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.: **4/23/2020**
45 Day Lock Exp.: **5/8/2020**
60 Day Lock Exp.: **5/25/2020**

W. Rate Sheet Dated: **3/24/2020** **Release Time:** **11:15 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	101.151	100.901	100.589	3.250	100.906	100.656	100.343	2.375	97.446	97.196	96.946	3.125	96.750	96.600	96.450
3.375	101.282	101.032	100.720	3.375	101.011	100.761	100.448	2.500	97.571	97.321	97.071	3.250	98.333	98.183	98.033
3.500	101.405	101.155	100.842	3.500	101.095	100.845	100.533	2.625	97.689	97.439	97.189	3.375	98.418	98.268	98.118
3.625	101.511	101.261	100.949	3.625	101.189	100.939	100.627	2.750	98.540	98.383	98.227	3.500	98.380	98.230	98.080
3.750	100.910	100.660	100.285	3.750	100.512	100.262	99.887	2.875	98.657	98.500	98.344	3.625	98.188	98.038	97.888
3.875	101.012	100.762	100.387	3.875	100.607	100.357	99.982	3.000	98.771	98.615	98.458	Margin = 2.250		Index = 0.230	
4.000	101.117	100.867	100.492	4.000	100.686	100.436	100.061	3.125	98.874	98.718	98.561				
4.125	101.217	100.967	100.592	4.125	100.771	100.521	100.146	3.250	100.261	100.111	99.961				
4.250	100.910	100.660	100.488	4.250	100.491	100.241	100.069	3.375	100.361	100.211	100.061				
4.375	101.004	100.754	100.582	4.375	100.572	100.322	100.150	3.500	100.439	100.289	100.139				
4.500	101.100	100.850	100.678	4.500	100.597	100.347	100.175	3.625	100.526	100.376	100.226				
4.625	101.155	100.905	100.733	4.625	100.656	100.406	100.234	3.750	101.985	101.835	101.685				
4.750	101.396	101.146	101.046	4.750	100.976	100.726	100.626	3.875	102.074	101.924	101.774				
4.875	101.453	101.203	101.103	4.875	101.043	100.793	100.693	4.000	102.147	101.997	101.847				
5.000	101.520	101.270	101.170	5.000	101.098	100.848	100.748	4.125	102.226	102.076	101.926				
5.125	101.599	101.349	101.249	5.125	101.158	100.908	100.808	4.250	102.080	101.930	101.780				
5.250	102.389	102.289	102.189	5.250	101.978	101.878	101.778	4.375	102.155	102.005	101.855				
5.375	102.454	102.354	102.254	5.375	102.044	101.944	101.844	4.500	102.183	102.033	101.883				
6.250	103.387	103.237	103.087	6.250	102.946	102.796	102.646	4.625	102.238	102.088	101.938				

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	100.401	100.151	99.839	3.250	99.906	99.656	99.343	2.375	96.446	96.196	95.946	3.125	95.750	95.600	95.450
3.375	100.532	100.282	99.970	3.375	100.011	99.761	99.448	2.500	96.571	96.321	96.071	3.250	97.333	97.183	97.033
3.500	100.655	100.405	100.092	3.500	100.095	99.845	99.533	2.625	96.689	96.439	96.189	3.375	97.418	97.268	97.118
3.625	100.761	100.511	100.199	3.625	100.189	99.939	99.627	2.750	97.540	97.383	97.227	3.500	97.380	97.230	97.080
3.750	99.960	99.710	99.335	3.750	99.512	99.262	98.887	2.875	97.657	97.500	97.344	3.625	97.188	97.038	96.888
3.875	100.062	99.812	99.437	3.875	99.607	99.357	98.982	3.000	97.771	97.615	97.458	Margin = 2.250		Index = 0.230	
4.000	100.167	99.917	99.542	4.000	99.686	99.436	99.061	3.125	97.874	97.718	97.561	**30 Year OTC**			
4.125	100.267	100.017	99.642	4.125	99.771	99.521	99.146	3.250	99.261	99.111	98.961	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	100.160	99.910	99.738	4.250	99.491	99.241	99.069	3.375	99.361	99.211	99.061	4.000	100.742	100.492	100.117
4.375	100.254	100.004	99.832	4.375	99.572	99.322	99.150	3.500	99.439	99.289	99.139	4.125	100.842	100.592	100.217
4.500	100.350	100.100	99.928	4.500	99.597	99.347	99.175	3.625	99.526	99.376	99.226	4.375	100.629	100.379	100.129
4.625	100.405	100.155	99.983	4.625	99.656	99.406	99.234	3.750	100.985	100.835	100.685	4.500	100.725	100.475	100.225
4.750	100.646	100.396	100.296	4.750	99.976	99.726	99.626	3.875	101.074	100.924	100.774	4.625	100.780	100.530	100.280
4.875	100.703	100.453	100.353	4.875	100.043	99.793	99.693	4.000	101.147	100.997	100.847	4.875	101.078	100.828	100.578
5.000	100.770	100.520	100.420	5.000	100.098	99.848	99.748	4.125	101.226	101.076	100.926	5.000	101.145	100.895	100.645
5.125	100.849	100.599	100.499	5.125	100.158	99.908	99.808	4.250	101.080	100.930	100.780	5.125	101.224	100.974	100.724
5.250	101.639	101.539	101.439	5.250	100.978	100.878	100.778	4.375	101.155	101.005	100.855	5.500	102.147	101.897	101.647
5.375	101.704	101.604	101.504	5.375	101.044	100.944	100.844	4.500	101.183	101.033	100.883	5.625	102.226	101.976	101.726
6.250	102.637	102.487	102.337	6.250	101.946	101.796	101.646	4.625	101.238	101.088	100.938	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	-4.000	-4.000

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	98.267	98.017	97.642	6.250	103.750	103.500	103.250
4.250	98.392	98.142	97.892				
4.375	98.054	97.804	97.554				
4.500	97.950	97.700	97.450				
4.625	98.005	97.755	97.505				
5.000	98.570	98.320	98.070				
5.125	98.649	98.399	98.149				
5.250	99.049	98.799	98.549				
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	97.992	97.742	97.367
4.125	98.092	97.842	97.467
4.375	97.879	97.629	97.379
4.500	97.975	97.725	97.475
4.625	98.030	97.780	97.530
4.875	98.328	98.078	97.828
5.000	98.395	98.145	97.895
5.125	98.474	98.224	97.974
5.500	99.397	99.147	98.897
5.625	99.476	99.226	98.976
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.

