AFR

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.: **4/20/2020**
45 Day Lock Exp.: **5/4/2020**
60 Day Lock Exp.: **5/18/2020**

W. Rate Sheet Dated: **3/19/2020** **Release Time:** **5:15 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**
3.250	98.629	98.379	98.098	3.250	98.317	98.067	97.786	2.375	94.726	94.491	94.257	3.125	98.830	98.680	98.530
3.375	99.193	98.943	98.662	3.375	98.784	98.534	98.252	2.500	95.233	94.998	94.764	3.250	99.138	98.988	98.838
3.500	99.736	99.486	99.205	3.500	99.193	98.943	98.662	2.625	95.740	95.506	95.271	3.375	99.512	99.362	99.212
3.625	100.291	100.041	99.760	3.625	99.583	99.333	99.052	2.750	96.403	96.253	96.103	3.500	99.824	99.674	99.524
3.750	98.843	98.328	98.178	3.750	98.315	97.800	97.650	2.875	96.890	96.740	96.590	3.625	100.158	100.008	99.858
3.875	99.368	98.852	98.702	3.875	98.705	98.189	98.039	3.000	97.381	97.231	97.081	Margin = 2.250		Index = 0.380	
4.000	99.857	99.342	99.192	4.000	99.077	98.561	98.411	3.125	97.795	97.645	97.495				
4.125	100.284	99.768	99.618	4.125	99.448	98.933	98.783	3.250	99.481	99.331	99.181				
4.250	100.683	100.583	100.483	4.250	100.166	100.066	99.966	3.375	99.922	99.772	99.622				
4.375	101.094	100.994	100.894	4.375	100.519	100.419	100.319	3.500	100.306	100.156	100.006				
4.500	101.514	101.414	101.314	4.500	100.768	100.668	100.568	3.625	100.672	100.522	100.372				
4.625	101.914	101.814	101.714	4.625	101.084	100.984	100.884	3.750	100.346	100.196	100.046				
4.750	101.965	101.865	101.765	4.750	101.345	101.245	101.145	3.875	100.711	100.561	100.411				
4.875	102.341	102.241	102.141	4.875	101.592	101.492	101.392	4.000	101.058	100.908	100.758				
5.000	102.726	102.626	102.526	5.000	101.903	101.803	101.703	4.125	101.404	101.254	101.104				
5.125	102.968	102.868	102.768	5.125	102.163	102.063	101.963	4.250	102.080	101.930	101.780				
5.250	102.260	102.160	102.060	5.250	101.722	101.622	101.522	4.375	102.408	102.258	102.108				
5.375	102.447	102.347	102.247	5.375	101.969	101.869	101.769	4.500	102.650	102.500	102.350				
6.250	103.860	103.710	103.560	6.250	103.326	103.176	103.026	4.625	102.944	102.794	102.644				

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**
3.250	97.879	97.629	97.348	3.250	97.317	97.067	96.786	2.375	93.726	93.491	93.257	3.125	97.830	97.680	97.530
3.375	98.443	98.193	97.912	3.375	97.784	97.534	97.252	2.500	94.233	93.998	93.764	3.250	98.138	97.988	97.838
3.500	98.986	98.736	98.455	3.500	98.193	97.943	97.662	2.625	94.740	94.506	94.271	3.375	98.512	98.362	98.212
3.625	99.541	99.291	99.010	3.625	98.583	98.333	98.052	2.750	95.403	95.253	95.103	3.500	98.824	98.674	98.524
3.750	97.893	97.378	97.228	3.750	97.315	96.800	96.650	2.875	95.890	95.740	95.590	3.625	99.158	99.008	98.858
3.875	98.418	97.902	97.752	3.875	97.705	97.189	97.039	3.000	96.381	96.231	96.081	Margin = 2.250		Index = 0.380	
4.000	98.907	98.392	98.242	4.000	98.077	97.561	97.411	3.125	96.795	96.645	96.495	**30 Year OTC**			
4.125	99.334	98.818	98.668	4.125	98.448	97.933	97.783	3.250	98.481	98.331	98.181	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	99.933	99.833	99.733	4.250	99.166	99.066	98.966	3.375	98.922	98.772	98.622	4.000	99.482	98.966	98.716
4.375	100.344	100.244	100.144	4.375	99.519	99.419	99.319	3.500	99.306	99.156	99.006	4.125	99.909	99.393	99.143
4.500	100.764	100.664	100.564	4.500	99.768	99.668	99.568	3.625	99.672	99.522	99.372	4.375	100.719	100.469	100.219
4.625	101.164	101.064	100.964	4.625	100.084	99.984	99.884	3.750	99.346	99.196	99.046	4.500	101.139	100.889	100.639
4.750	101.215	101.115	101.015	4.750	100.345	100.245	100.145	3.875	99.711	99.561	99.411	4.625	101.539	101.289	101.039
4.875	101.591	101.491	101.391	4.875	100.592	100.492	100.392	4.000	100.058	99.908	99.758	4.875	101.966	101.716	101.466
5.000	101.976	101.876	101.776	5.000	100.903	100.803	100.703	4.125	100.404	100.254	100.104	5.000	102.351	102.101	101.851
5.125	102.218	102.118	102.018	5.125	101.163	101.063	100.963	4.250	101.080	100.930	100.780	5.125	102.593	102.343	102.093
5.250	101.510	101.410	101.310	5.250	100.722	100.622	100.522	4.375	101.408	101.258	101.108	5.500	102.341	102.091	101.841
5.375	101.697	101.597	101.497	5.375	100.969	100.869	100.769	4.500	101.650	101.500	101.350	5.625	102.699	102.449	102.199
6.250	103.110	102.960	102.810	6.250	102.326	102.176	102.026	4.625	101.944	101.794	101.644	6.250	103.500	103.250	103.000

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

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

Specialty Adjustment

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

DPA Advantage Adjustment

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

DPA Advantage Program "only Advantage Adjustments added ; FHA only"

