



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 4/17/2020

45 Day Lock Exp.: 5/4/2020

60 Day Lock Exp.: 5/18/2020

W. Rate Sheet Dated: 3/18/2020

Release Time: 4:00 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	97.713	97.563	97.251	2.750	98.255	98.105	97.792	2.375	96.187	95.983	95.780	3.125	98.658	98.508	98.358
2.875	98.263	98.113	97.800	2.875	98.721	98.571	98.259	2.500	96.678	96.474	96.271	3.250	98.942	98.792	98.642
3.000	98.816	98.666	98.354	3.000	99.130	98.980	98.668	2.625	97.092	96.889	96.686	3.375	99.198	99.048	98.898
3.125	99.293	99.143	98.831	3.125	99.521	99.371	99.058	2.750	97.293	97.143	96.993	3.500	99.158	99.008	98.858
3.250	100.172	99.922	99.657	3.250	99.800	99.550	99.284	2.875	97.734	97.584	97.434	3.625	99.331	99.181	99.031
3.375	100.676	100.426	100.161	3.375	100.189	99.939	99.674	3.000	98.119	97.969	97.819	Margin = 2.250		Index = 0.380	
3.500	101.123	100.873	100.607	3.500	100.561	100.311	100.046	3.125	98.484	98.334	98.184				
3.625	101.551	101.301	101.035	3.625	100.933	100.683	100.417	3.250	99.791	99.641	99.491				
4.000	101.142	100.992	100.842	4.000	100.425	100.275	100.125	3.375	100.156	100.006	99.856				
4.125	101.550	101.400	101.250	4.125	100.740	100.590	100.440	3.500	100.503	100.353	100.203				
4.500	102.025	101.925	101.825	4.500	101.325	101.225	101.125	3.625	100.849	100.699	100.549				
4.625	102.373	102.273	102.173	4.625	101.585	101.485	101.385	3.750	101.236	101.086	100.936				
4.750	102.498	102.398	102.298	4.750	101.628	101.528	101.428	3.875	101.564	101.414	101.264				
4.875	102.343	102.243	102.143	4.875	101.875	101.775	101.675	4.000	101.806	101.656	101.506				
5.000	102.680	102.580	102.480	5.000	102.186	102.086	101.986	4.125	102.100	101.950	101.800				
5.125	102.967	102.867	102.767	5.125	102.446	102.346	102.246	4.250	102.186	102.036	101.886				
5.250	103.525	103.425	103.325	5.250	103.083	102.983	102.883	4.375	102.416	102.266	102.116				
5.375	103.798	103.698	103.598	5.375	103.330	103.230	103.130	4.500	102.709	102.559	102.409				
6.250	105.207	105.057	104.907	6.250	104.687	104.537	104.387	4.625	102.952	102.802	102.652				

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	96.963	96.813	96.501	2.750	97.255	97.105	96.792	2.375	95.187	94.983	94.780	3.125	97.658	97.508	97.358
2.875	97.513	97.363	97.050	2.875	97.721	97.571	97.259	2.500	95.678	95.474	95.271	3.250	97.942	97.792	97.642
3.000	98.066	97.916	97.604	3.000	98.130	97.980	97.668	2.625	96.092	95.889	95.686	3.375	98.198	98.048	97.898
3.125	98.543	98.393	98.081	3.125	98.521	98.371	98.058	2.750	96.293	96.143	95.993	3.500	98.158	98.008	97.858
3.250	99.422	99.172	98.907	3.250	98.800	98.550	98.284	2.875	96.734	96.584	96.434	3.625	98.331	98.181	98.031
3.375	99.926	99.676	99.411	3.375	99.189	98.939	98.674	3.000	97.119	96.969	96.819	Margin = 2.250		Index = 0.380	
3.500	100.373	100.123	99.857	3.500	99.561	99.311	99.046	3.125	97.484	97.334	97.184	30 Year OTC			
3.625	100.801	100.551	100.285	3.625	99.933	99.683	99.417	3.250	98.791	98.641	98.491	Rate	30 Day	45 Day	60 Day
4.000	100.192	100.042	99.892	4.000	99.425	99.275	99.125	3.375	99.156	99.006	98.856	3.875	98.682	98.432	98.182
4.125	100.600	100.450	100.300	4.125	99.740	99.590	99.440	3.500	99.503	99.353	99.203	4.000	99.092	98.842	98.592
4.500	101.275	101.175	101.075	4.500	100.325	100.225	100.125	3.625	99.849	99.699	99.549	4.125	99.500	99.250	99.000
4.625	101.623	101.523	101.423	4.625	100.585	100.485	100.385	3.750	100.236	100.086	99.936	4.375	99.699	99.449	99.199
4.750	101.748	101.648	101.548	4.750	100.628	100.528	100.428	3.875	100.564	100.414	100.264	4.500	99.975	99.725	99.475
4.875	101.593	101.493	101.393	4.875	100.875	100.775	100.675	4.000	100.806	100.656	100.506	4.625	100.323	100.073	99.823
5.000	101.930	101.830	101.730	5.000	101.186	101.086	100.986	4.125	101.100	100.950	100.800	4.875	100.293	100.043	99.793
5.125	102.217	102.117	102.017	5.125	101.446	101.346	101.246	4.250	101.186	101.036	100.886	5.000	100.630	100.380	100.130
5.250	102.775	102.675	102.575	5.250	102.083	101.983	101.883	4.375	101.416	101.266	101.116	5.125	100.917	100.667	100.417
5.375	103.048	102.948	102.848	5.375	102.330	102.230	102.130	4.500	101.709	101.559	101.409	5.500	102.085	101.835	101.585
6.250	104.457	104.307	104.157	6.250	103.687	103.537	103.387	4.625	101.952	101.802	101.652	5.625	102.371	102.121	101.871

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs					
	Standard	Specialty		Standard	Specialty
FICO Adjuster			Loan Size Adjuster		
FICO 720 +	0.250	0.250	\$0 - \$49,999	-2.500	-2.500
FICO 680- 719	0.250	0.250	\$50,000 - \$85,000	-0.500	-0.500
FICO 660 - 679	0.250	0.250	\$85,001 - \$125,000	0.000	0.000
FICO 640 - 659	0.000	0.000	\$125,001 - \$175,000	0.000	0.000
FICO 620 - 639	-1.000	0.000	\$175,001 - \$275,000	0.000	0.000
FICO 600 - 619	-2.000	-2.000	\$275,001 up to HB	0.000	0.000
FICO 580 - 599	N/A	N/A			
NY	-0.250	-0.250	Non Owner Occupancy	-2.000	-2.000
2 Unit	0.000	0.000	VA Jumbo	-0.350	-0.350
USDA Streamline-Assist Refinance Option				-0.250	-0.250
VA C/O Refi with an LTV >90.000				Max Note Rate = 4.750	-1.875