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.: **4/23/2020**

45 Day Lock Exp.: **5/8/2020**

60 Day Lock Exp.: **5/25/2020**

W. Rate Sheet Dated: 3/24/2020 **Release Time: 11:15 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	99.064	98.814	98.501	3.250	99.248	98.998	98.686	2.375	94.226	93.976	93.726	3.125	96.298	96.148	95.998
3.375	99.195	98.945	98.632	3.375	99.353	99.103	98.791	2.500	94.351	94.101	93.851	3.250	97.256	97.106	96.956
3.500	99.317	99.067	98.755	3.500	99.438	99.188	98.875	2.625	94.469	94.219	93.969	3.375	97.341	97.191	97.041
3.625	99.424	99.174	98.861	3.625	99.532	99.282	98.969	2.750	97.507	97.351	97.195	3.500	97.302	97.152	97.002
3.750	99.697	99.447	99.072	3.750	99.729	99.479	99.104	2.875	97.624	97.468	97.312	3.625	97.110	96.960	96.810
3.875	99.800	99.550	99.175	3.875	99.824	99.574	99.199	3.000	97.738	97.582	97.426	Margin = 2.250		Index = 0.230	
4.000	99.905	99.655	99.280	4.000	99.904	99.654	99.279	3.125	97.841	97.685	97.529				
4.125	100.005	99.755	99.380	4.125	99.989	99.739	99.364	3.250	98.604	98.454	98.304				
4.250	99.166	98.916	98.744	4.250	99.177	98.927	98.755	3.375	98.703	98.553	98.403				
4.375	99.260	99.010	98.838	4.375	99.258	99.008	98.836	3.500	98.781	98.631	98.481				
4.500	99.356	99.106	98.934	4.500	99.283	99.033	98.861	3.625	98.869	98.719	98.569				
4.625	99.411	99.161	98.990	4.625	99.343	99.093	98.921	3.750	101.202	101.052	100.902				
4.750	98.371	98.121	98.021	4.750	98.381	98.131	98.031	3.875	101.291	101.141	100.991				
4.875	98.428	98.178	98.078	4.875	98.448	98.198	98.098	4.000	101.364	101.214	101.064				
5.000	98.495	98.245	98.145	5.000	98.503	98.253	98.153	4.125	101.443	101.293	101.143				
5.125	98.574	98.324	98.224	5.125	98.563	98.313	98.213	4.250	100.766	100.616	100.466				
5.250	99.145	99.045	98.945	5.250	99.164	99.064	98.964	4.375	100.841	100.691	100.541				
5.375	99.211	99.111	99.011	5.375	99.231	99.131	99.031	4.500	100.869	100.719	100.569				
6.250	99.737	99.587	99.437	6.250	99.726	99.576	99.426	4.625	100.925	100.775	100.625				

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	98.314	98.064	97.751	3.250	97.818	97.568	97.256	2.375	95.046	94.796	94.546	3.125	94.288	94.138	93.988
3.375	98.445	98.195	97.882	3.375	97.923	97.673	97.361	2.500	95.171	94.921	94.671	3.250	95.246	95.096	94.946
3.500	98.567	98.317	98.005	3.500	98.008	97.758	97.445	2.625	95.289	95.039	94.789	3.375	95.331	95.181	95.031
3.625	98.674	98.424	98.111	3.625	98.102	97.852	97.539	2.750	96.796	96.640	96.483	3.500	95.292	95.142	94.992
3.750	98.747	98.497	98.122	3.750	98.299	98.049	97.674	2.875	96.913	96.757	96.600	3.625	95.100	94.950	94.800
3.875	98.850	98.600	98.225	3.875	98.394	98.144	97.769	3.000	97.027	96.871	96.715	Margin = 2.250		Index = 0.230	
4.000	98.955	98.705	98.330	4.000	98.474	98.224	97.849	3.125	97.130	96.974	96.818	**30 Year OTC**			
4.125	99.055	98.805	98.430	4.125	98.559	98.309	97.934	3.250	98.361	98.211	98.061	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	98.416	98.166	97.994	4.250	97.747	97.497	97.325	3.375	98.461	98.311	98.161	4.000	99.530	99.280	98.905
4.375	98.510	98.260	98.088	4.375	97.828	97.578	97.406	3.500	98.539	98.389	98.239	4.125	99.630	99.380	99.005
4.500	98.606	98.356	98.184	4.500	97.853	97.603	97.431	3.625	98.626	98.476	98.326	4.375	98.885	98.635	98.385
4.625	98.661	98.411	98.240	4.625	97.913	97.663	97.491	3.750	99.577	99.427	99.277	4.500	98.981	98.731	98.481
4.750	97.621	97.371	97.271	4.750	96.951	96.701	96.601	3.875	99.666	99.516	99.366	4.625	99.036	98.786	98.536
4.875	97.678	97.428	97.328	4.875	97.018	96.768	96.668	4.000	99.739	99.589	99.439	4.875	98.053	97.803	97.553
5.000	97.745	97.495	97.395	5.000	97.073	96.823	96.723	4.125	99.818	99.668	99.518	5.000	98.120	97.870	97.620
5.125	97.824	97.574	97.474	5.125	97.133	96.883	96.783	4.250	99.430	99.280	99.130	5.125	98.199	97.949	97.699
5.250	98.395	98.295	98.195	5.250	97.734	97.634	97.534	4.375	99.505	99.355	99.205	5.500	98.903	98.653	98.403
5.375	98.461	98.361	98.261	5.375	97.801	97.701	97.601	4.500	99.533	99.383	99.233	5.625	98.982	98.732	98.482
6.250	98.987	98.837	98.687	6.250	98.296	98.146	97.996	4.625	99.588	99.438	99.288	6.250	98.836	98.586	98.336

