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.: 4/27/2020
45 Day Lock Exp.: 5/11/2020
60 Day Lock Exp.: 5/25/2020

W. Rate Sheet Dated: 3/26/2020 **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	101.572	101.322	101.072	3.250	101.339	101.089	100.839	2.375	97.852	97.681	97.509	3.125	96.857	96.707	96.557
3.375	101.698	101.448	101.198	3.375	101.461	101.211	100.961	2.500	97.979	97.807	97.635	3.250	98.451	98.301	98.151
3.500	101.809	101.559	101.309	3.500	101.574	101.324	101.074	2.625	98.106	97.934	97.762	3.375	98.540	98.390	98.240
3.625	101.916	101.666	101.416	3.625	101.671	101.421	101.171	2.750	99.163	99.013	98.863	3.500	98.250	98.100	97.950
3.750	101.557	101.407	101.257	3.750	101.182	101.032	100.882	2.875	99.289	99.139	98.989	3.625	98.333	98.183	98.033
3.875	101.664	101.514	101.364	3.875	101.275	101.125	100.975	3.000	99.409	99.259	99.109	Margin = 2.250		Index = 0.230	
4.000	101.766	101.616	101.466	4.000	101.370	101.220	101.070	3.125	99.532	99.382	99.232				
4.125	101.869	101.719	101.569	4.125	101.461	101.311	101.161	3.250	101.394	101.244	101.094				
4.250	102.278	102.178	102.078	4.250	101.901	101.801	101.701	3.375	101.510	101.360	101.210				
4.375	102.375	102.275	102.175	4.375	101.985	101.885	101.785	3.500	101.616	101.466	101.316				
4.500	102.439	102.339	102.239	4.500	102.072	101.972	101.872	3.625	101.707	101.557	101.407				
4.625	102.526	102.426	102.326	4.625	102.115	102.015	101.915	3.750	102.643	102.493	102.343				
4.750	102.651	102.551	102.451	4.750	102.099	101.999	101.899	3.875	102.730	102.580	102.430				
4.875	102.544	102.444	102.344	4.875	102.142	102.042	101.942	4.000	102.819	102.669	102.519				
5.000	102.618	102.518	102.418	5.000	102.203	102.103	102.003	4.125	102.904	102.754	102.604				
5.125	102.689	102.589	102.489	5.125	102.275	102.175	102.075	4.250	103.092	102.942	102.792				
5.250	103.321	103.221	103.121	5.250	102.928	102.828	102.728	4.375	103.171	103.021	102.871				
5.375	103.389	103.289	103.189	5.375	102.987	102.887	102.787	4.500	103.251	103.101	102.951				
6.250	104.321	104.171	104.021	6.250	103.907	103.757	103.607	4.625	103.297	103.147	102.997				

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	100.822	100.572	100.322	3.250	100.339	100.089	99.839	2.375	96.852	96.681	96.509	3.125	95.857	95.707	95.557
3.375	100.948	100.698	100.448	3.375	100.461	100.211	99.961	2.500	96.979	96.807	96.635	3.250	97.451	97.301	97.151
3.500	101.059	100.809	100.559	3.500	100.574	100.324	100.074	2.625	97.106	96.934	96.762	3.375	97.540	97.390	97.240
3.625	101.166	100.916	100.666	3.625	100.671	100.421	100.171	2.750	98.163	98.013	97.863	3.500	97.250	97.100	96.950
3.750	100.607	100.457	100.307	3.750	100.182	100.032	99.882	2.875	98.289	98.139	97.989	3.625	97.333	97.183	97.033
3.875	100.714	100.564	100.414	3.875	100.275	100.125	99.975	3.000	98.409	98.259	98.109	Margin = 2.250		Index = 0.230	
4.000	100.816	100.666	100.516	4.000	100.370	100.220	100.070	3.125	98.532	98.382	98.232	**30 Year OTC**			
4.125	100.919	100.769	100.619	4.125	100.461	100.311	100.161	3.250	100.394	100.244	100.094	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	101.528	101.428	101.328	4.250	100.901	100.801	100.701	3.375	100.510	100.360	100.210	4.000	101.391	101.141	100.891
4.375	101.625	101.525	101.425	4.375	100.985	100.885	100.785	3.500	100.616	100.466	100.316	4.125	101.494	101.244	100.994
4.500	101.689	101.589	101.489	4.500	101.072	100.972	100.872	3.625	100.707	100.557	100.407	4.375	102.000	101.750	101.500
4.625	101.776	101.676	101.576	4.625	101.115	101.015	100.915	3.750	101.643	101.493	101.343	4.500	102.064	101.814	101.564
4.750	101.901	101.801	101.701	4.750	101.099	100.999	100.899	3.875	101.730	101.580	101.430	4.625	102.151	101.901	101.651
4.875	101.794	101.694	101.594	4.875	101.142	101.042	100.942	4.000	101.819	101.669	101.519	4.875	102.169	101.919	101.669
5.000	101.868	101.768	101.668	5.000	101.203	101.103	101.003	4.125	101.904	101.754	101.604	5.000	102.243	101.993	101.743
5.125	101.939	101.839	101.739	5.125	101.275	101.175	101.075	4.250	102.092	101.942	101.792	5.125	102.314	102.064	101.814
5.250	102.571	102.471	102.371	5.250	101.928	101.828	101.728	4.375	102.171	102.021	101.871	5.500	103.088	102.838	102.588
5.375	102.639	102.539	102.439	5.375	101.987	101.887	101.787	4.500	102.251	102.101	101.951	5.625	103.160	102.910	102.660
6.250	103.571	103.421	103.271	6.250	102.907	102.757	102.607	4.625	102.297	102.147	101.997	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	98.919	98.669	98.419	6.250	103.750	103.500	103.250
4.250	99.328	99.078	98.828				
4.375	99.425	99.175	98.925				
4.500	99.289	99.039	98.789				
4.625	99.376	99.126	98.876				
5.000	99.668	99.418	99.168				
5.125	99.739	99.489	99.239				
5.250	100.139	99.889	99.639				
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	98.641	98.391	98.141
4.125	98.744	98.494	98.244
4.375	99.250	99.000	98.750
4.500	99.314	99.064	98.814
4.625	99.401	99.151	98.901
4.875	99.419	99.169	98.919
5.000	99.493	99.243	98.993
5.125	99.564	99.314	99.064
5.500	100.338	100.088	99.838
5.625	100.410	100.160	99.910
6.250	100.750	100.500	100.250