30/25 Year				30/25 Year Lender Paid			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.125	97.334	96.818	96.568	6.250	103.750	103.500	103.250
4.250	97.733	97.483	97.233				
4.375	98.144	97.894	97.644				
4.500	98.364	98.114	97.864				
4.625	98.764	98.514	98.264				
5.000	99.776	99.526	99.276				
5.125	100.018	99.768	99.518				
5.250	100.418	100.168	99.918				
Borrower Paid Comp Only				Lender Paid Only			

30 yr DPA OTC "FHA Only ; Borrower Paid Only"

Rate	**30 Day**	**45 Day**	**60 Day**
4.000	96.732	96.216	95.966
4.125	97.159	96.643	96.393
4.375	97.969	97.719	97.469
4.500	98.389	98.139	97.889
4.625	98.789	98.539	98.289
4.875	99.216	98.966	98.716
5.000	99.601	99.351	99.101
5.125	99.843	99.593	99.343
5.500	99.591	99.341	99.091
5.625	99.949	99.699	99.449
6.250	100.750	100.500	100.250

30 yr DPA "3.5% DPA ; Borrower Paid Only"

Rate	**30 Day**	**45 Day**	**60 Day**
4.750	101.000	100.750	100.500

30 yr DPA "3.5% DPA ; Lender Paid Only"

Rate	**30 Day**	**45 Day**	**60 Day**
6.250	102.750	102.500	102.250

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of **-0.018**. Locks are accepted on loans in *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.

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

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.:	**4/20/2020**
45 Day Lock Exp.:	**5/4/2020**
60 Day Lock Exp.:	**5/18/2020**

W. Rate Sheet Dated: 3/19/2020 **Release Time: 5:15 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
3.250	96.542	96.292	96.010	3.250	96.660	96.410	96.128	2.375	91.506	91.271	91.037	3.125	98.377	98.227	98.077
3.375	97.106	96.856	96.575	3.375	97.126	96.876	96.595	2.500	92.013	91.778	91.544	3.250	98.060	97.910	97.760
3.500	97.648	97.398	97.117	3.500	97.535	97.285	97.004	2.625	92.520	92.286	92.051	3.375	98.434	98.284	98.134
3.625	98.203	97.953	97.672	3.625	97.926	97.676	97.395	2.750	95.370	95.220	95.070	3.500	98.746	98.596	98.446
3.750	97.631	97.115	96.965	3.750	97.533	97.017	96.867	2.875	95.857	95.707	95.557	3.625	99.081	98.931	98.781
3.875	98.155	97.640	97.490	3.875	97.922	97.407	97.257	3.000	96.348	96.198	96.048	Margin = 2.250		Index = 0.380	
4.000	98.645	98.129	97.979	4.000	98.295	97.779	97.629	3.125	96.763	96.613	96.463				
4.125	99.071	98.556	98.406	4.125	98.666	98.150	98.000	3.250	97.823	97.673	97.523				
4.250	98.470	98.370	98.270	4.250	98.384	98.284	98.184	3.375	98.264	98.114	97.964				
4.375	98.881	98.781	98.681	4.375	98.737	98.637	98.537	3.500	98.649	98.499	98.349				
4.500	99.301	99.201	99.101	4.500	98.986	98.886	98.786	3.625	99.014	98.864	98.714				
4.625	99.701	99.601	99.501	4.625	99.301	99.201	99.101	3.750	99.563	99.413	99.263				
4.750	98.628	98.528	98.428	4.750	98.438	98.338	98.238	3.875	99.928	99.778	99.628				
4.875	99.004	98.904	98.804	4.875	98.685	98.585	98.485	4.000	100.275	100.125	99.975				
5.000	99.388	99.288	99.188	5.000	98.996	98.896	98.796	4.125	100.621	100.471	100.321				
5.125	99.630	99.530	99.430	5.125	99.256	99.156	99.056	4.250	100.297	100.147	99.997				
5.250	99.016	98.916	98.816	5.250	98.908	98.808	98.708	4.375	100.625	100.475	100.325				
5.375	99.203	99.103	99.003	5.375	99.155	99.055	98.955	4.500	100.867	100.717	100.567				
6.250	100.210	100.060	99.910	6.250	100.106	99.956	99.806	4.625	101.162	101.012	100.862				

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
3.250	95.792	95.542	95.260	3.250	95.230	94.980	94.698	2.375	92.326	92.091	91.857	3.125	96.367	96.217	96.067
3.375	96.356	96.106	95.825	3.375	95.696	95.446	95.165	2.500	92.833	92.598	92.364	3.250	96.050	95.900	95.750
3.500	96.898	96.648	96.367	3.500	96.105	95.855	95.574	2.625	93.340	93.106	92.871	3.375	96.424	96.274	96.124
3.625	97.453	97.203	96.922	3.625	96.496	96.246	95.965	2.750	94.659	94.509	94.359	3.500	96.736	96.586	96.436
3.750	96.681	96.165	96.015	3.750	96.103	95.587	95.437	2.875	95.146	94.996	94.846	3.625	97.071	96.921	96.771
3.875	97.205	96.690	96.540	3.875	96.492	95.977	95.827	3.000	95.637	95.487	95.337	Margin = 2.250		Index = 0.380	
4.000	97.695	97.179	97.029	4.000	96.865	96.349	96.199	3.125	96.051	95.901	95.751	30 Year OTC			
4.125	98.121	97.606	97.456	4.125	97.236	96.720	96.570	3.250	97.581	97.431	97.281	Rate	30 Day	45 Day	60 Day
4.250	97.720	97.620	97.520	4.250	96.954	96.854	96.754	3.375	98.022	97.872	97.722	4.000	98.270	97.754	97.504
4.375	98.131	98.031	97.931	4.375	97.307	97.207	97.107	3.500	98.406	98.256	98.106	4.125	98.696	98.180	97.930
4.500	98.551	98.451	98.351	4.500	97.556	97.456	97.356	3.625	98.772	98.622	98.472	4.375	98.506	98.256	98.006
4.625	98.951	98.851	98.751	4.625	97.871	97.771	97.671	3.750	97.938	97.788	97.638	4.500	98.926	98.676	98.426
4.750	97.878	97.778	97.678	4.750	97.008	96.908	96.808	3.875	98.303	98.153	98.003	4.625	99.326	99.076	98.826
4.875	98.254	98.154	98.054	4.875	97.255	97.155	97.055	4.000	98.650	98.500	98.350	4.875	98.629	98.379	98.129
5.000	98.638	98.538	98.438	5.000	97.566	97.466	97.366	4.125	98.996	98.846	98.696	5.000	99.013	98.763	98.513
5.125	98.880	98.780	98.680	5.125	97.826	97.726	97.626	4.250	99.430	99.280	99.130	5.125	99.255	99.005	98.755
5.250	98.266	98.166	98.066	5.250	97.478	97.378	97.278	4.375	99.758	99.608	99.458	5.500	99.097	98.847	98.597
5.375	98.453	98.353	98.253	5.375	97.725	97.625	97.525	4.500	100.000	99.850	99.700	5.625	99.455	99.205	98.955
6.250	99.460	99.310	99.160	6.250	98.676	98.526	98.376	4.625	100.294	100.144	99.994	6.250	98.630	98.380	98.130