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	-4.000	-4.000

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	96.705	96.455	96.080	6.250	99.750	99.500	99.250
4.250	96.299	96.049	95.799				
4.375	95.960	95.710	95.460				
4.500	95.856	95.606	95.356				
4.625	95.911	95.661	95.411				
5.000	95.195	94.945	94.695				
5.125	95.274	95.024	94.774				
5.250	95.455	95.205	94.955				
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	96.780	96.530	96.155
4.125	96.880	96.630	96.255
4.375	96.135	95.885	95.635
4.500	96.231	95.981	95.731
4.625	96.286	96.036	95.786
4.875	95.303	95.053	94.803
5.000	95.370	95.120	94.870
5.125	95.449	95.199	94.949
5.500	96.153	95.903	95.653
5.625	96.232	95.982	95.732
6.250	96.086	95.836	95.586

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

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

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AFR Loan Center

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Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	4/23/2020
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	5/8/2020
		60 Day Lock Exp.:	5/25/2020

W. Rate Sheet Dated: 3/24/2020 **Release Time:** 11:15 am ET Prices are subject to change without notice.

Conforming FNMA

30/25 Year

Rate	30 Day	45 Day	60 Day
3.625	101.691	101.591	101.491
3.750	101.579	101.479	101.379
3.875	101.897	101.797	101.697
3.990	102.106	102.006	101.906
4.000	102.206	102.106	102.006
4.125	102.311	102.211	102.111
4.250	101.876	101.776	101.676
4.375	102.138	102.038	101.938
4.500	102.344	102.244	102.144
4.625	102.430	102.330	102.230
4.750	102.121	102.021	101.921
4.875	102.358	102.258	102.158
4.990	102.433	102.333	102.233
5.000	102.533	102.433	102.333
5.125	102.780	102.680	102.580
5.250	102.868	102.768	102.668
5.375	103.068	102.968	102.868
5.500	103.283	103.183	103.083
5.625	103.777	103.677	103.577

30/25 Year 105-125

Rate	30 Day	45 Day	60 Day
3.250	99.472	99.372	99.272
3.375	99.932	99.832	99.732
3.500	100.300	100.200	100.100
3.625	100.699	100.599	100.499
3.750	101.434	101.334	101.234
3.875	101.798	101.698	101.598
3.990	102.040	101.940	101.840
4.000	102.140	102.040	101.940
4.125	102.369	102.269	102.169
4.250	102.990	102.890	102.790
4.375	103.288	103.188	103.088
4.500	103.514	103.414	103.314
4.625	103.723	103.623	103.523
4.750	103.617	103.517	103.417
4.875	103.887	103.787	103.687
4.990	104.072	103.972	103.872
5.000	104.172	104.072	103.972
5.125	104.666	104.566	104.466
5.250	105.287	105.187	105.087

30/25 Year >125

Rate	30 Day	45 Day	60 Day
3.625	100.653	100.553	100.453
3.750	101.431	101.331	101.231
3.875	101.798	101.698	101.598
3.990	102.040	101.940	101.840
4.000	102.140	102.040	101.940
4.125	102.369	102.269	102.169
4.250	102.800	102.700	102.600
4.375	103.100	103.000	102.900
4.500	103.327	103.227	103.127
4.625	103.535	103.435	103.335
4.750	103.770	103.670	103.570
4.875	104.043	103.943	103.843
4.990	104.214	104.114	104.014
5.000	104.314	104.214	104.114
5.125	104.784	104.684	104.584
5.250	105.441	105.341	105.241
5.375	97.665	97.565	97.465
5.500	97.645	97.545	97.445
5.625	N/A	N/A	N/A

30/25 Year High Balance

Rate	30 Day	45 Day	60 Day
3.625	100.274	100.174	100.074
3.750	99.963	99.863	99.763
3.875	100.280	100.180	100.080
3.990	100.484	100.384	100.284
4.000	100.584	100.484	100.384
4.125	100.709	100.609	100.509
4.250	99.419	99.319	99.219
4.375	99.640	99.540	99.440
4.500	99.884	99.784	99.684
4.625	100.004	99.904	99.804
4.750	98.567	98.467	98.367
4.875	98.833	98.733	98.633
4.990	98.972	98.872	98.772
5.000	99.072	98.972	98.872
5.125	99.193	99.093	98.993
5.250	98.683	98.583	98.483
5.375	98.942	98.842	98.742
5.500	99.182	99.082	98.982
5.625	99.290	99.190	99.090

30/25 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
3.375	98.688	98.588	98.488
3.500	99.052	98.952	98.852
3.625	99.282	99.182	99.082
3.750	99.818	99.718	99.618
3.875	100.181	100.081	99.981
3.990	100.418	100.318	100.218
4.000	100.518	100.418	100.318
4.125	100.709	100.609	100.509
4.250	99.419	99.319	99.219
4.375	99.640	99.540	99.440
4.500	99.884	99.784	99.684
4.625	100.004	99.904	99.804
4.750	98.567	98.467	98.367
4.875	98.833	98.733	98.633
4.990	98.972	98.872	98.772
5.000	99.072	98.972	98.872
5.125	99.193	99.093	98.993
5.250	98.683	98.583	98.483
5.375	98.942	98.842	98.742

30/25 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
3.500	98.864	98.764	98.664
3.625	99.236	99.136	99.036
3.750	99.815	99.715	99.615
3.875	100.181	100.081	99.981
3.990	100.418	100.318	100.218
4.000	100.518	100.418	100.318
4.125	100.709	100.609	100.509
4.250	99.419	99.319	99.219
4.375	99.640	99.540	99.440
4.500	99.884	99.784	99.684
4.625	100.004	99.904	99.804
4.750	98.567	98.467	98.367
4.875	98.833	98.733	98.633
4.990	98.972	98.872	98.772
5.000	99.072	98.972	98.872
5.125	99.193	99.093	98.993
5.250	98.683	98.583	98.483
5.375	93.539	93.439	93.339
5.500	93.544	93.444	93.344

20 Year

Rate	30 Day	45 Day	60 Day
3.625	101.645	101.545	101.445
3.750	101.735	101.635	101.535
3.875	102.061	101.961	101.861
3.990	102.257	102.157	102.057
4.000	102.357	102.257	102.157
4.125	102.474	102.374	102.274
4.250	102.124	102.024	101.924
4.375	102.315	102.215	102.115
4.500	102.508	102.408	102.308
4.625	102.590	102.490	102.390
4.750	102.279	102.179	102.079
4.875	102.498	102.398	102.298
4.990	102.566	102.466	102.366
5.000	102.666	102.566	102.466
5.125	102.913	102.813	102.713
5.250	103.063	102.963	102.863
5.375	103.228	103.128	103.028
5.500	103.393	103.293	103.193
5.625	103.855	103.755	103.655