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

Rate	30 Day	45 Day	60 Day
4.750	101.000	100.750	100.500

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

Rate	30 Day	45 Day	60 Day
6.250	102.750	102.500	102.250

Lock Desk Policy

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

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

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

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

AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **4/27/2020**
45 Day Lock Exp.: **5/11/2020**
60 Day Lock Exp.: **5/25/2020**

W. Rate Sheet Dated: 3/26/2020 **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	98.859	98.609	98.359	3.250	99.056	98.806	98.556	2.375	94.632	94.461	94.289	3.125	94.842	94.692	94.542
3.375	98.985	98.735	98.485	3.375	99.178	98.928	98.678	2.500	94.759	94.587	94.415	3.250	96.749	96.599	96.449
3.500	99.097	98.847	98.597	3.500	99.291	99.041	98.791	2.625	94.886	94.714	94.542	3.375	96.838	96.688	96.538
3.625	99.204	98.954	98.704	3.625	99.388	99.138	98.888	2.750	96.568	96.418	96.268	3.500	96.548	96.398	96.248
3.750	99.220	99.070	98.920	3.750	99.274	99.124	98.974	2.875	96.694	96.544	96.394	3.625	96.631	96.481	96.331
3.875	99.326	99.176	99.026	3.875	99.367	99.217	99.067	3.000	96.814	96.664	96.514	Margin = 2.250		Index = 0.230	
4.000	99.429	99.279	99.129	4.000	99.463	99.313	99.163	3.125	96.937	96.787	96.637				
4.125	99.531	99.381	99.231	4.125	99.554	99.404	99.254	3.250	99.111	98.961	98.811				
4.250	100.065	99.965	99.865	4.250	100.118	100.018	99.918	3.375	99.227	99.077	98.927				
4.375	100.163	100.063	99.963	4.375	100.203	100.103	100.003	3.500	99.334	99.184	99.034				
4.500	100.227	100.127	100.027	4.500	100.289	100.189	100.089	3.625	99.425	99.275	99.125				
4.625	100.313	100.213	100.113	4.625	100.333	100.233	100.133	3.750	100.735	100.585	100.435				
4.750	99.313	99.213	99.113	4.750	99.191	99.091	98.991	3.875	100.823	100.673	100.523				
4.875	99.207	99.107	99.007	4.875	99.234	99.134	99.034	4.000	100.912	100.762	100.612				
5.000	99.280	99.180	99.080	5.000	99.295	99.195	99.095	4.125	100.996	100.846	100.696				
5.125	99.352	99.252	99.152	5.125	99.368	99.268	99.168	4.250	101.310	101.160	101.010				
5.250	99.609	99.509	99.409	5.250	99.646	99.546	99.446	4.375	101.388	101.238	101.088				
5.375	99.677	99.577	99.477	5.375	99.705	99.605	99.505	4.500	101.469	101.319	101.169				
6.250	100.671	100.521	100.371	6.250	100.687	100.537	100.387	4.625	101.515	101.365	101.215				

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	98.109	97.859	97.609	3.250	97.626	97.376	97.126	2.375	95.452	95.281	95.109	3.125	92.832	92.682	92.532
3.375	98.235	97.985	97.735	3.375	97.748	97.498	97.248	2.500	95.579	95.407	95.235	3.250	94.739	94.589	94.439
3.500	98.347	98.097	97.847	3.500	97.861	97.611	97.361	2.625	95.706	95.534	95.362	3.375	94.828	94.678	94.528
3.625	98.454	98.204	97.954	3.625	97.958	97.708	97.458	2.750	97.419	97.269	97.119	3.500	94.538	94.388	94.238
3.750	98.270	98.120	97.970	3.750	97.844	97.694	97.544	2.875	97.545	97.395	97.245	3.625	94.621	94.471	94.321
3.875	98.376	98.226	98.076	3.875	97.937	97.787	97.637	3.000	97.665	97.515	97.365	Margin = 2.250		Index = 0.230	
4.000	98.479	98.329	98.179	4.000	98.033	97.883	97.733	3.125	97.788	97.638	97.488	**30 Year OTC**			
4.125	98.581	98.431	98.281	4.125	98.124	97.974	97.824	3.250	99.494	99.344	99.194	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	99.315	99.215	99.115	4.250	98.688	98.588	98.488	3.375	99.610	99.460	99.310	4.000	99.054	98.804	98.554
4.375	99.413	99.313	99.213	4.375	98.773	98.673	98.573	3.500	99.716	99.566	99.416	4.125	99.156	98.906	98.656
4.500	99.477	99.377	99.277	4.500	98.859	98.759	98.659	3.625	99.807	99.657	99.507	4.375	99.788	99.538	99.288
4.625	99.563	99.463	99.363	4.625	98.903	98.803	98.703	3.750	100.235	100.085	99.935	4.500	99.852	99.602	99.352
4.750	98.563	98.463	98.363	4.750	97.761	97.661	97.561	3.875	100.322	100.172	100.022	4.625	99.938	99.688	99.438
4.875	98.457	98.357	98.257	4.875	97.804	97.704	97.604	4.000	100.412	100.262	100.112	4.875	98.832	98.582	98.332
5.000	98.530	98.430	98.330	5.000	97.865	97.765	97.665	4.125	100.496	100.346	100.196	5.000	98.905	98.655	98.405
5.125	98.602	98.502	98.402	5.125	97.938	97.838	97.738	4.250	100.442	100.292	100.142	5.125	98.977	98.727	98.477
5.250	98.859	98.759	98.659	5.250	98.216	98.116	98.016	4.375	100.521	100.371	100.221	5.500	99.376	99.126	98.876
5.375	98.927	98.827	98.727	5.375	98.275	98.175	98.075	4.500	100.601	100.451	100.301	5.625	99.447	99.197	98.947
6.250	99.921	99.771	99.621	6.250	99.257	99.107	98.957	4.625	100.647	100.497	100.347	6.250	99.768	99.518	99.268

