



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 4/20/2020

45 Day Lock Exp.: 5/4/2020

60 Day Lock Exp.: 5/18/2020

W. Rate Sheet Dated: 3/19/2020

Release Time: 10:00 am 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	99.957	99.707	99.410	3.250	99.645	99.395	99.098	2.375	95.991	95.773	95.554	3.125	98.830	98.680	98.530
3.375	100.522	100.272	99.975	3.375	100.112	99.862	99.565	2.500	96.498	96.280	96.061	3.250	99.138	98.988	98.838
3.500	101.064	100.814	100.517	3.500	100.521	100.271	99.974	2.625	97.006	96.787	96.568	3.375	99.512	99.362	99.212
3.625	101.619	101.369	101.072	3.625	100.912	100.662	100.365	2.750	97.262	97.112	96.962	3.500	99.824	99.674	99.524
3.750	100.359	100.209	100.059	3.750	99.831	99.681	99.531	2.875	97.749	97.599	97.449	3.625	100.158	100.008	99.858
3.875	100.884	100.734	100.584	3.875	100.221	100.071	99.921	3.000	98.240	98.090	97.940	Margin = 2.250		Index = 0.380	
4.000	101.373	101.223	101.073	4.000	100.593	100.443	100.293	3.125	98.655	98.505	98.355				
4.125	101.800	101.650	101.500	4.125	100.964	100.814	100.664	3.250	99.590	99.440	99.290				
4.250	101.370	101.270	101.170	4.250	100.854	100.754	100.654	3.375	100.031	99.881	99.731				
4.375	101.781	101.681	101.581	4.375	101.207	101.107	101.007	3.500	100.416	100.266	100.116				
4.500	102.201	102.101	102.001	4.500	101.456	101.356	101.256	3.625	100.781	100.631	100.481				
4.625	102.601	102.501	102.401	4.625	101.771	101.671	101.571	3.750	101.596	101.446	101.296				
4.750	102.726	102.626	102.526	4.750	101.595	101.495	101.395	3.875	101.961	101.811	101.661				
4.875	102.591	102.491	102.391	4.875	101.842	101.742	101.642	4.000	102.308	102.158	102.008				
5.000	102.976	102.876	102.776	5.000	102.153	102.053	101.953	4.125	102.654	102.504	102.354				
5.125	103.218	103.118	103.018	5.125	102.413	102.313	102.213	4.250	101.892	101.742	101.592				
5.250	102.635	102.535	102.435	5.250	102.097	101.997	101.897	4.375	102.220	102.070	101.920				
5.375	102.822	102.722	102.622	5.375	102.344	102.244	102.144	4.500	102.462	102.312	102.162				
6.250	104.235	104.085	103.935	6.250	103.701	103.551	103.401	4.625	102.757	102.607	102.457				

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	99.207	98.957	98.660	3.250	98.645	98.395	98.098	2.375	94.991	94.773	94.554	3.125	97.830	97.680	97.530
3.375	99.772	99.522	99.225	3.375	99.112	98.862	98.565	2.500	95.498	95.280	95.061	3.250	98.138	97.988	97.838
3.500	100.314	100.064	99.767	3.500	99.521	99.271	98.974	2.625	96.006	95.787	95.568	3.375	98.512	98.362	98.212
3.625	100.869	100.619	100.322	3.625	99.912	99.662	99.365	2.750	96.262	96.112	95.962	3.500	98.824	98.674	98.524
3.750	99.409	99.259	99.109	3.750	98.831	98.681	98.531	2.875	96.749	96.599	96.449	3.625	99.158	99.008	98.858
3.875	99.934	99.784	99.634	3.875	99.221	99.071	98.921	3.000	97.240	97.090	96.940	Margin = 2.250		Index = 0.380	
4.000	100.423	100.273	100.123	4.000	99.593	99.443	99.293	3.125	97.655	97.505	97.355	30 Year OTC			
4.125	100.850	100.700	100.550	4.125	99.964	99.814	99.664	3.250	98.590	98.440	98.290	Rate	30 Day	45 Day	60 Day
4.250	100.620	100.520	100.420	4.250	99.854	99.754	99.654	3.375	99.031	98.881	98.731	3.875	98.834	98.584	98.334
4.375	101.031	100.931	100.831	4.375	100.207	100.107	100.007	3.500	99.416	99.266	99.116	4.000	99.323	99.073	98.823
4.500	101.451	101.351	101.251	4.500	100.456	100.356	100.256	3.625	99.781	99.631	99.481	4.125	99.750	99.500	99.250
4.625	101.851	101.751	101.651	4.625	100.771	100.671	100.571	3.750	100.596	100.446	100.296	4.375	99.731	99.481	99.231
4.750	101.976	101.876	101.776	4.750	100.595	100.495	100.395	3.875	100.961	100.811	100.661	4.500	100.151	99.901	99.651
4.875	101.841	101.741	101.641	4.875	100.842	100.742	100.642	4.000	101.308	101.158	101.008	4.625	100.551	100.301	100.051
5.000	102.226	102.126	102.026	5.000	101.153	101.053	100.953	4.125	101.654	101.504	101.354	4.875	100.541	100.291	100.041
5.125	102.468	102.368	102.268	5.125	101.413	101.313	101.213	4.250	100.892	100.742	100.592	5.000	100.926	100.676	100.426
5.250	101.885	101.785	101.685	5.250	101.097	100.997	100.897	4.375	101.220	101.070	100.920	5.125	101.168	100.918	100.668
5.375	102.072	101.972	101.872	5.375	101.344	101.244	101.144	4.500	101.462	101.312	101.162	5.500	101.041	100.791	100.541
6.250	103.485	103.335	103.185	6.250	102.701	102.551	102.401	4.625	101.757	101.607	101.457	5.625	101.399	101.149	100.899