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"

30/25 Year				30/25 Year Lender Paid			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.125	95.771	95.256	95.006	6.250	99.750	99.500	99.250
4.250	95.170	94.920	94.670				
4.375	95.581	95.331	95.081				
4.500	95.801	95.551	95.301				
4.625	96.201	95.951	95.701				
5.000	96.088	95.838	95.588				
5.125	96.330	96.080	95.830				
5.250	96.824	96.574	96.324				
Borrower Paid Comp Only				Lender Paid Only			

30 yr DPA OTC "FHA Only ; Borrower Paid Only"

Rate	30 Day	45 Day	60 Day
4.000	95.520	95.004	94.754
4.125	95.946	95.430	95.180
4.375	95.756	95.506	95.256
4.500	96.176	95.926	95.676
4.625	96.576	96.326	96.076
4.875	95.879	95.629	95.379
5.000	96.263	96.013	95.763
5.125	96.505	96.255	96.005
5.500	96.347	96.097	95.847
5.625	96.705	96.455	96.205
6.250	95.880	95.630	95.380

30 yr DPA "3.5% DPA ; Borrower Paid Only"

Rate	30 Day	45 Day	60 Day
4.750	N/A	N/A	N/A

30 yr DPA "3.5% DPA ; Lender Paid Only"

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 *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@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	4/20/2020
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	5/4/2020
		60 Day Lock Exp.:	5/18/2020

W. Rate Sheet Dated: 3/19/2020 **Release Time:** 5:15 pm ET Prices are subject to change without notice.

Conforming FNMA

30/25 Year

Rate	30 Day	45 Day	60 Day
3.625	98.934	98.834	98.734
3.750	98.566	98.466	98.366
3.875	99.018	98.918	98.818
3.990	99.322	99.222	99.122
4.000	99.422	99.322	99.222
4.125	99.551	99.451	99.351
4.250	99.053	98.953	98.853
4.375	99.357	99.257	99.157
4.500	99.577	99.477	99.377
4.625	99.669	99.569	99.469
4.750	99.757	99.657	99.557
4.875	100.039	99.939	99.839
4.990	100.155	100.055	99.955
5.000	100.255	100.155	100.055
5.125	100.539	100.439	100.339
5.250	100.716	100.616	100.516
5.375	100.948	100.848	100.748
5.500	101.144	101.044	100.944
5.625	101.563	101.463	101.363

30/25 Year 105-125

Rate	30 Day	45 Day	60 Day
3.750	98.449	98.349	98.249
3.875	98.959	98.859	98.759
3.990	99.303	99.203	99.103
4.000	99.403	99.303	99.203
4.125	99.664	99.564	99.464
4.250	100.196	100.096	99.996
4.375	100.542	100.442	100.342
4.500	100.788	100.688	100.588
4.625	101.004	100.904	100.804
4.750	101.251	101.151	101.051
4.875	101.571	101.471	101.371
4.990	101.765	101.665	101.565
5.000	101.865	101.765	101.665
5.125	102.410	102.310	102.210
5.250	103.134	103.034	102.934
5.375	103.400	103.300	103.200
5.500	103.619	103.519	103.419
5.625	103.799	103.699	103.599
5.750	N/A	N/A	N/A

30/25 Year >125

Rate	30 Day	45 Day	60 Day
3.750	98.445	98.345	98.245
3.875	98.959	98.859	98.759
3.990	99.303	99.203	99.103
4.000	99.403	99.303	99.203
4.125	99.664	99.564	99.464
4.250	100.005	99.905	99.805
4.375	100.354	100.254	100.154
4.500	100.600	100.500	100.400
4.625	100.816	100.716	100.616
4.750	101.405	101.305	101.205
4.875	101.727	101.627	101.527
4.990	101.921	101.821	101.721
5.000	102.021	101.921	101.821
5.125	102.521	102.421	102.321
5.250	103.286	103.186	103.086
5.375	103.556	103.456	103.356
5.500	103.775	103.675	103.575
5.625	103.955	103.855	103.755
5.750	N/A	N/A	N/A

30/25 Year High Balance

Rate	30 Day	45 Day	60 Day
3.625	97.279	97.179	97.079
3.750	96.919	96.819	96.719
3.875	97.370	97.270	97.170
3.990	97.666	97.566	97.466
4.000	97.766	97.666	97.566
4.125	97.894	97.794	97.694
4.250	96.752	96.652	96.552
4.375	97.020	96.920	96.820
4.500	97.285	97.185	97.085
4.625	97.400	97.300	97.200
4.750	96.422	96.322	96.222
4.875	96.737	96.637	96.537
4.990	96.917	96.817	96.717
5.000	97.017	96.917	96.817
5.125	97.157	97.057	96.957
5.250	96.750	96.650	96.550
5.375	97.049	96.949	96.849
5.500	97.322	97.222	97.122
5.625	97.443	97.343	97.243