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	96.231	95.981	95.731	6.250	99.750	99.500	99.250
4.250	96.765	96.515	96.265				
4.375	96.863	96.613	96.363				
4.500	96.727	96.477	96.227				
4.625	96.813	96.563	96.313				
5.000	95.980	95.730	95.480				
5.125	96.052	95.802	95.552				
5.250	96.077	95.827	95.577				
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	96.304	96.054	95.804
4.125	96.406	96.156	95.906
4.375	97.038	96.788	96.538
4.500	97.102	96.852	96.602
4.625	97.188	96.938	96.688
4.875	96.082	95.832	95.582
5.000	96.155	95.905	95.655
5.125	96.227	95.977	95.727
5.500	96.626	96.376	96.126
5.625	96.697	96.447	96.197
6.250	97.018	96.768	96.518

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

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

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

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

Lock Desk Policy

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

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

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

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

AFR

AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
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Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 4/27/2020
45 Day Lock Exp.: 5/11/2020
60 Day Lock Exp.: 5/25/2020

W. Rate Sheet Dated: 3/26/2020 **Release Time: 10:00 am ET** Prices are subject to change without notice.

Conforming FNMA

30/25 Year

Rate	30 Day	45 Day	60 Day
3.625	101.295	101.195	101.095
3.750	101.139	101.039	100.939
3.875	101.475	101.375	101.275
3.990	101.672	101.572	101.472
4.000	101.772	101.672	101.572
4.125	101.876	101.776	101.676
4.250	101.682	101.582	101.482
4.375	101.937	101.837	101.737
4.500	102.138	102.038	101.938
4.625	102.231	102.131	102.031
4.750	102.221	102.121	102.021
4.875	102.461	102.361	102.261
4.990	102.543	102.443	102.343
5.000	102.643	102.543	102.443
5.125	102.893	102.793	102.693
5.250	103.110	103.010	102.910
5.375	103.318	103.218	103.118
5.500	103.497	103.397	103.297
5.625	103.653	103.553	103.453

30/25 Year 105-125

Rate	30 Day	45 Day	60 Day
3.250	99.133	99.033	98.933
3.375	99.595	99.495	99.395
3.500	99.954	99.854	99.754
3.625	100.318	100.218	100.118
3.750	101.058	100.958	100.858
3.875	101.435	101.335	101.235
3.990	101.663	101.563	101.463
4.000	101.763	101.663	101.563
4.125	102.185	102.085	101.985
4.250	102.828	102.728	102.628
4.375	103.115	103.015	102.915
4.500	103.337	103.237	103.137
4.625	103.549	103.449	103.349
4.750	103.717	103.617	103.517
4.875	103.988	103.888	103.788
4.990	104.274	104.174	104.074
5.000	104.374	104.274	104.174
5.125	104.897	104.797	104.697
5.250	N/A	N/A	N/A

30/25 Year >125

Rate	30 Day	45 Day	60 Day
3.125	97.965	97.865	97.765
3.250	98.942	98.842	98.742
3.375	99.408	99.308	99.208
3.500	99.766	99.666	99.566
3.625	100.274	100.174	100.074
3.750	101.055	100.955	100.855
3.875	101.435	101.335	101.235
3.990	101.663	101.563	101.463
4.000	101.763	101.663	101.563
4.125	101.986	101.886	101.786
4.250	102.638	102.538	102.438
4.375	102.928	102.828	102.728
4.500	103.150	103.050	102.950
4.625	103.362	103.262	103.162
4.750	103.871	103.771	103.671
4.875	104.144	104.044	103.944
4.990	104.362	104.262	104.162
5.000	104.462	104.362	104.262
5.125	105.015	104.915	104.815

30/25 Year High Balance

Rate	30 Day	45 Day	60 Day
3.625	99.237	99.137	99.037
3.750	98.806	98.706	98.606
3.875	99.140	99.040	98.940
3.990	99.331	99.231	99.131
4.000	99.431	99.331	99.231
4.125	99.559	99.459	99.359
4.250	98.633	98.533	98.433
4.375	98.843	98.743	98.643
4.500	99.081	98.981	98.881
4.625	99.211	99.111	99.011
4.750	98.044	97.944	97.844
4.875	98.309	98.209	98.109
4.990	98.454	98.354	98.254
5.000	98.554	98.454	98.354
5.125	98.685	98.585	98.485
5.250	98.614	98.514	98.414
5.375	98.877	98.777	98.677
5.500	99.119	99.019	98.919
5.625	99.242	99.142	99.042

30/25 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
3.125	96.367	96.267	96.167
3.250	97.240	97.140	97.040
3.375	97.696	97.596	97.496
3.500	98.051	97.951	97.851
3.625	98.260	98.160	98.060
3.750	98.725	98.625	98.525
3.875	99.100	99.000	98.900
3.990	99.322	99.222	99.122
4.000	99.422	99.322	99.222
4.125	99.559	99.459	99.359
4.250	98.633	98.533	98.433
4.375	98.843	98.743	98.643
4.500	99.081	98.981	98.881
4.625	99.211	99.111	99.011
4.750	98.044	97.944	97.844
4.875	98.309	98.209	98.109
4.990	98.454	98.354	98.254
5.000	98.554	98.454	98.354
5.125	98.685	98.585	98.485

30/25 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
3.125	96.124	96.024	95.924
3.250	97.049	96.949	96.849
3.375	97.509	97.409	97.309
3.500	97.863	97.763	97.663
3.625	98.216	98.116	98.016
3.750	98.722	98.622	98.522
3.875	99.100	99.000	98.900
3.990	99.322	99.222	99.122
4.000	99.422	99.322	99.222
4.125	99.559	99.459	99.359
4.250	98.633	98.533	98.433
4.375	98.843	98.743	98.643
4.500	99.081	98.981	98.881
4.625	99.211	99.111	99.011
4.750	98.044	97.944	97.844
4.875	98.309	98.209	98.109
4.990	98.454	98.354	98.254
5.000	98.554	98.454	98.354
5.125	98.685	98.585	98.485