20 Year 105-125

Rate	30 Day	45 Day	60 Day
3.250	100.163	100.063	99.963
3.375	100.586	100.486	100.386
3.500	100.932	100.832	100.732
3.625	101.257	101.157	101.057
3.750	101.330	101.230	101.130
3.875	101.690	101.590	101.490
3.990	101.918	101.818	101.718
4.000	102.018	101.918	101.818
4.125	102.237	102.137	102.037
4.250	101.578	101.478	101.378
4.375	101.845	101.745	101.645
4.500	102.058	101.958	101.858
4.625	102.263	102.163	102.063
4.750	101.851	101.751	101.651
4.875	102.094	101.994	101.894
4.990	102.238	102.138	102.038
5.000	102.338	102.238	102.138
5.125	102.609	102.509	102.409
5.250	102.592	102.492	102.392

20 Year >125

Rate	30 Day	45 Day	60 Day
3.250	100.163	99.963	99.963
3.375	100.586	100.386	100.386
3.500	100.932	100.732	100.732
3.625	101.257	101.057	101.057
3.750	101.174	100.974	100.974
3.875	101.534	101.334	101.334
3.990	101.762	101.562	101.562
4.000	101.862	101.662	101.662
4.125	102.081	101.881	101.881
4.250	101.516	101.316	101.316
4.375	101.783	101.583	101.583
4.500	101.996	101.796	101.796
4.625	102.201	102.001	102.001
4.750	101.789	101.589	101.589
4.875	102.032	101.832	101.832
4.990	102.175	101.975	101.975
5.000	102.275	102.075	102.075
5.125	102.546	102.346	102.346
5.250	102.436	102.236	102.236

15 Year

Rate	30 Day	45 Day	60 Day
2.750	99.466	99.366	99.266
2.875	99.840	99.740	99.640
2.990	100.191	100.091	99.991
3.000	100.291	100.191	100.091
3.125	100.691	100.591	100.491
3.250	100.980	100.880	100.780
3.375	101.288	101.188	101.088
3.500	101.503	101.403	101.303
3.625	101.746	101.646	101.546
3.750	101.289	101.189	101.089
3.875	101.556	101.456	101.356
3.990	101.735	101.635	101.535
4.000	101.835	101.735	101.635
4.125	102.141	102.041	101.941
4.250	102.398	102.298	102.198
4.375	102.581	102.481	102.381
4.500	102.789	102.689	102.589
4.625	102.641	102.541	102.441
4.750	102.125	102.025	101.925

15 Year 105-125

Rate	30 Day	45 Day	60 Day
2.750	97.859	97.759	97.659
2.875	98.496	98.396	98.296
2.990	98.969	98.869	98.769
3.000	99.069	98.969	98.869
3.125	99.576	99.476	99.376
3.250	99.898	99.798	99.698
3.375	100.240	100.140	100.040
3.500	100.483	100.383	100.283
3.625	100.744	100.644	100.544
3.750	100.578	100.478	100.378
3.875	100.874	100.774	100.674
3.990	101.149	101.049	100.949
4.000	101.249	101.149	101.049
4.125	101.745	101.645	101.545
4.250	102.030	101.930	101.830
4.375	102.234	102.134	102.034
4.500	102.461	102.361	102.261
4.625	102.772	102.672	102.572
4.750	102.896	102.796	102.696

15 Year >125

Rate	30 Day	45 Day	60 Day
2.750	97.787	97.587	97.587
2.875	98.404	98.204	98.204
2.990	98.894	98.694	98.694
3.000	98.994	98.794	98.794
3.125	99.513	99.313	99.313
3.250	99.836	99.636	99.636
3.375	100.178	99.978	99.978
3.500	100.420	100.220	100.220
3.625	100.682	100.482	100.482
3.750	100.578	100.378	100.378
3.875	100.874	100.674	100.674
3.990	101.137	100.937	100.937
4.000	101.237	101.037	101.037
4.125	101.745	101.545	101.545
4.250	102.030	101.830	101.830
4.375	102.234	102.034	102.034
4.500	102.461	102.261	102.261
4.625	102.834	102.634	102.634
4.750	102.958	102.758	102.758

15 Year High Balance

Rate	30 Day	45 Day	60 Day
2.750	98.879	98.679	98.679
2.875	99.299	99.099	99.099
2.990	99.576	99.376	99.376
3.000	99.676	99.476	99.476
3.125	100.035	99.835	99.835
3.250	100.222	100.022	100.022
3.375	100.433	100.233	100.233
3.500	100.577	100.377	100.377
3.625	100.739	100.539	100.539
3.750	100.233	100.033	100.033
3.875	100.415	100.215	100.215
3.990	100.504	100.304	100.304
4.000	100.604	100.404	100.404
4.125	100.830	100.630	100.630
4.250	101.005	100.805	100.805
4.375	101.125	100.925	100.925
4.500	101.265	101.065	101.065
4.625	101.375	101.175	101.175
4.750	100.430	100.230	100.230

15 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	97.272	97.072	97.072
2.875	97.955	97.755	97.755
2.990	98.354	98.154	98.154
3.000	98.454	98.254	98.254
3.125	98.920	98.720	98.720
3.250	99.140	98.940	98.940
3.375	99.385	99.185	99.185
3.500	99.557	99.357	99.357
3.625	99.737	99.537	99.537
3.750	99.522	99.322	99.322
3.875	99.733	99.533	99.533
3.990	99.918	99.718	99.718
4.000	100.018	99.818	99.818
4.125	100.434	100.234	100.234
4.250	100.637	100.437	100.437
4.375	100.778	100.578	100.578
4.500	100.937	100.737	100.737
4.625	101.375	101.175	101.175
4.750	100.430	100.230	100.230