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

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

DPA Advantage Program "only Advantage Adjustments added ; FHA only"								30 yr DPA 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	95.932	95.682	95.432	4.750	101.000	100.750	100.500
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.000	96.342	96.092	95.842				
4.125	98.600	98.350	98.100	6.250	103.750	103.500	103.250	4.125	96.750	96.500	96.250				
4.250	98.725	98.475	98.225					4.375	96.949	96.699	96.449				
4.375	98.799	98.549	98.299					4.500	97.225	96.975	96.725				
4.500	98.875	98.625	98.375					4.625	97.573	97.323	97.073				
4.625	99.223	98.973	98.723					4.875	97.543	97.293	97.043				
5.000	99.730	99.480	99.230					5.000	97.880	97.630	97.380				
5.125	100.017	99.767	99.517					5.125	98.167	97.917	97.667				
5.250	100.417	100.167	99.917					5.500	99.335	99.085	98.835	30 yr DPA "3.5% DPA ; Lender Paid Only"			
Borrower Paid Comp Only				Lender Paid Only				Rate	30 Day	45 Day	60 Day	6.250	102.750	102.500	102.250

Lock Desk Policy		
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018 . Locks are accepted on loans in <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.		
Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline	*IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee
		FHA ID# - 135860006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.		
For use by mortgage professionals only and should not be distributed to borrowers.		Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

4/17/2020

45 Day Lock Exp.:

5/4/2020

60 Day Lock Exp.:

5/18/2020

W. Rate Sheet Dated: 3/18/2020

Release Time: 4:00 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	96.251	96.101	95.788	2.750	97.222	97.072	96.760	2.375	92.967	92.763	92.560	3.125	98.206	98.056	97.906
2.875	96.800	96.650	96.338	2.875	97.689	97.539	97.226	2.500	93.458	93.254	93.051	3.250	97.864	97.714	97.564
3.000	97.354	97.204	96.891	3.000	98.098	97.948	97.635	2.625	93.872	93.669	93.466	3.375	98.120	97.970	97.820
3.125	97.831	97.681	97.368	3.125	98.488	98.338	98.026	2.750	96.261	96.111	95.961	3.500	98.080	97.930	97.780
3.250	98.085	97.835	97.569	3.250	98.142	97.892	97.626	2.875	96.702	96.552	96.402	3.625	98.254	98.104	97.954
3.375	98.589	98.339	98.073	3.375	98.532	98.282	98.016	3.000	97.086	96.936	96.786	Margin = 2.250		Index = 0.380	
3.500	99.035	98.785	98.520	3.500	98.904	98.654	98.388	3.125	97.452	97.302	97.152				
3.625	99.464	99.214	98.948	3.625	99.275	99.025	98.760	3.250	98.134	97.984	97.834				
4.000	99.929	99.779	99.629	4.000	99.642	99.492	99.342	3.375	98.498	98.348	98.198				
4.125	100.338	100.188	100.038	4.125	99.958	99.808	99.658	3.500	98.845	98.695	98.545				
4.500	99.813	99.713	99.613	4.500	99.543	99.443	99.343	3.625	99.192	99.042	98.892				
4.625	100.160	100.060	99.960	4.625	99.802	99.702	99.602	3.750	100.453	100.303	100.153				
4.750	99.160	99.060	98.960	4.750	98.721	98.621	98.521	3.875	100.781	100.631	100.481				
4.875	99.006	98.906	98.806	4.875	98.968	98.868	98.768	4.000	101.024	100.874	100.724				
5.000	99.343	99.243	99.143	5.000	99.279	99.179	99.079	4.125	101.318	101.168	101.018				
5.125	99.629	99.529	99.429	5.125	99.538	99.438	99.338	4.250	100.404	100.254	100.104				
5.250	100.281	100.181	100.081	5.250	100.269	100.169	100.069	4.375	100.633	100.483	100.333				
5.375	100.554	100.454	100.354	5.375	100.516	100.416	100.316	4.500	100.927	100.777	100.627				
6.250	101.557	101.407	101.257	6.250	101.467	101.317	101.167	4.625	101.169	101.019	100.869				

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	95.501	95.351	95.038	2.750	95.792	95.642	95.330	2.375	93.787	93.583	93.380	3.125	96.196	96.046	95.896
2.875	96.050	95.900	95.588	2.875	96.259	96.109	95.796	2.500	94.278	94.074	93.871	3.250	95.854	95.704	95.554
3.000	96.604	96.454	96.141	3.000	96.668	96.518	96.205	2.625	94.692	94.489	94.286	3.375	96.110	95.960	95.810
3.125	97.081	96.931	96.618	3.125	97.058	96.908	96.596	2.750	95.549	95.399	95.249	3.500	96.070	95.920	95.770
3.250	97.335	97.085	96.819	3.250	96.712	96.462	96.196	2.875	95.991	95.841	95.691	3.625	96.244	96.094	95.944
3.375	97.839	97.589	97.323	3.375	97.102	96.852	96.586	3.000	96.375	96.225	96.075	Margin = 2.250		Index = 0.380	
3.500	98.285	98.035	97.770	3.500	97.474	97.224	96.958	3.125	96.741	96.591	96.441	30 Year OTC			
3.625	98.714	98.464	98.198	3.625	97.845	97.595	97.330	3.250	97.891	97.741	97.591	Rate	30 Day	45 Day	60 Day
4.000	98.979	98.829	98.679	4.000	98.212	98.062	97.912	3.375	98.256	98.106	97.956	3.875	97.469	97.219	96.969
4.125	99.388	99.238	99.088	4.125	98.528	98.378	98.228	3.500	98.603	98.453	98.303	4.000	97.879	97.629	97.379
4.500	99.063	98.963	98.863	4.500	98.113	98.013	97.913	3.625	98.949	98.799	98.649	4.125	98.288	98.038	97.788
4.625	99.410	99.310	99.210	4.625	98.372	98.272	98.172	3.750	98.828	98.678	98.528	4.375	97.487	97.237	96.987
4.750	98.410	98.310	98.210	4.750	97.291	97.191	97.091	3.875	99.156	99.006	98.856	4.500	97.763	97.513	97.263
4.875	98.256	98.156	98.056	4.875	97.538	97.438	97.338	4.000	99.398	99.248	99.098	4.625	98.110	97.860	97.610
5.000	98.593	98.493	98.393	5.000	97.849	97.749	97.649	4.125	99.693	99.543	99.393	4.875	96.956	96.706	96.456
5.125	98.879	98.779	98.679	5.125	98.108	98.008	97.908	4.250	99.536	99.386	99.236	5.000	97.293	97.043	96.793
5.250	99.531	99.431	99.331	5.250	98.839	98.739	98.639	4.375	99.766	99.616	99.466	5.125	97.579	97.329	97.079
5.375	99.804	99.704	99.604	5.375	99.086	98.986	98.886	4.500	100.059	99.909	99.759	5.500	98.841	98.591	98.341
6.250	100.807	100.657	100.507	6.250	100.037	99.887	99.737	4.625	100.302	100.152	100.002	5.625	99.128	98.878	98.628