30/25 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
3.625	96.258	96.158	96.058
3.750	96.802	96.702	96.602
3.875	97.311	97.211	97.111
3.990	97.647	97.547	97.447
4.000	97.747	97.647	97.547
4.125	97.894	97.794	97.694
4.250	96.752	96.652	96.552
4.375	97.020	96.920	96.820
4.500	97.285	97.185	97.085
4.625	97.400	97.300	97.200
4.750	96.422	96.322	96.222
4.875	96.737	96.637	96.537
4.990	96.917	96.817	96.717
5.000	97.017	96.917	96.817
5.125	97.157	97.057	96.957
5.250	96.750	96.650	96.550
5.375	97.049	96.949	96.849
5.500	97.322	97.222	97.122
5.625	97.443	97.343	97.243

30/25 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
3.625	96.070	95.970	95.870
3.750	96.798	96.698	96.598
3.875	97.311	97.211	97.111
3.990	97.647	97.547	97.447
4.000	97.747	97.647	97.547
4.125	97.894	97.794	97.694
4.250	96.752	96.652	96.552
4.375	97.020	96.920	96.820
4.500	97.285	97.185	97.085
4.625	97.400	97.300	97.200
4.750	96.422	96.322	96.222
4.875	96.737	96.637	96.537
4.990	96.917	96.817	96.717
5.000	97.017	96.917	96.817
5.125	97.157	97.057	96.957
5.250	96.750	96.650	96.550
5.375	97.049	96.949	96.849
5.500	97.322	97.222	97.122
5.625	97.443	97.343	97.243

20 Year

Rate	30 Day	45 Day	60 Day
3.625	99.167	99.067	98.967
3.750	98.959	98.859	98.759
3.875	99.382	99.282	99.182
3.990	99.649	99.549	99.449
4.000	99.749	99.649	99.549
4.125	99.886	99.786	99.686
4.250	99.508	99.408	99.308
4.375	99.734	99.634	99.534
4.500	99.927	99.827	99.727
4.625	100.046	99.946	99.846
4.750	100.042	99.942	99.842
4.875	100.303	100.203	100.103
4.990	100.410	100.310	100.210
5.000	100.510	100.410	100.310
5.125	100.794	100.694	100.594
5.250	100.944	100.844	100.744
5.375	101.134	101.034	100.934
5.500	101.323	101.223	101.123
5.625	101.676	101.576	101.476

20 Year 105-125

Rate	30 Day	45 Day	60 Day
3.250	97.086	96.986	96.886
3.375	97.644	97.544	97.444
3.500	98.164	98.064	97.964
3.625	98.624	98.524	98.424
3.750	98.430	98.330	98.230
3.875	98.898	98.798	98.698
3.990	99.203	99.103	99.003
4.000	99.303	99.203	99.103
4.125	99.550	99.450	99.350
4.250	98.808	98.708	98.608
4.375	99.114	99.014	98.914
4.500	99.332	99.232	99.132
4.625	99.574	99.474	99.374
4.750	99.522	99.422	99.322
4.875	99.810	99.710	99.610
4.990	99.994	99.894	99.794
5.000	100.094	99.994	99.894
5.125	100.411	100.311	100.211
5.250	100.473	100.373	100.273

20 Year >125

Rate	30 Day	45 Day	60 Day
3.250	97.086	96.886	96.886
3.375	97.644	97.444	97.444
3.500	98.164	97.964	97.964
3.625	98.624	98.424	98.424
3.750	98.274	98.074	98.074
3.875	98.742	98.542	98.542
3.990	99.047	98.847	98.847
4.000	99.147	98.947	98.947
4.125	99.394	99.194	99.194
4.250	98.745	98.545	98.545
4.375	99.052	98.852	98.852
4.500	99.270	99.070	99.070
4.625	99.511	99.311	99.311
4.750	99.459	99.259	99.259
4.875	99.747	99.547	99.547
4.990	99.931	99.731	99.731
5.000	100.031	99.831	99.831
5.125	100.348	100.148	100.148
5.250	100.317	100.117	100.117

15 Year

Rate	30 Day	45 Day	60 Day
2.750	96.875	96.775	96.675
2.875	97.432	97.332	97.232
2.990	97.901	97.801	97.701
3.000	98.001	97.901	97.801
3.125	98.553	98.453	98.353
3.250	98.987	98.887	98.787
3.375	99.397	99.297	99.197
3.500	99.692	99.592	99.492
3.625	99.981	99.881	99.781
3.750	99.462	99.362	99.262
3.875	99.784	99.684	99.584
3.990	99.981	99.881	99.781
4.000	100.081	99.981	99.881
4.125	100.364	100.264	100.164
4.250	100.645	100.545	100.445
4.375	100.842	100.742	100.642
4.500	101.051	100.951	100.851
4.625	100.930	100.830	100.730
4.750	100.777	100.677	100.577

15 Year 105-125

Rate	30 Day	45 Day	60 Day
2.750	95.371	#N/A	#N/A
2.875	96.070	#N/A	#N/A
2.990	96.679	96.579	96.479
3.000	96.779	96.679	96.579
3.125	97.470	97.370	97.270
3.250	97.947	97.847	97.747
3.375	98.401	98.301	98.201
3.500	98.725	98.625	98.525
3.625	99.044	98.944	98.844
3.750	98.759	98.659	98.559
3.875	99.114	99.014	98.914
3.990	99.346	99.246	99.146
4.000	99.446	99.346	99.246
4.125	99.962	99.862	99.762
4.250	100.281	100.181	100.081
4.375	100.501	100.401	100.301
4.500	100.793	100.693	100.593
4.625	101.372	101.272	101.172
4.750	101.518	101.418	101.318

15 Year >125

Rate	30 Day	45 Day	60 Day
2.750	95.257	95.057	95.057
2.875	95.973	95.773	95.773
2.990	96.601	96.401	96.401
3.000	96.701	96.501	96.501
3.125	97.408	97.208	97.208
3.250	97.885	97.685	97.685
3.375	98.339	98.139	98.139
3.500	98.662	98.462	98.462
3.625	98.982	98.782	98.782
3.750	98.759	98.559	98.559
3.875	99.114	98.914	98.914
3.990	99.346	99.146	99.146
4.000	99.446	99.246	99.246
4.125	99.962	99.762	99.762
4.250	100.281	100.081	100.081
4.375	100.501	100.301	100.301
4.500	100.841	100.641	100.641
4.625	101.434	101.234	101.234
4.750	101.580	101.380	101.380