15 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	97.200	97.000	97.000
2.875	97.863	97.663	97.663
2.990	98.279	98.079	98.079
3.000	98.379	98.179	98.179
3.125	98.857	98.657	98.657
3.250	99.078	98.878	98.878
3.375	99.323	99.123	99.123
3.500	99.494	99.294	99.294
3.625	99.675	99.475	99.475
3.750	99.522	99.322	99.322
3.875	99.733	99.533	99.533
3.990	99.906	99.706	99.706
4.000	100.006	99.806	99.806
4.125	100.434	100.234	100.234
4.250	100.637	100.437	100.437
4.375	100.778	100.578	100.578
4.500	100.937	100.737	100.737
4.625	101.375	101.175	101.175
4.750	100.430	100.230	100.230

10 Year

Rate	30 Day	45 Day	60 Day
2.750	99.389	99.189	99.189
2.875	99.751	99.551	99.551
2.990	100.101	99.901	99.901
3.000	100.201	100.001	100.001
3.125	100.584	100.384	100.384
3.250	100.901	100.701	100.701
3.375	101.206	101.006	101.006
3.500	101.420	101.220	101.220
3.625	101.662	101.462	101.462
3.750	101.238	101.038	101.038
3.875	101.503	101.303	101.303
3.990	101.683	101.483	101.483
4.000	101.783	101.583	101.583
4.125	102.059	101.859	101.859
4.250	102.228	102.028	102.028
4.375	102.355	102.155	102.155
4.500	102.546	102.346	102.346
4.625	102.552	102.352	102.352
4.750	101.988	101.788	101.788

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
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **4/23/2020**
45 Day Lock Exp.: **5/8/2020**
60 Day Lock Exp.: **5/25/2020**

W. Rate Sheet Dated: **3/24/2020** **Release Time:** **11:15 am ET** Prices are subject to change without notice.

FNMA - OTC

30 Yr. Fixed			
Rate	**30 Day**	**45 Day**	**60 Day**
2.750	94.173	94.048	93.798
2.875	95.138	95.013	94.763
3.000	96.042	95.917	95.667
3.125	96.668	96.543	96.293
3.250	97.538	97.413	97.163
3.375	97.981	97.856	97.606
3.500	98.420	98.295	98.045
3.625	98.696	98.571	98.321
3.750	98.950	98.825	98.575
3.875	99.141	99.016	98.766
3.990	99.392	99.267	99.017
4.000	99.414	99.289	99.039
4.125	99.373	99.248	98.998
4.250	99.063	98.938	98.688
4.375	99.288	99.163	98.913
4.500	99.581	99.456	99.206
4.625	99.694	99.569	99.319
4.750	100.510	100.385	100.135
4.875	100.851	100.726	100.476
4.990	101.075	100.950	100.700

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	94.783	94.658	94.408
2.875	95.586	95.461	95.211
3.000	96.230	96.105	95.855
3.125	96.874	96.749	96.499
3.250	97.186	97.061	96.811
3.375	97.679	97.554	97.304
3.500	98.420	98.295	98.045
3.625	98.625	98.500	98.250
3.750	99.115	98.990	98.740
3.875	99.396	99.271	99.021
4.000	99.622	99.497	99.247
4.125	99.821	99.696	99.446
4.250	99.563	99.438	99.188
4.375	99.794	99.669	99.419
4.500	100.068	99.943	99.693

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	95.481	95.356	95.106
2.500	96.063	95.938	95.688
2.625	96.510	96.385	96.135
2.750	96.999	96.874	96.624
2.875	97.375	97.250	97.000
3.000	97.706	97.581	97.331
3.125	98.578	98.453	98.203
3.250	98.874	98.749	98.499
3.375	99.141	99.016	98.766
3.500	99.368	99.243	98.993
3.625	98.960	98.835	98.585
3.750	99.259	99.134	98.884
3.875	99.358	99.233	98.983
4.000	99.719	99.594	99.344
4.125	100.503	100.378	100.128

30 Yr. High Balance Fixed			
Rate	**30 Day**	**45 Day**	**60 Day**
2.875	94.208	94.083	93.833
3.000	95.112	94.987	94.737
3.125	95.738	95.613	95.363
3.250	96.608	96.483	96.233
3.375	97.051	96.926	96.676
3.500	97.490	97.365	97.115
3.625	97.766	97.641	97.391
3.750	97.516	97.391	97.141
3.875	97.707	97.582	97.332
4.000	97.980	97.855	97.605
4.125	97.939	97.814	97.564
4.250	96.568	96.443	96.193
4.375	96.793	96.668	96.418

20 Yr. High Balance Fixed			
Rate	**30 Day**	**45 Day**	**60 Day**
2.875	96.275	96.150	95.900
3.000	96.776	96.651	96.401
3.125	97.106	96.981	96.731
3.250	98.005	97.880	97.630
3.375	98.343	98.218	97.968
3.500	98.593	98.468	98.218
3.625	98.819	98.694	98.444
3.750	98.438	98.313	98.063
3.875	98.170	98.045	97.795
4.000	98.253	98.128	97.878
4.125	98.566	98.441	98.191
4.250	99.350	99.225	98.975
4.375	99.319	99.194	98.944

15 Yr. High Balance Fixed			
Rate	**30 Day**	**45 Day**	**60 Day**
2.750	96.175	96.050	95.800
2.875	96.676	96.551	96.301
3.000	97.006	96.881	96.631
3.125	97.905	97.780	97.530
3.250	98.243	98.118	97.868
3.375	98.493	98.368	98.118
3.500	98.719	98.594	98.344
3.625	98.338	98.213	97.963
3.750	98.070	97.945	97.695
3.875	98.153	98.028	97.778
4.000	98.466	98.341	98.091
4.125	99.250	99.125	98.875
4.250	99.219	99.094	98.844

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

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

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.

