

W. Rate Sheet Dated: 4/2/2020

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	98.675	98.425	98.206	2.750	99.254	99.004	98.786	2.375	97.309	97.159	97.009	3.125	95.873	95.723	95.573
2.875	98.681	98.431	98.212	2.875	99.260	99.010	98.791	2.500	97.257	97.107	96.957	3.250	97.359	97.209	97.059
3.000	98.686	98.436	98.218	3.000	99.265	99.015	98.796	2.625	98.257	98.107	97.957	3.375	97.363	97.213	97.063
3.125	98.692	98.442	98.223	3.125	99.270	99.020	98.801	2.750	98.186	98.036	97.886	3.500	97.366	97.216	97.066
3.250	101.087	100.837	100.634	3.250	100.817	100.567	100.364	2.875	98.191	98.041	97.891	3.625	97.370	97.220	97.070
3.375	101.093	100.843	100.640	3.375	100.822	100.572	100.369	3.000	98.196	98.046	97.896	Margin = 2.250		Index = 0.170	
3.500	101.098	100.848	100.645	3.500	100.826	100.576	100.373	3.125	98.201	98.051	97.901				
3.625	101.103	100.853	100.650	3.625	100.831	100.581	100.378	3.250	100.866	100.716	100.566				
3.750	101.815	101.665	101.515	3.750	101.394	101.244	101.094	3.375	100.871	100.721	100.571				
3.875	101.820	101.670	101.520	3.875	101.399	101.249	101.099	3.500	100.875	100.725	100.575				
4.000	101.824	101.674	101.524	4.000	101.403	101.253	101.103	3.625	100.880	100.730	100.580				
4.125	101.828	101.678	101.528	4.125	101.406	101.256	101.106	3.750	101.436	101.286	101.136				
4.250	102.548	102.448	102.348	4.250	102.128	102.028	101.928	3.875	101.440	101.290	101.140				
4.375	102.553	102.453	102.353	4.375	102.132	102.032	101.932	4.000	101.444	101.294	101.144				
4.500	102.557	102.457	102.357	4.500	102.135	102.035	101.935	4.125	101.446	101.296	101.146				
4.625	102.560	102.460	102.360	4.625	102.138	102.038	101.938	4.250	101.677	101.527	101.377				
4.750	102.845	102.745	102.645	4.750	102.424	102.324	102.224	4.375	101.681	101.531	101.381				
4.875	102.841	102.741	102.641	4.875	102.419	102.319	102.219	4.500	101.684	101.534	101.384				
6.250	103.349	103.199	103.049	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	97.925	97.675	97.456	2.750	99.004	98.754	98.536	2.375	96.309	96.159	96.009	3.125	94.873	94.723	94.573
2.875	97.931	97.681	97.462	2.875	99.010	98.760	98.541	2.500	96.257	96.107	95.957	3.250	96.359	96.209	96.059
3.000	97.936	97.686	97.468	3.000	99.015	98.765	98.546	2.625	97.257	97.107	96.957	3.375	96.363	96.213	96.063
3.125	97.942	97.692	97.473	3.125	99.020	98.770	98.551	2.750	97.186	97.036	96.886	3.500	96.366	96.216	96.066
3.250	100.337	100.087	99.884	3.250	100.317	100.067	99.864	2.875	97.191	97.041	96.891	3.625	96.370	96.220	96.070
3.375	100.343	100.093	99.890	3.375	100.322	100.072	99.869	3.000	97.196	97.046	96.896	Margin = 2.250		Index = 0.170	
3.500	100.348	100.098	99.895	3.500	100.326	100.076	99.873	3.125	97.201	97.051	96.901	30 Year OTC			
3.625	100.353	100.103	99.900	3.625	100.331	100.081	99.878	3.250	99.866	99.716	99.566	Rate	30 Day	45 Day	60 Day
3.750	100.865	100.715	100.565	3.750	100.394	100.244	100.094	3.375	99.871	99.721	99.571	4.000	101.449	101.199	100.949
3.875	100.870	100.720	100.570	3.875	100.399	100.249	100.099	3.500	99.875	99.725	99.575	4.125	101.453	101.203	100.953
4.000	100.874	100.724	100.574	4.000	100.403	100.253	100.103	3.625	99.880	99.730	99.580	4.375	102.178	101.928	101.678
4.125	100.878	100.728	100.578	4.125	100.406	100.256	100.106	3.750	100.436	100.286	100.136	4.500	102.182	101.932	101.682
4.250	101.798	101.698	101.598	4.250	101.128	101.028	100.928	3.875	100.440	100.290	100.140	4.625	102.185	101.935	101.685
4.375	101.803	101.703	101.603	4.375	101.132	101.032	100.932	4.000	100.444	100.294	100.144	4.875	102.466	102.216	101.966
4.500	101.807	101.707	101.607	4.500	101.135	101.035	100.935	4.125	100.446	100.296	100.146	5.000	102.470	102.220	101.970
4.625	101.810	101.710	101.610	4.625	101.138	101.038	100.938	4.250	100.677	100.527	100.377	5.125	102.483	102.233	101.983
4.750	102.095	101.995	101.895	4.750	101.424	101.324	101.224	4.375	100.681	100.531	100.381	5.500	-3.815	-4.065	-110.096
4.875	102.091	101.991	101.891	4.875	101.419	101.319	101.219	4.500	100.684	100.534	100.384	5.625	-3.812	-4.062	-110.093
6.250	102.599	102.449	102.299	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	98.699	98.449	98.199	4.750	101.000	100.750	100.500
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.125	98.703	98.453	98.203				
4.125	98.878	98.628	98.378	6.250	103.750	103.500	103.250	4.375	99.428	99.178	98.928				
4.250	99.598	99.348	99.098					4.500	99.432	99.182	98.932				
4.375	99.603	99.353	99.103					4.625	99.435	99.185	98.935				
4.500	99.407	99.157	98.907					4.875	99.716	99.466	99.216				
4.625	99.410	99.160	98.910					5.000	99.720	99.470	99.220				
5.000	99.895	99.645	99.395					5.125	99.733	99.483	99.233				
5.125	99.908	99.658	99.408					5.500	-6.565	-6.815	-112.846				
5.250	100.308	100.058	-5.973					5.625	-6.562	-6.812	-112.843	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	102.500	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 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@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/4/2020