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	96.084	95.834	95.584	4.750	101.000	100.750	100.500
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.000	96.573	96.323	96.073				
4.125	98.850	98.600	98.350	6.250	103.750	103.500	103.250	4.125	97.000	96.750	96.500				
4.250	98.975	98.725	98.475					4.375	96.981	96.731	96.481				
4.375	98.831	98.581	98.331					4.500	97.401	97.151	96.901				
4.500	99.051	98.801	98.551					4.625	97.801	97.551	97.301				
4.625	99.451	99.201	98.951					4.875	97.791	97.541	97.291				
5.000	100.026	99.776	99.526					5.000	98.176	97.926	97.676				
5.125	100.268	100.018	99.768					5.125	98.418	98.168	97.918				
5.250	100.668	100.418	100.168					5.500	98.291	98.041	97.791				
Borrower Paid Comp Only				Lender Paid Only				5.625	98.649	98.399	98.149				
												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)



AFR Loan Center

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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: 10:00 am 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	97.870	97.620	97.323	3.250	97.988	97.738	97.441	2.375	92.771	92.553	92.334	3.125	98.377	98.227	98.077
3.375	98.434	98.184	97.887	3.375	98.454	98.204	97.907	2.500	93.278	93.060	92.841	3.250	98.060	97.910	97.760
3.500	98.976	98.726	98.430	3.500	98.863	98.613	98.317	2.625	93.786	93.567	93.348	3.375	98.434	98.284	98.134
3.625	99.532	99.282	98.985	3.625	99.254	99.004	98.707	2.750	96.229	96.079	95.929	3.500	98.746	98.596	98.446
3.750	99.146	98.996	98.846	3.750	99.048	98.898	98.748	2.875	96.717	96.567	96.417	3.625	99.081	98.931	98.781
3.875	99.671	99.521	99.371	3.875	99.438	99.288	99.138	3.000	97.208	97.058	96.908	Margin = 2.250		Index = 0.380	
4.000	100.160	100.010	99.860	4.000	99.810	99.660	99.510	3.125	97.622	97.472	97.322				
4.125	100.587	100.437	100.287	4.125	100.181	100.031	99.881	3.250	97.932	97.782	97.632				
4.250	99.158	99.058	98.958	4.250	99.071	98.971	98.871	3.375	98.374	98.224	98.074				
4.375	99.569	99.469	99.369	4.375	99.424	99.324	99.224	3.500	98.758	98.608	98.458				
4.500	99.989	99.889	99.789	4.500	99.673	99.573	99.473	3.625	99.124	98.974	98.824				
4.625	100.389	100.289	100.189	4.625	99.989	99.889	99.789	3.750	100.813	100.663	100.513				
4.750	99.389	99.289	99.189	4.750	98.688	98.588	98.488	3.875	101.178	101.028	100.878				
4.875	99.254	99.154	99.054	4.875	98.935	98.835	98.735	4.000	101.525	101.375	101.225				
5.000	99.638	99.538	99.438	5.000	99.246	99.146	99.046	4.125	101.871	101.721	101.571				
5.125	99.880	99.780	99.680	5.125	99.506	99.406	99.306	4.250	100.110	99.960	99.810				
5.250	99.391	99.291	99.191	5.250	99.283	99.183	99.083	4.375	100.438	100.288	100.138				
5.375	99.578	99.478	99.378	5.375	99.530	99.430	99.330	4.500	100.680	100.530	100.380				
6.250	100.585	100.435	100.285	6.250	100.481	100.331	100.181	4.625	100.974	100.824	100.674				

