

W. Rate Sheet Dated: 4/1/2020

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		
2.750	98.722	98.472	98.237	2.750	99.301	99.051	98.817	2.375	97.652	97.502	97.352	3.125	95.873	95.723	95.573		
2.875	98.727	98.477	98.243	2.875	99.307	99.057	98.822	2.500	97.601	97.451	97.301	3.250	97.359	97.209	97.059		
3.000	98.733	98.483	98.249	3.000	99.312	99.062	98.827	2.625	98.601	98.451	98.301	3.375	97.363	97.213	97.063		
3.125	98.738	98.488	98.254	3.125	99.317	99.067	98.833	2.750	98.335	98.185	98.035	3.500	97.366	97.216	97.066		
3.250	101.103	100.953	100.734	3.250	100.832	100.682	100.464	2.875	98.340	98.190	98.040	3.625	97.370	97.220	97.070		
3.375	101.108	100.958	100.739	3.375	100.837	100.687	100.469	3.000	98.345	98.195	98.045	Margin = 2.250		Index = 0.170			
3.500	101.113	100.963	100.745	3.500	100.842	100.692	100.473	3.125	98.350	98.200	98.050						
3.625	101.118	100.968	100.749	3.625	100.847	100.697	100.478	3.250	100.741	100.591	100.441						
3.750	101.924	101.774	101.624	3.750	101.504	101.354	101.204	3.375	100.746	100.596	100.446						
3.875	101.929	101.779	101.629	3.875	101.508	101.358	101.208	3.500	100.750	100.600	100.450						
4.000	101.932	101.782	101.632	4.000	101.512	101.362	101.212	3.625	100.755	100.605	100.455						
4.125	101.937	101.787	101.637	4.125	101.515	101.365	101.215	3.750	101.561	101.411	101.261						
4.250	102.798	102.698	102.573	4.250	102.378	102.278	102.153	3.875	101.565	101.415	101.265						
4.375	102.803	102.703	102.578	4.375	102.382	102.282	102.157	4.000	101.569	101.419	101.269						
4.500	102.806	102.706	102.581	4.500	102.385	102.285	102.160	4.125	101.571	101.421	101.271						
4.625	102.810	102.710	102.585	4.625	102.388	102.288	102.163	4.250	101.677	101.527	101.377						
4.750	102.935	102.835	102.735	4.750	102.018	101.918	101.818	4.375	101.681	101.531	101.381						
4.875	102.435	102.335	102.235	4.875	102.013	101.913	101.813	4.500	101.684	101.534	101.384						
6.250	103.348	103.198	103.048	6.250	102.924	102.774	102.624	4.625	101.687	101.537	101.387						

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	98.722	98.472	98.237	2.750	99.051	98.801	98.567	2.375	96.652	96.502	96.352	3.125	94.873	94.723	94.573
2.875	98.727	98.477	98.243	2.875	99.057	98.807	98.572	2.500	96.601	96.451	96.301	3.250	96.359	96.209	96.059
3.000	98.733	98.483	98.249	3.000	99.062	98.812	98.577	2.625	97.601	97.451	97.301	3.375	96.363	96.213	96.063
3.125	98.738	98.488	98.254	3.125	99.067	98.817	98.583	2.750	97.335	97.185	97.035	3.500	96.366	96.216	96.066
3.250	100.853	100.703	100.484	3.250	100.332	100.182	99.964	2.875	97.340	97.190	97.040	3.625	96.370	96.220	96.070
3.375	100.858	100.708	100.489	3.375	100.337	100.187	99.969	3.000	97.345	97.195	97.045	Margin = 2.250		Index = 0.170	
3.500	100.863	100.713	100.495	3.500	100.342	100.192	99.973	3.125	97.350	97.200	97.050	30 Year OTC			
3.625	100.868	100.718	100.499	3.625	100.347	100.197	99.978	3.250	99.741	99.591	99.441	Rate	30 Day	45 Day	60 Day
3.750	100.974	100.824	100.674	3.750	100.504	100.354	100.204	3.375	99.746	99.596	99.446	4.000	101.557	101.307	101.057
3.875	100.979	100.829	100.679	3.875	100.508	100.358	100.208	3.500	99.750	99.600	99.450	4.125	101.562	101.312	101.062
4.000	100.982	100.832	100.682	4.000	100.512	100.362	100.212	3.625	99.755	99.605	99.455	4.375	102.428	102.178	101.928
4.125	100.987	100.837	100.687	4.125	100.515	100.365	100.215	3.750	100.561	100.411	100.261	4.500	102.431	102.181	101.931
4.250	102.048	101.948	101.823	4.250	101.378	101.278	101.153	3.875	100.565	100.415	100.265	4.625	102.435	102.185	101.935
4.375	102.053	101.953	101.828	4.375	101.382	101.282	101.157	4.000	100.569	100.419	100.269	4.875	102.060	101.810	101.560
4.500	102.056	101.956	101.831	4.500	101.385	101.285	101.160	4.125	100.571	100.421	100.271	5.000	102.074	101.824	101.574
4.625	102.060	101.960	101.835	4.625	101.388	101.288	101.163	4.250	100.677	100.527	100.377	5.125	102.076	101.826	101.576
4.750	102.185	102.085	101.985	4.750	101.018	100.918	100.818	4.375	100.681	100.531	100.381	5.500	102.185	101.935	101.685
4.875	101.685	101.585	101.485	4.875	101.013	100.913	100.813	4.500	100.684	100.534	100.384	5.625	102.187	101.937	101.687
6.250	102.598	102.448	102.298	6.250	101.924	101.774	101.624	4.625	100.687	100.537	100.387	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	0.000	0.000	\$50,000 - \$85,000	-0.500	-0.500
FICO 660 - 679	0.000	0.000	\$85,001 - \$125,000	0.000	0.000
FICO 640 - 659	-0.750	-0.750	\$125,001 - \$175,000	0.000	0.000
FICO 620 - 639	-1.000	-1.000	\$175,001 - \$275,000	0.000	0.000
FICO 600 - 619	N/A	N/A	\$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	N/A	N/A
USDA Streamline-Assist Refinance Option				-0.250	-0.250
VA C/O Refi with an LTV >90.000		Max Note Rate = 4.750		N/A	N/A