20 Year

Rate	30 Day	45 Day	60 Day
3.625	101.392	101.292	101.192
3.750	101.356	101.256	101.156
3.875	101.670	101.570	101.470
3.990	101.855	101.755	101.655
4.000	101.955	101.855	101.755
4.125	102.071	101.971	101.871
4.250	102.025	101.925	101.825
4.375	102.208	102.108	102.008
4.500	102.397	102.297	102.197
4.625	102.488	102.388	102.288
4.750	102.475	102.375	102.275
4.875	102.698	102.598	102.498
4.990	102.773	102.673	102.573
5.000	102.873	102.773	102.673
5.125	103.124	103.024	102.924
5.250	103.403	103.303	103.203
5.375	103.576	103.476	103.376
5.500	103.749	103.649	103.549
5.625	103.903	103.803	103.703

20 Year 105-125

Rate	30 Day	45 Day	60 Day
3.250	100.079	99.979	99.879
3.375	100.508	100.408	100.308
3.500	100.844	100.744	100.644
3.625	101.184	101.084	100.984
3.750	101.201	101.101	101.001
3.875	101.545	101.445	101.345
3.990	101.760	101.660	101.560
4.000	101.860	101.760	101.660
4.125	102.074	101.974	101.874
4.250	101.635	101.535	101.435
4.375	101.892	101.792	101.692
4.500	102.101	102.001	101.901
4.625	102.311	102.211	102.111
4.750	102.172	102.072	101.972
4.875	102.417	102.317	102.217
4.990	102.565	102.465	102.365
5.000	102.665	102.565	102.465
5.125	102.941	102.841	102.741
5.250	103.057	102.957	102.857

20 Year >125

Rate	30 Day	45 Day	60 Day
3.250	100.079	99.879	99.879
3.375	100.508	100.308	100.308
3.500	100.844	100.644	100.644
3.625	101.184	100.984	100.984
3.750	101.044	100.844	100.844
3.875	101.389	101.189	101.189
3.990	101.604	101.404	101.404
4.000	101.704	101.504	101.504
4.125	101.918	101.718	101.718
4.250	101.573	101.373	101.373
4.375	101.830	101.630	101.630
4.500	102.039	101.839	101.839
4.625	102.248	102.048	102.048
4.750	102.110	101.910	101.910
4.875	102.355	102.155	102.155
4.990	102.502	102.302	102.302
5.000	102.602	102.402	102.402
5.125	102.878	102.678	102.678
5.250	102.901	102.701	102.701

15 Year

Rate	30 Day	45 Day	60 Day
2.750	99.955	99.855	99.755
2.875	100.345	100.245	100.145
2.990	100.712	100.612	100.512
3.000	100.812	100.712	100.612
3.125	101.211	101.111	101.011
3.250	101.517	101.417	101.317
3.375	101.813	101.713	101.613
3.500	102.026	101.926	101.826
3.625	102.261	102.161	102.061
3.750	102.045	101.945	101.845
3.875	102.306	102.206	102.106
3.990	102.471	102.371	102.271
4.000	102.571	102.471	102.371
4.125	102.796	102.696	102.596
4.250	102.826	102.726	102.626
4.375	103.016	102.916	102.816
4.500	103.232	103.132	103.032
4.625	103.094	102.994	102.894
4.750	102.517	102.417	102.317

15 Year 105-125

Rate	30 Day	45 Day	60 Day
2.750	98.405	98.305	98.205
2.875	99.073	98.973	98.873
2.990	99.561	99.461	99.361
3.000	99.661	99.561	99.461
3.125	100.158	100.058	99.958
3.250	100.495	100.395	100.295
3.375	100.823	100.723	100.623
3.500	101.057	100.957	100.857
3.625	101.313	101.213	101.113
3.750	101.333	101.233	101.133
3.875	101.618	101.518	101.418
3.990	101.814	101.714	101.614
4.000	101.914	101.814	101.714
4.125	102.185	102.085	101.985
4.250	102.456	102.356	102.256
4.375	102.665	102.565	102.465
4.500	102.904	102.804	102.704
4.625	103.153	103.053	102.953
4.750	103.286	103.186	103.086

15 Year >125

Rate	30 Day	45 Day	60 Day
2.750	98.331	98.131	98.131
2.875	98.986	98.786	98.786
2.990	99.487	99.287	99.287
3.000	99.587	99.387	99.387
3.125	100.096	99.896	99.896
3.250	100.432	100.232	100.232
3.375	100.761	100.561	100.561
3.500	100.994	100.794	100.794
3.625	101.250	101.050	101.050
3.750	101.333	101.133	101.133
3.875	101.618	101.418	101.418
3.990	101.814	101.614	101.614
4.000	101.914	101.714	101.714
4.125	102.185	101.985	101.985
4.250	102.456	102.256	102.256
4.375	102.665	102.465	102.465
4.500	102.904	102.704	102.704
4.625	103.215	103.015	103.015
4.750	103.349	103.149	103.149

15 Year High Balance

Rate	30 Day	45 Day	60 Day
2.750	99.384	99.184	99.184
2.875	99.839	99.639	99.639
2.990	100.144	99.944	99.944
3.000	100.244	100.044	100.044
3.125	100.618	100.418	100.418
3.250	100.831	100.631	100.631
3.375	101.036	100.836	100.836
3.500	101.184	100.984	100.984
3.625	101.346	101.146	101.146
3.750	100.998	100.798	100.798
3.875	101.179	100.979	100.979
3.990	101.265	101.065	101.065
4.000	101.365	101.165	101.165
4.125	101.521	101.321	101.321
4.250	101.438	101.238	101.238
4.375	101.569	101.369	101.369
4.500	101.719	101.519	101.519
4.625	101.837	101.637	101.637
4.750	100.823	100.623	100.623

15 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	97.834	97.634	97.634
2.875	98.567	98.367	98.367
2.990	98.993	98.793	98.793
3.000	99.093	98.893	98.893
3.125	99.565	99.365	99.365
3.250	99.809	99.609	99.609
3.375	100.046	99.846	99.846
3.500	100.215	100.015	100.015
3.625	100.398	100.198	100.198
3.750	100.286	100.086	100.086
3.875	100.491	100.291	100.291
3.990	100.608	100.408	100.408
4.000	100.708	100.508	100.508
4.125	100.910	100.710	100.710
4.250	101.068	100.868	100.868
4.375	101.218	101.018	101.018
4.500	101.391	101.191	101.191
4.625	101.837	101.637	101.637
4.750	100.823	100.623	100.623