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	97.120	96.870	96.573	3.250	96.558	96.308	96.011	2.375	93.591	93.373	93.154	3.125	96.367	96.217	96.067
3.375	97.684	97.434	97.137	3.375	97.024	96.774	96.477	2.500	94.098	93.880	93.661	3.250	96.050	95.900	95.750
3.500	98.226	97.976	97.680	3.500	97.433	97.183	96.887	2.625	94.606	94.387	94.168	3.375	96.424	96.274	96.124
3.625	98.782	98.532	98.235	3.625	97.824	97.574	97.277	2.750	95.518	95.368	95.218	3.500	96.736	96.586	96.436
3.750	98.196	98.046	97.896	3.750	97.618	97.468	97.318	2.875	96.005	95.855	95.705	3.625	97.071	96.921	96.771
3.875	98.721	98.571	98.421	3.875	98.008	97.858	97.708	3.000	96.496	96.346	96.196	Margin = 2.250		Index = 0.380	
4.000	99.210	99.060	98.910	4.000	98.380	98.230	98.080	3.125	96.911	96.761	96.611	30 Year OTC			
4.125	99.637	99.487	99.337	4.125	98.751	98.601	98.451	3.250	97.690	97.540	97.390	Rate	30 Day	45 Day	60 Day
4.250	98.408	98.308	98.208	4.250	97.641	97.541	97.441	3.375	98.131	97.981	97.831	3.875	97.621	97.371	97.121
4.375	98.819	98.719	98.619	4.375	97.994	97.894	97.794	3.500	98.516	98.366	98.216	4.000	98.110	97.860	97.610
4.500	99.239	99.139	99.039	4.500	98.243	98.143	98.043	3.625	98.881	98.731	98.581	4.125	98.537	98.287	98.037
4.625	99.639	99.539	99.439	4.625	98.559	98.459	98.359	3.750	99.188	99.038	98.888	4.375	97.519	97.269	97.019
4.750	98.639	98.539	98.439	4.750	97.258	97.158	97.058	3.875	99.553	99.403	99.253	4.500	97.939	97.689	97.439
4.875	98.504	98.404	98.304	4.875	97.505	97.405	97.305	4.000	99.900	99.750	99.600	4.625	98.339	98.089	97.839
5.000	98.888	98.788	98.688	5.000	97.816	97.716	97.616	4.125	100.246	100.096	99.946	4.875	97.204	96.954	96.704
5.125	99.130	99.030	98.930	5.125	98.076	97.976	97.876	4.250	99.242	99.092	98.942	5.000	97.588	97.338	97.088
5.250	98.641	98.541	98.441	5.250	97.853	97.753	97.653	4.375	99.570	99.420	99.270	5.125	97.830	97.580	97.330
5.375	98.828	98.728	98.628	5.375	98.100	98.000	97.900	4.500	99.812	99.662	99.512	5.500	97.797	97.547	97.297
6.250	99.835	99.685	99.535	6.250	99.051	98.901	98.751	4.625	100.107	99.957	99.807	5.625	98.155	97.905	97.655

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	94.871	94.621	94.371	4.750	N/A	N/A	N/A
4.125	97.287	97.037	96.787	6.250	99.750	99.500	99.250	4.000	95.360	95.110	94.860				
4.250	96.412	96.162	95.912					4.125	95.787	95.537	95.287				
4.375	96.269	96.019	95.769					4.375	94.769	94.519	94.269				
4.500	96.489	96.239	95.989					4.500	95.189	94.939	94.689				
4.625	96.889	96.639	96.389					4.625	95.589	95.339	95.089				
5.000	96.338	96.088	95.838					4.875	94.454	94.204	93.954				
5.125	96.580	96.330	96.080					5.000	94.838	94.588	94.338				
5.250	97.074	96.824	96.574					5.125	95.080	94.830	94.580	30 yr DPA "3.5% DPA ; Lender Paid Only"			
Borrower Paid Comp Only				Lender Paid Only				5.500	95.047	94.797	94.547	Rate	30 Day	45 Day	60 Day
								5.625	95.405	95.155	94.905	6.250	N/A	N/A	N/A

