.869	102.769	102.669	4.250	102.869	102.769	102.669	4.250	102.869	102.769	102.669	4.250	102.869	102.769	102.669	4.250	102.869	102.769	102.669								
4.750	99.688	99.573	99.463	4.250	102.869	102.769	102.669	4.375	103.100	103.000	102.900	4.375	103.100	103.000	102.900	4.375	103.100	103.000	102.900	4.375	103.100	103.000	102.900	4.375	103.100	103.000	102.900	4.375	103.100	103.000	102.900								
4.875	100.013	99.898	99.794	4.375	103.100	103.000	102.900	4.500	103.358	103.258	103.158	4.500	103.358	103.258	103.158	4.500	103.358	103.258	103.158	4.500	103.358	103.258	103.158	4.500	103.358	103.258	103.158	4.500	103.358	103.258	103.158								
4.990	99.764	99.649	99.547	4.500	103.358	103.258	103.158	4.625	103.428	103.328	103.228	4.625	103.428	103.328	103.228	4.625	103.428	103.328	103.228	4.625	103.428	103.328	103.228	4.625	103.428	103.328	103.228	4.625	103.428	103.328	103.228								
5.000	99.864	99.749	99.647	4.625																																			



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: 4:30 pm ET

Prices are subject to change without notice.

Home Possible																			
30/25 Year				20 Year				15 Year				Super Conforming - 30-20 Year				Super Conforming - 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	101.862	101.762	101.637	3.250	101.713	101.613	101.461	2.750	101.112	100.904	100.753	3.750	100.673	100.573	100.467	2.750	100.299	100.091	99.940
3.375	102.261	102.161	102.046	3.375	102.089	101.989	101.846	2.875	101.395	101.187	101.040	3.875	101.022	100.922	100.822	2.875	100.582	100.374	100.227
3.500	102.712	102.612	102.512	3.500	102.736	102.636	102.502	2.990	101.561	101.357	101.214	3.990	101.238	101.138	101.038	2.990	100.748	100.544	100.401
3.625	103.007	102.907	102.807	3.625	102.376	102.276	102.124	3.000	101.661	101.457	101.314	4.000	101.338	101.238	101.138	3.000	100.848	100.644	100.501
3.750	102.398	102.298	102.192	3.750	102.908	102.808	102.665	3.125	101.901	101.801	101.699	4.125	101.356	101.256	101.156	3.125	101.119	101.019	100.917
3.875	102.747	102.647	102.547	3.875	102.546	102.446	102.346	3.250	102.247	102.147	102.047	4.250	100.385	100.285	100.185	3.250	101.465	101.365	101.265
3.990	102.963	102.863	102.763	3.990	102.766	102.666	102.566	3.375	102.553	102.453	102.353	4.375	100.633	100.533	100.433	3.375	101.771	101.671	101.571
4.000	103.063	102.963	102.863	4.000	102.866	102.766	102.666	3.500	102.800	102.700	102.600	4.500	100.908	100.808	100.708	3.500	102.018	101.918	101.818
4.125	103.081	102.981	102.881	4.125	103.069	102.969	102.869	3.625	102.262	102.162	102.062	4.625	100.999	100.899	100.799	3.625	101.038	100.938	100.838
4.250	102.881	102.781	102.681	4.250	103.412	103.312	103.212	3.750	102.578	102.478	102.378	4.750	100.553	100.438	100.312	3.750	101.354	101.254	101.154
4.375	103.129	103.029	102.929	4.375	103.636	103.536	103.436	3.875	102.685	102.585	102.485	4.875	100.870	100.755	100.636	3.875	101.461	101.361	101.261
4.500	103.404	103.304	103.204	4.500	103.888	103.788	103.688	3.990	102.893	102.793	102.693	4.990	100.990	100.876	100.761	3.990	101.669	101.569	101.469
4.625	103.495	103.395	103.295	4.625	103.958	103.858	103.758	4.000	102.993	102.893	102.793	5.000	101.090	100.976	100.861	4.000	101.769	101.669	101.569
4.750	103.797	103.682	103.556	4.750	104.031	103.919	103.755	4.125	103.373	103.273	103.173	5.125	101.250	101.136	101.025	4.125	101.794	101.694	101.594
4.875	104.114	103.999	103.880	4.875	104.301	104.189	104.029	4.250	103.704	103.604	103.504	5.250	100.651	100.517	100.451	4.250	102.125	102.025	101.925
4.990	104.234	104.120	104.005	4.990	104.437	104.325	104.171	4.375	103.999	103.899	103.799	5.375	100.688	100.553	100.488	4.375	102.420	102.320	102.220
5.000	104.334	104.220	104.105	5.000	104.537	104.425	104.271	4.500	104.143	104.043	103.943	5.500	100.713	100.578	100.513	4.500	102.564	102.464	102.364
5.125	104.494	104.380	104.269	5.125	104.855	104.743	104.593	4.625	103.848	103.748	103.648	5.625	100.808	100.674	100.608	4.625	101.629	101.529	101.429
5.250	104.755	104.621	104.555	5.250	104.425	104.293	104.225	4.750	103.672	103.572	103.472	5.750	101.682	101.528	101.482	4.750	101.703	101.603	101.503

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: 4:30 pm ET

Prices are subject to change without notice.

Non-Conforming "Jumbo"

30 Yr. Fixed				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000"				101.850
Rate	30 Day	45 Day	60 Day	
3.375	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 <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)