15 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	97.760	97.560	97.560
2.875	98.480	98.280	98.280
2.990	98.919	98.719	98.719
3.000	99.019	98.819	98.819
3.125	99.503	99.303	99.303
3.250	99.746	99.546	99.546
3.375	99.984	99.784	99.784
3.500	100.152	99.952	99.952
3.625	100.335	100.135	100.135
3.750	100.286	100.086	100.086
3.875	100.491	100.291	100.291
3.990	100.608	100.408	100.408
4.000	100.708	100.508	100.508
4.125	100.910	100.710	100.710
4.250	101.068	100.868	100.868
4.375	101.218	101.018	101.018
4.500	101.391	101.191	101.191
4.625	101.837	101.637	101.637
4.750	100.823	100.623	100.623

10 Year

Rate	30 Day	45 Day	60 Day
2.750	100.170	99.970	99.970
2.875	100.546	100.346	100.346
2.990	100.910	100.710	100.710
3.000	101.010	100.810	100.810
3.125	101.403	101.203	101.203
3.250	101.708	101.508	101.508
3.375	102.001	101.801	101.801
3.500	102.213	102.013	102.013
3.625	102.447	102.247	102.247
3.750	102.201	102.001	102.001
3.875	102.459	102.259	102.259
3.990	102.625	102.425	102.425
4.000	102.725	102.525	102.525
4.125	102.950	102.750	102.750
4.250	102.869	102.669	102.669
4.375	103.004	102.804	102.804
4.500	103.205	103.005	103.005
4.625	103.213	103.013	103.013
4.750	102.590	102.390	102.390

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.: 4/27/2020
45 Day Lock Exp.: 5/11/2020
60 Day Lock Exp.: 5/25/2020

W. Rate Sheet Dated: 3/26/2020 **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	98.273	98.148	97.898
2.875	99.092	98.967	98.717
3.000	99.873	99.748	99.498
3.125	100.389	100.264	100.014
3.250	101.117	100.992	100.742
3.375	101.399	101.274	101.024
3.500	101.775	101.650	101.400
3.625	102.053	101.928	101.678
3.750	102.125	102.000	101.750
3.875	102.458	102.333	102.083
3.990	102.758	102.633	102.383
4.000	102.785	102.660	102.410
4.125	102.837	102.712	102.462
4.250	103.056	102.931	102.681
4.375	103.336	103.211	102.961
4.500	103.642	103.517	103.267
4.625	103.752	103.627	103.377
4.750	103.757	103.632	103.382
4.875	104.064	103.939	103.689
4.990	104.269	104.144	103.894

20 Yr. Fixed			
Rate	**30 Day**	**45 Day**	**60 Day**
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	N/A	N/A	N/A
2.500	N/A	N/A	N/A
2.625	97.794	97.669	97.419
2.750	98.748	98.623	98.373
2.875	99.449	99.324	99.074
3.000	99.994	99.869	99.619
3.125	100.548	100.423	100.173
3.250	101.120	100.995	100.745
3.375	101.452	101.327	101.077
3.500	102.071	101.946	101.696
3.625	102.251	102.126	101.876
3.750	102.402	102.277	102.027
3.875	102.756	102.631	102.381
4.000	103.010	102.885	102.635
4.125	103.190	103.065	102.815
4.250	103.170	103.045	102.795
4.375	103.394	103.269	103.019

15 Yr. Fixed			
Rate	**30 Day**	**45 Day**	**60 Day**
1.750	N/A	N/A	N/A
1.875	N/A	N/A	N/A
2.000	N/A	N/A	N/A
2.125	N/A	N/A	N/A
2.250	N/A	N/A	N/A
2.375	98.836	98.711	98.461
2.500	99.310	99.185	98.935
2.625	99.670	99.545	99.295
2.750	100.074	99.949	99.699
2.875	100.320	100.195	99.945
3.000	100.520	100.395	100.145
3.125	101.280	101.155	100.905
3.250	101.634	101.509	101.259
3.375	101.884	101.759	101.509
3.500	102.159	102.034	101.784
3.625	101.956	101.831	101.581
3.750	102.297	102.172	101.922
3.875	102.434	102.309	102.059
4.000	102.773	102.648	102.398
4.125	102.615	102.490	102.240

30 Yr. High Balance Fixed			
Rate	**30 Day**	**45 Day**	**60 Day**
2.875	97.077	96.952	96.702
3.000	97.858	97.733	97.483
3.125	98.374	98.249	97.999
3.250	99.102	98.977	98.727
3.375	99.383	99.258	99.008
3.500	99.759	99.634	99.384
3.625	100.037	99.912	99.662
3.750	99.689	99.564	99.314
3.875	100.022	99.897	99.647
4.000	100.349	100.224	99.974
4.125	100.401	100.276	100.026
4.250	99.665	99.540	99.290
4.375	99.945	99.820	99.570

20 Yr. High Balance Fixed			
Rate	**30 Day**	**45 Day**	**60 Day**
2.875	99.334	99.209	98.959
3.000	99.580	99.455	99.205
3.125	99.780	99.655	99.405
3.250	100.664	100.539	100.289
3.375	101.018	100.893	100.643
3.500	101.269	101.144	100.894
3.625	101.544	101.419	101.169
3.750	100.856	100.731	100.481
3.875	101.197	101.072	100.822
4.000	101.334	101.209	100.959
4.125	101.673	101.548	101.298
4.250	101.166	101.041	100.791
4.375	101.494	101.369	101.119

15 Yr. High Balance Fixed			
Rate	**30 Day**	**45 Day**	**60 Day**
2.750	99.234	99.109	98.859
2.875	99.480	99.355	99.105
3.000	99.680	99.555	99.305
3.125	100.564	100.439	100.189
3.250	100.918	100.793	100.543
3.375	101.169	101.044	100.794
3.500	101.444	101.319	101.069
3.625	100.756	100.631	100.381
3.750	101.097	100.972	100.722
3.875	101.234	101.109	100.859
4.000	101.573	101.448	101.198
4.125	101.066	100.941	100.691
4.250	101.394	101.269	101.019

Applicable for all mortgages with greater than 15 year terms							
FICO ↓ \ LTV →	**< 60.00%**	**60.01 – 70.00%**	**70.01 – 75.00%**	**75.01 – 80.00%**	**80.01 – 85.00%**	**85.01 – 90.00%**	**90.01 – 95.00%**
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250
720 – 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500
700 – 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000
680 – 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250

Product Features							
Product Feature ↓ \ LTV →	**< 60.00%**	**60.01 – 70.00%**	**70.01 – 75.00%**	**75.01 – 80.00%**	**80.01 – 85.00%**	**85.01 – 90.00%**	**90.01 – 95.00%**
Manufactured Home^	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
Escrow Waiver**	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	N/A

^Does not apply to MH Advantage products
** Escrow Waiver allowed between 80.01% - 89.99% LTV for CA properties only. Standard price adjustment of (0.125) will apply.