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	94.719	94.469	94.219	4.750	N/A	N/A	N/A
4.125	97.038	96.788	96.538	6.250	99.750	99.500	99.250	4.000	95.129	94.879	94.629				
4.250	96.163	95.913	95.663					4.125	95.538	95.288	95.038				
4.375	96.237	95.987	95.737					4.375	94.737	94.487	94.237				
4.500	96.313	96.063	95.813					4.500	95.013	94.763	94.513				
4.625	96.660	96.410	96.160					4.625	95.360	95.110	94.860				
5.000	96.043	95.793	95.543					4.875	94.206	93.956	93.706				
5.125	96.329	96.079	95.829					5.000	94.543	94.293	94.043				
5.250	96.823	96.573	96.323					5.125	94.829	94.579	94.329	30 yr DPA "3.5% DPA ; Lender Paid Only"			
Borrower Paid Comp Only				Lender Paid Only				5.500	96.091	95.841	95.591	Rate	30 Day	45 Day	60 Day
								5.625	96.378	96.128	95.878	6.250	N/A	N/A	N/A

Lock Desk Policy	
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Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline †IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.	
For use by mortgage professionals only and should not be distributed to borrowers.	
Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)	



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Release Time: 4:00 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	98.782	98.682	98.582	3.375	98.158	98.058	97.958	3.250	97.412	97.312	97.212	3.625	98.442	98.342	98.242	3.625	97.468	97.368	97.268				
3.375	99.276	99.176	99.076	3.500	98.627	98.527	98.427	3.375	97.971	97.871	97.771	3.750	98.447	98.347	98.247	3.750	98.332	98.232	98.132				
3.500	99.700	99.600	99.500	3.625	99.100	99.000	98.900	3.500	98.440	98.340	98.240	3.875	98.825	98.725	98.625	3.875	98.761	98.661	98.561				
3.625	100.074	99.974	99.874	3.750	99.979	99.879	99.779	3.625	99.047	98.947	98.847	3.990	99.044	98.944	98.844	3.990	99.018	98.918	98.818				
3.750	100.094	99.994	99.894	3.875	100.409	100.309	100.209	3.750	99.975	99.875	99.775	4.000	99.144	99.044	98.944	4.000	99.118	99.018	98.918				
3.875	100.473	100.373	100.273	3.990	100.672	100.572	100.472	3.875	100.409	100.309	100.209	4.125	99.268	99.168	99.068	4.125	99.268	99.168	99.068				
3.990	100.698	100.598	100.498	4.000	100.772	100.672	100.572	3.990	100.672	100.572	100.472	4.250	97.848	97.748	97.648	4.250	97.848	97.748	97.648				
4.000	100.798	100.698	100.598	4.125	101.012	100.912	100.812	4.000	100.772	100.672	100.572	4.375	98.078	97.978	97.878	4.375	98.078	97.978	97.878				
4.125	100.913	100.813	100.713	4.250	101.292	101.192	101.092	4.125	101.012	100.912	100.812	4.500	98.357	98.257	98.157	4.500	98.357	98.257	98.157				
4.250	100.149	100.049	99.949	4.375	101.600	101.500	101.400	4.250	101.102	101.002	100.902	4.625	98.491	98.391	98.291	4.625	98.491	98.391	98.291				
4.375	100.416	100.316	100.216	4.500	101.860	101.760	101.660	4.375	101.412	101.312	101.212	4.750	97.932	97.832	97.732	4.750	97.932	97.832	97.732				
4.500	100.651	100.551	100.451	4.625	102.125	102.025	101.925	4.500	101.673	101.573	101.473	4.875	98.227	98.127	98.027	4.875	98.227	98.127	98.027				
4.625	100.774	100.674	100.574	4.750	102.761	102.661	102.561	4.625	102.242	102.142	102.042	4.990	98.388	98.288	98.188	4.990	98.388	98.288	98.188				
4.750	101.267	101.167	101.067	4.875	103.062	102.962	102.862	4.750	102.915	102.815	102.715	5.000	98.488	98.388	98.288	5.000	98.488	98.388	98.288				
4.875	101.531	101.431	101.331	4.990	103.564	103.464	103.364	4.875	103.218	103.118	103.018	5.125	98.617	98.517	98.417	5.125	98.617	98.517	98.417				
4.990	101.629	101.529	101.429	5.000	103.664	103.564	103.464	4.990	103.647	103.547	103.447	5.250	98.525	98.425	98.325	5.250	98.525	98.425	98.325				
5.000	101.729	101.629	101.529	5.125	104.229	104.129	104.029	5.000	103.747	103.647	103.547	5.375	98.807	98.707	98.607	5.375	98.807	98.707	98.607				
5.125	101.994	101.894	101.794	5.250	104.910	104.810	104.710	5.125	104.345	104.245	104.145	5.500	99.063	98.963	98.863	5.500	99.063	98.963	98.863				
5.250	102.491	102.391	102.291	5.375	105.160	105.060	104.960	5.250	105.063	104.963	104.863	5.625	99.185	99.085	98.985	5.625	99.185	99.085	98.985				
30/25 Year >125 High Balance				20 Year				20 Year 105-125				20 Year >125				15 Year							
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day				
3.625	97.415	97.315	97.215	3.250	99.044	98.944	98.844	3.250	98.359	98.259	98.159	3.250	98.359	98.159	98.159	2.750	98.108	98.008	97.908				
3.750	98.328	98.228	98.128	3.375	99.505	99.405	99.305	3.375	98.867	98.767	98.667	3.375	98.867	98.667	98.667	2.875	98.488	98.388	98.288				
3.875	98.761	98.661	98.561	3.500	99.909	99.809	99.709	3.500	99.315	99.215	99.115	3.500	99.315	99.115	99.115	2.990	98.885	98.785	98.685				