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.:	4/23/2020
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	5/8/2020
		60 Day Lock Exp.:	5/25/2020

W. Rate Sheet Dated: 3/24/2020 **Release Time:** 11:15 am ET Prices are subject to change without notice.

Conforming FHLMC

30/25 Year

Rate	30 Day	45 Day	60 Day
3.625	101.752	101.652	101.532
3.750	101.751	101.651	101.482
3.875	102.061	101.961	101.805
3.990	102.286	102.186	102.037
4.000	102.386	102.286	102.137
4.125	102.427	102.327	102.180
4.250	102.269	102.169	101.992
4.375	102.530	102.430	102.261
4.500	102.831	102.731	102.567
4.625	102.919	102.819	102.658
4.750	102.540	102.440	102.256
4.875	102.851	102.751	102.576
4.990	102.966	102.866	102.697
5.000	103.066	102.966	102.797
5.125	103.225	103.125	102.959
5.250	103.208	103.108	103.008
5.375	103.390	103.290	103.190
5.500	102.546	102.446	102.346
5.625	103.022	102.922	102.822

30/25 Year 105-125

Rate	30 Day	45 Day	60 Day
3.375	100.832	100.732	100.567
3.500	101.241	101.141	100.997
3.625	101.502	101.402	101.282
3.750	101.501	101.401	101.232
3.875	101.811	101.711	101.555
3.990	101.911	101.811	101.662
4.000	102.011	101.911	101.762
4.125	102.052	101.952	101.805
4.250	101.894	101.794	101.617
4.375	102.155	102.055	101.886
4.500	102.206	102.106	101.942
4.625	102.294	102.194	102.033
4.750	101.915	101.815	101.631
4.875	102.226	102.126	101.951
4.990	101.966	101.866	101.697
5.000	102.066	101.966	101.797
5.125	102.225	102.125	101.959
5.250	102.208	102.108	102.008
5.375	103.390	103.290	103.190

30/25 Year >125

Rate	30 Day	45 Day	60 Day
3.375	100.832	100.732	100.567
3.500	101.241	101.141	100.997
3.625	101.502	101.402	101.282
3.750	101.501	101.401	101.232
3.875	101.811	101.711	101.555
3.990	101.911	101.811	101.662
4.000	102.011	101.911	101.762
4.125	102.052	101.952	101.805
4.250	101.894	101.794	101.617
4.375	102.155	102.055	101.886
4.500	102.206	102.106	101.942
4.625	102.294	102.194	102.033
4.750	101.915	101.815	101.631
4.875	102.226	102.126	101.951
4.990	101.966	101.866	101.697
5.000	102.066	101.966	101.797
5.125	102.225	102.125	101.959
5.250	102.208	102.108	102.008
5.375	103.390	103.290	103.190

30/25 Year SC

Rate	30 Day	45 Day	60 Day
3.750	100.652	100.552	100.383
3.875	100.962	100.862	100.706
3.990	101.187	101.087	100.938
4.000	101.287	101.187	101.038
4.125	101.328	101.228	101.081
4.250	100.296	100.196	100.019
4.375	100.557	100.457	100.288
4.500	100.858	100.758	100.594
4.625	100.946	100.846	100.685
4.750	99.871	99.771	99.587
4.875	100.182	100.082	99.907
4.990	100.297	100.197	100.028
5.000	100.397	100.297	100.128
5.125	100.556	100.456	100.290
5.250	99.663	99.563	99.463
5.375	99.695	99.595	99.495
5.500	98.701	98.601	98.501
5.625	99.027	98.927	98.827
5.750	99.513	99.413	99.313

30/25 Year SC 105-125

Rate	30 Day	45 Day	60 Day
3.750	100.402	100.302	100.133
3.875	100.712	100.612	100.456
3.990	100.812	100.712	100.563
4.000	100.912	100.812	100.663
4.125	100.953	100.853	100.706
4.250	99.921	99.821	99.644
4.375	100.182	100.082	99.913
4.500	100.233	100.133	99.969
4.625	100.321	100.221	100.060
4.750	99.246	99.146	98.962
4.875	99.557	99.457	99.282
4.990	99.297	99.197	99.028
5.000	99.397	99.297	99.128
5.125	99.556	99.456	99.290
5.250	98.663	98.563	98.463
5.375	99.695	99.595	99.495
5.500	98.701	98.601	98.501
5.625	99.027	98.927	98.827
5.750	99.513	99.413	99.313

30/25 Year SC >125

Rate	30 Day	45 Day	60 Day
3.750	100.402	100.302	100.133
3.875	100.712	100.612	100.456
3.990	100.812	100.712	100.563
4.000	100.912	100.812	100.663
4.125	100.953	100.853	100.706
4.250	99.921	99.821	99.644
4.375	100.182	100.082	99.913
4.500	100.233	100.133	99.969
4.625	100.321	100.221	100.060
4.750	99.246	99.146	98.962
4.875	99.557	99.457	99.282
4.990	99.297	99.197	99.028
5.000	99.397	99.297	99.128
5.125	99.556	99.456	99.290
5.250	98.663	98.563	98.463
5.375	99.695	99.595	99.495
5.500	98.701	98.601	98.501
5.625	99.027	98.927	98.827
5.750	99.513	99.413	99.313

20 Year

Rate	30 Day	45 Day	60 Day
3.625	101.523	101.423	101.288
3.750	101.681	101.581	101.410
3.875	102.035	101.935	101.773
3.990	102.182	102.082	101.928
4.000	102.282	102.182	102.028
4.125	102.455	102.355	102.202
4.250	102.028	101.928	101.743
4.375	102.245	102.145	101.966
4.500	102.491	102.391	102.218
4.625	102.559	102.459	102.287
4.750	102.150	102.050	101.840
4.875	102.414	102.314	102.110
4.990	102.547	102.447	102.247
5.000	102.647	102.547	102.347
5.125	102.959	102.859	102.663
5.250	102.758	102.658	102.558
5.375	102.986	102.886	102.786
5.500	102.265	102.165	102.065
5.625	103.075	102.975	102.875

20 Year 105-125

Rate	30 Day	45 Day	60 Day
3.375	100.774	100.674	100.522
3.500	101.384	101.284	101.144
3.625	101.523	101.423	101.288
3.750	101.681	101.581	101.410
3.875	102.035	101.935	101.773
3.990	102.182	102.082	101.928
4.000	102.282	102.182	102.028
4.125	102.455	102.355	102.202
4.250	102.028	101.928	101.743
4.375	102.245	102.145	101.966
4.500	102.491	102.391	102.218
4.625	102.559	102.459	102.287
4.750	102.150	102.050	101.840
4.875	102.414	102.314	102.110
4.990	102.547	102.447	102.247
5.000	102.647	102.547	102.347
5.125	102.959	102.859	102.663
5.250	102.758	102.658	102.558
5.375	102.986	102.886	102.786