All Loan Type Adjustments	
Adjusters	**All Terms**
NY	-0.250
Conventional OTC	-1.000
Loan Size	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	-0.500
$125,001 - $175,000	-0.375
$175,001 - $275,000	0.000
$275,001 up to HB	0.125

Lock Desk Policy

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

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

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

For use by mortgage professionals only and should not be distributed to borrowers. | Tax Service Fee = $80.00 "FHA only" (IA & ME exempt)

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	4/27/2020
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	5/11/2020
		60 Day Lock Exp.:	5/25/2020

W. Rate Sheet Dated: 3/26/2020 **Release Time: 10:00 am ET** Prices are subject to change without notice.

Conforming FHLMC

30/25 Year			
Rate	30 Day	45 Day	60 Day
3.625	101.983	101.883	101.777
3.750	101.845	101.745	101.575
3.875	102.223	102.123	101.967
3.990	102.490	102.390	102.239
4.000	102.590	102.490	102.339
4.125	102.646	102.546	102.400
4.250	102.592	102.492	102.333
4.375	102.904	102.804	102.652
4.500	103.237	103.137	102.995
4.625	103.344	103.244	103.101
4.750	103.222	103.122	103.022
4.875	103.557	103.457	103.357
4.990	103.694	103.594	103.494
5.000	103.794	103.694	103.594
5.125	103.999	103.899	103.799
5.250	104.043	103.943	103.688
5.375	104.249	104.149	103.899
5.500	104.499	104.399	104.151
5.625	104.756	104.656	104.412

30/25 Year 105-125			
Rate	30 Day	45 Day	60 Day
3.375	100.926	100.826	100.678
3.500	101.412	101.312	101.182
3.625	101.733	101.633	101.527
3.750	101.595	101.495	101.325
3.875	101.973	101.873	101.717
3.990	102.115	102.015	101.864
4.000	102.215	102.115	101.964
4.125	102.271	102.171	102.025
4.250	102.217	102.117	101.958
4.375	102.529	102.429	102.277
4.500	102.612	102.512	102.370
4.625	102.719	102.619	102.476
4.750	102.597	102.497	102.397
4.875	102.932	102.832	102.732
4.990	102.694	102.594	102.494
5.000	102.794	102.694	102.594
5.125	102.999	102.899	102.799
5.250	103.043	102.943	102.688
5.375	104.249	104.149	103.899

30/25 Year >125			
Rate	30 Day	45 Day	60 Day
3.375	100.926	100.826	100.678
3.500	101.412	101.312	101.182
3.625	101.733	101.633	101.527
3.750	101.595	101.495	101.325
3.875	101.973	101.873	101.717
3.990	102.115	102.015	101.864
4.000	102.215	102.115	101.964
4.125	102.271	102.171	102.025
4.250	102.217	102.117	101.958
4.375	102.529	102.429	102.277
4.500	102.612	102.512	102.370
4.625	102.719	102.619	102.476
4.750	102.597	102.497	102.397
4.875	102.932	102.832	102.732
4.990	102.694	102.594	102.494
5.000	102.794	102.694	102.594
5.125	102.999	102.899	102.799
5.250	103.043	102.943	102.688
5.375	104.249	104.149	103.899

30/25 Year SC			
Rate	30 Day	45 Day	60 Day
3.750	100.746	100.646	100.476
3.875	101.124	101.024	100.868
3.990	101.391	101.291	101.140
4.000	101.491	101.391	101.240
4.125	101.547	101.447	101.301
4.250	100.619	100.519	100.360
4.375	100.931	100.831	100.679
4.500	101.264	101.164	101.022
4.625	101.371	101.271	101.128
4.750	100.553	100.453	100.353
4.875	100.888	100.788	100.688
4.990	101.025	100.925	100.825
5.000	101.125	101.025	100.925
5.125	101.330	101.230	101.130
5.250	100.498	100.398	100.143
5.375	100.554	100.454	100.204
5.500	100.654	100.554	100.306
5.625	100.761	100.661	100.417
5.750	99.617	99.517	99.417

30/25 Year SC 105-125			
Rate	30 Day	45 Day	60 Day
3.750	100.496	100.396	100.226
3.875	100.874	100.774	100.618
3.990	101.016	100.916	100.765
4.000	101.116	101.016	100.865
4.125	101.172	101.072	100.926
4.250	100.244	100.144	99.985
4.375	100.556	100.456	100.304
4.500	100.639	100.539	100.397
4.625	100.746	100.646	100.503
4.750	99.928	99.828	99.728
4.875	100.263	100.163	100.063
4.990	100.025	99.925	99.825
5.000	100.125	100.025	99.925
5.125	100.330	100.230	100.130
5.250	99.498	99.398	99.143
5.375	100.554	100.454	100.204
5.500	100.654	100.554	100.306
5.625	100.761	100.661	100.417
5.750	99.617	99.517	99.417

30/25 Year SC >125			
Rate	30 Day	45 Day	60 Day
3.750	100.496	100.396	100.226
3.875	100.874	100.774	100.618
3.990	101.016	100.916	100.765
4.000	101.116	101.016	100.865
4.125	101.172	101.072	100.926
4.250	100.244	100.144	99.985
4.375	100.556	100.456	100.304
4.500	100.639	100.539	100.397
4.625	100.746	100.646	100.503
4.750	99.928	99.828	99.728
4.875	100.263	100.163	100.063
4.990	100.025	99.925	99.825
5.000	100.125	100.025	99.925
5.125	100.330	100.230	100.130
5.250	99.498	99.398	99.143
5.375	100.554	100.454	100.204
5.500	100.654	100.554	100.306
5.625	100.761	100.661	100.417
5.750	99.617	99.517	99.417

