

W. Rate Sheet Dated: 4/7/2020

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	99.378	99.128	98.894	2.750	99.957	99.707	99.473	2.375	97.758	97.608	97.458	3.125	95.866	95.716	95.566
2.875	99.383	99.133	98.899	2.875	99.963	99.713	99.478	2.500	97.763	97.613	97.463	3.250	97.370	97.220	97.070
3.000	99.389	99.139	98.905	3.000	99.968	99.718	99.483	2.625	97.768	97.618	97.468	3.375	97.358	97.208	97.058
3.125	99.394	99.144	98.909	3.125	99.972	99.722	99.488	2.750	98.592	98.442	98.292	3.500	97.362	97.212	97.062
3.250	102.009	101.759	101.587	3.250	101.738	101.488	101.316	2.875	98.597	98.447	98.297	3.625	97.365	97.215	97.065
3.375	102.014	101.764	101.592	3.375	101.743	101.493	101.321	3.000	98.602	98.452	98.302	Margin = 2.250		Index = 0.150	
3.500	102.018	101.768	101.597	3.500	101.747	101.497	101.325	3.125	98.606	98.456	98.306				
3.625	102.023	101.773	101.601	3.625	101.751	101.501	101.329	3.250	101.127	100.977	100.827				
3.750	102.736	102.586	102.436	3.750	102.316	102.166	102.016	3.375	101.132	100.982	100.832				
3.875	102.740	102.590	102.440	3.875	102.319	102.169	102.019	3.500	101.136	100.986	100.836				
4.000	102.744	102.594	102.444	4.000	102.323	102.173	102.023	3.625	101.139	100.989	100.839				
4.125	102.749	102.599	102.449	4.125	102.327	102.177	102.027	3.750	101.662	101.512	101.362				
4.250	102.720	102.620	102.520	4.250	102.299	102.199	102.099	3.875	101.665	101.515	101.365				
4.375	102.724	102.624	102.524	4.375	102.303	102.203	102.103	4.000	101.669	101.519	101.369				
4.500	102.720	102.620	102.520	4.500	102.297	102.197	102.097	4.125	101.672	101.522	101.372				
4.625	102.723	102.623	102.523	4.625	102.300	102.200	102.100	4.250	101.864	101.714	101.564				
4.750	102.848	102.748	102.623	4.750	101.942	101.842	101.717	4.375	101.867	101.717	101.567				
4.875	102.368	102.268	102.143	4.875	101.944	101.844	101.719	4.500	101.863	101.713	101.563				
6.250	103.523	103.373	103.223	6.250	103.098	102.948	102.798	4.625	101.866	101.716	101.566				