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

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

DPA Advantage Program "only Advantage Adjustments added ; FHA only"								30 yr DPA OTC "FHA Only ; Borrower Paid Only"				30 yr DPA "3.5% DPA ; Borrower Paid Only"			
								Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
30/25 Year				30/25 Year Lender Paid				4.000	98.807	98.557	98.307	4.750	101.000	100.750	100.500
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.125	98.812	98.562	98.312				
4.125	98.987	98.737	98.487	6.250	103.750	103.500	103.250	4.375	99.678	99.428	99.178				
4.250	99.848	99.598	99.348					4.500	99.681	99.431	99.181				
4.375	99.853	99.603	99.353					4.625	99.685	99.435	99.185				
4.500	99.656	99.406	99.156					4.875	99.310	99.060	98.810				
4.625	99.660	99.410	99.160					5.000	99.324	99.074	98.824				
5.000	99.499	99.249	98.999					5.125	99.326	99.076	98.826				
5.125	99.501	99.251	99.001					5.500	99.435	99.185	98.685				
5.250	99.901	99.651	99.151					5.625	99.437	99.187	98.687	30 yr DPA "3.5% DPA ; Lender Paid Only"			
Borrower Paid Comp Only				Lender Paid Only				6.250	100.750	100.500	100.250	Rate	30 Day	45 Day	60 Day
								6.250	102.750	100.500	102.250	6.250	102.750	102.500	102.250

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/1/2020

45 Day Lock Exp.:

5/18/2020

60 Day Lock Exp.:

6/1/2020

W. Rate Sheet Dated: 4/1/2020

Release Time: 10:00 am ET

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STANDARD GOVERNMENT HIGH BALANCE PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	92.072	91.822	91.587	2.750	93.081	92.831	92.597	2.375	94.432	94.282	94.132	3.125	90.233	90.083	89.933
2.875	92.077	91.827	91.593	2.875	93.087	92.837	92.602	2.500	94.381	94.231	94.081	3.250	91.406	91.256	91.106
3.000	92.083	91.833	91.599	3.000	93.092	92.842	92.607	2.625	95.381	95.231	95.081	3.375	91.410	91.260	91.110
3.125	92.088	91.838	91.604	3.125	93.097	92.847	92.613	2.750	92.115	91.965	91.815	3.500	91.414	91.264	91.114
3.250	94.140	93.990	93.772	3.250	94.300	94.150	93.931	2.875	92.120	91.970	91.820	3.625	91.417	91.267	91.117
3.375	94.146	93.996	93.777	3.375	94.305	94.155	93.936	3.000	92.125	91.975	91.825	Margin = 2.250		Index = 0.170	
3.500	94.151	94.001	93.782	3.500	94.310	94.160	93.941	3.125	92.130	91.980	91.830				
3.625	94.156	94.006	93.787	3.625	94.314	94.164	93.946	3.250	94.208	94.058	93.908				
3.750	98.087	97.937	97.787	3.750	98.096	97.946	97.796	3.375	94.213	94.063	93.913				
3.875	98.091	97.941	97.791	3.875	98.101	97.951	97.801	3.500	94.218	94.068	93.918				
4.000	98.095	97.945	97.795	4.000	98.105	97.955	97.805	3.625	94.222	94.072	93.922				
4.125	98.099	97.949	97.799	4.125	98.108	97.958	97.808	3.750	98.153	98.003	97.853				
4.250	98.961	98.861	98.736	4.250	98.970	98.870	98.745	3.875	98.157	98.007	97.857				
4.375	98.965	98.865	98.740	4.375	98.974	98.874	98.749	4.000	98.161	98.011	97.861				
4.500	98.969	98.869	98.744	4.500	98.978	98.878	98.753	4.125	98.164	98.014	97.864				
4.625	98.972	98.872	98.747	4.625	98.981	98.881	98.756	4.250	98.270	98.120	97.970				
4.750	98.222	98.122	98.022	4.750	97.736	97.636	97.536	4.375	98.273	98.123	97.973				
4.875	97.722	97.622	97.522	4.875	97.730	97.630	97.530	4.500	98.277	98.127	97.977				
6.250	99.698	99.548	99.398	6.250	99.704	99.554	99.404	4.625	98.279	98.129	97.979				

SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	92.072	91.822	91.587	2.750	92.401	92.151	91.917	2.375	93.502	93.352	93.202	3.125	88.223	88.073	87.923
2.875	92.077	91.827	91.593	2.875	92.407	92.157	91.922	2.500	93.451	93.301	93.151	3.250	89.396	89.246	89.096
3.000	92.083	91.833	91.599	3.000	92.412	92.162	91.927	2.625	94.451	94.301	94.151	3.375	89.400	89.250	89.100
3.125	92.088	91.838	91.604	3.125	92.417	92.167	91.933	2.750	93.903	93.753	93.603	3.500	89.404	89.254	89.104
3.250	93.890	93.740	93.522	3.250	93.370	93.220	93.001	2.875	93.909	93.759	93.609	3.625	89.407	89.257	89.107
3.375	93.896	93.746	93.527	3.375	93.375	93.225	93.006	3.000	93.914	93.764	93.614	Margin = 2.250		Index = 0.170	
3.500	93.901	93.751	93.532	3.500	93.380	93.230	93.011	3.125	93.919	93.769	93.619	30 Year OTC			
3.625	93.906	93.756	93.537	3.625	93.384	93.234	93.016	3.250	95.966	95.816	95.666	Rate	30 Day	45 Day	60 Day
3.750	97.137	96.987	96.837	3.750	96.666	96.516	96.366	3.375	95.971	95.821	95.671	4.000	97.720	97.470	97.220
3.875	97.141	96.991	96.841	3.875	96.671	96.521	96.371	3.500	95.975	95.825	95.675	4.125	97.724	97.474	97.224
4.000	97.145	96.995	96.845	4.000	96.675	96.525	96.375	3.625	95.980	95.830	95.680	4.375	98.590	98.340	98.090
4.125	97.149	96.999	96.849	4.125	96.678	96.528	96.378	3.750	96.786	96.636	96.486	4.500	98.594	98.344	98.094
4.250	98.211	98.111	97.986	4.250	97.540	97.440	97.315	3.875	96.790	96.640	96.490	4.625	98.597	98.347	98.097
4.375	98.215	98.115	97.990	4.375	97.544	97.444	97.319	4.000	96.794	96.644	96.494	4.875	97.347	97.097	96.847
4.500	98.219	98.119	97.994	4.500	97.548	97.448	97.323	4.125	96.796	96.646	96.496	5.000	97.361	97.111	96.861
4.625	98.222	98.122	97.997	4.625	97.551	97.451	97.326	4.250	96.277	96.127	95.977	5.125	97.364	97.114	96.864
4.750	97.472	97.372	97.272	4.750	96.306	96.206	96.106	4.375	96.281	96.131	95.981	5.500	97.472	97.222	96.722
4.875	96.972	96.872	96.772	4.875	96.300	96.200	96.100	4.500	96.284	96.134	95.984	5.625	97.475	97.225	96.725
6.250	98.948	98.798	98.648	6.250	98.274	98.124	97.974	4.625	96.287	96.137	95.987	6.250	99.001	98.751	98.501

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	-1.000
FICO 680 - 719	0.000	0.000	FICO 600 - 619	N/A	N/A
FICO 660 - 679	0.000	0.000	FICO 580 - 599	N/A	N/A
FICO 640 - 659	-0.750	-0.750			
NY	-0.250	-0.250	Non Owner Occupancy	-2.000	-2.000
2 Unit	0.000	0.000	VA Jumbo	N/A	N/A
USDA Streamline-Assist Refinance Option				-0.250	-0.250
VA C/O Refi with an LTV >90.000			Max Note Rate = 4.750	N/A	N/A

Specialty Adjustment	
203(k) / 203(k)s / 203(h) / Repair Escrow / VA & USDA Reno	-0.250
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750
DPA Advantage Adjustment	
203(k) / 203(k)s	-1.000
203(k) & 203(k)s are Borrower Paid only	

DPA Advantage Program "only Advantage Adjustments added ; FHA only"								30 yr DPA OTC "FHA Only ; Borrower Paid Only"				30 yr DPA "3.5% DPA ; Borrower Paid Only"			
30/25 Year				30/25 Year Lender Paid				Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.000	94.970	94.720	94.470	4.750	N/A	N/A	N/A
4.125	94.799	94.549	94.299	6.250	99.750	99.500	99.250	4.125	94.974	94.724	94.474				
4.250	95.661	95.411	95.161					4.375	95.840	95.590	95.340				
4.375	95.665	95.415	95.165					4.500	95.844	95.594	95.344				
4.500	95.469	95.219	94.969					4.625	95.847	95.597	95.347				
4.625	95.472	95.222	94.972					4.875	94.597	94.347	94.097				
5.000	94.436	94.186	93.936					5.000	94.611	94.361	94.111				
5.125	94.439	94.189	93.939					5.125	94.614	94.364	94.114				
5.250	94.839	94.589	94.089					5.500	94.722	94.472	93.972	30 yr DPA "3.5% DPA ; Lender Paid Only"			
Borrower Paid Comp Only				Lender Paid Only				5.625	94.725	94.475	93.975	Rate	30 Day	45 Day	60 Day
								6.250	96.251	96.001	95.751	6.250	N/A	N/A	N/A