20 Year			
Rate	30 Day	45 Day	60 Day
3.625	101.803	101.703	101.566
3.750	101.846	101.746	101.559
3.875	102.243	102.143	101.964
3.990	102.423	102.323	102.155
4.000	102.523	102.423	102.255
4.125	102.721	102.621	102.455
4.250	102.249	102.149	101.968
4.375	102.497	102.397	102.223
4.500	102.774	102.674	102.506
4.625	102.858	102.758	102.590
4.750	102.771	102.671	102.571
4.875	103.062	102.962	102.862
4.990	103.217	103.117	103.017
5.000	103.317	103.217	103.117
5.125	103.650	103.550	103.450
5.250	103.643	103.543	103.266
5.375	103.891	103.791	103.517
5.500	104.166	104.066	103.794
5.625	104.678	104.578	104.311

20 Year 105-125			
Rate	30 Day	45 Day	60 Day
3.375	100.909	100.809	100.653
3.500	101.608	101.508	101.365
3.625	101.803	101.703	101.566
3.750	101.846	101.746	101.559
3.875	102.243	102.143	101.964
3.990	102.423	102.323	102.155
4.000	102.523	102.423	102.255
4.125	102.721	102.621	102.455
4.250	102.249	102.149	101.968
4.375	102.497	102.397	102.223
4.500	102.774	102.674	102.506
4.625	102.858	102.758	102.590
4.750	102.771	102.671	102.571
4.875	103.062	102.962	102.862
4.990	103.217	103.117	103.017
5.000	103.317	103.217	103.117
5.125	103.650	103.550	103.450
5.250	103.643	103.543	103.266
5.375	103.891	103.791	103.517

20 Year >125			
Rate	30 Day	45 Day	60 Day
3.375	100.909	100.809	100.653
3.500	101.608	101.508	101.365
3.625	101.803	101.703	101.566
3.750	101.846	101.746	101.559
3.875	102.243	102.143	101.964
3.990	102.423	102.323	102.155
4.000	102.523	102.423	102.255
4.125	102.721	102.621	102.455
4.250	102.249	102.149	101.968
4.375	102.497	102.397	102.223
4.500	102.774	102.674	102.506
4.625	102.858	102.758	102.590
4.750	102.771	102.671	102.571
4.875	103.062	102.962	102.862
4.990	103.217	103.117	103.017
5.000	103.317	103.217	103.117
5.125	103.650	103.550	103.450
5.250	103.643	103.543	103.266
5.375	103.891	103.791	103.517

15 Year			
Rate	30 Day	45 Day	60 Day
2.750	100.193	100.093	99.937
2.875	100.491	100.391	100.243
2.990	100.674	100.574	100.429
3.000	100.774	100.674	100.529
3.125	101.371	101.271	101.171
3.250	101.751	101.651	101.551
3.375	102.088	101.988	101.888
3.500	102.379	102.279	102.179
3.625	101.945	101.845	101.745
3.750	102.306	102.206	102.106
3.875	102.451	102.351	102.251
3.990	102.716	102.616	102.516
4.000	102.816	102.716	102.616
4.125	102.623	102.523	102.423
4.250	102.981	102.881	102.781
4.375	103.299	103.199	103.099
4.500	103.460	103.360	103.260
4.625	102.939	102.839	102.739
4.750	103.202	103.102	103.002

15 Year 105-125			
Rate	30 Day	45 Day	60 Day
2.750	102.193	102.093	101.937
2.875	100.491	100.391	100.243
2.990	100.674	100.574	100.429
3.000	100.774	100.674	100.529
3.125	101.371	101.271	101.171
3.250	101.751	101.651	101.551
3.375	102.088	101.988	101.888
3.500	102.379	102.279	102.179
3.625	101.945	101.845	101.745
3.750	102.306	102.206	102.106
3.875	102.451	102.351	102.251
3.990	102.716	102.616	102.516
4.000	102.816	102.716	102.616
4.125	102.623	102.523	102.423
4.250	102.981	102.881	102.781
4.375	103.174	103.074	102.974
4.500	103.335	103.235	103.135
4.625	102.814	102.714	102.614
4.750	103.077	102.977	102.877

15 Year >125			
Rate	30 Day	45 Day	60 Day
2.750	102.443	102.343	102.187
2.875	100.491	100.391	100.243
2.990	100.674	100.574	100.429
3.000	100.774	100.674	100.529
3.125	101.371	101.271	101.171
3.250	101.751	101.651	101.551
3.375	102.088	101.988	101.888
3.500	102.379	102.279	102.179
3.625	101.945	101.845	101.745
3.750	102.306	102.206	102.106
3.875	102.451	102.351	102.251
3.990	102.716	102.616	102.516
4.000	102.816	102.716	102.616
4.125	102.623	102.523	102.423
4.250	102.981	102.881	102.781
4.375	103.174	103.074	102.974
4.500	103.335	103.235	103.135
4.625	102.814	102.714	102.614
4.750	103.077	102.977	102.877

15 Year SC			
Rate	30 Day	45 Day	60 Day
2.750	99.805	99.705	99.549
2.875	100.103	100.003	99.855
2.990	100.286	100.186	100.041
3.000	100.386	100.286	100.141
3.125	100.983	100.883	100.783
3.250	101.363	101.263	101.163
3.375	101.700	101.600	101.500
3.500	101.991	101.891	101.791
3.625	101.044	100.944	100.844
3.750	101.405	101.305	101.205
3.875	101.550	101.450	101.350
3.990	101.815	101.715	101.615
4.000	101.915	101.815	101.715
4.125	101.433	101.333	101.233
4.250	101.791	101.691	101.591
4.375	102.109	102.009	101.909
4.500	102.270	102.170	102.070
4.625	101.082	100.982	100.882
4.750	101.345	101.245	101.145