3.990	99.018	98.918	98.818	3.625	100.257	100.157	100.057	3.625	99.700	99.600	99.500	3.625	99.700	99.500	99.500	3.000	98.985	98.885	98.785				
4.000	99.118	99.018	98.918	3.750	100.412	100.312	100.212	3.750	99.883	99.783	99.683	3.750	99.727	99.627	99.527	3.125	99.477	99.377	99.277				
4.125	99.268	99.168	99.068	3.875	100.765	100.665	100.565	3.875	100.275	100.175	100.075	3.875	100.119	99.919	99.919	3.250	99.845	99.745	99.645				
4.250	97.848	97.748	97.648	3.990	100.974	100.874	100.774	3.990	100.520	100.420	100.320	3.990	100.364	100.164	100.164	3.375	100.194	100.094	99.994				
4.375	98.078	97.978	97.878	4.000	101.074	100.974	100.874	4.000	100.620	100.520	100.420	4.000	100.464	100.264	100.264	3.500	100.412	100.312	100.212				
4.500	98.357	98.257	98.157	4.125	101.189	101.089	100.989	4.125	100.839	100.739	100.639	4.125	100.683	100.483	100.483	3.625	100.664	100.564	100.464				
4.625	98.491	98.391	98.291	4.250	101.564	101.464	101.364	4.250	99.863	99.763	99.663	4.250	99.801	99.601	99.601	3.750	100.268	100.168	100.068				
4.750	97.932	97.832	97.732	4.375	100.788	100.688	100.588	4.375	100.166	100.066	99.966	4.375	100.104	99.904	99.904	3.875	100.555	100.455	100.355				
4.875	98.227	98.127	98.027	4.500	101.009	100.909	100.809	4.500	100.411	100.311	100.211	4.500	100.349	100.149	100.149	3.990	100.765	100.665	100.565				
4.990	98.388	98.288	98.188	4.625	101.113	101.013	100.913	4.625	100.641	100.541	100.441	4.625	100.578	100.378	100.378	4.000	100.865	100.765	100.665				
5.000	98.488	98.388	98.288	4.750	101.527	101.427	101.327	4.750	101.006	100.906	100.806	4.750	100.943	100.743	100.743	4.125	101.286	101.186	101.086				
5.125	98.617	98.517	98.417	4.875	101.771	101.671	101.571	4.875	101.276	101.176	101.076	4.875	101.214	101.014	101.014	4.250	101.575	101.475	101.375				
5.250	98.525	98.425	98.325	4.990	101.860	101.760	101.660	4.990	101.441	101.341	101.241	4.990	101.378	101.178	101.178	4.375	101.777	101.677	101.577				
5.375	98.807	98.707	98.607	5.000	101.960	101.860	101.760	5.000	101.541	101.441	101.341	5.000	101.478	101.278	101.278	4.500	101.998	101.898	101.798				
5.500	99.063	98.963	98.863	5.125	102.226	102.126	102.026	5.125	101.835	101.735	101.635	5.125	101.773	101.573	101.573	4.625	101.866	101.766	101.666				
5.625	99.185	99.085	98.985	5.250	102.694	102.594	102.494	5.250	102.223	102.123	102.023	5.250	102.067	101.867	101.867	4.750	101.577	101.477	101.377				
15 Year 105-125				15 Year >125				15 Year High Balance				15 Year 105-125 High Balance				15 Year >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				
2.750	96.455	96.355	96.255	2.750	96.438	96.238	96.238	2.750	97.693	97.493	97.493	2.750	96.040	95.840	95.840	2.750	96.023	95.823	95.823				
2.875	97.107	97.007	96.907	2.875	97.012	96.812	96.812	2.875	98.157	97.957	97.957	2.875	96.776	96.576	96.576	2.875	96.681	96.481	96.481				
2.990	97.675	97.575	97.475	2.990	97.598	97.398	97.398	2.990	98.492	98.292	98.292	2.990	97.282	97.082	97.082	2.990	97.205	97.005	97.005				
3.000	97.775	97.675	97.575	3.000	97.698	97.498	97.498	3.000	98.592	98.392	98.392	3.000	97.382	97.182	97.182	3.000	97.305	97.105	97.105				
3.125	98.394	98.294	98.194	3.125	98.332	98.132	98.132	3.125	99.008	98.808	98.808	3.125	97.925	97.725	97.725	3.125	97.863	97.663	97.663				
3.250	98.801	98.701	98.601	3.250	98.739	98.539	98.539	3.250	99.260	99.060	99.060	3.250	98.216	98.016	98.016	3.250	98.154	97.954	97.954				
3.375	99.185	99.085	98.985	3.375	99.123	98.923	98.923	3.375	99.499	99.299	99.299	3.375	98.490	98.290	98.290	3.375	98.428	98.228	98.228				
3.500	99.429	99.329	99.229	3.500	99.367	99.167	99.167	3.500	99.640	99.440	99.440	3.500	98.657	98.457	98.457	3.500	98.595	98.395	98.395				
3.625	99.713	99.613	99.513	3.625	99.650	99.450	99.450	3.625	99.802	99.602	99.602	3.625	98.851	98.651	98.651	3.625	98.788	98.588	98.588				
3.750	99.562	99.462	99.362	3.750	99.562	99.362	99.362	3.750	99.515	99.315	99.315	3.750	98.809	98.609	98.609	3.750	98.809	98.609	98.609				
3.875	99.880	99.780	99.680	3.875	99.880	99.680	99.680	3.875	99.702	99.502	99.502	3.875	99.027	98.827	98.827	3.875	99.027	98.827	98.827				
3.990	100.228	100.128	100.028	3.990	100.214	100.014	100.014	3.990	99.818	99.618	99.618	3.990	99.281	99.081	99.081	3.990	99.267	99.067	99.067				
4.000	100.328	100.228	100.128	4.000	100.314	100.114	100.114	4.000	99.918	99.718	99.718	4.000	99.381	99.181	99.181	4.000	99.367	99.167	99.167				
4.125	100.890	100.790	100.690	4.125	100.890	100.690	100.690	4.125	100.287	100.087	100.087	4.125	99.8										



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

4/17/2020

45 Day Lock Exp.:

5/4/2020

60 Day Lock Exp.:

5/18/2020

W. Rate Sheet Dated: 3/18/2020

Release Time: 4:00 pm ET

Prices are subject to change without notice.