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

W. Rate Sheet Dated: 4/1/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FNMA																							
30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year High Balance				30/25 Year 105-125 High Balance							
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day				
2.750	97.490	97.281	97.290	2.875	96.714	96.488	96.493	2.750	95.938	95.729	95.725	2.750	95.533	95.324	95.320	2.750	94.171	93.945	93.945				
2.875	98.058	97.933	97.858	2.990	97.355	97.213	97.155	2.875	96.527	96.318	96.314	2.875	96.041	95.832	95.828	2.875	94.697	94.471	94.476				
2.990	98.879	98.754	98.679	3.000	97.455	97.313	97.255	2.990	97.062	96.936	96.862	2.990	96.469	96.260	96.256	2.990	94.945	94.803	94.745				
3.000	98.979	98.854	98.779	3.125	98.439	98.297	98.239	3.000	97.162	97.036	96.962	3.000	96.569	96.360	96.356	3.000	95.405	94.903	94.845				
3.125	99.748	99.622	99.548	3.250	99.328	99.186	99.128	3.125	98.200	98.075	98.000	3.125	96.759	96.576	96.559	3.125	95.450	95.308	95.250				
3.250	100.443	100.318	100.243	3.375	99.799	99.657	99.599	3.250	99.138	99.012	98.938	3.250	97.300	97.175	97.100	3.250	96.185	96.043	95.985				
3.375	100.862	100.737	100.662	3.500	100.179	100.037	99.979	3.375	99.612	99.486	99.412	3.375	97.711	97.585	97.511	3.375	96.648	96.506	96.448				
3.500	101.207	101.082	101.007	3.625	100.794	100.694	100.594	3.500	99.992	99.866	99.792	3.500	98.054	97.929	97.854	3.500	97.026	96.884	96.826				
3.625	101.522	101.397	101.322	3.750	101.544	101.444	101.344	3.625	100.751	100.651	100.551	3.625	98.210	98.085	98.010	3.625	97.482	97.382	97.282				
3.750	101.627	101.527	101.427	3.875	101.921	101.821	101.721	3.750	101.542	101.442	101.342	3.750	98.404	97.944	97.844	3.750	97.961	97.861	97.761				
3.875	101.963	101.863	101.763	3.990	102.152	102.052	101.952	3.875	101.923	101.823	101.723	3.875	98.378	98.278	98.178	3.875	98.336	98.236	98.136				
3.990	102.155	102.055	101.955	4.000	102.252	102.152	102.052	3.990	102.144	102.044	101.944	3.990	98.564	98.464	98.364	3.990	98.561	98.461	98.361				
4.000	102.255	102.155	102.055	4.125	102.939	102.839	102.739	4.000	102.244	102.144	102.044	4.000	98.664	98.564	98.464	4.000	98.661	98.561	98.461				
4.125	102.355	102.255	102.155	4.250	103.570	103.470	103.370	4.125	102.715	102.615	102.515	4.125	98.793	98.693	98.593	4.125	98.793	98.693	98.593				
4.250	102.424	102.324	102.224	4.375	103.854	103.754	103.654	4.250	103.381	103.281	103.181	4.250	97.657	97.557	97.457	4.250	97.657	97.557	97.457				
4.375	102.676	102.576	102.476	4.500	104.074	103.974	103.874	4.375	103.668	103.568	103.468	4.375	97.864	97.764	97.664	4.375	97.864	97.764	97.664				
4.500	102.877	102.777	102.677	4.625	104.287	104.187	104.087	4.500	103.888	103.788	103.688	4.500	98.098	97.998	97.898	4.500	98.098	97.998	97.898				
4																							

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ TV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
≥ 740	0.00%	-0.25%	-0.25%	-0.00%	-0.25%	-0.25%	-0.25%	-0.75%	-0.75%
720 – 739	0.00%	-0.25%	-0.50%	-0.75%	-0.50%	-0.50%	-0.50%	-1.00%	-1.00%
700 – 719	0.00%	-0.50%	-1.00%	-1.25%	-1.00%	-1.00%	-1.00%	-1.50%	-1.50%
680 – 699	0.00%	-0.50%	-1.25%	-1.75%	-1.50%	-1.25%	-1.25%	-1.50%	-1.50%
660 – 679	-0.25%	-1.25%	-2.50%	-3.00%	-3.00%	-2.50%	-2.50%	-2.50%	-2.50%
640 – 659	-0.75%	-1.50%	-3.00%	-3.25%	-3.50%	-3.00%	-3.00%	-3.00%	-3.00%
620 – 639	-0.75%	-1.75%	-3.25%	-3.25%	-3.50%	-3.50%	-3.50%	-3.75%	-3.75%

Cash-Out Refinance*				
FICO ↓ 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	-1.25	-1.25	-1.25	-3.75	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home	0.00	0.00	0.00	0.00	0.00	-0.250	-0.250	-0.250	-0.250
Manufactured*	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year**	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Ref	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/O Ref	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
* Not applicable MH Advantage properties (identified by SFC 859 in conjunction with SFC 235).									
** Not applicable to detached Condominium units (identified by SFC 588).									

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

** Not applicable to detached Condominium units (identified by SFC 588)

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

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

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

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

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

Lock Desk Policy			
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -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)
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.			