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	98.628	98.378	98.144	2.750	99.707	99.457	99.223	2.375	96.758	96.608	96.458	3.125	94.866	94.716	94.566
2.875	98.633	98.383	98.149	2.875	99.713	99.463	99.228	2.500	96.763	96.613	96.463	3.250	96.370	96.220	96.070
3.000	98.639	98.389	98.155	3.000	99.718	99.468	99.233	2.625	96.768	96.618	96.468	3.375	96.358	96.208	96.058
3.125	98.644	98.394	98.159	3.125	99.722	99.472	99.238	2.750	97.592	97.442	97.292	3.500	96.362	96.212	96.062
3.250	101.259	101.009	100.837	3.250	101.238	100.988	100.816	2.875	97.597	97.447	97.297	3.625	96.365	96.215	96.065
3.375	101.264	101.014	100.842	3.375	101.243	100.993	100.821	3.000	97.602	97.452	97.302	Margin = 2.250		Index = 0.150	
3.500	101.268	101.018	100.847	3.500	101.247	100.997	100.825	3.125	97.606	97.456	97.306	30 Year OTC			
3.625	101.273	101.023	100.851	3.625	101.251	101.001	100.829	3.250	100.127	99.977	99.827	Rate	30 Day	45 Day	60 Day
3.750	101.786	101.636	101.486	3.750	101.316	101.166	101.016	3.375	100.132	99.982	99.832	4.000	102.369	102.119	101.869
3.875	101.790	101.640	101.490	3.875	101.319	101.169	101.019	3.500	100.136	99.986	99.836	4.125	102.374	102.124	101.874
4.000	101.794	101.644	101.494	4.000	101.323	101.173	101.023	3.625	100.139	99.989	99.839	4.375	102.349	102.099	101.849
4.125	101.799	101.649	101.499	4.125	101.327	101.177	101.027	3.750	100.662	100.512	100.362	4.500	102.345	102.095	101.845
4.250	101.970	101.870	101.770	4.250	101.299	101.199	101.099	3.875	100.665	100.515	100.365	4.625	102.348	102.098	101.848
4.375	101.974	101.874	101.774	4.375	101.303	101.203	101.103	4.000	100.669	100.519	100.369	4.875	101.993	101.743	101.493
4.500	101.970	101.870	101.770	4.500	101.297	101.197	101.097	4.125	100.672	100.522	100.372	5.000	101.982	101.732	101.482
4.625	101.973	101.873	101.773	4.625	101.300	101.200	101.100	4.250	100.864	100.714	100.564	5.125	101.985	101.735	101.485
4.750	102.098	101.998	101.873	4.750	100.942	100.842	100.717	4.375	100.867	100.717	100.567	5.500	102.359	102.109	101.859
4.875	101.618	101.518	101.393	4.875	100.944	100.844	100.719	4.500	100.863	100.713	100.563	5.625	102.362	102.112	101.862
6.250	102.773	102.623	102.473	6.250	102.098	101.948	101.798	4.625	100.866	100.716	100.566	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	99.619	99.369	99.119	4.750	101.000	100.750	100.500
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.125	99.624	99.374	99.124				
4.125	99.799	99.549	99.299	6.250	103.750	103.500	103.250	4.375	99.599	99.349	99.099				
4.250	99.924	99.674	99.424					4.500	99.595	99.345	99.095				
4.375	99.774	99.524	99.274					4.625	99.598	99.348	99.098				
4.500	99.570	99.320	99.070					4.875	99.243	98.993	98.743				
4.625	99.573	99.323	99.073					5.000	99.232	98.982	98.732				
5.000	99.407	99.157	98.907					5.125	99.235	98.985	98.735				
5.125	99.410	99.160	98.910					5.500	99.609	99.359	99.109				
5.250	99.810	99.560	99.310					5.625	99.612	99.362	99.112	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

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@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/7/2020