45 Day Lock Exp.:

5/18/2020

60 Day Lock Exp.:

6/1/2020

W. Rate Sheet Dated: 4/2/2020

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	92.025	91.775	91.556	2.750	93.034	92.784	92.566	2.375	94.089	93.939	93.789	3.125	90.233	90.083	89.933
2.875	92.031	91.781	91.562	2.875	93.040	92.790	92.571	2.500	94.037	93.887	93.737	3.250	91.406	91.256	91.106
3.000	92.036	91.786	91.568	3.000	93.045	92.795	92.576	2.625	95.037	94.887	94.737	3.375	91.410	91.260	91.110
3.125	92.042	91.792	91.573	3.125	93.050	92.800	92.581	2.750	91.966	91.816	91.666	3.500	91.414	91.264	91.114
3.250	94.125	93.875	93.672	3.250	94.284	94.034	93.831	2.875	91.971	91.821	91.671	3.625	91.417	91.267	91.117
3.375	94.130	93.880	93.677	3.375	94.289	94.039	93.836	3.000	91.976	91.826	91.676	Margin = 2.250		Index = 0.170	
3.500	94.135	93.885	93.682	3.500	94.294	94.044	93.841	3.125	91.981	91.831	91.681				
3.625	94.140	93.890	93.687	3.625	94.299	94.049	93.846	3.250	94.333	94.183	94.033				
3.750	97.978	97.828	97.678	3.750	97.987	97.837	97.687	3.375	94.338	94.188	94.038				
3.875	97.982	97.832	97.682	3.875	97.991	97.841	97.691	3.500	94.343	94.193	94.043				
4.000	97.987	97.837	97.687	4.000	97.995	97.845	97.695	3.625	94.347	94.197	94.047				
4.125	97.990	97.840	97.690	4.125	97.998	97.848	97.698	3.750	98.028	97.878	97.728				
4.250	98.711	98.611	98.511	4.250	98.720	98.620	98.520	3.875	98.032	97.882	97.732				
4.375	98.715	98.615	98.515	4.375	98.724	98.624	98.524	4.000	98.036	97.886	97.736				
4.500	98.719	98.619	98.519	4.500	98.728	98.628	98.528	4.125	98.039	97.889	97.739				
4.625	98.723	98.623	98.523	4.625	98.731	98.631	98.531	4.250	98.270	98.120	97.970				
4.750	98.132	98.032	97.932	4.750	98.142	98.042	97.942	4.375	98.273	98.123	97.973				
4.875	98.129	98.029	97.929	4.875	98.136	98.036	97.936	4.500	98.277	98.127	97.977				
6.250	99.699	99.549	99.399	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	91.275	91.025	90.806	2.750	92.354	92.104	91.886	2.375	93.159	93.009	92.859	3.125	88.223	88.073	87.923
2.875	91.281	91.031	90.812	2.875	92.360	92.110	91.891	2.500	93.107	92.957	92.807	3.250	89.396	89.246	89.096
3.000	91.286	91.036	90.818	3.000	92.365	92.115	91.896	2.625	94.107	93.957	93.807	3.375	89.400	89.250	89.100
3.125	91.292	91.042	90.823	3.125	92.370	92.120	91.901	2.750	93.755	93.605	93.455	3.500	89.404	89.254	89.104
3.250	93.375	93.125	92.922	3.250	93.354	93.104	92.901	2.875	93.760	93.610	93.460	3.625	89.407	89.257	89.107
3.375	93.380	93.130	92.927	3.375	93.359	93.109	92.906	3.000	93.765	93.615	93.465	Margin = 2.250		Index = 0.170	
3.500	93.385	93.135	92.932	3.500	93.364	93.114	92.911	3.125	93.770	93.620	93.470	30 Year OTC			
3.625	93.390	93.140	92.937	3.625	93.369	93.119	92.916	3.250	96.091	95.941	95.791	Rate	30 Day	45 Day	60 Day
3.750	97.028	96.878	96.728	3.750	96.557	96.407	96.257	3.375	96.096	95.946	95.796	4.000	97.612	97.362	97.112
3.875	97.032	96.882	96.732	3.875	96.561	96.411	96.261	3.500	96.100	95.950	95.800	4.125	97.615	97.365	97.115
4.000	97.037	96.887	96.737	4.000	96.565	96.415	96.265	3.625	96.105	95.955	95.805	4.375	98.340	98.090	97.840
4.125	97.040	96.890	96.740	4.125	96.568	96.418	96.268	3.750	96.661	96.511	96.361	4.500	98.344	98.094	97.844
4.250	97.961	97.861	97.761	4.250	97.290	97.190	97.090	3.875	96.665	96.515	96.365	4.625	98.348	98.098	97.848
4.375	97.965	97.865	97.765	4.375	97.294	97.194	97.094	4.000	96.669	96.519	96.369	4.875	97.754	97.504	97.254
4.500	97.969	97.869	97.769	4.500	97.298	97.198	97.098	4.125	96.671	96.521	96.371	5.000	97.757	97.507	97.257
4.625	97.973	97.873	97.773	4.625	97.301	97.201	97.101	4.250	96.277	96.127	95.977	5.125	97.770	97.520	97.270
4.750	97.382	97.282	97.182	4.750	96.712	96.612	96.512	4.375	96.281	96.131	95.981	5.500	-8.527	-8.777	-114.808
4.875	97.379	97.279	97.179	4.875	96.706	96.606	96.506	4.500	96.284	96.134	95.984	5.625	-8.525	-8.775	-114.806
6.250	98.949	98.799	98.649	6.250	98.274	98.124	97.974	4.625	96.287	96.137	95.987	6.250	-6.985	-7.235	-7.485