FNMA - OTC

30 Yr. Fixed				
Rate	30 Day	45 Day	60 Day	
2.750	98.003	97.878	97.628	
2.875	97.562	97.437	97.187	
3.000	98.238	98.113	97.863	
3.125	98.636	98.511	98.261	
3.250	99.132	99.007	98.757	
3.375	99.985	99.860	99.610	
3.500	100.442	100.317	100.067	
3.625	100.736	100.611	100.361	
3.750	99.951	99.826	99.576	
3.875	100.455	100.330	100.080	
3.990	100.719	100.594	100.344	
4.000	100.742	100.617	100.367	
4.125	100.707	100.582	100.332	
4.250	100.383	100.258	100.008	
4.375	100.837	100.712	100.462	
4.500	101.143	101.018	100.768	
4.625	101.258	101.133	100.883	
4.750	101.487	101.362	101.112	
4.875	102.091	101.966	101.716	
4.990	102.318	102.193	101.943	

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	97.763	97.638	97.388	
2.875	97.228	97.103	96.853	
3.000	97.885	97.760	97.510	
3.125	98.546	98.421	98.171	
3.250	99.167	99.042	98.792	
3.375	99.964	99.839	99.589	
3.500	100.626	100.501	100.251	
3.625	100.761	100.636	100.386	
3.750	100.657	100.532	100.282	
3.875	101.257	101.132	100.882	
4.000	101.500	101.375	101.125	
4.125	101.713	101.588	101.338	
4.250	100.937	100.812	100.562	
4.375	101.401	101.276	101.026	
4.500	101.690	101.565	101.315	

15 Yr. Fixed				
Rate	30 Day	45 Day	60 Day	
1.750	N/A	N/A	N/A	
1.875	N/A	N/A	N/A	
2.000	N/A	N/A	N/A	
2.125	N/A	N/A	N/A	
2.250	N/A	N/A	N/A	
2.375	97.945	97.820	97.570	
2.500	98.537	98.412	98.162	
2.625	98.997	98.872	98.622	
2.750	99.502	99.377	99.127	
2.875	99.155	99.030	98.780	
3.000	99.430	99.305	99.055	
3.125	99.678	99.553	99.303	
3.250	99.985	99.860	99.610	
3.375	100.372	100.247	99.997	
3.500	100.612	100.487	100.237	
3.625	100.014	99.889	99.639	
3.750	100.324	100.199	99.949	
3.875	100.523	100.398	100.148	
4.000	100.901	100.776	100.526	
4.125	101.210	101.085	100.835	

30 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.875	96.188	96.063	95.813	
3.000	96.864	96.739	96.489	
3.125	97.516	97.391	97.141	
3.250	98.321	98.196	97.946	
3.375	99.173	99.048	98.798	
3.500	99.631	99.506	99.256	
3.625	99.924	99.799	99.549	
3.750	98.489	98.364	98.114	
3.875	98.993	98.868	98.618	
4.000	99.280	99.155	98.905	
4.125	99.245	99.120	98.870	
4.250	97.922	97.797	97.547	
4.375	98.376	98.251	98.001	

20 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.875	98.778	98.653	98.403	
3.000	98.431	98.306	98.056	
3.125	98.705	98.580	98.330	
3.250	99.104	98.979	98.729	
3.375	99.454	99.329	99.079	
3.500	99.824	99.699	99.449	
3.625	100.063	99.938	99.688	
3.750	99.010	98.885	98.635	
3.875	99.291	99.166	98.916	
4.000	99.473	99.348	99.098	
4.125	99.804	99.679	99.429	
4.250	99.810	99.685	99.435	
4.375	100.184	100.059	99.809	

15 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.750	98.678	98.553	98.303	
2.875	98.331	98.206	97.956	
3.000	98.605	98.480	98.230	
3.125	99.004	98.879	98.629	
3.250	99.354	99.229	98.979	
3.375	99.724	99.599	99.349	
3.500	99.963	99.838	99.588	
3.625	98.910	98.785	98.535	
3.750	99.191	99.066	98.816	
3.875	99.373	99.248	98.998	
4.000	99.704	99.579	99.329	
4.125	99.710	99.585	99.335	
4.250	100.084	99.959	99.709	

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)

W. Rate Sheet Dated: 3/18/2020

Release Time: 4:00 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	99.019	98.919	98.802	3.375	99.299	99.199	99.088	3.375	99.299	99.199	99.088	3.750	99.454	99.354	99.237	3.750	99.204	99.104	98.987
3.375	99.049	99.449	99.338	3.500	99.898	99.798	99.698	3.500	99.898	99.798	99.698	3.875	99.892	99.792	99.683	3.875	99.642	99.542	99.433
3.500	100.148	100.048	99.948	3.625	100.296	100.196	100.096	3.625	100.296	100.196	100.096	3.990	100.208	100.108	100.003	3.990	99.833	99.733	99.628
3.625	100.546	100.446	100.346	3.750	100.192	100.092	99.975	3.750	100.192	100.092	99.975	4.000	100.308	100.208	100.103	4.000	99.933	99.833	99.728
3.750	100.342	100.342	100.225	3.875	100.632	100.532	100.421	3.875	100.632	100.532	100.421	4.125	100.338	100.238	100.132	4.125	99.963	99.863	99.757
3.875	100.886	100.786	100.671	3.990	100.821	100.721	100.605	3.990	100.821	100.721	100.605	4.250	99.538	99.438	99.338	4.250	98.883	98.783	98.683
3.990	101.195	101.096	100.991	4.000	100.921	100.821	100.716	4.000	100.921	100.821	100.716	4.375	99.572	99.472	99.372	4.375	99.197	99.097	98.997
4.000	101.296	101.196	101.091	4.125	100.951	100.851	100.745	4.125	100.951	100.851	100.745	4.500	99.957	99.857	99.757	4.500	99.332	99.232	99.132
4.125	101.326	101.226	101.120	4.250	100.870	100.770	100.670	4.250	100.870	100.770	100.670	4.625	100.056	99.956	99.856	4.625	99.431	99.331	99.231
4.250	101.245	101.145	101.045	4.375	101.184	101.084	100.984	4.375	101.184	101.084	100.984	4.750	99.654	99.559	99.364	4.750	99.029	98.914	98.739
4.375	101.559	101.459	101.359	4.500	101.319	101.219	101.119	4.500	101.319	101.219	101.119	4.875	100.047	99.932	99.764	4.875	99.422	99.307	99.193
4.500	101.944	101.844	101.744	4.625	101.418	101.318	101.218	4.625	101.418	101.318	101.218	4.990	100.213	100.098	99.933	4.990	99.213	99.098	98.933
4.625	102.043	101.943	101.843	4.750	101.758	101.643	101.468	4.750	101.758	101.643	101.468	5.000	100.313	100.198	100.033	5.000	99.313	99.198	99.033
4.750	102.383	102.268	102.093	4.875	102.151	102.036	101.868	4.875	102.151	102.036	101.868	5.125	100.500	100.385	100.224	5.125	99.500	99.385	99.224
4.875	102.776	102.661	102.493	4.990	101.942	101.827	101.662	4.990	101.942	101.827	101.662	5.250	100.030	99.892	99.830	5.250	99.030	98.892	98.830
4.990	102.942	102.827	102.662	5.000	102.042	101.927	101.762	5.000	102.042	101.927	101.762	5.375	100.097	99.960	99.897	5.375	100.097	99.960	99.897
5.000	103.042	102.927	102.762	5.125	102.229	102.114	101.953	5.125	102.229	102.114	101.953	5.500	100.045	100.007	99.945	5.500	100.145	100.007	99.945
5.125	103.229	103.114	102.953	5.250	102.534	102.396	102.334	5.250	102.534	102.396	102.334	5.625	100.257	100.119	100.057	5.625	100.257	100.119	100.057
5.250	103.534	103.396	103.334	5.375	103.751	103.614	103.551	5.375	103.751	103.614	103.551	5.750	101.279	101.119	101.079	5.750	101.279	101.119	101.079