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/1/2020

45 Day Lock Exp.:

5/18/2020

60 Day Lock Exp.:

6/1/2020

W. Rate Sheet Dated: 4/1/2020

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	
2.875	96.373	96.248	95.998	
3.000	96.966	96.841	96.591	
3.125	97.592	97.467	97.217	
3.250	98.227	98.102	97.852	
3.375	98.562	98.437	98.187	
3.500	98.890	98.765	98.515	
3.625	99.070	98.945	98.695	
3.750	99.177	99.052	98.802	
3.875	99.464	99.339	99.089	
3.990	99.586	99.461	99.211	
4.000	99.597	99.472	99.222	
4.125	99.728	99.603	99.353	
4.250	99.879	99.754	99.504	
4.375	100.013	99.888	99.638	
4.500	100.255	100.130	99.880	
4.625	100.339	100.214	99.964	
4.750	100.465	100.340	100.090	
4.875	100.735	100.610	100.360	
4.990	100.947	100.822	100.572	
5.000	100.965	100.840	100.590	

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	95.284	95.159	94.909	
2.750	95.969	95.844	95.594	
2.875	96.329	96.204	95.954	
3.000	97.150	97.025	96.775	
3.125	97.828	97.703	97.453	
3.250	98.359	98.234	97.984	
3.375	98.729	98.604	98.354	
3.500	99.042	98.917	98.667	
3.625	99.292	99.167	98.917	
3.750	99.420	99.295	99.045	
3.875	99.648	99.523	99.273	
4.000	99.796	99.671	99.421	
4.125	99.904	99.779	99.529	
4.250	100.053	99.928	99.678	
4.375	100.233	100.108	99.858	

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	96.622	96.497	96.247	
2.500	97.114	96.989	96.739	
2.625	97.487	97.362	97.112	
2.750	97.903	97.778	97.528	
2.875	98.095	97.970	97.720	
3.000	98.304	98.179	97.929	
3.125	98.734	98.609	98.359	
3.250	99.097	98.972	98.722	
3.375	99.417	99.292	99.042	
3.500	99.700	99.575	99.325	
3.625	99.199	99.074	98.824	
3.750	99.544	99.419	99.169	
3.875	99.481	99.356	99.106	
4.000	99.823	99.698	99.448	
4.125	99.660	99.535	99.285	

30 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.875	95.642	95.517	95.267	
3.000	94.741	94.616	94.366	
3.125	95.294	95.169	94.919	
3.250	96.074	95.949	95.699	
3.375	96.394	96.269	96.019	
3.500	96.789	96.664	96.414	
3.625	97.077	96.952	96.702	
3.750	96.933	96.808	96.558	
3.875	97.295	97.170	96.920	
4.000	97.632	97.507	97.257	
4.125	97.681	97.556	97.306	
4.250	96.423	96.298	96.048	
4.375	96.709	96.584	96.334	

20 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.875	97.163	97.038	96.788	
3.000	97.355	97.230	96.980	
3.125	97.564	97.439	97.189	
3.250	97.994	97.869	97.619	
3.375	98.482	98.357	98.107	
3.500	98.802	98.677	98.427	
3.625	99.085	98.960	98.710	
3.750	98.584	98.459	98.209	
3.875	98.448	98.323	98.073	
4.000	98.385	98.260	98.010	
4.125	98.727	98.602	98.352	
4.250	98.564	98.439	98.189	
4.375	98.500	98.375	98.125	

15 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.750	97.063	96.938	96.688	
2.875	97.255	97.130	96.880	
3.000	97.464	97.339	97.089	
3.125	97.894	97.769	97.519	
3.250	98.382	98.257	98.007	
3.375	98.702	98.577	98.327	
3.500	98.985	98.860	98.610	
3.625	98.484	98.359	98.109	
3.750	98.348	98.223	97.973	
3.875	98.285	98.160	97.910	
4.000	98.627	98.502	98.252	
4.125	98.464	98.339	98.089	
4.250	98.400	98.275	98.025	

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

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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)