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	94.862	94.612	94.362	4.750	N/A	N/A	N/A
4.125	94.690	94.440	94.190	6.250	99.750	99.500	99.250	4.125	94.865	94.615	94.365				
4.250	95.411	95.161	94.911					4.375	95.590	95.340	95.090				
4.375	95.415	95.165	94.915					4.500	95.594	95.344	95.094				
4.500	95.219	94.969	94.719					4.625	95.598	95.348	95.098				
4.625	95.223	94.973	94.723					4.875	95.004	94.754	94.504				
5.000	94.832	94.582	94.332					5.000	95.007	94.757	94.507				
5.125	94.845	94.595	94.345					5.125	95.020	94.770	94.520				
5.250	95.246	94.996	-11.036					5.250	-11.277	-11.527	-11.558	30 yr DPA "3.5% DPA ; Lender Paid Only"			
Borrower Paid Comp Only				Lender Paid Only				5.500	-11.275	-11.525	-11.556	Rate	30 Day	45 Day	60 Day
								6.250	-9.735	-9.985	-10.235	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: 4/2/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FHMA																			
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	97.192	97.078	96.992	2.875	96.409	96.235	96.209	2.750	95.627	95.418	95.413	2.750	95.223	95.014	95.009	2.750	93.847	93.621	93.621
2.875	97.943	97.834	97.743	2.990	97.239	97.114	97.039	2.875	96.216	96.007	96.016	2.875	95.731	95.528	95.531	2.875	94.197	94.023	93.997
2.990	98.764	98.655	98.564	3.000	97.339	97.214	97.139	2.990	96.948	96.839	96.748	2.990	96.210	96.101	96.010	2.990	94.685	94.560	94.485
3.000	98.864	98.755	98.664	3.125	98.318	98.192	98.118	3.000	97.048	96.939	96.848	3.000	96.310	96.201	96.110	3.000	94.785	94.660	94.585
3.125	99.630	99.521	99.430	3.250	99.212	99.087	99.012	3.125	98.080	97.971	97.880	3.125	97.006	96.897	96.806	3.125	95.694	95.568	95.494
3.250	100.328	100.219	100.128	3.375	99.687	99.562	99.487	3.250	99.023	98.914	98.823	3.250	97.653	97.544	97.453	3.250	96.537	96.412	96.337
3.375	100.750	100.641	100.550	3.500	100.074	99.949	99.874	3.375	99.502	99.393	99.302	3.375	98.069	97.960	97.869	3.375	97.006	96.881	96.806
3.500	101.103	100.994	100.903	3.625	100.728	100.628	100.528	3.500	99.889	99.780	99.689	3.500	98.417	98.308	98.217	3.500	97.388	97.263	97.188
3.625	101.420	101.311	101.220	3.750	101.491	101.391	101.291	3.625	100.685	100.585	100.485	3.625	98.578	98.469	98.378	3.625	97.886	97.786	97.686
3.750	101.575	101.475	101.375	3.875	101.874	101.774	101.674	3.750	101.490	101.390	101.290	3.750	98.461	98.361	98.261	3.750	98.377	98.277	98.177
3.875	101.915	101.815	101.715	3.990	102.185	102.085	101.985	3.875	101.876	101.776	101.676	3.875	98.799	98.699	98.599	3.875	98.758	98.658	98.558
3.990	102.113	102.013	101.913	4.000	102.285	102.185	102.085	3.990	102.104	102.004	101.904	3.990	98.990	98.890	98.790	3.990	98.990	98.890	98.790
4.000	102.213	102.113	102.013	4.125	102.985	102.885	102.785	4.000	102.204	102.104	102.004	4.000	99.090	98.990	98.890	4.000	99.090	98.990	98.890
4.125	102.317	102.217	102.117	4.250	103.626	103.526	103.426	4.125	102.762	102.662	102.562	4.125	99.222	99.122	99.022	4.125	99.222	99.122	99.022
4.250	102.480	102.380	102.280	4.375	103.915	103.815	103.715	4.250	103.438	103.338	103.238	4.250	98.496	98.396	98.296	4.250	98.496	98.396	98.296
4.375	102.737	102.637	102.537	4.500	104.138	104.038	103.938	4.375	103.730	103.630	103.530	4.375	98.707	98.607	98.507	4.375	98.707	98.607	98.507
4.500	102.939	102.839	102.739	4.625	104.354	104.254	104.154	4.500	103.953	103.853	103.753	4.500	98.945	98.845	98.745	4.500	98.945	98.845	98.745
4.625	103.036	102.936	102.836	4.750	104.881	104.781	104.681	4.625	104.449	104.349	104.249	4.625	99.081	98.981	98.881	4.625	99.081	98.981	98.881
4.750	103.384	103.284	103.184	4.875	N/A	N/A	N/A	4.750	96.935	96.835	96.735	4.750	98.429	98.329	98.229	4.750	98.429	98.329	98.229
30/25 Year >125 High Balance				20 Year				20 Year 105-125				20 Year >125				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.658	93.449	93.444	2.875	98.574	98.149	98.374	2.875	97.596	97.391	97.396	2.875	97.533	97.324	97.332	2.750	99.708	99.598	99.508
2.875	94.004	93.795	93.804	2.990	99.389	98.964	99.189	2.990	98.337	98.228	98.137	2.990	98.243	98.043	98.043	2.875	100.006	99.896	99.806
2.990	94.394	94.285	94.194	3.000	99.489	99.064	99.289	3.000	98.437	98.328	98.237	3.000	98.343	98.143	98.143	2.990	100.167	100.067	99.967
3.000	94.944	94.835	94.744	3.125	100.248	99.822	100.048	3.125	99.406	99.297	99.206	3.125	99.365	99.165	99.165	3.000	100.267	100.167	100.067