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	99.204	99.104	98.987	3.250	98.966	98.866	98.716	3.375	99.454	99.354	99.208	3.375	99.454	99.354	99.208	2.750	98.280	98.044	97.702
3.875	99.642	99.542	99.433	3.375	99.454	99.354	99.208	3.500	100.290	100.190	100.061	3.500	100.290	100.190	100.061	2.875	98.622	98.382	98.041
3.990	99.833	99.733	99.628	3.500	100.290	100.190	100.061	3.625	100.495	100.395	100.266	3.625	100.495	100.395	100.266	2.990	98.826	98.586	98.259
4.008	99.933	99.833	99.728	3.625	100.495	100.395	100.266	3.750	101.149	101.049	100.942	3.750	101.149	101.049	100.942	3.008	98.926	98.686	98.359
4.125	99.963	99.863	99.757	3.750	101.149	101.049	100.942	3.875	101.603	101.503	101.398	3.875	101.603	101.503	101.398	3.125	99.559	99.434	99.327
4.250	98.883	98.783	98.683	3.875	101.603	101.503	101.398	3.990	101.806	101.706	101.606	3.990	101.806	101.706	101.606	3.250	99.975	99.851	99.748
4.375	99.197	99.097	98.997	3.990	101.806	101.706	101.606	4.000	101.906	101.806	101.706	4.000	101.906	101.806	101.706	3.375	100.344	100.221	100.122
4.500	99.332	99.232	99.132	4.000	101.906	101.806	101.706	4.125	102.118	102.018	101.918	4.125	102.118	102.018	101.918	3.500	100.647	100.521	100.426
4.625	99.431	99.331	99.231	4.125	102.118	102.018	101.918	4.250	101.455	101.355	101.255	4.250	101.455	101.355	101.255	3.625	100.635	100.535	100.435
4.750	99.029	98.931	98.739	4.250	101.455	101.355	101.255	4.375	101.746	101.646	101.546	4.375	101.746	101.646	101.546	3.750	100.012	99.912	99.812
4.875	99.422	99.327	99.139	4.375	101.746	101.646	101.546	4.500	102.072	101.972	101.872	4.500	102.072	101.972	101.872	3.875	100.046	99.946	99.846
4.990	99.213	99.098	98.933	4.500	102.072	101.972	101.872	4.625	101.082	100.982	100.882	4.625	101.082	100.982	100.882	3.990	100.327	100.227	100.127
5.008	99.313	99.198	98.933	4.625	101.082	100.982	100.882	4.750	101.860	101.760	101.654	4.750	101.860	101.760	101.654	4.000	100.522	100.422	100.322
5.125	99.500	99.385	99.224	4.750	101.860	101.760	101.654	4.875	102.310	102.195	101.985	4.875	102.310	102.195	101.985	4.125	101.738	101.638	101.538
5.250	99.030	98.892	98.830	4.875	102.310	102.195	101.985	4.990	102.496	102.381	102.172	4.990	102.496	102.381	102.172	4.250	102.146	102.046	101.946
5.375	100.097	99.960	99.897	4.990	102.496	102.381	102.172	5.000	102.596	102.481	102.272	5.000	102.596	102.481	102.272	4.375	102.521	102.421	102.321
5.500	100.145	100.007	99.945	5.000	102.596	102.481	102.272	5.125	102.959	102.844	102.644	5.125	102.959	102.844	102.644	4.500	102.733	102.633	102.533
5.625	100.257	100.119	100.057	5.125	102.959	102.844	102.644	5.250	103.178	103.040	102.972	5.250	103.178	103.040	102.972	4.625	102.510	102.410	102.310
5.750	101.279	101.119	101.079	5.250	103.178	103.040	102.972	5.375	103.434	103.296	103.231	5.375	103.434	103.296	103.231	4.750	102.469	102.369	102.269