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

W. Rate Sheet Dated: 3/19/2020

Release Time: 10:00 am 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
3.625	99.820	99.720	99.620	3.250	97.179	97.079	96.979	3.250	96.887	96.887	96.787	3.625	98.165	98.065	97.965	3.625	97.144	97.044	96.944
3.750	99.702	99.602	99.502	3.375	97.181	97.681	97.581	3.375	97.594	97.494	97.394	3.750	98.055	97.955	97.855	3.750	97.938	97.838	97.738
3.875	100.154	100.054	99.954	3.500	98.322	98.222	98.122	3.500	98.135	98.035	97.935	3.875	98.507	98.407	98.307	3.875	98.449	98.349	98.249
3.990	100.458	100.358	100.258	3.625	98.799	98.699	98.599	3.625	98.611	98.511	98.411	3.990	98.802	98.702	98.602	3.990	98.783	98.683	98.583
4.000	100.558	100.458	100.358	3.750	99.585	99.485	99.385	3.750	99.581	99.481	99.381	4.000	98.902	98.802	98.702	4.000	98.883	98.783	98.683
4.125	100.687	100.587	100.487	3.875	100.096	99.996	99.896	3.875	100.096	99.996	99.896	4.125	99.030	98.930	98.830	4.125	99.030	98.930	98.830
4.250	100.397	100.297	100.197	3.990	100.439	100.339	100.239	3.990	100.439	100.339	100.239	4.250	98.096	97.996	97.896	4.250	98.096	97.996	97.896
4.375	100.700	100.600	100.500	4.000	100.539	100.439	100.339	4.000	100.539	100.439	100.339	4.375	98.364	98.264	98.164	4.375	98.364	98.264	98.164
4.500	100.920	100.820	100.720	4.125	100.803	100.703	100.603	4.125	100.800	100.700	100.600	4.500	98.628	98.528	98.428	4.500	98.628	98.528	98.428
4.625	101.112	101.012	100.912	4.250	101.540	101.440	101.340	4.250	101.349	101.249	101.149	4.625	98.744	98.644	98.544	4.625	98.744	98.644	98.544
4.750	101.632	101.532	101.432	4.375	101.885	101.785	101.685	4.375	101.698	101.598	101.498	4.750	98.927	98.197	98.097	4.750	98.927	98.197	98.097
4.875	101.914	101.814	101.714	4.500	102.132	102.032	101.932	4.500	101.944	101.844	101.744	4.875	98.212	98.512	98.412	4.875	98.212	98.512	98.412
4.990	102.030	101.930	101.830	4.625	102.455	102.355	102.255	4.625	102.571	102.471	102.371	4.990	98.792	98.692	98.592	4.990	98.792	98.692	98.592
5.000	102.130	102.030	101.930	4.750	103.126	103.026	102.926	4.750	103.280	103.180	103.080	5.000	98.892	98.792	98.692	5.000	98.892	98.792	98.692
5.125	102.414	102.314	102.214	4.875	103.446	103.346	103.246	4.875	103.602	103.502	103.402	5.125	99.032	98.932	98.832	5.125	99.032	98.932	98.832
5.250	102.857	102.757	102.657	4.990	103.846	103.746	103.646	4.990	103.925	103.825	103.725	5.250	98.890	98.790	98.690	5.250	98.890	98.790	98.690
5.375	103.089	102.989	102.889	5.000	103.946	103.846	103.746	5.000	104.025	103.925	103.825	5.375	99.190	98.090	98.990	5.375	99.190	98.090	98.990
5.500	103.285	103.185	103.085	5.125	104.550	104.450	104.350	5.125	104.662	104.562	104.462	5.500	99.463	99.363	99.263	5.500	99.463	99.363	99.263
5.625	103.704	103.604	103.504	5.250	105.274	105.174	105.074	5.250	105.427	105.327	105.227	5.625	99.584	99.484	99.384	5.625	99.584	99.484	99.384
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	96.956	96.856	96.756	3.625	100.053	99.953	99.853	3.250	97.972	97.872	97.772	3.250	97.972	97.772	97.772	2.750	97.692	97.592	97.492
3.750	97.934	97.834	97.734	3.750	100.095	99.995	99.895	3.375	98.530	98.430	98.330	3.375	98.530	98.330	98.330	2.875	98.084	97.984	97.884
3.875	98.449	98.349	98.249	3.875	100.519	100.419	100.319	3.500	99.050	98.950	98.850	3.500	99.050	98.850	98.850	2.990	98.415	98.315	98.215
3.990	98.783	98.683	98.583	3.990	100.785	100.685	100.585	3.625	99.510	99.410	99.310	3.625	99.510	99.310	99.310	3.000	98.515	98.415	98.315
4.000	98.883	98.783	98.683	4.000	100.885	100.785	100.685	3.750	99.566	99.466	99.366	3.750	99.410	99.210	99.210	3.125	99.074	98.974	98.874
4.125	99.030	98.930	98.830	4.125	101.022	100.922	100.822	3.875	100.034	99.934	99.834	3.875	99.878	99.678	99.678	3.250	99.471	99.371	99.271
4.250	98.096	97.996	97.896	4.250	100.852	100.752	100.652	3.990	100.339	100.239	100.139	3.990	100.183	99.983	99.983	3.375	99.882	99.782	99.682
4.375	98.364	98.264	98.164	4.375	101.078	100.978	100.878	4.000	100.439	100.339	100.239	4.000	100.283	100.083	100.083	3.500	100.177	100.077	99.977
4.500	98.628	98.528	98.428	4.500	101.271	101.171	101.071	4.125	100.686	100.586	100.486	4.125	100.530	100.330	100.330	3.625	100.465	100.365	100.265
4.625	98.744	98.644	98.544	4.625	101.438	101.338	101.238	4.250	100.151	100.051	99.951	4.250	100.089	99.889	99.889	3.750	100.556	100.456	100.356
4.750	98.297	98.197	98.097	4.750	101.917	101.817	101.717	4.375	100.458	100.358	100.258	4.375	100.395	100.195	100.195	3.875	100.878	100.778	100.678
4.875	98.612	98.512	98.412	4.875	102.178	102.078	101.978	4.500	100.676	100.576	100.476	4.500	100.614	100.414	100.414	3.990	101.089	100.989	100.889
4.990	98.792	98.692	98.592	4.990	102.285	102.185	102.085	4.625	100.917	100.817	100.717	4.625	100.855	100.655	100.655	4.000	101.189	101.089	100.989
5.000	98.892	98.792	98.692	5.000	102.385	102.285	102.185	4.750	101.397	101.297	101.197	4.750	101.334	101.134	101.134	4.125	101.608	101.508	101.408
5.125	99.032	98.932	98.832	5.125	102.669	102.569	102.469	4.875	101.685	101.585	101.485	4.875	101.622	101.422	101.422	4.250	101.895	101.795	101.695
5.250	98.890	98.790	98.690	5.250	103.084	102.984	102.884	4.990	101.869	101.769	101.669	4.990	101.806	101.606	101.606	4.375	102.092	101.992	101.892
5.375	99.190	98.090	98.990	5.375	103.275	103.175	103.075	5.000	101.969	101.869	101.769	5.000	101.906	101.706	101.706	4.500	102.301	102.201	102.101
5.500	99.463	99.363	99.263	5.500	103.464	103.364	103.264	5.125	102.286	102.186	102.086	5.125	102.223	102.023	102.023	4.625	102.180	102.080	101.980
5.625	99.584	99.484	99.384	5.625	103.816	103.716	103.616	5.250	102.614	102.514	102.414	5.250	102.458	102.258	102.258	4.750	102.902	102.802	102.702
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	96.025	#N/A	#N/A	2.750	96.025	95.825	95.825	2.750	97.195	96.995	96.995	2.750	95.528	95.328	95.328	2.750	95.528	95.328	95.328
2.875	96.055	96.455	96.355	2.875	96.489	96.289	96.289	2.875	97.659	97.459	97.459	2.875	96.130	95.930	95.930	2.875	96.064	95.864	95.864
2.990	97.163	97.063	96.963	2.990	97.085	96.885	96.885	2.990	98.015	97.815	97.815	2.990	96.763	96.563	96.563	2.990	96.685	96.485	96.485
3.000	97.263	97.163	97.063	3.000	97.185	96.985	96.985	3.000	98.115	97.915	97.915	3.000	96.863	96.663	96.663	3.000	96.785	96.585	96.585
3.125	97.955	97.855	97.755	3.125	97.892	97.692	97.692	3.125	98.568	98.368	98.368	3.125	97.449	97.249	97.249	3.125	97.386	97.186	97.186
3.250	98.432	98.332	98.232	3.250	98.369	98.169	98.169	3.250	98.872	98.672	98.672	3.250	97.833	97.633	97.633	3.250	97.770	97.570	97.570
3.375	98.886	98.786	98.686	3.375	98.823	98.623	98.623	3.375	99.156	98.956	98.956	3.375	98.160	97.960	97.960	3.375	98.097	97.897	97.897
3.500	99.209	99.109	99.009	3.500	99.147	98.947	98.947	3.500	99.361	99.161	99.161	3.500	98.393	98.193	98.193	3.500	98.331	98.131	98.131
3.625	99.529	99.429	99.329	3.625	99.473	99.273	99.273	3.625	99.557	99.357	99.357	3.625	98.621	98.421	98.421	3.625	98.565	98.365	98.365
3.750	99.852	99.752	99.652	3.750	99.852	99.652	99.652	3.750	99.790	99.590	99.590	3.750	99.086	98.886	98.886	3.750	99.086	98.886	98.886
3.875	100.208	100.108	100.008	3.875	100.208	100.008	100.008	3.875	100.010	99.810	99.810	3.875	99.340	99.140	99.140	3.875	99.340	99.140	99.140
3.990	100.542	100.442	100.342	3.990	100.527	100.327	100.327	3.990	100.142	99.942	99.942	3.990	99.595	99.395	99.395	3.990	99.580	99.380	99.380
4.000	100.642	100.542	100.442	4.000	100.627	100.427	100.427	4.000	100.242	100.042	100.042	4.000	99.695	99.495	99.495	4.000	99.680	99.480	99.480
4.125	101.212	101.112	101.012	4.125	101.212	101.012	101.012	4.125	100.609	100.409	100.409	4.125							