3.125	95.456	95.347	95.256	3.250	100.900	100.475	100.700	3.250	100.229	100.120	100.029	3.250	100.229	100.029	100.029	3.125	100.681	100.581	100.481
3.250	96.348	96.239	96.148	3.375	101.297	100.871	101.097	3.375	100.667	100.558	100.467	3.375	100.667	100.467	100.467	3.250	100.983	100.883	100.783
3.375	96.821	96.712	96.621	3.500	101.632	101.206	101.432	3.500	101.034	100.925	100.834	3.500	101.034	100.834	100.834	3.375	101.283	101.183	101.083
3.500	97.203	97.094	97.003	3.625	101.944	101.518	101.744	3.625	101.380	101.271	101.180	3.625	101.380	101.180	101.180	3.500	101.491	101.391	101.291
3.625	97.843	97.743	97.643	3.750	102.125	101.733	101.925	3.750	101.703	101.603	101.503	3.750	101.547	101.347	101.347	3.625	101.727	101.627	101.527
3.750	98.376	98.276	98.176	3.875	102.443	102.051	102.243	3.875	102.053	101.953	101.853	3.875	101.897	101.697	101.697	3.750	101.993	101.893	101.793
3.875	98.760	98.660	98.560	3.990	102.627	102.235	102.427	3.990	102.265	102.165	102.065	3.990	102.109	101.909	101.909	3.875	102.253	102.153	102.053
3.990	98.981	98.881	98.781	4.000	102.727	102.335	102.527	4.000	102.365	102.265	102.165	4.000	102.209	102.009	102.009	3.990	102.423	102.323	102.223
4.000	99.081	98.981	98.881	4.125	102.842	102.450	102.642	4.125	102.579	102.479	102.379	4.125	102.422	102.222	102.222	4.000	102.523	102.423	102.323
4.125	99.222	99.122	99.022	4.250	103.030	102.638	102.830	4.250	102.499	102.399	102.299	4.250	102.437	102.237	102.237	4.125	102.751	102.651	102.551
4.250	98.496	98.396	98.296	4.375	103.216	102.824	103.016	4.375	102.759	102.659	102.559	4.375	102.696	102.496	102.496	4.250	102.413	102.313	102.213
4.375	98.707	98.607	98.507	4.500	103.408	103.016	103.208	4.500	102.970	102.870	102.770	4.500	102.908	102.708	102.708	4.375	102.606	102.506	102.406
4.500	98.945	98.845	98.745	4.625	103.501	103.109	103.301	4.625	103.182	103.082	102.982	4.625	103.119	102.919	102.919	4.500	102.824	102.724	102.624
4.625	99.081	98.981	98.881	4.750	103.815	103.448	103.615	4.750	103.402	103.302	103.202	4.750	103.340	103.140	103.140	4.625	102.693	102.593	102.493
4.750	91.980	91.880	91.780	4.875	104.040	103.673	103.840	4.875	103.650	103.550	103.450	4.875	103.587	103.387	103.387	4.750	102.127	102.027	101.927
15 Year 105-125				15 Year >125				15 Year High Balance				15 Year 105-125 High Balance				15 Year >125 High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	98.064	97.855	97.850	2.750	98.064	97.864	97.864	2.750	98.637	98.437	98.437	2.750	96.993	96.793	96.793	2.750	96.993	96.793	96.793
2.875	98.519	98.310	98.319	2.875	98.436	98.236	98.236	2.875	98.846	98.646	98.646	2.875	97.359	97.159	97.159	2.875	97.276	97.076	97.076
2.990	98.997	98.888	98.797	2.990	98.922	98.722	98.722	2.990	98.928	98.728	98.728	2.990	97.758	97.558	97.558	2.990	97.683	97.483	97.483
3.000	99.097	98.988	98.897	3.000	99.022	98.822	98.822	3.000	99.028	98.828	98.828	3.000	97.858	97.658	97.658	3.000	97.783	97.583	97.583
3.125	99.616	99.507	99.416	3.125	99.553	99.353	99.353	3.125	99.320	99.120	99.120	3.125	98.255	98.055	98.055	3.125	98.192	97.992	97.992
3.250	99.962	99.853	99.762	3.250	99.899	99.699	99.699	3.250	99.821	99.721	99.721	3.250	97.900	97.700	97.700	3.250	97.837	97.637	97.637
3.375	100.290	100.181	100.090	3.375	100.228	100.028	100.028	3.375	99.131	98.931	98.931	3.375	98.138	97.938	97.938	3.375	98.076	97.876	97.876
3.500	100.522	100.413	100.322	3.500	100.510	100.310	100.310	3.500	99.278	99.078	99.078	3.500	98.309	98.109	98.109	3.500	98.297	98.097	98.097
3.625	100.987	100.887	100.787	3.625	100.987	100.787	100.787	3.625	99.438	99.238	99.238	3.625	98.698	98.498	98.498	3.625	98.698	98.498	98.498
3.750	101.279	101.179	101.079	3.750	101.279	101.079	101.079	3.750	99.383	99.183	99.183	3.750	98.669	98.469	98.469	3.750	98.669	98.469	98.469
3.875	101.565	101.465	101.365	3.875	101.565	101.365	101.365	3.875	99.566	99.366	99.366	3.875	98.878	98.678	98.678	3.875	98.878	98.678	98.678
3.990	101.763	101.663	101.563	3.990	101.763	101.563	101.563	3.990	99.655	99.455	99.455	3.990	98.995	98.795	98.795	3.990	98.995	98.795	98.795
4.000	101.863	101.763	101.663	4.000	101.863	101.663	101.663	4.000	99.755	99.555	99.555	4.000	99.095	98.895	98.895	4.000	99.095	98.895	98.895
4.125	102.116	102.016	101.916	4.125	102.116	101.916	101.916	4.125	99.914	99.714	99.714								