15 Year SC>10-25				15 Year SC>15				15 Year SC				15 Year SC>10-25				15 Year SC>15			
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	100.280	100.044	99.702	2.750	100.530	100.294	99.952	2.750	97.767	97.531	97.189	2.750	99.767	99.531	99.189	2.750	100.017	99.781	99.439
2.875	98.622	98.382	98.041	2.875	98.622	98.382	98.041	2.875	98.109	97.869	97.528	2.875	98.109	97.869	97.528	2.875	98.909	97.669	97.328
2.990	98.826	98.586	98.259	2.990	98.826	98.586	98.259	2.990	98.313	98.083	97.746	2.990	98.313	98.083	97.746	2.990	98.313	98.083	97.746
3.000	98.826	98.696	98.359	3.000	98.826	98.696	98.359	3.000	98.413	98.183	97.846	3.000	98.413	98.183	97.846	3.000	98.413	98.183	97.846
3.125	99.559	99.434	99.327	3.125	99.559	99.434	99.327	3.125	99.171	99.046	98.939	3.125	99.171	99.046	98.939	3.125	99.171	99.046	98.939
3.250	99.975	99.851	99.748	3.250	99.975	99.851	99.748	3.250	99.587	99.463	99.360	3.250	99.587	99.463	99.360	3.250	99.587	99.463	99.360
3.375	100.344	100.221	100.122	3.375	100.344	100.221	100.122	3.375	99.956	99.833	99.734	3.375	99.956	99.833	99.734	3.375	99.956	99.833	99.734
3.500	100.647	100.521	100.426	3.500	100.647	100.521	100.426	3.500	100.259	100.133	100.038	3.500	100.259	100.133	100.038	3.500	100.259	100.133	100.038
3.625	100.635	100.535	100.435	3.625	100.635	100.535	100.435	3.625	99.765	99.665	99.565	3.625	99.765	99.665	99.565	3.625	99.765	99.665	99.565
3.750	100.012	100.912	100.812	3.750	100.012	100.912	100.812	3.750	100.142	100.042	99.942	3.750	100.142	100.042	99.942	3.750	100.142	100.042	99.942
3.875	101.146	101.046	100.946	3.875	101.146	101.046	100.946	3.875	100.276	100.176	100.076	3.875	100.276	100.176	100.076	3.875	100.276	100.176	100.076
3.980	101.422	101.222	101.022	3.980	101.422	101.222	101.022	3.980	100.652	100.552	100.452	3.980	100.652	100.552	100.452	3.980	100.652	100.552	100.452
4.000	101.522	101.422	101.322	4.000	101.522	101.422	101.322	4.000	100.652	100.552	100.452	4.000	100.652	100.552	100.452	4.000	100.652	100.552	100.452
4.125	101.738	101.638	101.538	4.125	101.738	101.638	101.538	4.125	100.565	100.465	100.355	4.125	100.565	100.465	100.355	4.125	100.565	100.465	100.355
4.250	102.146	102.046	101.941	4.250	102.146	102.046	101.941	4.250	100.973	100.873	100.768	4.250	100.973	100.873	100.768	4.250	100.973	100.873	100.768
4.375	102.396	102.296	102.196	4.375	102.396	102.296	102.196	4.375	101.348	101.248	101.148	4.375	101.223	101.123	101.023	4.375	101.223	101.123	101.023
4.500	102.608	102.508	102.408	4.500	102.608	102.508	102.408	4.500	101.566	101.466	101.360	4.500	101.435	101.335	101.235	4.500	101.435	101.335	101.235
4.625	102.025	101.925	101.825	4.625	102.025	101.925	101.825	4.625	100.293	100.193	100.093	4.625	100.168	100.068	99.968	4.625	100.168	100.068	99.968
4.750	102.344	102.244	102.144	4.750	102.344	102.244	102.144	4.750	100.612	100.512	100.412	4.750	100.487	100.387	100.287	4.750	100.487	100.387	100.287

Applicable for all mortgages with terms greater than 15 years										
FICO ↓ TVT →	< 60.00%	60.01-70.00%	70.01-75.00%	75.01-80.00%	80.01-85.00%	85.01-90.00%	90.01-95.00%	95.01-97.00%	97.01-105.00%	>105%
≥ 740	0.00%	-0.25%	-0.25%	-0.50%	-0.25%	-0.25%	-0.25%	-0.75%	-0.75%	-0.75%
720 - 739	0.00%	-0.25%	-0.50%	-0.75%	-0.50%	-0.50%	-0.50%	-1.00%	-1.00%	-1.00%
700 - 719	0.00%	-0.50%	-1.00%	-1.25%	-1.00%	-1.00%	-1.00%	-1.50%	-1.50%	-1.50%
680 - 699	0.00%	-0.50%	-1.25%	-1.75%	-1.50%	-1.25%	-1.25%	-1.50%	-1.50%	-1.50%
660 - 679	-0.25%	-1.25%	-2.50%	-3.00%	-3.00%	-2.50%	-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%	-3.00%
620 - 639	-0.75%	-1.75%	-3.25%	-3.25%	-3.50%	-3.50%	-3.50%	-3.75%	-3.75%	-3.75%

Cash Out Refi				
FICO ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%
≥ 740	-0.375	-0.625	-0.625	-0.875
720 – 739	-0.375	-1.000	-1.000	-1.125
700 – 719	-0.375	-1.000	-1.000	-1.125
680 – 699	-0.375	-1.125	-1.125	-1.750
660 – 679	-0.625	-1.125	-1.125	-1.875
640 – 659	-0.625	-1.625	-1.625	-2.625
620 – 639	-0.625	-1.625	-1.625	-3.125

Program Features										
Product Feature ↓ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	97.01 – 105.00%	>105%
High LTV *	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
Condo **	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
Manufactured ****	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2 Unit	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000
Investment	-2.125	-2.125	-2.125	-3.375	-4.125	-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	-0.250
SC Purchase & R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
SC C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A	N/A

*Applies to Enhanced Relief Refi Only **Detached Condos are not subject to this Adj. ***Enhanced Relief Refi Mortgages are not subject to the Second Home **** **CHOICEHome properties are not subject to this Adj.

*Applies to Enhanced Relief Refi Only **Detached Condos are not subject to this Adj. ***Enhanced Relief Refi Mortgages are not subject to the Second Home Adj. ****CHOICEHome properties are not subject to this Adj.

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	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

Subordination			
LTV	SLTV	< 720	≥ 720
≤ 75%	≤ 80%	-0.375	-0.375
≤ 65%	>80% & ≤ 95%	-0.875	-0.625
>65% & ≤ 75%	>80% & ≤ 95%	-1.125	-0.875
>75% & ≤ 95%	>75% & ≤ 95%	-1.375	-1.125
≤ 97%	>95% & ≤ 97%	-1.875	-1.875
≥ 97%	> 97%	-1.875	-1.875

Subordination Enhanced Refief Refi			
LTV	TLTV	< 70	≥ 70
≤ 75%	≤ 80%	-0.375	-0.375
≤ 65%	>80% & ≤ 95%	-0.875	-0.625
>65% & ≤ 75%	>80% & ≤ 95%	-1.125	-0.875
>75% & ≤ 80%	>75% & ≤ 95%	-1.375	-1.125
>80% & ≤ 90%	>81% & ≤ 95%	-1.375	-0.875
>90% & ≤ 95%	>91% & ≤ 95%	-0.875	-0.625
All	> 95%	-1.875	-1.875

Enhanced Relief/ Refi LPA 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	85.01 -95.00%	0.750	2.000
		>95.00%	0.000	0.750
Second Home	1	95.01 -105.00%	2.000	3.000
		>105.00%	1.500	2.000
Investment	1	90.01-100.00%	2.000	3.000
		>100.00%	1.500	2.000
	2-4	80.01 -90.00%	2.000	3.000
		>90.00%	1.500	2.000

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 buyout = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70.00 (IA & ME exempt)	FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal. For use by mortgage professionals only and should not be distributed to borrowers.			