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

30 Day Lock Exp.: 5/1/2020
45 Day Lock Exp.: 5/18/2020
60 Day Lock Exp.: 6/1/2020

W. Rate Sheet Dated: 4/1/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FHLMC																	
30/25 Year						30/25 Year 105-125						30/25 Year >125					
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
2.750	97.603	97.315	97.335	3.375	100.576	100.476	100.376	3.375	100.576	100.476	100.376	2.750	96.921	96.633	96.653	3.375	98.350
2.875	98.343	98.069	98.089	3.500	101.024	100.924	100.824	3.500	101.024	100.924	100.824	2.875	97.661	97.387	97.407	3.500	98.798
2.990	98.775	98.637	98.575	3.625	101.323	101.223	101.123	3.625	101.323	101.223	101.123	2.990	96.549	96.411	96.349	3.625	99.097
3.000	98.875	98.737	98.675	3.750	101.404	101.304	101.204	3.750	101.404	101.304	101.204	3.000	96.649	96.511	96.449	3.750	98.718
3.125	99.533	99.406	99.333	3.875	101.756	101.656	101.556	3.875	101.756	101.656	101.556	3.125	97.307	97.180	97.107	3.875	99.070
3.250	100.423	100.312	100.223	3.990	101.873	101.773	101.673	3.990	101.873	101.773	101.673	3.250	98.197	98.086	97.997	3.990	99.187
3.375	100.826	100.726	100.626	4.000	101.973	101.873	101.773	4.000	101.973	101.873	101.773	3.375	98.600	98.500	98.400	4.000	99.287
3.500	101.274	101.174	101.074	4.125	102.033	101.933	101.833	4.125	102.033	101.933	101.833	3.500	99.048	98.948	98.848	4.125	99.347
3.625	101.573	101.473	101.373	4.250	102.239	102.139	102.039	4.250	102.239	102.139	102.039	3.625	99.347	99.247	99.147	4.250	99.199
3.750	101.654	101.554	101.454	4.375	102.531	102.431	102.331	4.375	102.531	102.431	102.331	3.750	98.968	98.868	98.768	4.375	99.491
3.875	102.006	101.906	101.806	4.500	102.579	102.479	102.379	4.500	102.579	102.479	102.379	3.875	99.320	99.220	99.120	4.500	99.539
3.990	102.248	102.148	102.048	4.625	102.686	102.586	102.486	4.625	102.686	102.586	102.486	3.990	99.562	99.462	99.362	4.625	99.646
4.000	102.348	102.248	102.148	4.750	102.975	102.875	102.775	4.750	102.975	102.875	102.775	4.000	99.662	99.562	99.462	4.750	99.303
4.125	102.408	102.308	102.208	4.875	103.292	103.192	103.092	4.875	103.292	103.192	103.092	4.125	99.722	99.622	99.522	4.875	99.620
4.250	102.614	102.514	102.414	4.990	103.039	102.939	102.839	4.990	103.039	102.939	102.839	4.250	99.574	99.474	99.374	4.990	99.367
4.375	102.906	102.806	102.706	5.000	103.139	103.039	102.939	5.000	103.139	103.039	102.939	4.375	99.866	99.766	99.666	5.000	99.467
4.500	103.204	103.104	103.004	5.125	103.367	103.267	103.167	5.125	103.367	103.267	103.167	4.500	100.164	100.064	99.964	5.125	99.695
4.625	103.311	103.211	103.111	5.250	103.430	103.330	103.230	5.250	103.430	103.330	103.230	4.625	100.271	100.171	100.071	5.250	99.960
4.750	103.600	103.500	103.400	5.375	104.689	104.589	104.489	5.375	104.689	104.589	104.489	4.750	99.928	99.828	99.728	5.375	100.169
30/25 Year SC >125						20 Year						20 Year 105-125					
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day
3.375	98.350	98.250	98.150	2.750	97.600	97.370	97.393	3.375	100.665	100.499	100.465	3.375	100.665	100.499	100.465	2.750	100.157
3.500	98.798	98.698	98.598	2.875	98.398	98.177	98.198	3.500	101.312	101.162	101.112	3.500	101.312	101.162	101.112	2.875	100.443
3.625	99.097	98.997	98.897	2.990	98.936	98.724	98.736	3.625	101.496	101.353	101.296	3.625	101.496	101.353	101.296	2.990	100.613
3.750	98.718	98.618	98.518	3.000	99.036	98.824	98.836	3.750	101.689	101.537	101.489	3.750	101.689	101.537	101.489	3.000	100.713
3.875	99.070	98.970	98.870	3.125	99.667	99.468	99.467	3.875	102.057	101.916	101.857	3.875	102.057	101.916	101.857	3.125	100.946
3.990	99.187	99.087	98.987	3.250	100.284	100.104	100.084	3.990	102.216	102.084	102.016	3.990	102.216	102.084	102.016	3.250	101.310
4.000	99.287	99.187	99.087	3.375	100.665	100.499	100.465	4.000	102.316	102.184	102.116	4.000	102.316	102.184	102.116	3.375	101.635
4.125	99.347	99.247	99.147	3.500	101.312	101.162	101.112	4.125	102.501	102.376	102.301	4.125	102.501	102.376	102.301	3.500	101.914
4.250	99.199	99.099	98.999	3.625	101.496	101.353	101.296	4.250	102.463	102.363	102.263	4.250	102.463	102.363	102.263	3.625	101.771
4.375	99.491	99.391	99.291	3.750	101.689	101.537	101.489	4.375	102.695	102.595	102.495	4.375	102.695	102.595	102.495	3.750	102.119
4.500	99.539	99.439	99.339	3.875	102.057	101.916	101.857	4.500	102.953	102.853	102.753	4.500	102.953	102.853	102.753	3.875	102.262
4.625	99.646	99.546	99.446	3.990	102.216	102.084	102.016	4.625	103.038	102.938	102.838	4.625	103.038	102.938	102.838	3.990	102.508
4.750	99.303	99.203	99.103	4.000	102.316	102.184	102.116	4.750	103.353	103.253	103.153	4.750	103.353	103.253	103.153	4.000	102.608
4.875	99.620	99.520	99.420	4.125	102.501	102.376	102.301	4.875	103.630	103.530	103.430	4.875	103.630	103.530	103.430	4.125	102.251
4.990	99.367	99.267	99.167	4.250	102.463	102.363	102.263	4.990	103.775	103.675	103.575	4.990	103.775	103.675	103.575	4.250	102.591
5.000	99.467	99.367	99.267	4.375	102.695	102.595	102.495	5.000	103.875	103.775	103.675	5.000	103.875	103.775	103.675	4.375	102.888
5.125	99.695	99.595	99.495	4.500	102.953	102.853	102.753	5.125	104.197	104.097	103.997	5.125	104.197	104.097	103.997	4.500	103.034
5.250	99.660	99.560	99.460	4.625	103.038	102.938	102.838	5.250	104.292	104.145	104.092	5.250	104.292	104.145	104.092	4.625	102.216
5.375	100.169	100.069	99.969	4.750	103.353	103.253	103.153	5.375	104.536	104.392	104.336	5.375	104.536	104.392	104.336	4.750	102.460
15 Year 105-125						15 Year >125						15 Year SC					
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
2.750	102.157	101.900	101.939	2.750	102.407	102.150	102.189	2.750	99.644	99.387	99.426	2.750	101.644	101.387	101.426	2.750	101.894
2.875	100.443	100.192	100.231	2.875	100.443	100.192	100.231	2.875	99.930	99.679	99.718	2.875	99.930	99.679	99.718	2.875	99.930
2.990	100.613	100.369	100.411	2.990	100.613	100.369	100.411	2.990	100.100	99.856	99.898	2.990	100.100	99.856	99.898	2.990	100.100
3.000	100.713	100.469	100.511	3.000	100.713	100.469	100.511	3.000	100.200	99.956	99.998	3.000	100.200	99.956	99.998	3.000	100.200
3.125	100.946	100.729	100.746	3.125	100.946	100.729	100.746	3.125	100.558	100.341	100.358	3.125	100.558	100.341	100.358	3.125	100.558
3.250	101.310	101.101	101.110	3.250	101.310	101.101	101.110	3.250	100.922	100.713	100.722	3.250	100.922	100.713	100.722	3.250	100.922
3.375	101.635	101.430	101.435	3.375	101.635	101.430	101.435	3.375	101.247	101.042	101.047	3.375	101.247	101.042	101.047	3.375	101.247
3.500	101.914	101.714	101.714	3.500	101.914	101.714	101.714	3.500	101.526	101.326	101.326	3.500	101.526	101.326	101.326	3.500	101.526
3.625	101.771	101.649	101.571	3.625	101.771	101.649	101.571	3.625	100.882	100.760	100.682	3.625	100.882	100.760	100.682	3.625	100.882
3.750	102.119	102.004	101.919	3.750	102.119	102.004	101.919	3.750	101.230	101.115	101.030	3.750	101.230	101.115	101.030	3.750	101.230
3.875	102.262	102.149	102.062	3.875	102.262	102.149	102.062	3.875	101.373	101.260	101.173	3.875	101.373	101.260	101.173	3.875	101.373
3.990	102.508	102.406	102.308	3.990	102.508	102.406	102.308	3.990	101.619	101.517	101.419	3.990	101.619	101.517	101.419	3.990	101.619
4.000	102.608	102.506	102.408	4.000	102.608	102.506	102.408	4.000	101.719	101.617	101.519	4.000	101.719	101.617	101.519	4.000	101.719
4.125	102.251	102.151	102.051	4.125	102.251	102.151	102.051	4.125	100.960	100.860	100.760	4.125	100.960	100.860	100.760	4.125	100.960
4.250	102.591	102.491	102.391	4.250	102.591	102.491	102.391	4.250	101.300	101.200	101.100	4.250	101.300	101.200	101.100	4.250	101.300
4.375	102.763	102.663	102.563	4.375	102.763	102.663	102.563	4.375	101.597	101.497	101.397	4.375	101.597	101.497	101.397	4.375	101.597
4.500																	