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

Cash-Out Refinance*				
FICO ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%
> 740	-0.37%	-0.62%	-0.62%	-0.87%
720 – 739	-0.37%	-1.00%	-1.00%	-1.12%
700 – 719	-0.37%	-1.00%	-1.00%	-1.12%
680 – 699	-0.37%	-1.12%	-1.12%	-1.75%
660 – 679	-0.62%	-1.12%	-1.12%	-1.87%
640 – 659	-0.62%	-1.62%	-1.62%	-2.62%
620 – 639	-0.62%	-1.62%	-1.62%	-3.12%

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

Product Features									
Product Feature ↓ \ ITV →	< 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	-0.25	-0.25	-0.25	-0.25
Manufactured*	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year**	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/O Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

* Not applicable 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	0.00%
All other LTV & FICO combos	1.50%

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

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

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

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

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@afwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/4/2020

45 Day Lock Exp.:

5/18/2020

60 Day Lock Exp.:

6/1/2020

W. Rate Sheet Dated: 4/2/2020

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	96.211	96.086	95.836	
3.000	96.635	96.510	96.260	
3.125	97.198	97.073	96.823	
3.250	98.001	97.876	97.626	
3.375	98.334	98.209	97.959	
3.500	98.743	98.618	98.368	
3.625	99.038	98.913	98.663	
3.750	99.147	99.022	98.772	
3.875	99.501	99.376	99.126	
3.990	99.817	99.692	99.442	
4.000	99.845	99.720	99.470	
4.125	99.900	99.775	99.525	
4.250	100.171	100.046	99.796	
4.375	100.481	100.356	100.106	
4.500	100.781	100.656	100.406	
4.625	100.890	100.765	100.515	
4.750	101.182	101.057	100.807	
4.875	101.483	101.358	101.108	
4.990	101.687	101.562	101.312	
5.000	101.705	101.580	101.330	

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	94.858	94.733	94.483	
2.750	95.414	95.289	95.039	
2.875	96.115	95.990	95.740	
3.000	96.688	96.563	96.313	
3.125	97.270	97.145	96.895	
3.250	97.872	97.747	97.497	
3.375	98.240	98.115	97.865	
3.500	98.888	98.763	98.513	
3.625	99.070	98.945	98.695	
3.750	99.295	99.170	98.920	
3.875	99.664	99.539	99.289	
4.000	99.924	99.799	99.549	
4.125	100.108	99.983	99.733	
4.250	100.121	99.996	99.746	
4.375	100.367	100.242	99.992	

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	96.561	96.436	96.186	
2.500	97.057	96.932	96.682	
2.625	97.434	97.309	97.059	
2.750	97.853	97.728	97.478	
2.875	98.045	97.920	97.670	
3.000	98.252	98.127	97.877	
3.125	98.427	98.302	98.052	
3.250	98.793	98.668	98.418	
3.375	99.117	98.992	98.742	
3.500	99.398	99.273	99.023	
3.625	99.249	99.124	98.874	
3.750	99.599	99.474	99.224	
3.875	99.741	99.616	99.366	
4.000	100.091	99.966	99.716	
4.125	99.739	99.614	99.364	