15 Year High Balance

Rate	30 Day	45 Day	60 Day
2.750	96.711	96.511	96.511
2.875	97.174	96.974	96.974
2.990	97.531	97.331	97.331
3.000	97.631	97.431	97.431
3.125	98.084	97.884	97.884
3.250	98.388	98.188	98.188
3.375	98.671	98.471	98.471
3.500	98.876	98.676	98.676
3.625	99.071	98.871	98.871
3.750	98.696	98.496	98.496
3.875	98.916	98.716	98.716
3.990	99.014	98.814	98.814
4.000	99.114	98.914	98.914
4.125	99.359	99.159	99.159
4.250	99.547	99.347	99.347
4.375	99.674	99.474	99.474
4.500	99.807	99.607	99.607
4.625	99.933	99.733	99.733
4.750	99.199	98.999	98.999

15 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	95.207	95.007	95.007
2.875	95.812	95.612	95.612
2.990	96.309	96.109	96.109
3.000	96.409	96.209	96.209
3.125	97.001	96.801	96.801
3.250	97.348	97.148	97.148
3.375	97.675	97.475	97.475
3.500	97.909	97.709	97.709
3.625	98.134	97.934	97.934
3.750	97.993	97.793	97.793
3.875	98.246	98.046	98.046
3.990	98.379	98.179	98.179
4.000	98.479	98.279	98.279
4.125	98.957	98.757	98.757
4.250	99.183	98.983	98.983
4.375	99.333	99.133	99.133
4.500	99.549	99.349	99.349
4.625	99.933	99.733	99.733
4.750	99.199	98.999	98.999

15 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	95.093	94.893	94.893
2.875	95.715	95.515	95.515
2.990	96.231	96.031	96.031
3.000	96.331	96.131	96.131
3.125	96.939	96.739	96.739
3.250	97.286	97.086	97.086
3.375	97.613	97.413	97.413
3.500	97.846	97.646	97.646
3.625	98.072	97.872	97.872
3.750	97.993	97.793	97.793
3.875	98.246	98.046	98.046
3.990	98.379	98.179	98.179
4.000	98.479	98.279	98.279
4.125	98.957	98.757	98.757
4.250	99.183	98.983	98.983
4.375	99.333	99.133	99.133
4.500	99.597	99.397	99.397
4.625	99.933	99.733	99.733
4.750	99.199	98.999	98.999

10 Year

Rate	30 Day	45 Day	60 Day
2.750	96.868	96.668	96.668
2.875	97.436	97.236	97.236
2.990	97.894	97.694	97.694
3.000	97.994	97.794	97.794
3.125	98.549	98.349	98.349
3.250	98.970	98.770	98.770
3.375	99.376	99.176	99.176
3.500	99.659	99.459	99.459
3.625	99.947	99.747	99.747
3.750	99.429	99.229	99.229
3.875	99.728	99.528	99.528
3.990	99.925	99.725	99.725
4.000	100.025	99.825	99.825
4.125	100.293	100.093	100.093
4.250	100.455	100.255	100.255
4.375	100.576	100.376	100.376
4.500	100.798	100.598	100.598
4.625	100.856	100.656	100.656
4.750	100.618	100.418	100.418

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	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	-0.750
720 – 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	-1.000
700 – 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	-1.500
680 – 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	-1.500
660 – 679	-0.250	-1.250	-2.500	-3.000	-3.000	-2.500	-2.500	-2.500	-2.500
640 – 659	-0.750	-1.500	-3.000	-3.250	-3.500	-3.000	-3.000	-3.000	-3.000
620 – 639	-0.750	-1.750	-3.250	-3.250	-3.500	-3.500	-3.500	-3.750	-3.750

Cash-Out Refinance*

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

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

Product Features

Product Feature ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
Investment property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-0.250	-0.250
Manufactured*	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year**	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

* Not applicableto MH Advantage properties (identified by SFC 859 in conjunction with SFC 235).
** Not applicable to detached Condominium units (identified by SFC 588).

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

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	0.000
All other LTV & FICO combos	1.500

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

Mortgages with Subordinate Financing *

LTV Range	CLTV Range	Credit Score < 720	Credit Score > 720
≤ 65.00%	80.01% – 95.00%	-0.500	-0.250
65.01% – 75.00%	80.01% – 95.00%	-0.750	-0.500
75.01% – 95.00%	90.01% – 95.00%	-1.000	-0.750
75.01% – 90.00%	76.01% – 90.00%	-1.000	-0.750
≤ 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.

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.

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	4/20/2020
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	5/4/2020
		60 Day Lock Exp.:	5/18/2020

W. Rate Sheet Dated: 3/19/2020 **Release Time:** 5:15 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)

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.: 4/20/2020
45 Day Lock Exp.: 5/4/2020
60 Day Lock Exp.: 5/18/2020

W. Rate Sheet Dated: 3/19/2020 **Release Time:** 5:15 pm ET Prices are subject to change without notice.

Conforming FHLMC

30/25 Year

Rate	30 Day	45 Day	60 Day
3.625	99.982	99.882	99.782
3.750	100.012	99.912	99.812
3.875	100.405	100.305	100.205
3.990	100.683	100.583	100.483
4.000	100.783	100.683	100.583
4.125	100.801	100.701	100.601
4.250	100.819	100.719	100.619
4.375	101.096	100.996	100.896
4.500	101.413	101.313	101.213
4.625	101.478	101.378	101.278
4.750	101.841	101.741	101.442
4.875	102.187	102.087	101.794
4.990	102.326	102.226	101.934
5.000	102.426	102.326	102.034
5.125	102.593	102.493	102.205
5.250	102.062	101.962	101.862
5.375	102.261	102.161	102.061
5.500	102.441	102.341	102.241
5.625	102.694	102.594	102.494