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

4/17/2020

45 Day Lock Exp.:

5/4/2020

60 Day Lock Exp.:

5/18/2020

W. Rate Sheet Dated: 3/18/2020

Release Time: 4:00 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	99.740	99.640	99.523	3.250	99.726	99.626	99.476	2.750	98.745	98.558	98.216	3.750	99.498	99.398	99.298	2.750	97.932	97.745	97.403
3.375	100.236	100.136	100.026	3.375	100.185	100.085	99.943	2.875	99.071	98.881	98.540	3.875	99.906	99.806	99.706	2.875	98.258	98.068	97.727
3.500	100.793	100.693	100.593	3.500	100.977	100.877	100.748	2.990	99.268	99.084	98.746	3.990	100.194	100.094	99.994	2.990	98.455	98.271	97.933
3.625	101.163	101.063	100.963	3.625	101.166	101.066	100.937	3.000	99.368	99.184	98.846	4.000	100.294	100.194	100.094	3.000	98.555	98.371	98.033
3.750	100.836	100.736	100.636	3.750	101.535	101.435	101.312	3.125	100.402	100.277	100.153	4.125	100.322	100.222	100.122	3.125	99.714	99.589	99.465
3.875	101.244	101.144	101.044	3.875	101.960	101.860	101.742	3.250	100.801	100.679	100.557	4.250	99.306	99.206	99.106	3.250	100.113	99.991	99.869
3.990	101.532	101.432	101.332	3.990	102.146	102.046	101.939	3.375	101.152	101.035	100.916	4.375	99.598	99.498	99.398	3.375	100.464	100.347	100.228
4.000	101.632	101.532	101.432	4.000	102.246	102.146	102.039	3.500	101.445	101.323	101.207	4.500	99.960	99.860	99.760	3.500	100.757	100.635	100.519
4.125	101.660	101.560	101.460	4.125	102.438	102.338	102.227	3.625	100.900	100.800	100.700	4.625	100.060	99.960	99.860	3.625	99.730	99.630	99.530
4.250	101.643	101.543	101.443	4.250	101.822	101.722	101.622	3.750	101.263	101.163	101.063	4.750	99.558	99.443	99.299	3.750	100.093	99.993	99.893
4.375	101.935	101.835	101.735	4.375	102.096	101.996	101.896	3.875	101.387	101.287	101.187	4.875	99.930	99.815	99.677	3.875	100.217	100.117	100.017
4.500	102.297	102.197	102.097	4.500	102.401	102.301	102.201	3.990	101.645	101.545	101.445	4.990	100.083	99.968	99.834	3.990	100.475	100.375	100.275
4.625	102.397	102.297	102.197	4.625	102.478	102.378	102.278	4.000	101.745	101.645	101.545	5.000	100.183	100.068	99.934	4.000	100.575	100.475	100.375
4.750	102.637	102.522	102.378	4.750	102.233	102.118	101.936	4.125	101.930	101.830	101.720	5.125	100.364	100.249	100.119	4.125	100.457	100.357	100.247
4.875	103.009	102.894	102.756	4.875	102.545	102.431	102.252	4.250	102.318	102.218	102.113	5.250	99.801	99.663	99.599	4.250	100.845	100.745	100.640
4.990	103.162	103.047	102.913	4.990	102.717	102.603	102.428	4.375	102.671	102.571	102.471	5.375	99.860	99.722	99.660	4.375	101.198	101.098	100.998
5.000	103.262	103.147	103.013	5.000	102.817	102.703	102.528	4.500	102.861	102.761	102.661	5.500	99.900	99.763	99.700	4.500	101.388	101.288	101.188
5.125	103.443	103.328	103.198	5.125	103.167	103.052	102.886	4.625	102.798	102.698	102.598	5.625	100.008	99.870	99.808	4.625	100.641	100.541	100.441
5.250	103.655	103.517	103.453	5.250	103.315	103.177	103.078	4.750	103.094	102.994	102.894	5.750	100.929	100.769	100.729	4.750	100.937	100.837	100.737

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%	97.01 - 105%	> 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-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	-0.500
2-Unit Property	-1.000	-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	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-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	-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.:

4/17/2020

45 Day Lock Exp.:

5/4/2020

60 Day Lock Exp.:

5/18/2020

W. Rate Sheet Dated: 3/18/2020

Release Time: 4:00 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	98.136	98.073	98.011	
3.500	98.409	98.347	98.284	
3.625	98.707	98.645	98.582	
3.750	98.841	98.779	98.716	
3.875	98.997	98.935	98.872	
4.000	99.070	99.007	98.945	
4.125	99.177	99.115	99.052	
4.250	99.337	99.275	99.212	
4.375	99.641	99.579	99.516	
4.500	99.820	99.758	99.695	
4.625	99.980	99.917	99.855	
4.750	100.271	100.208	100.146	
4.875	100.670	100.607	100.545	

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	98.355	98.230	98.105	
3.375	98.819	98.694	98.569	
3.500	99.224	99.099	98.974	
3.625	99.708	99.583	99.458	
3.750	100.123	99.998	99.873	
3.875	100.495	100.370	100.245	
4.000	100.833	100.708	100.583	
4.125	100.965	100.840	100.715	
4.250	101.272	101.147	101.022	
4.375	101.551	101.426	101.301	
4.500	101.706	101.581	101.456	

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	97.298	97.173	97.048	
3.375	97.705	97.580	97.455	
3.500	98.082	97.957	97.832	
3.625	98.437	98.312	98.187	
3.750	99.036	98.911	98.786	
3.875	99.354	99.229	99.104	
4.000	99.640	99.515	99.390	
4.125	99.924	99.799	99.674	
4.250	100.208	100.083	99.958	
4.375	100.492	100.367	100.242	
4.500	100.783	100.658	100.533	
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	0.375	0.375	0.250	0.250	0.250	0.500	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)