30 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.875	94.930	94.805	94.555	
3.000	93.020	92.895	92.645	
3.125	93.583	93.458	93.208	
3.250	94.386	94.261	94.011	
3.375	94.719	94.594	94.344	
3.500	95.128	95.003	94.753	
3.625	95.423	95.298	95.048	
3.750	94.713	94.588	94.338	
3.875	95.067	94.942	94.692	
4.000	95.411	95.286	95.036	
4.125	95.466	95.341	95.091	
4.250	94.795	94.670	94.420	
4.375	95.105	94.980	94.730	

20 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.875	97.113	96.988	96.738	
3.000	97.305	97.180	96.930	
3.125	97.512	97.387	97.137	
3.250	97.812	97.687	97.437	
3.375	98.178	98.053	97.803	
3.500	98.502	98.377	98.127	
3.625	98.783	98.658	98.408	
3.750	98.103	97.978	97.728	
3.875	98.453	98.328	98.078	
4.000	98.595	98.470	98.220	
4.125	98.945	98.820	98.570	
4.250	98.264	98.139	97.889	
4.375	98.606	98.481	98.231	

15 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.750	97.013	96.888	96.638	
2.875	97.205	97.080	96.830	
3.000	97.412	97.287	97.037	
3.125	97.712	97.587	97.337	
3.250	98.078	97.953	97.703	
3.375	98.402	98.277	98.027	
3.500	98.683	98.558	98.308	
3.625	98.003	97.878	97.628	
3.750	98.353	98.228	97.978	
3.875	98.495	98.370	98.120	
4.000	98.845	98.720	98.470	
4.125	98.164	98.039	97.789	
4.250	98.506	98.381	98.131	

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@afwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 5/4/2020
45 Day Lock Exp.: 5/18/2020
60 Day Lock Exp.: 6/1/2020