30/25 Year 105-125

Rate	30 Day	45 Day	60 Day
3.375	98.870	98.770	98.649
3.500	99.388	99.288	99.183
3.625	99.732	99.632	99.532
3.750	99.762	99.662	99.562
3.875	100.155	100.055	99.955
3.990	100.308	100.208	100.108
4.000	100.408	100.308	100.208
4.125	100.426	100.326	100.226
4.250	100.444	100.344	100.244
4.375	100.721	100.621	100.521
4.500	100.788	100.688	100.588
4.625	100.853	100.753	100.653
4.750	101.216	101.116	100.817
4.875	101.562	101.462	101.169
4.990	101.326	101.226	100.934
5.000	101.426	101.326	101.034
5.125	101.593	101.493	101.205
5.250	101.062	100.962	100.862
5.375	102.261	102.161	102.061

30/25 Year >125

Rate	30 Day	45 Day	60 Day
3.375	98.870	98.770	98.649
3.500	99.388	99.288	99.183
3.625	99.732	99.632	99.532
3.750	99.762	99.662	99.562
3.875	100.155	100.055	99.955
3.990	100.308	100.208	100.108
4.000	100.408	100.308	100.208
4.125	100.426	100.326	100.226
4.250	100.444	100.344	100.244
4.375	100.721	100.621	100.521
4.500	100.788	100.688	100.588
4.625	100.853	100.753	100.653
4.750	101.216	101.116	100.817
4.875	101.562	101.462	101.169
4.990	101.326	101.226	100.934
5.000	101.426	101.326	101.034
5.125	101.593	101.493	101.205
5.250	101.062	100.962	100.862
5.375	102.261	102.161	102.061

30/25 Year SC

Rate	30 Day	45 Day	60 Day
3.750	99.107	99.007	98.907
3.875	99.500	99.400	99.300
3.990	99.778	99.678	99.578
4.000	99.878	99.778	99.678
4.125	99.896	99.796	99.696
4.250	98.840	98.740	98.640
4.375	99.117	99.017	98.917
4.500	99.434	99.334	99.234
4.625	99.499	99.399	99.299
4.750	99.249	99.149	98.850
4.875	99.595	99.495	99.202
4.990	99.734	99.634	99.342
5.000	99.834	99.734	99.442
5.125	100.001	99.901	99.613
5.250	98.641	98.541	98.441
5.375	98.690	98.590	98.490
5.500	98.720	98.620	98.520
5.625	98.823	98.723	98.623
5.750	100.763	100.663	100.563

30/25 Year SC 105-125

Rate	30 Day	45 Day	60 Day
3.750	98.857	98.757	98.657
3.875	99.250	99.150	99.050
3.990	99.403	99.303	99.203
4.000	99.503	99.403	99.303
4.125	99.521	99.421	99.321
4.250	98.465	98.365	98.265
4.375	98.742	98.642	98.542
4.500	98.809	98.709	98.609
4.625	98.874	98.774	98.674
4.750	98.624	98.524	98.225
4.875	98.970	98.870	98.577
4.990	98.734	98.634	98.342
5.000	98.834	98.734	98.442
5.125	99.001	98.901	98.613
5.250	97.641	97.541	97.441
5.375	98.690	98.590	98.490
5.500	98.720	98.620	98.520
5.625	98.823	98.723	98.623
5.750	100.763	100.663	100.563

30/25 Year SC >125

Rate	30 Day	45 Day	60 Day
3.750	98.857	98.757	98.657
3.875	99.250	99.150	99.050
3.990	99.403	99.303	99.203
4.000	99.503	99.403	99.303
4.125	99.521	99.421	99.321
4.250	98.465	98.365	98.265
4.375	98.742	98.642	98.542
4.500	98.809	98.709	98.609
4.625	98.874	98.774	98.674
4.750	98.624	98.524	98.225
4.875	98.970	98.870	98.577
4.990	98.734	98.634	98.342
5.000	98.834	98.734	98.442
5.125	99.001	98.901	98.613
5.250	97.641	97.541	97.441
5.375	98.690	98.590	98.490
5.500	98.720	98.620	98.520
5.625	98.823	98.723	98.623
5.750	100.763	100.663	100.563

20 Year

Rate	30 Day	45 Day	60 Day
3.625	99.924	99.824	99.684
3.750	100.458	100.358	100.229
3.875	100.865	100.765	100.641
3.990	101.026	100.926	100.808
4.000	101.126	101.026	100.908
4.125	101.304	101.204	101.089
4.250	101.006	100.906	100.806
4.375	101.234	101.134	101.034
4.500	101.482	101.382	101.282
4.625	101.554	101.454	101.354
4.750	101.459	101.359	101.021
4.875	101.748	101.648	101.315
4.990	101.901	101.801	101.473
5.000	102.001	101.901	101.573
5.125	102.336	102.236	101.910
5.250	101.779	101.679	101.579
5.375	102.019	101.919	101.819
5.500	102.289	102.189	102.089
5.625	102.801	102.701	102.601

20 Year 105-125

Rate	30 Day	45 Day	60 Day
3.375	98.998	98.898	98.746
3.500	99.732	99.632	99.488
3.625	99.924	99.824	99.684
3.750	100.458	100.358	100.229
3.875	100.865	100.765	100.641
3.990	101.026	100.926	100.808
4.000	101.126	101.026	100.908
4.125	101.304	101.204	101.089
4.250	101.006	100.906	100.806
4.375	101.234	101.134	101.034
4.500	101.482	101.382	101.282
4.625	101.554	101.454	101.354
4.750	101.459	101.359	101.021
4.875	101.748	101.648	101.315
4.990	101.901	101.801	101.473
5.000	102.001	101.901	101.573
5.125	102.336	102.236	101.910
5.250	101.779	101.679	101.579
5.375	102.019	101.919	101.819