Applicable for all mortgages with greater than 15 year terms									
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%	>97.00%
≥ 740	0.00%	-0.25%	-0.25%	-0.50%	-0.25%	-0.25%	-0.25%	-0.75%	-0.75%
720 – 739	0.00%	-0.25%	-0.50%	-0.75%	-0.50%	-0.50%	-0.50%	-1.00%	-1.00%
700 – 719	0.00%	-0.50%	-1.00%	-1.25%	-1.00%	-1.00%	-1.00%	-1.50%	-1.50%
680 – 699	0.00%	-0.50%	-1.25%	-1.75%	-1.50%	-1.25%	-1.25%	-1.50%	-1.50%
660 – 679	-0.25%	-1.25%	-2.50%	-3.00%	-3.00%	-2.50%	-2.50%	-2.50%	-2.50%
640 – 659	-0.75%	-1.50%	-3.00%	-3.25%	-3.50%	-3.00%	-3.00%	-3.00%	-3.00%
620 – 639	-0.75%	-1.75%	-3.25%	-3.25%	-3.50%	-3.50%	-3.50%	-3.75%	-3.75%

Cash-Out Refinance*				
FICO ↓ TV ↓	< 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 ↓ \ TVT →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
Investment property	-1.25	-1.25	-1.25	-3.75	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home	0.00	0.00	0.00	0.00	0.00	-0.250	-0.250	-0.250	-0.250
Manufactured*	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year**	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/O Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
* Not applicable MH Advantage properties (identified by SFC 859 in conjunction with SFC 235).									
** Not applicable to detached Condominium units (identified by SFC 588).									

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

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

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

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

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

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

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

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

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -.0118. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = \$10.00	UW Fee with option to buy out = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70.00 (IA & ME exempt)	FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal. <i>For use by mortgage professionals only and should not be distributed to borrowers</i>			



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

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: 10:00 am 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 Phone:

Lockdesk Hours:

Lockdesk@afwholesale.com

1-877-588-2706

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: 10:00 am ET

Prices are subject to change without notice.