W. Rate Sheet Dated: 4/2/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FHLMC																			
30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year SC				30/25 Year SC 105-125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	97.489	97.192	97.178	3.375	100.496	100.354	100.296	3.375	100.496	100.354	100.296	2.750	96.807	96.510	96.496	3.375	98.270	98.128	98.070
2.875	98.235	97.946	97.935	3.500	100.949	100.821	100.749	3.500	100.949	100.821	100.749	2.875	97.553	97.264	97.253	3.500	98.723	98.595	98.523
2.990	98.678	98.512	98.478	3.625	101.234	101.119	101.034	3.625	101.234	101.119	101.034	2.990	96.452	96.286	96.252	3.625	99.008	98.893	98.808
3.000	98.778	98.612	98.578	3.750	101.425	101.320	101.225	3.750	101.425	101.320	101.225	3.000	96.552	96.386	96.352	3.750	98.739	98.634	98.539
3.125	99.440	99.280	99.240	3.875	101.783	101.683	101.583	3.875	101.783	101.683	101.583	3.125	97.214	97.054	97.014	3.875	99.097	98.997	98.897
3.250	100.338	100.189	100.138	3.990	101.909	101.809	101.709	3.990	101.909	101.809	101.709	3.250	98.112	97.963	97.912	3.990	99.223	99.123	99.023
3.375	100.746	100.604	100.546	4.000	102.009	101.909	101.809	4.000	102.009	101.909	101.809	3.375	98.520	98.378	98.320	4.000	99.323	99.223	99.123
3.500	101.199	101.071	100.999	4.125	102.053	101.953	101.853	4.125	102.053	101.953	101.853	3.500	98.973	98.845	98.773	4.125	99.367	99.267	99.167
3.625	101.484	101.369	101.284	4.250	102.365	102.235	102.165	4.250	102.365	102.235	102.165	3.625	99.258	99.143	99.058	4.250	99.325	99.195	99.125
3.750	101.675	101.570	101.475	4.375	102.648	102.524	102.448	4.375	102.648	102.524	102.448	3.750	98.989	98.884	98.789	4.375	99.608	99.484	99.408
3.875	102.033	101.933	101.833	4.500	102.702	102.585	102.502	4.500	102.702	102.585	102.502	3.875	99.347	99.247	99.147	4.500	99.662	99.545	99.462
3.990	102.284	102.184	102.084	4.625	102.809	102.694	102.609	4.625	102.809	102.694	102.609	3.990	99.598	99.498	99.398	4.625	99.769	99.654	99.569
4.000	102.384	102.284	102.184	4.750	103.085	102.985	102.885	4.750	103.085	102.985	102.885	4.000	99.698	99.598	99.498	4.750	99.413	99.313	99.213
4.125	102.428	102.328	102.228	4.875	103.420	103.320	103.220	4.875	103.420	103.320	103.220	4.125	99.742	99.642	99.542	4.875	99.748	99.648	99.548
4.250	102.740	102.610	102.540	4.990	103.176	103.076	102.976	4.990	103.176	103.076	102.976	4.250	99.700	99.570	99.500	4.990	99.504	99.404	99.304
4.375	103.023	102.899	102.823	5.000	103.276	103.176	103.076	5.000	103.276	103.176	103.076	4.375	99.983	99.859	99.783	5.000	99.604	99.504	99.404
4.500	103.327	103.210	103.127	5.125	103.511	103.411	103.311	5.125	103.511	103.411	103.311	4.500	100.287	100.170	100.087	5.125	99.839	99.739	99.639
4.625	103.434	103.319	103.234	5.250	103.502	103.402	103.302	5.250	103.502	103.402	103.302	4.625	100.394	100.279	100.194	5.250	99.132	99.032	98.932
4.750	103.710	103.610	103.510	5.375	104.784	104.684	104.584	5.375	104.784	104.684	104.584	4.750	100.038	99.938	99.838	5.375	100.264	100.164	100.064
30/25 Year SC >125				20 Year				20 Year 105-125				20 Year >125				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	98.270	98.128	98.070	2.750	97.491	97.234	97.256	3.375	100.563	100.355	100.363	3.375	100.563	100.355	100.363	2.750	99.819	99.719	99.619
3.500	98.723	98.595	98.523	2.875	98.291	98.042	98.065	3.500	101.208	101.014	101.008	3.500	101.208	101.014	101.008	2.875	100.107	100.007	99.907
3.625	99.008	98.893	98.808	2.990	98.830	98.588	98.610	3.625	101.396	101.204	101.196	3.625	101.396	101.204	101.196	2.990	100.262	100.162	100.062
3.750	98.739	98.634	98.539	3.000	98.930	98.688	98.710	3.750	101.679	101.509	101.479	3.750	101.679	101.509	101.479	3.000	100.362	100.262	100.162
3.875	99.097	98.997	98.897	3.125	99.562	99.329	99.352	3.875	102.047	101.887	101.847	3.875	102.047	101.887	101.847	3.125	100.793	100.599	100.593
3.990	99.223	99.123	99.023	3.250	100.180	99.962	99.980	3.990	102.209	102.054	102.009	3.990	102.209	102.054	102.009	3.250	101.158	100.970	100.958
4.000	99.323	99.223	99.123	3.375	100.563	100.355	100.363	4.000	102.309	102.154	102.109	4.000	102.309	102.154	102.109	3.375	101.482	101.302	101.282
4.125	99.367	99.267	99.167	3.500	101.208	101.014	101.008	4.125	102.499	102.345	102.299	4.125	102.499	102.345	102.299	3.500	101.767	101.588	101.567
4.250	99.325	99.195	99.125	3.625	101.396	101.204	101.196	4.250	102.569	102.380	102.367	4.250	102.569	102.380	102.367	3.625	101.851	101.695	101.651
4.375	99.608	99.484	99.408	3.750	101.679	101.509	101.479	4.375	102.802	102.618	102.602	4.375	102.802	102.618	102.602	3.750	102.168	102.016	101.968
4.500	99.662	99.545	99.462	3.875	102.047	101.887	101.847	4.500	103.061	102.883	102.861	4.500	103.061	102.883	102.861	3.875	102.310	102.161	102.110
4.625	99.769	99.654	99.569	3.990	102.209	102.054	102.009	4.625	103.149	102.970	102.949	4.625	103.149	102.970	102.949	3.990	102.560	102.417	102.360
4.750	99.413	99.313	99.213	4.000	102.309	102.154	102.109	4.750	103.512	103.412	103.312	4.750	103.512	103.412	103.312	4.000	102.660	102.517	102.460
4.875	99.748	99.648	99.548	4.125	102.499	102.345	102.299	4.875	103.792	103.692	103.592	4.875	103.792	103.692	103.592	4.125	102.156	102.056	101.956
4.990	99.504	99.404	99.304	4.250	102.569	102.380	102.367	4.990	103.941	103.841	103.741	4.990	103.941	103.841	103.741	4.250	102.466	102.366	102.266
5.000	99.604	99.504	99.404	4.375	102.802	102.618	102.602	5.000	104.041	103.941	103.841	5.000	104.041	103.941	103.841	4.375	102.758	102.658	102.558
5.125	99.839	99.739	99.639	4.500	103.061	102.883	102.861	5.125	104.374	104.274	104.174	5.125	104.374	104.274	104.174	4.500	102.905	102.805	102.705
5.250	99.132	99.032	98.932	4.625	103.149	102.970	102.949	5.250	104.403	104.303	104.203	5.250	104.403	104.303	104.203	4.625	102.177	102.077	101.977
5.375	100.264	100.164	100.064	4.750	103.512	103.412	103.312	5.375	104.652	104.552	104.452	5.375	104.652	104.552	104.452	4.750	102.399	102.299	102.199
15 Year 105-125				15 Year >125				15 Year SC				15 Year SC 105-125				15 Year SC >125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	101.819	101.719	101.619	2.750	102.069	101.969	101.869	2.750	99.306	99.206	99.106	2.750	101.306	101.206	101.106	2.750	101.556	101.456	101.356
2.875	100.107	100.007	99.907	2.875	100.107	100.007	99.907	2.875	99.594	99.494	99.394	2.875	99.594	99.494	99.394	2.875	99.594	99.494	99.394
2.990	100.262	100.162	100.062	2.990	100.262	100.162	100.062	2.990	99.749	99.649	99.549	2.990	99.749	99.649	99.549	2.990	99.749	99.649	99.549
3.000	100.362	100.262	100.162	3.000	100.362	100.262	100.162	3.000	99.849	99.749	99.649	3.000	99.849	99.749	99.649	3.000	99.849	99.749	99.649
3.125	100.793	100.599	100.593	3.125	100.793	100.599	100.593	3.125	100.405	100.211	100.205	3.125	100.405	100.211	100.205	3.125	100.405	100.211	100.205
3.250	101.158	100.970	100.958	3.250	101.158	100.970	100.958	3.250	100.770	100.582	100.570	3.250	100.770	100.582	100.570	3.250	100.770	100.582	100.570
3.375	101.482	101.302	101.282	3.375	101.482	101.302	101.282	3.375	101.094	100.914	100.894	3.375	101.094	100.914	100.894	3.375	101.094	100.914	100.894
3.500	101.767	101.588	101.567	3.500	101.767	101.588	101.567	3.500	101.379	101.200	101.179	3.500	101.379	101.200	101.179	3.500	101.379	101.200	101.179
3.625	101.851	101.695	101.651	3.625	101.851	101.695	101.651	3.625	100.962	100.806	100.762	3.625	100.962	100.806	100.762	3.625	100.962	100.806	100.762
3.750	102.168	102.016	101.968	3.750	102.168	102.016	101.968	3.750	101.279	101.127	101.079	3.750	101.279	101.127	101.079	3.750	101.279	101.127	101.079
3.875	102.310	102.161	102.110	3.875															