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.:

5/1/2020

45 Day Lock Exp.:

5/18/2020

60 Day Lock Exp.:

6/1/2020

W. Rate Sheet Dated: 4/1/2020

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
2.750	97.742	97.452	97.479	2.750	97.597	97.339	97.367	2.750	100.199	100.099	99.999	2.750	96.710	96.420	96.447	2.750	99.386	99.286	99.186
2.875	98.535	98.262	98.289	2.875	98.430	98.187	98.215	2.875	100.500	100.400	100.300	2.875	97.503	97.230	97.257	2.875	99.687	99.587	99.487
2.990	98.814	98.657	98.614	2.990	99.000	98.768	98.796	2.990	100.686	100.586	100.486	2.990	96.238	96.081	96.038	2.990	99.873	99.773	99.673
3.000	98.914	98.757	98.714	3.000	99.100	98.868	98.896	3.000	100.786	100.686	100.586	3.000	96.338	96.181	96.138	3.000	99.973	99.873	99.773
3.125	99.612	99.468	99.412	3.125	99.771	99.553	99.571	3.125	101.013	100.913	100.813	3.125	97.036	96.892	96.836	3.125	100.325	100.225	100.125
3.250	100.575	100.449	100.375	3.250	100.434	100.236	100.234	3.250	101.397	101.297	101.197	3.250	97.999	97.873	97.799	3.250	100.709	100.609	100.509
3.375	101.018	100.904	100.818	3.375	100.849	100.666	100.649	3.375	101.737	101.637	101.537	3.375	98.442	98.328	98.242	3.375	101.049	100.949	100.849
3.500	101.515	101.415	101.315	3.500	101.552	101.379	101.352	3.500	102.036	101.936	101.836	3.500	98.939	98.839	98.739	3.500	101.348	101.248	101.148
3.625	101.844	101.744	101.644	3.625	101.751	101.589	101.551	3.625	101.699	101.599	101.499	3.625	99.268	99.168	99.068	3.625	100.510	100.410	100.310
3.750	101.645	101.544	101.445	3.750	101.748	101.580	101.548	3.750	102.065	101.965	101.865	3.750	98.609	98.508	98.409	3.750	100.876	100.776	100.676
3.875	102.032	101.932	101.832	3.875	102.148	101.991	101.948	3.875	102.215	102.115	102.015	3.875	98.996	98.896	98.796	3.875	101.026	100.926	100.826
3.990	102.309	102.209	102.109	3.990	102.329	102.180	102.129	3.990	102.485	102.385	102.285	3.990	99.273	99.173	99.073	3.990	101.296	101.196	101.096
4.000	102.409	102.309	102.209	4.000	102.429	102.280	102.229	4.000	102.585	102.485	102.385	4.000	99.373	99.273	99.173	4.000	101.396	101.296	101.196
4.125	102.476	102.376	102.276	4.125	102.634	102.488	102.434	4.125	102.347	102.247	102.147	4.125	99.440	99.340	99.240	4.125	100.756	100.656	100.556
4.250	102.381	102.281	102.181	4.250	102.233	102.133	102.033	4.250	102.711	102.611	102.511	4.250	98.991	98.891	98.791	4.250	101.120	101.020	100.920
4.375	102.697	102.597	102.497	4.375	102.485	102.385	102.285	4.375	103.035	102.935	102.835	4.375	99.307	99.207	99.107	4.375	101.444	101.344	101.244
4.500	103.034	102.934	102.834	4.500	102.761	102.661	102.561	4.500	103.202	103.102	103.002	4.500	99.644	99.544	99.444	4.500	101.611	101.511	101.411
4.625	103.144	103.044	102.944	4.625	102.849	102.749	102.649	4.625	102.381	102.281	102.181	4.625	99.754	99.654	99.554	4.625	100.224	100.124	100.024
4.750	103.428	103.328	103.228	4.750	103.141	103.041	102.941	4.750	102.645	102.545	102.445	4.750	99.406	99.306	99.206	4.750	100.557	100.457	100.357