Conforming FHLMC																			
30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year SC				30/25 Year SC 105-125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.625	100.289	100.189	100.089	3.375	99.128	99.028	98.922	3.375	99.128	99.028	98.922	3.750	99.233	99.133	99.033	3.750	98.983	98.883	98.783
3.750	100.138	100.038	99.938	3.500	99.673	99.573	99.473	3.500	99.673	99.573	99.473	3.875	99.645	99.545	99.445	3.875	99.395	99.295	99.195
3.875	100.550	100.450	100.350	3.625	100.039	99.939	99.839	3.625	100.039	99.939	99.839	3.990	99.937	99.837	99.737	3.990	99.562	99.462	99.362
3.990	100.842	100.742	100.642	3.750	99.888	99.788	99.688	3.750	99.888	99.788	99.688	4.000	100.037	99.937	99.837	4.000	99.662	99.562	99.462
4.000	100.942	100.842	100.742	3.875	100.300	100.200	100.100	3.875	100.300	100.200	100.100	4.125	100.054	99.954	99.854	4.125	99.679	99.579	99.479
4.125	100.959	100.859	100.759	3.990	100.467	100.367	100.267	3.990	100.467	100.367	100.267	4.250	99.006	98.906	98.806	4.250	98.631	98.531	98.431
4.250	100.985	100.885	100.785	4.000	100.567	100.467	100.367	4.000	100.567	100.467	100.367	4.375	99.294	99.194	99.094	4.375	98.919	98.819	98.719
4.375	101.273	101.173	101.073	4.125	100.584	100.484	100.384	4.125	100.584	100.484	100.384	4.500	99.622	99.522	99.422	4.500	98.997	98.897	98.797
4.500	101.601	101.501	101.401	4.250	100.610	100.510	100.410	4.250	100.610	100.510	100.410	4.625	99.688	99.588	99.488	4.625	99.063	98.963	98.863
4.625	101.667	101.567	101.467	4.375	100.898	100.798	100.698	4.375	100.898	100.798	100.698	4.750	99.547	99.447	99.347	4.750	98.922	98.822	98.722
4.750	102.139	102.039	101.939	4.500	100.976	100.876	100.776	4.500	100.976	100.876	100.776	4.875	99.905	99.805	99.705	4.875	99.280	99.180	99.080
4.875	102.497	102.397	102.297	4.625	101.042	100.942	100.842	4.625	101.042	100.942	100.842	4.990	100.046	99.946	99.846	4.990	99.046	98.946	98.846
4.990	102.638	102.538	102.438	4.750	101.514	101.414	101.314	4.750	101.514	101.414	101.314	5.000	100.146	100.046	99.946	5.000	99.146	99.046	98.946
5.000	102.738	102.638	102.538	4.875	101.872	101.772	101.672	4.875	101.872	101.772	101.672	5.125	100.320	100.220	100.120	5.125	99.320	99.220	99.120
5.125	102.912	102.812	102.712	4.990	101.638	101.538	101.438	4.990	101.638	101.538	101.438	5.250	99.790	99.690	99.590	5.250	98.790	98.690	98.590
5.250	103.211	103.111	103.011	5.000	101.738	101.638	101.538	5.000	101.738	101.638	101.538	5.375	99.843	99.743	99.643	5.375	99.843	99.743	99.643
5.375	103.414	103.314	103.214	5.125	101.912	101.812	101.712	5.125	101.912	101.812	101.712	5.500	99.879	99.779	99.679	5.500	99.879	99.779	99.679
5.500	103.600	103.500	103.400	5.250	102.211	102.111	102.011	5.250	102.211	102.111	102.011	5.625	99.986	99.886	99.786	5.625	99.986	99.886	99.786
5.625	103.857	103.757	103.657	5.375	103.414	103.314	103.214	5.375	103.414	103.314	103.214	5.750	100.739	100.639	100.539	5.750	100.739	100.639	100.539
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	98.983	98.883	98.783	3.625	100.232	100.132	100.033	3.375	99.244	99.144	99.005	3.375	99.244	99.144	99.005	2.750	97.492	97.392	97.292
3.875	99.395	99.295	99.195	3.750	100.563	100.463	100.363	3.500	100.029	99.929	99.797	3.500	100.029	99.929	99.797	2.875	97.809	97.709	97.486
3.990	99.562	99.462	99.362	3.875	100.992	100.892	100.792	3.625	100.232	100.132	100.003	3.625	100.232	100.132	100.003	2.990	98.090	97.990	97.770
4.000	99.662	99.562	99.462	3.990	101.170	101.070	100.970	3.750	100.563	100.463	100.363	3.750	100.563	100.463	100.363	3.000	98.190	98.090	97.870
4.125	99.679	99.579	99.479	4.000	101.270	101.170	101.070	3.875	100.992	100.892	100.792	3.875	100.992	100.892	100.792	3.125	99.174	99.074	98.864
4.250	98.631	98.531	98.431	4.125	101.456	101.356	101.256	3.990	101.170	101.070	100.970	3.990	101.170	101.070	100.970	3.250	99.588	99.488	99.286
4.375	98.919	98.819	98.719	4.250	101.142	101.042	100.942	4.000	101.270	101.170	101.070	4.000	101.270	101.170	101.070	3.375	99.947	99.847	99.651
4.500	98.997	98.897	98.797	4.375	101.386	101.286	101.186	4.125	101.456	101.356	101.256	4.125	101.456	101.356	101.256	3.500	100.262	100.162	99.968
4.625	99.063	98.963	98.863	4.500	101.648	101.548	101.448	4.250	101.142	101.042	100.942	4.250	101.142	101.042	100.942	3.625	100.097	99.997	99.852
4.750	98.922	98.822	98.722	4.625	101.722	101.622	101.522	4.375	101.386	101.286	101.186	4.375	101.386	101.286	101.186	3.750	100.472	100.372	100.231
4.875	99.280	99.180	99.080	4.750	101.706	101.606	101.506	4.500	101.648	101.548	101.448	4.500	101.648	101.548	101.448	3.875	100.613	100.513	100.374
4.990	99.046	98.946	98.846	4.875	102.008	101.908	101.808	4.625	101.722	101.622	101.522	4.625	101.722	101.622	101.522	3.990	100.866	100.766	100.632
5.000	99.146	99.046	98.946	4.990	102.171	102.071	101.971	4.750	101.706	101.606	101.506	4.750	101.706	101.606	101.506	4.000	100.966	100.866	100.732
5.125	99.320	99.220	99.120	5.000	102.271	102.171	102.071	4.875	102.008	101.908	101.808	4.875	102.008	101.908	101.808	4.125	101.375	101.275	101.068
5.250	98.790	98.690	98.590	5.125	102.615	102.515	102.415	4.990	102.171	102.071	101.971	4.990	102.171	102.071	101.971	4.250	101.731	101.631	101.428
5.375	99.843	99.743	99.643	5.250	102.870	102.770	102.670	5.000	102.271	102.171	102.071	5.000	102.271	102.171	102.071	4.375	102.049	101.949	101.750
5.500	99.879	99.779	99.679	5.375	103.117	103.017	102.917	5.125	102.615	102.515	102.415	5.125	102.615	102.515	102.415	4.500	102.189	102.089	101.896
5.625	99.986	99.886	99.786	5.500	103.394	103.294	103.194	5.250	102.870	102.770	102.670	5.250	102.870	102.770	102.670	4.625	101.753	101.653	101.553
5.750	100.739	100.639	100.539	5.625	103.916	103.816	103.716	5.375	103.117	103.017	102.917	5.375	103.117	103.017	102.917	4.750	102.027	101.927	101.827
15 Year 105-125				15 Year >125				15 Year SC				15 Year SC 105-125				15 Year SC >125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	99.492	99.392	99.292	2.750	99.742	99.642	99.542	2.750	97.104	97.004	96.904	2.750	99.104	99.004	98.904	2.750	99.354	99.254	99.154
2.875	97.809	97.709	97.486	2.875	97.809	97.709	97.486	2.875	97.421	97.321	97.098	2.875	97.421	97.321	97.098	2.875	97.421	97.321	97.098
2.990	98.090	97.990	97.770	2.990	98.090	97.990	97.770	2.990	97.702	97.602	97.382	2.990	97.702	97.602	97.382	2.990	97.702	97.602	97.382
3.000	98.190	98.090	97.870	3.000	98.190	98.090	97.870	3.000	97.802	97.702	97.482	3.000	97.802	97.702	97.482	3.000	97.802	97.702	97.482
3.125	99.174	99.074	98.864	3.125	99.174	99.074	98.864	3.125	98.786	98.686	98.476	3.125	98.786	98.686	98.476	3.125	98.786	98.686	98.476
3.250	99.588	99.488	99.286	3.250	99.588	99.488	99.286	3.250	99.200	99.100	98.898	3.250	99.200	99.100	98.898	3.250	99.200	99.100	98.898
3.375	99.947	99.847	99.651	3.375	99.947	99.847	99.651	3.375	99.559	99.459	99.263	3.375	99.559	99.459	99.263	3.375	99.559	99.459	99.263
3.500	100.262	100.162	99.968	3.500	100.262	100.162	99.968	3.500	99.874	99.774	99.580	3.500	99.874	99.774	99.580	3.500	99.874	99.774	99.580
3.625	100.997	99.997	99.852	3.625	100.997	99.997	99.852	3.625	99.216	99.116	98.916	3.625	99.216	99.116	98.916	3.625	99.216	99.116	98.916
3.750	100.472	100.372	100.231	3.750	100.472	100.372	100.231	3.750	99.591	99.491	99.350	3.750	99.591	99.491	99.350	3.750	99.591	99.491	99.350
3.875	100.613	100.513	100.374	3.875	100.613	100.513	100.374	3.875	99.732	99.632	99.493	3.875	99.732	99.632	99.493	3.875	99.732	99.632	99.493
3.990	100.866	100.766	100.632	3.990	100.866	100.766	100.632	3.990	99.985	99.885	99.751	3.990	99.985	99.885	99.751	3.990	99.985		