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.:

5/4/2020

45 Day Lock Exp.:

5/18/2020

60 Day Lock Exp.:

6/1/2020

W. Rate Sheet Dated: 4/2/2020

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	97.603	97.315	97.335	2.750	97.600	97.370	97.393	2.750	100.157	99.900	99.939	2.750	96.571	96.283	96.303	2.750	99.344	99.087	99.126
2.875	98.343	98.069	98.089	2.875	98.398	98.177	98.198	2.875	100.443	100.192	100.231	2.875	97.311	97.037	97.057	2.875	99.630	99.379	99.418
2.990	98.775	98.637	98.575	2.990	98.936	98.724	98.736	2.990	100.613	100.369	100.411	2.990	96.199	96.061	95.999	2.990	99.800	99.556	99.598
3.000	98.875	98.737	98.675	3.000	99.036	98.824	98.836	3.000	100.713	100.469	100.511	3.000	96.299	96.161	96.099	3.000	99.900	99.656	99.698
3.125	99.533	99.406	99.333	3.125	99.667	99.468	99.467	3.125	100.946	100.729	100.746	3.125	96.957	96.830	96.757	3.125	100.258	100.041	100.058
3.250	100.423	100.312	100.223	3.250	100.284	100.104	100.084	3.250	101.310	101.101	101.110	3.250	97.847	97.736	97.647	3.250	100.622	100.413	100.422
3.375	100.826	100.726	100.626	3.375	100.665	100.499	100.465	3.375	101.635	101.430	101.435	3.375	98.250	98.150	98.050	3.375	100.947	100.742	100.747
3.500	101.274	101.174	101.074	3.500	101.312	101.162	101.112	3.500	101.914	101.714	101.714	3.500	98.698	98.598	98.498	3.500	101.226	101.026	101.026
3.625	101.573	101.473	101.373	3.625	101.496	101.353	101.296	3.625	101.771	101.649	101.571	3.625	98.997	98.897	98.797	3.625	100.582	100.460	100.382
3.750	101.654	101.554	101.454	3.750	101.689	101.537	101.489	3.750	102.119	102.004	101.919	3.750	98.618	98.518	98.418	3.750	100.930	100.815	100.730
3.875	102.006	101.906	101.806	3.875	102.057	101.916	101.857	3.875	102.262	102.149	102.062	3.875	98.970	98.870	98.770	3.875	101.073	100.960	100.873
3.990	102.248	102.148	102.048	3.990	102.216	102.084	102.016	3.990	102.508	102.406	102.308	3.990	99.212	99.112	99.012	3.990	101.319	101.217	101.119
4.000	102.348	102.248	102.148	4.000	102.316	102.184	102.116	4.000	102.608	102.506	102.408	4.000	99.312	99.212	99.112	4.000	101.419	101.317	101.219
4.125	102.408	102.308	102.208	4.125	102.501	102.376	102.301	4.125	102.251	102.151	102.051	4.125	99.372	99.272	99.172	4.125	100.660	100.560	100.460
4.250	102.614	102.514	102.414	4.250	102.463	102.363	102.263	4.250	102.591	102.491	102.391	4.250	99.224	99.124	99.024	4.250	101.000	100.900	100.800
4.375	102.906	102.806	102.706	4.375	102.695	102.595	102.495	4.375	102.888	102.788	102.688	4.375	99.516	99.416	99.316	4.375	101.297	101.197	101.097
4.500	103.204	103.104	103.004	4.500	102.953	102.853	102.753	4.500	103.034	102.934	102.834	4.500	99.814	99.714	99.614	4.500	101.443	101.343	101.243
4.625	103.311	103.211	103.111	4.625	103.038	102.938	102.838	4.625	102.216	102.116	102.016	4.625	99.921	99.821	99.721	4.625	100.059	99.959	99.859
4.750	103.600	103.500	103.400	4.750	103.353	103.253	103.153	4.750	102.460	102.360	102.260	4.750	99.578	99.478	99.378	4.750	100.372	100.272	100.172

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.:

5/4/2020

45 Day Lock Exp.:

5/18/2020

60 Day Lock Exp.:

6/1/2020

W. Rate Sheet Dated: 4/2/2020

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	0.500	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)