20 Year >125

Rate	30 Day	45 Day	60 Day
3.375	98.998	98.898	98.746
3.500	99.732	99.632	99.488
3.625	99.924	99.824	99.684
3.750	100.458	100.358	100.229
3.875	100.865	100.765	100.641
3.990	101.026	100.926	100.808
4.000	101.126	101.026	100.908
4.125	101.304	101.204	101.089
4.250	101.006	100.906	100.806
4.375	101.234	101.134	101.034
4.500	101.482	101.382	101.282
4.625	101.554	101.454	101.354
4.750	101.459	101.359	101.021
4.875	101.748	101.648	101.315
4.990	101.901	101.801	101.473
5.000	102.001	101.901	101.573
5.125	102.336	102.236	101.910
5.250	101.779	101.679	101.579
5.375	102.019	101.919	101.819

15 Year

Rate	30 Day	45 Day	60 Day
2.750	97.882	97.782	97.682
2.875	97.764	97.664	97.441
2.990	98.031	97.931	97.711
3.000	98.131	98.031	97.811
3.125	99.081	98.981	98.772
3.250	99.479	99.379	99.180
3.375	99.821	99.721	99.528
3.500	100.123	100.023	99.829
3.625	100.017	99.917	99.774
3.750	100.379	100.279	100.138
3.875	100.515	100.415	100.274
3.990	100.757	100.657	100.523
4.000	100.857	100.757	100.623
4.125	101.428	101.328	101.121
4.250	101.767	101.667	101.466
4.375	102.065	101.965	101.769
4.500	102.197	102.097	101.900
4.625	101.934	101.834	101.734
4.750	102.196	102.096	101.996

15 Year 105-125

Rate	30 Day	45 Day	60 Day
2.750	99.882	99.782	99.682
2.875	97.764	97.664	97.441
2.990	98.031	97.931	97.711
3.000	98.131	98.031	97.811
3.125	99.081	98.981	98.772
3.250	99.479	99.379	99.180
3.375	99.821	99.721	99.528
3.500	100.123	100.023	99.829
3.625	100.017	99.917	99.774
3.750	100.379	100.279	100.138
3.875	100.515	100.415	100.274
3.990	100.757	100.657	100.523
4.000	100.857	100.757	100.623
4.125	101.428	101.328	101.121
4.250	101.767	101.667	101.466
4.375	101.940	101.840	101.644
4.500	102.072	101.972	101.775
4.625	101.809	101.709	101.609
4.750	102.071	101.971	101.871

15 Year >125

Rate	30 Day	45 Day	60 Day
2.750	100.132	100.032	99.932
2.875	97.764	97.664	97.441
2.990	98.031	97.931	97.711
3.000	98.131	98.031	97.811
3.125	99.081	98.981	98.772
3.250	99.479	99.379	99.180
3.375	99.821	99.721	99.528
3.500	100.123	100.023	99.829
3.625	100.017	99.917	99.774
3.750	100.379	100.279	100.138
3.875	100.515	100.415	100.274
3.990	100.757	100.657	100.523
4.000	100.857	100.757	100.623
4.125	101.428	101.328	101.121
4.250	101.767	101.667	101.466
4.375	101.940	101.840	101.644
4.500	102.072	101.972	101.775
4.625	101.809	101.709	101.609
4.750	102.071	101.971	101.871

15 Year SC

Rate	30 Day	45 Day	60 Day
2.750	97.494	97.394	97.294
2.875	97.376	97.276	97.053
2.990	97.643	97.543	97.323
3.000	97.743	97.643	97.423
3.125	98.693	98.593	98.384
3.250	99.091	98.991	98.792
3.375	99.433	99.333	99.140
3.500	99.735	99.635	99.441
3.625	99.136	99.036	98.893
3.750	99.498	99.398	99.257
3.875	99.634	99.534	99.393
3.990	99.876	99.776	99.642
4.000	99.976	99.876	99.742
4.125	100.217	100.117	99.910
4.250	100.556	100.456	100.255
4.375	100.854	100.754	100.558
4.500	100.986	100.886	100.689
4.625	100.077	99.977	99.877
4.750	100.339	100.239	100.139

15 Year SC 105-125

Rate	30 Day	45 Day	60 Day
2.750	99.494	99.394	99.294
2.875	97.376	97.276	97.053
2.990	97.643	97.543	97.323
3.000	97.743	97.643	97.423
3.125	98.693	98.593	98.384
3.250	99.091	98.991	98.792
3.375	99.433	99.333	99.140
3.500	99.735	99.635	99.441
3.625	99.136	99.036	98.893
3.750	99.498	99.398	99.257
3.875	99.634	99.534	99.393
3.990	99.876	99.776	99.642
4.000	99.976	99.876	99.742
4.125	100.217	100.117	99.910
4.250	100.556	100.456	100.255
4.375	100.729	100.629	100.433
4.500	100.861	100.761	100.564
4.625	99.952	99.852	99.752
4.750	100.214	100.114	100.014

15 Year SC >125

Rate	30 Day	45 Day	60 Day
2.750	99.744	99.644	99.544
2.875	97.376	97.276	97.053
2.990	97.643	97.543	97.323
3.000	97.743	97.643	97.423
3.125	98.693	98.593	98.384
3.250	99.091	98.991	98.792
3.375	99.433	99.333	99.140
3.500	99.735	99.635	99.441
3.625	99.136	99.036	98.893
3.750	99.498	99.398	99.257
3.875	99.634	99.534	99.393
3.990	99.876	99.776	99.642
4.000	99.976	99.876	99.742
4.125	100.217	100.117	99.910
4.250	100.556	100.456	100.255
4.375	100.729	100.629	100.433
4.500	100.861	100.761	100.564
4.625	99.952	99.852	99.752
4.750	100.214	100.114	100.014

Applicable for all mortgages with terms greater than 15 years

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%	97.01 – 105.00%	>105%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	-0.750	-0.750
720 – 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	-1.000	-1.000
700 – 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	-1.500	-1.500
680 – 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	-1.500	-1.500
660 – 679	-0.250	-1.250	-2.500	-3.000	-3.000	-2.500	-2.500	-2.500	-2.500	-2.500
640 – 659	-0.750	-1.500	-3.000	-3.250	-3.500	-3.000	-3.000	-3.000	-3.000	-3.000
620 – 639	-0.750	-1.750	-3.250	-3.250	-3.500	-3.500	-3.500	-3.750	-3.750	-3.750

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 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	TLTV	< 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 Reflief Refi

LTV	TLTV	< 720	≥ 720
≤ 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 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	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 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.