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	
660 - 679	-0.250	-1.250	-2.500	-3.000	-3.000	-2.500	-2.500	-2.500	
640 - 659	-0.750	-1.500	-3.000	-3.250	-3.500	-3.000	-3.000	-3.000	
620 - 639	-0.750	-1.750	-3.250	-3.250	-3.500	-3.500	-3.500	-3.750	
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750	

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/1/2020

45 Day Lock Exp.:

5/18/2020

60 Day Lock Exp.:

6/1/2020

W. Rate Sheet Dated: 4/1/2020

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	N/A	N/A	N/A	
3.500	N/A	N/A	N/A	
3.625	N/A	N/A	N/A	
3.750	N/A	N/A	N/A	
3.875	N/A	N/A	N/A	
4.000	N/A	N/A	N/A	
4.125	N/A	N/A	N/A	
4.250	N/A	N/A	N/A	
4.375	N/A	N/A	N/A	
4.500	N/A	N/A	N/A	
4.625	N/A	N/A	N/A	
4.750	N/A	N/A	N/A	
4.875	N/A	N/A	N/A	

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	N/A	N/A	N/A	
3.375	N/A	N/A	N/A	
3.500	N/A	N/A	N/A	
3.625	N/A	N/A	N/A	
3.750	N/A	N/A	N/A	
3.875	N/A	N/A	N/A	
4.000	N/A	N/A	N/A	
4.125	N/A	N/A	N/A	
4.250	N/A	N/A	N/A	
4.375	N/A	N/A	N/A	
4.500	N/A	N/A	N/A	

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	N/A	N/A	N/A	
3.375	N/A	N/A	N/A	
3.500	N/A	N/A	N/A	
3.625	N/A	N/A	N/A	
3.750	N/A	N/A	N/A	
3.875	N/A	N/A	N/A	
4.000	N/A	N/A	N/A	
4.125	N/A	N/A	N/A	
4.250	N/A	N/A	N/A	
4.375	N/A	N/A	N/A	
4.500	N/A	N/A	N/A	
1 year LIBOR "Wall Street Journal"				
Margin	2.250	Cap	5/2/5	

FICO/CLTV Adjuster									
FICO	CLTV								
	<=55.00%	55.01-60.00%	60.01-65.00%	65.01-70.00%	70.01-75.00%	75.01-80.00%	80.01-85.00%	85.01-90.00%	90.01-95.00%
680-699	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
700-719	0.375	0.250	0.125	0.000	-0.250	-0.625	-1.000	-1.000	n/a
720-739	0.500	0.375	0.250	0.250	0.000	-0.500	-0.750	-0.750	n/a
740-759	0.500	0.375	0.250	0.250	0.000	-0.250	-0.500	-0.500	n/a
760-779	0.500	0.375	0.375	0.375	0.125	-0.125	-0.250	-0.250	n/a
780-850	0.500	0.500	0.500	0.375	0.250	0.000	-0.125	-0.125	n/a
Purpose									
Cash-Out	0.000	0.000	-0.250	-0.500	-0.875	n/a	n/a	n/a	n/a
Refi ¹	0.000	0.000	-0.250	-0.500	-0.875	n/a	n/a	n/a	n/a
Purchase	0.375	0.375	0.250	0.250	0.250	0.250	0.500	0.500	n/a
Other									
Interest Only ²	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investor ¹	0.000	0.000	-0.250	-0.375	-0.500	n/a	n/a	n/a	n/a
> 80 LTV NO MI ¹	n/a	n/a	n/a	n/a	n/a	n/a	-0.375	-0.625	n/a

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

Lock Desk Policy

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

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

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

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

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