20 Year >125

Rate	30 Day	45 Day	60 Day
3.375	100.774	100.674	100.522
3.500	101.384	101.284	101.144
3.625	101.523	101.423	101.288
3.750	101.681	101.581	101.410
3.875	102.035	101.935	101.773
3.990	102.182	102.082	101.928
4.000	102.282	102.182	102.028
4.125	102.455	102.355	102.202
4.250	102.028	101.928	101.743
4.375	102.245	102.145	101.966
4.500	102.491	102.391	102.218
4.625	102.559	102.459	102.287
4.750	102.150	102.050	101.840
4.875	102.414	102.314	102.110
4.990	102.547	102.447	102.247
5.000	102.647	102.547	102.347
5.125	102.959	102.859	102.663
5.250	102.758	102.658	102.558
5.375	102.986	102.886	102.786

15 Year

Rate	30 Day	45 Day	60 Day
2.750	99.772	99.672	99.403
2.875	100.020	99.920	99.658
2.990	100.151	100.051	99.799
3.000	100.251	100.151	99.899
3.125	100.810	100.710	100.610
3.250	101.123	101.023	100.923
3.375	101.425	101.325	101.225
3.500	101.689	101.589	101.489
3.625	101.225	101.125	101.014
3.750	101.554	101.454	101.347
3.875	101.678	101.578	101.472
3.990	101.905	101.805	101.705
4.000	102.005	101.905	101.805
4.125	102.152	102.052	101.952
4.250	102.475	102.375	102.275
4.375	102.754	102.654	102.554
4.500	102.890	102.790	102.690
4.625	102.236	102.136	101.919
4.750	102.471	102.371	102.160

15 Year 105-125

Rate	30 Day	45 Day	60 Day
2.750	101.772	101.672	101.403
2.875	100.020	99.920	99.658
2.990	100.151	100.051	99.799
3.000	100.251	100.151	99.899
3.125	100.810	100.710	100.610
3.250	101.123	101.023	100.923
3.375	101.425	101.325	101.225
3.500	101.689	101.589	101.489
3.625	101.225	101.125	101.014
3.750	101.554	101.454	101.347
3.875	101.678	101.578	101.472
3.990	101.905	101.805	101.705
4.000	102.005	101.905	101.805
4.125	102.152	102.052	101.952
4.250	102.475	102.375	102.275
4.375	102.629	102.529	102.429
4.500	102.765	102.665	102.565
4.625	102.111	102.011	101.794
4.750	102.346	102.246	102.035

15 Year >125

Rate	30 Day	45 Day	60 Day
2.750	102.022	101.922	101.653
2.875	100.020	99.920	99.658
2.990	100.151	100.051	99.799
3.000	100.251	100.151	99.899
3.125	100.810	100.710	100.610
3.250	101.123	101.023	100.923
3.375	101.425	101.325	101.225
3.500	101.689	101.589	101.489
3.625	101.225	101.125	101.014
3.750	101.554	101.454	101.347
3.875	101.678	101.578	101.472
3.990	101.905	101.805	101.705
4.000	102.005	101.905	101.805
4.125	102.152	102.052	101.952
4.250	102.475	102.375	102.275
4.375	102.629	102.529	102.429
4.500	102.765	102.665	102.565
4.625	102.111	102.011	101.794
4.750	102.346	102.246	102.035

15 Year SC

Rate	30 Day	45 Day	60 Day
2.750	99.384	99.284	99.015
2.875	99.632	99.532	99.270
2.990	99.763	99.663	99.411
3.000	99.863	99.763	99.511
3.125	100.422	100.322	100.222
3.250	100.735	100.635	100.535
3.375	101.037	100.937	100.837
3.500	101.301	101.201	101.101
3.625	100.324	100.224	100.113
3.750	100.653	100.553	100.446
3.875	100.777	100.677	100.571
3.990	101.004	100.904	100.804
4.000	101.104	101.004	100.904
4.125	100.962	100.862	100.762
4.250	101.285	101.185	101.085
4.375	101.564	101.464	101.364
4.500	101.700	101.600	101.500
4.625	100.379	100.279	100.062
4.750	100.614	100.514	100.303

15 Year SC 105-125

Rate	30 Day	45 Day	60 Day
2.750	101.384	101.284	101.015
2.875	99.632	99.532	99.270
2.990	99.763	99.663	99.411
3.000	99.863	99.763	99.511
3.125	100.422	100.322	100.222
3.250	100.735	100.635	100.535
3.375	101.037	100.937	100.837
3.500	101.301	101.201	101.101
3.625	100.324	100.224	100.113
3.750	100.653	100.553	100.446
3.875	100.777	100.677	100.571
3.990	101.004	100.904	100.804
4.000	101.104	101.004	100.904
4.125	100.962	100.862	100.762
4.250	101.285	101.185	101.085
4.375	101.439	101.339	101.239
4.500	101.575	101.475	101.375
4.625	100.254	100.154	99.937
4.750	100.489	100.389	100.178

15 Year SC >125

Rate	30 Day	45 Day	60 Day
2.750	101.634	101.534	101.265
2.875	99.632	99.532	99.270
2.990	99.763	99.663	99.411
3.000	99.863	99.763	99.511
3.125	100.422	100.322	100.222
3.250	100.735	100.635	100.535
3.375	101.037	100.937	100.837
3.500	101.301	101.201	101.101
3.625	100.324	100.224	100.113
3.750	100.653	100.553	100.446
3.875	100.777	100.677	100.571
3.990	101.004	100.904	100.804
4.000	101.104	101.004	100.904
4.125	100.962	100.862	100.762
4.250	101.285	101.185	101.085
4.375	101.439	101.339	101.239
4.500	101.575	101.475	101.375
4.625	100.254	100.154	99.937
4.750	100.489	100.389	100.178

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 Reflief 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
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **4/23/2020**
45 Day Lock Exp.: **5/8/2020**
60 Day Lock Exp.: **5/25/2020**