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com			
Lockdesk Phone:	1-877-588-2706		30 Day Lock Exp.:	4/20/2020
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	5/4/2020
			60 Day Lock Exp.:	5/18/2020

W. Rate Sheet Dated: 3/19/2020 **Release Time:** 5:15 pm ET Prices are subject to change without notice.

Home Possible

30/25 Year				20 Year				15 Year				Super Conforming - 30-20 Year				Super Conforming - 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.625	99.982	99.882	99.782	3.625	99.924	99.824	99.684	2.750	97.882	97.782	97.682	3.750	98.757	98.657	98.557	2.750	97.194	97.094	96.994
3.750	100.012	99.912	99.812	3.750	100.458	100.358	100.229	2.875	97.764	97.664	97.441	3.875	99.150	99.050	98.950	2.875	97.076	96.976	96.753
3.875	100.405	100.305	100.205	3.875	100.865	100.765	100.641	2.990	98.031	97.931	97.711	3.990	99.428	99.328	99.228	2.990	97.343	97.243	97.023
3.990	100.683	100.583	100.483	3.990	101.026	100.926	100.808	3.000	98.131	98.031	97.811	4.000	99.528	99.428	99.328	3.000	97.443	97.343	97.123
4.000	100.783	100.683	100.583	4.000	101.126	101.026	100.908	3.125	99.081	98.981	98.772	4.125	99.546	99.446	99.346	3.125	98.393	98.293	98.084
4.125	100.801	100.701	100.601	4.125	101.304	101.204	101.089	3.250	99.479	99.379	99.180	4.250	98.490	98.390	98.290	3.250	98.791	98.691	98.492
4.250	100.819	100.719	100.619	4.250	101.006	100.906	100.806	3.375	99.821	99.721	99.528	4.375	98.767	98.667	98.567	3.375	99.133	99.033	98.840
4.375	101.096	100.996	100.896	4.375	101.234	101.134	101.034	3.500	100.123	100.023	99.829	4.500	99.084	98.984	98.884	3.500	99.435	99.335	99.141
4.500	101.413	101.313	101.213	4.500	101.482	101.382	101.282	3.625	100.017	99.917	99.774	4.625	99.149	99.049	98.949	3.625	98.836	98.736	98.593
4.625	101.478	101.378	101.278	4.625	101.554	101.454	101.354	3.750	100.379	100.279	100.138	4.750	98.899	98.799	98.500	3.750	99.198	99.098	98.957
4.750	101.841	101.741	101.442	4.750	101.459	101.359	101.021	3.875	100.515	100.415	100.274	4.875	99.245	99.145	98.852	3.875	99.334	99.234	99.093
4.875	102.187	102.087	101.794	4.875	101.748	101.648	101.315	3.990	100.757	100.657	100.523	4.990	99.384	99.284	98.992	3.990	99.576	99.476	99.342
4.990	102.326	102.226	101.934	4.990	101.901	101.801	101.473	4.000	100.857	100.757	100.623	5.000	99.484	99.384	99.092	4.000	99.676	99.576	99.442
5.000	102.426	102.326	102.034	5.000	102.001	101.901	101.573	4.125	101.428	101.328	101.121	5.125	99.651	99.551	99.263	4.125	99.917	99.817	99.610
5.125	102.593	102.493	102.205	5.125	102.336	102.236	101.910	4.250	101.767	101.667	101.466	5.250	98.291	98.191	98.091	4.250	100.256	100.156	99.955
5.250	102.062	101.962	101.862	5.250	101.779	101.679	101.579	4.375	102.065	101.965	101.769	5.375	98.340	98.240	98.140	4.375	100.554	100.454	100.258
5.375	102.261	102.161	102.061	5.375	N/A	N/A	N/A	4.500	102.197	102.097	101.900	5.500	98.370	98.270	98.170	4.500	100.686	100.586	100.389
5.500	102.441	102.341	102.241	5.500	N/A	N/A	N/A	4.625	101.934	101.834	101.734	5.625	98.473	98.373	98.273	4.625	99.777	99.677	99.577
5.625	102.694	102.594	102.494	5.625	N/A	N/A	N/A	4.750	102.196	102.096	101.996	5.750	100.413	100.313	100.213	4.750	100.039	99.939	99.839

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

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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.

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.: **4/20/2020**
45 Day Lock Exp.: **5/4/2020**
60 Day Lock Exp.: **5/18/2020**

W. Rate Sheet Dated: **3/19/2020** **Release Time:** **5:15 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	97.683	97.620	97.558
3.500	97.957	97.895	97.832
3.625	98.295	98.233	98.170
3.750	98.476	98.414	98.351
3.875	98.674	98.611	98.549
4.000	98.788	98.725	98.663
4.125	98.916	98.854	98.791
4.250	99.077	99.014	98.952
4.375	99.400	99.338	99.275
4.500	99.580	99.517	99.455
4.625	99.700	99.638	99.575
4.750	99.991	99.928	99.866
4.875	100.308	100.245	100.183

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	98.212	98.087	97.962
3.375	98.676	98.551	98.426
3.500	99.081	98.956	98.831
3.625	99.564	99.439	99.314
3.750	99.980	99.855	99.730
3.875	100.350	100.225	100.100
4.000	100.689	100.564	100.439
4.125	100.822	100.697	100.572
4.250	101.129	101.004	100.879
4.375	101.408	101.283	101.158
4.500	101.564	101.439	101.314

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	97.154	97.029	96.904
3.375	97.561	97.436	97.311
3.500	97.938	97.813	97.688
3.625	98.293	98.168	98.043
3.750	98.891	98.766	98.641
3.875	99.209	99.084	98.959
4.000	99.494	99.369	99.244
4.125	99.779	99.654	99.529
4.250	100.063	99.938	99.813
4.375	100.348	100.223	100.098
4.500	100.638	100.513	100.388
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 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

[1]Full Am. [2]ARMs 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)