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: 10:00 am 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	100.546	100.446	100.346	3.625	100.495	100.395	100.266	2.750	98.280	98.044	97.702	3.750	99.104	99.004	98.887	2.750	97.467	97.231	96.889
3.750	100.442	100.342	100.225	3.750	101.149	101.049	100.942	2.875	98.622	98.382	98.041	3.875	99.542	99.442	99.333	2.875	97.809	97.569	97.228
3.875	100.880	100.780	100.671	3.875	101.603	101.503	101.398	2.990	98.826	98.596	98.259	3.990	99.858	99.758	99.653	2.990	98.013	97.783	97.446
3.990	101.196	101.096	100.991	3.990	101.806	101.706	101.606	3.000	98.926	98.696	98.359	4.000	99.958	99.858	99.753	3.000	98.113	97.883	97.546
4.000	101.296	101.196	101.091	4.000	101.906	101.806	101.706	3.125	99.559	99.434	99.327	4.125	99.988	99.888	99.782	3.125	98.871	98.746	98.639
4.125	101.326	101.226	101.120	4.125	102.118	102.018	101.918	3.250	99.975	99.851	99.748	4.250	99.908	99.808	99.708	3.250	99.287	99.163	99.060
4.250	101.245	101.145	101.045	4.250	101.455	101.355	101.255	3.375	100.344	100.221	100.122	4.375	99.222	99.122	99.022	3.375	99.656	99.533	99.434
4.375	101.559	101.459	101.359	4.375	101.746	101.646	101.546	3.500	100.647	100.521	100.426	4.500	99.607	99.507	99.407	3.500	99.959	99.833	99.738
4.500	101.944	101.844	101.744	4.500	102.072	101.972	101.872	3.625	100.635	100.535	100.435	4.625	99.706	99.606	99.506	3.625	99.465	99.365	99.265
4.625	102.043	101.943	101.843	4.625	102.150	102.050	101.950	3.750	101.012	100.912	100.812	4.750	99.304	99.189	99.014	3.750	99.842	99.742	99.642
4.750	102.383	102.268	102.093	4.750	101.982	101.867	101.654	3.875	101.146	101.046	100.946	4.875	99.697	99.582	99.414	3.875	99.976	99.876	99.776
4.875	102.776	102.661	102.493	4.875	102.310	102.195	101.985	3.990	101.422	101.322	101.222	4.990	99.863	99.748	99.583	3.990	100.252	100.152	100.052
4.990	102.942	102.827	102.662	4.990	102.496	102.381	102.172	4.000	101.522	101.422	101.322	5.000	99.963	99.848	99.683	4.000	100.352	100.252	100.152
5.000	103.042	102.927	102.762	5.000	102.596	102.481	102.272	4.125	101.738	101.638	101.528	5.125	100.150	100.035	99.874	4.125	100.265	100.165	100.055
5.125	103.229	103.114	102.953	5.125	102.959	102.844	102.644	4.250	102.146	102.046	101.941	5.250	99.680	99.542	99.480	4.250	100.673	100.573	100.468
5.250	103.534	103.396	103.334	5.250	103.178	103.040	102.972	4.375	102.521	102.421	102.321	5.375	99.747	99.610	99.547	4.375	101.048	100.948	100.848
5.375	103.751	103.614	103.551	5.375	N/A	N/A	N/A	4.500	102.733	102.633	102.533	5.500	99.795	99.657	99.595	4.500	101.260	101.160	101.060
5.500	103.949	103.811	103.749	5.500	N/A	N/A	N/A	4.625	102.150	102.050	101.950	5.625	99.907	99.769	99.707	4.625	99.993	99.893	99.793
5.625	104.211	104.073	104.011	5.625	N/A	N/A	N/A	4.750	102.469	102.369	102.269	5.750	100.929	100.769	100.729	4.750	100.312	100.212	100.112