15 Year SC 105-125			
Rate	30 Day	45 Day	60 Day
2.750	101.805	101.705	101.549
2.875	100.103	100.003	99.855
2.990	100.286	100.186	100.041
3.000	100.386	100.286	100.141
3.125	100.983	100.883	100.783
3.250	101.363	101.263	101.163
3.375	101.700	101.600	101.500
3.500	101.991	101.891	101.791
3.625	101.044	100.944	100.844
3.750	101.405	101.305	101.205
3.875	101.550	101.450	101.350
3.990	101.815	101.715	101.615
4.000	101.915	101.815	101.715
4.125	101.433	101.333	101.233
4.250	101.791	101.691	101.591
4.375	101.984	101.884	101.784
4.500	102.145	102.045	101.945
4.625	100.957	100.857	100.757
4.750	101.220	101.120	101.020

15 Year SC >125			
Rate	30 Day	45 Day	60 Day
2.750	102.055	101.955	101.799
2.875	100.103	100.003	99.855
2.990	100.286	100.186	100.041
3.000	100.386	100.286	100.141
3.125	100.983	100.883	100.783
3.250	101.363	101.263	101.163
3.375	101.700	101.600	101.500
3.500	101.991	101.891	101.791
3.625	101.044	100.944	100.844
3.750	101.405	101.305	101.205
3.875	101.550	101.450	101.350
3.990	101.815	101.715	101.615
4.000	101.915	101.815	101.715
4.125	101.433	101.333	101.233
4.250	101.791	101.691	101.591
4.375	101.984	101.884	101.784
4.500	102.145	102.045	101.945
4.625	100.957	100.857	100.757
4.750	101.220	101.120	101.020

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		30 Day Lock Exp.:	4/27/2020
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	5/11/2020
			60 Day Lock Exp.:	5/25/2020

W. Rate Sheet Dated: 3/26/2020 **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	102.650	102.550	102.450	3.625	102.448	102.348	102.237	2.750	100.319	100.219	99.962	3.750	101.287	101.187	101.039	2.750	99.631	99.531	99.274
3.750	102.736	102.636	102.488	3.750	102.615	102.515	102.344	2.875	100.578	100.478	100.232	3.875	101.603	101.503	101.370	2.875	99.890	99.790	99.544
3.875	103.052	102.952	102.819	3.875	102.953	102.853	102.693	2.990	100.724	100.624	100.385	3.990	101.813	101.713	101.588	2.990	100.036	99.936	99.697
3.990	103.262	103.162	103.037	3.990	103.091	102.991	102.836	3.000	100.824	100.724	100.485	4.000	101.913	101.813	101.688	3.000	100.136	100.036	99.797
4.000	103.362	103.262	103.137	4.000	103.191	103.091	102.936	3.125	101.597	101.497	101.359	4.125	101.949	101.849	101.725	3.125	100.909	100.809	100.671
4.125	103.398	103.298	103.174	4.125	103.355	103.255	103.106	3.250	101.932	101.832	101.708	4.250	101.322	101.222	101.000	3.250	101.244	101.144	101.020
4.250	103.645	103.545	103.323	4.250	103.356	103.256	103.010	3.375	102.226	102.126	102.009	4.375	101.584	101.484	101.273	3.375	101.538	101.438	101.321
4.375	103.907	103.807	103.596	4.375	103.564	103.464	103.224	3.500	102.482	102.382	102.269	4.500	101.870	101.770	101.567	3.500	101.794	101.694	101.581
4.500	104.193	104.093	103.890	4.500	103.800	103.700	103.467	3.625	102.275	102.175	102.034	4.625	101.960	101.860	101.656	3.625	101.074	100.974	100.833
4.625	104.283	104.183	103.979	4.625	103.868	103.768	103.537	3.750	102.597	102.497	102.359	4.750	101.189	101.089	100.891	3.750	101.396	101.296	101.158
4.750	104.208	104.108	103.910	4.750	103.810	103.710	103.487	3.875	102.715	102.615	102.480	4.875	101.479	101.379	101.192	3.875	101.514	101.414	101.279
4.875	104.498	104.398	104.211	4.875	104.067	103.967	103.749	3.990	102.936	102.836	102.707	4.990	101.584	101.484	101.303	3.990	101.735	101.635	101.506
4.990	104.603	104.503	104.322	4.990	104.193	104.093	103.882	4.000	103.036	102.936	102.807	5.000	101.684	101.584	101.403	4.000	101.835	101.735	101.606
5.000	104.703	104.603	104.422	5.000	104.293	104.193	103.982	4.125	102.860	102.760	102.550	5.125	101.864	101.764	101.586	4.125	101.370	101.270	101.060
5.125	104.883	104.783	104.605	5.125	104.599	104.499	104.294	4.250	103.171	103.071	102.867	5.250	100.854	100.754	100.036	4.250	101.681	101.581	101.377
5.250	104.749	104.649	103.931	5.250	104.326	104.226	103.486	4.375	103.438	103.338	103.141	5.375	100.883	100.783	100.070	4.375	101.948	101.848	101.651
5.375	104.928	104.828	104.115	5.375	N/A	N/A	N/A	4.500	103.563	103.463	103.274	5.500	100.958	100.858	100.152	4.500	102.073	101.973	101.784
5.500	105.153	105.053	104.347	5.500	N/A	N/A	N/A	4.625	103.397	103.297	103.197	5.625	101.050	100.950	100.243	4.625	101.240	101.140	101.040
5.625	105.395	105.295	104.588	5.625	N/A	N/A	N/A	4.750	103.621	103.521	103.421	5.750	100.200	100.095	100.000	4.750	101.464	101.364	101.264

Applicable for all mortgages with greater than 15 year terms

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

Mortgages with Subordinate Financing

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

HP LLPA Cap

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

Product Features

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

All Loan Type Adjustments

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

Lock Desk Policy

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

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

AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **4/27/2020**
45 Day Lock Exp.: **5/11/2020**
60 Day Lock Exp.: **5/25/2020**

W. Rate Sheet Dated: **3/26/2020** **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	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 Refi¹	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 Only²	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investor¹	0.000	0.000	-0.250	-0.375	-0.500	n/a	n/a	n/a	n/a
> 80 LTV NO MI¹	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

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

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

For use by mortgage professionals only and should not be distributed to borrowers. | Tax Service Fee = $80.00 "FHA only" (IA & ME exempt)