W. Rate Sheet Dated: **3/24/2020** **Release Time:** **11:15 am ET** Prices are subject to change without notice.

Home Possible

30/25 Year			
Rate	30 Day	45 Day	60 Day
3.625	101.752	101.652	101.532
3.750	101.751	101.651	101.482
3.875	102.061	101.961	101.805
3.990	102.286	102.186	102.037
4.000	102.386	102.286	102.137
4.125	102.427	102.327	102.180
4.250	102.269	102.169	101.992
4.375	102.530	102.430	102.261
4.500	102.831	102.731	102.567
4.625	102.919	102.819	102.658
4.750	102.540	102.440	102.256
4.875	102.851	102.751	102.576
4.990	102.966	102.866	102.697
5.000	103.066	102.966	102.797
5.125	103.225	103.125	102.959
5.250	103.208	103.108	103.008
5.375	103.390	103.290	103.190
5.500	102.546	102.446	102.346
5.625	103.022	102.922	102.822

20 Year			
Rate	30 Day	45 Day	60 Day
3.625	101.523	101.423	101.288
3.750	101.681	101.581	101.410
3.875	102.035	101.935	101.773
3.990	102.182	102.082	101.928
4.000	102.282	102.182	102.028
4.125	102.455	102.355	102.202
4.250	102.028	101.928	101.743
4.375	102.245	102.145	101.966
4.500	102.491	102.391	102.218
4.625	102.559	102.459	102.287
4.750	102.150	102.050	101.840
4.875	102.414	102.314	102.110
4.990	102.547	102.447	102.247
5.000	102.647	102.547	102.347
5.125	102.959	102.859	102.663
5.250	102.758	102.658	102.558
5.375	N/A	N/A	N/A
5.500	N/A	N/A	N/A
5.625	N/A	N/A	N/A

15 Year			
Rate	30 Day	45 Day	60 Day
2.750	99.772	99.672	99.403
2.875	100.020	99.920	99.658
2.990	100.151	100.051	99.799
3.000	100.251	100.151	99.899
3.125	100.810	100.710	100.610
3.250	101.123	101.023	100.923
3.375	101.425	101.325	101.225
3.500	101.689	101.589	101.489
3.625	101.225	101.125	101.014
3.750	101.554	101.454	101.347
3.875	101.678	101.578	101.472
3.990	101.905	101.805	101.705
4.000	102.005	101.905	101.805
4.125	102.152	102.052	101.952
4.250	102.475	102.375	102.275
4.375	102.754	102.654	102.554
4.500	102.890	102.790	102.690
4.625	102.236	102.136	101.919
4.750	102.471	102.371	102.160

Super Conforming - 30-20 Year			
Rate	30 Day	45 Day	60 Day
3.750	100.302	100.202	100.033
3.875	100.612	100.512	100.356
3.990	100.837	100.737	100.588
4.000	100.937	100.837	100.688
4.125	100.978	100.878	100.731
4.250	99.946	99.846	99.669
4.375	100.207	100.107	99.938
4.500	100.508	100.408	100.244
4.625	100.596	100.496	100.335
4.750	99.521	99.421	99.237
4.875	99.832	99.732	99.557
4.990	99.947	99.847	99.678
5.000	100.047	99.947	99.778
5.125	100.206	100.106	99.940
5.250	99.313	99.213	99.113
5.375	99.345	99.245	99.145
5.500	98.351	98.251	98.151
5.625	98.677	98.577	98.477
5.750	99.163	99.063	98.963

Super Conforming - 15 Year			
Rate	30 Day	45 Day	60 Day
2.750	99.084	98.984	98.715
2.875	99.332	99.232	98.970
2.990	99.463	99.363	99.111
3.000	99.563	99.463	99.211
3.125	100.122	100.022	99.922
3.250	100.435	100.335	100.235
3.375	100.737	100.637	100.537
3.500	101.001	100.901	100.801
3.625	100.024	99.924	99.813
3.750	100.353	100.253	100.146
3.875	100.477	100.377	100.271
3.990	100.704	100.604	100.504
4.000	100.804	100.704	100.604
4.125	100.662	100.562	100.462
4.250	100.985	100.885	100.785
4.375	101.264	101.164	101.064
4.500	101.400	101.300	101.200
4.625	100.079	99.979	99.762
4.750	100.314	100.214	100.003

Applicable for all mortgages with greater than 15 year terms

FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	-0.250	-1.250	-2.500	-3.000	-3.000	-2.500	-2.500	-2.500
640 - 659	-0.750	-1.500	-3.000	-3.250	-3.500	-3.000	-3.000	-3.000
620 - 639	-0.750	-1.750	-3.250	-3.250	-3.500	-3.500	-3.500	-3.750
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

Mortgages with Subordinate Financing

LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

HP LLPA Cap

FICO ↓ \ LTV →	≤80%	>80%
≥ 680	1.500	0.000
< 680	1.500	1.500
Excluded from Cap: State, Loan Size, Super Conforming "-1.500", LPMI		

Product Features

Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105%	> 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

All Loan Type Adjustments

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

Lock Desk Policy

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

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $70.00 (IA & ME exempt) FHA ID# - 1358600006

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

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.: **4/23/2020**
45 Day Lock Exp.: **5/8/2020**
60 Day Lock Exp.: **5/25/2020**

W. Rate Sheet Dated: 3/24/2020 **Release Time: 11:15 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	96.612	96.550	96.487
3.500	96.772	96.709	96.647
3.625	97.223	97.161	97.098
3.750	97.665	97.602	97.540
3.875	97.981	97.918	97.856
4.000	98.155	98.092	98.030
4.125	98.382	98.320	98.257
4.250	98.661	98.598	98.536
4.375	99.062	98.999	98.937
4.500	99.360	99.297	99.235
4.625	99.481	99.418	99.356
4.750	99.770	99.708	99.645
4.875	100.127	100.065	100.002

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	98.509	98.384	98.259
3.375	98.974	98.849	98.724
3.500	99.380	99.255	99.130
3.625	99.865	99.740	99.615
3.750	100.281	100.156	100.031
3.875	100.654	100.529	100.404
4.000	100.993	100.868	100.743
4.125	101.127	101.002	100.877
4.250	101.435	101.310	101.185
4.375	101.715	101.590	101.465
4.500	101.870	101.745	101.620

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	97.372	97.247	97.122
3.375	97.779	97.654	97.529
3.500	98.157	98.032	97.907
3.625	98.512	98.387	98.262
3.750	99.112	98.987	98.862
3.875	99.430	99.305	99.180
4.000	99.716	99.591	99.466
4.125	100.001	99.876	99.751
4.250	100.285	100.160	100.035
4.375	100.570	100.445	100.320
4.500	100.861	100.736	100.611
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)