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%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(4)	0.000
OTC "Construction Conversion"	-1.000
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to SC	0.125

Lock Desk Policy			
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.			
Flood Certification = \$10.00	UW Fee with option to buy out = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70.00 (IA & ME exempt)	FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			
For use by mortgage professionals only and should not be distributed to borrowers.			



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

4/20/2020

45 Day Lock Exp.:

5/4/2020

60 Day Lock Exp.:

5/18/2020

W. Rate Sheet Dated: 3/19/2020

Release Time: 10:00 am 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	0.000	0.000	-0.250	-0.500	-0.875	n/a	n/a	n/a	n/a
Refi ¹	0.000	0.000	-0.250	-0.500	-0.875	n/a	n/a	n/a	n/a
Purchase	0.375	0.375	0.250	0.250	0.250	0.250	0.500	0.500	n/a
Other									
Interest Only ²	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investor ¹	0.000	0.000	-0.250	-0.375	-0.500	n/a	n/a	n/a	n/a
> 80 LTV NO MI ¹	n/a	n/a	n/a	n/a	n/a	n/a	-0.375	-0.625	n/a

¹Full Am. ²ARMs Only
Locks that expire on a weekend or holiday will be extended to the next business day at .0125/day upon lock.

Lock Desk Policy

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

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

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

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

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