45 Day Lock Exp.:

5/22/2020

60 Day Lock Exp.:

6/8/2020

W. Rate Sheet Dated: 4/7/2020

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	94.290	94.040	93.806	2.750	95.300	95.050	94.816	2.375	94.538	94.388	94.238	3.125	91.789	91.639	91.489
2.875	94.296	94.046	93.812	2.875	95.305	95.055	94.821	2.500	94.543	94.393	94.243	3.250	93.605	93.455	93.305
3.000	94.302	94.052	93.817	3.000	95.310	95.060	94.826	2.625	94.548	94.398	94.248	3.375	93.593	93.443	93.293
3.125	94.306	94.056	93.822	3.125	95.315	95.065	94.830	2.750	93.935	93.785	93.635	3.500	93.597	93.447	93.297
3.250	97.234	96.984	96.812	3.250	97.393	97.143	96.971	2.875	93.940	93.790	93.640	3.625	93.600	93.450	93.300
3.375	97.239	96.989	96.817	3.375	97.398	97.148	96.976	3.000	93.945	93.795	93.645	Margin = 2.250		Index = 0.150	
3.500	97.243	96.993	96.822	3.500	97.402	97.152	96.980	3.125	93.949	93.799	93.649				
3.625	97.248	96.998	96.826	3.625	97.406	97.156	96.984	3.250	96.782	96.632	96.482				
3.750	98.274	98.124	97.974	3.750	98.283	98.133	97.983	3.375	96.787	96.637	96.487				
3.875	98.278	98.128	97.978	3.875	98.287	98.137	97.987	3.500	96.791	96.641	96.491				
4.000	98.282	98.132	97.982	4.000	98.291	98.141	97.991	3.625	96.794	96.644	96.494				
4.125	98.286	98.136	97.986	4.125	98.294	98.144	97.994	3.750	97.629	97.479	97.329				
4.250	98.320	98.220	98.120	4.250	98.329	98.229	98.129	3.875	97.633	97.483	97.333				
4.375	98.324	98.224	98.124	4.375	98.333	98.233	98.133	4.000	97.636	97.486	97.336				
4.500	98.320	98.220	98.120	4.500	98.327	98.227	98.127	4.125	97.640	97.490	97.340				
4.625	98.323	98.223	98.123	4.625	98.330	98.230	98.130	4.250	97.894	97.744	97.594				
4.750	98.011	97.911	97.786	4.750	97.534	97.434	97.309	4.375	97.897	97.747	97.597				
4.875	97.530	97.430	97.305	4.875	97.537	97.437	97.312	4.500	97.893	97.743	97.593				
6.250	99.873	99.723	99.573	6.250	99.878	99.728	99.578	4.625	97.896	97.746	97.596				

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	93.540	93.290	93.056	2.750	94.620	94.370	94.136	2.375	93.545	93.395	93.245	3.125	89.779	89.629	89.479
2.875	93.546	93.296	93.062	2.875	94.625	94.375	94.141	2.500	93.550	93.400	93.250	3.250	91.595	91.445	91.295
3.000	93.552	93.302	93.067	3.000	94.630	94.380	94.146	2.625	93.555	93.405	93.255	3.375	91.583	91.433	91.283
3.125	93.556	93.306	93.072	3.125	94.635	94.385	94.150	2.750	94.099	93.949	93.799	3.500	91.587	91.437	91.287
3.250	96.484	96.234	96.062	3.250	96.463	96.213	96.041	2.875	94.104	93.954	93.804	3.625	91.590	91.440	91.290
3.375	96.489	96.239	96.067	3.375	96.468	96.218	96.046	3.000	94.109	93.959	93.809	Margin = 2.250		Index = 0.150	
3.500	96.493	96.243	96.072	3.500	96.472	96.222	96.050	3.125	94.113	93.963	93.813	30 Year OTC			
3.625	96.498	96.248	96.076	3.625	96.476	96.226	96.054	3.250	96.290	96.140	95.990	Rate	30 Day	45 Day	60 Day
3.750	97.324	97.174	97.024	3.750	96.853	96.703	96.553	3.375	96.294	96.144	95.994	4.000	97.907	97.657	97.407
3.875	97.328	97.178	97.028	3.875	96.857	96.707	96.557	3.500	96.298	96.148	95.998	4.125	97.911	97.661	97.411
4.000	97.332	97.182	97.032	4.000	96.861	96.711	96.561	3.625	96.302	96.152	96.002	4.375	97.949	97.699	97.449
4.125	97.336	97.186	97.036	4.125	96.864	96.714	96.564	3.750	96.824	96.674	96.524	4.500	97.945	97.695	97.445
4.250	97.570	97.470	97.370	4.250	96.899	96.799	96.699	3.875	96.828	96.678	96.528	4.625	97.948	97.698	97.448
4.375	97.574	97.474	97.374	4.375	96.903	96.803	96.703	4.000	96.831	96.681	96.531	4.875	97.155	96.905	96.655
4.500	97.570	97.470	97.370	4.500	96.897	96.797	96.697	4.125	96.835	96.685	96.535	5.000	97.145	96.895	96.645
4.625	97.573	97.473	97.373	4.625	96.900	96.800	96.700	4.250	96.402	96.252	96.102	5.125	97.148	96.898	96.648
4.750	97.261	97.161	97.036	4.750	96.104	96.004	95.879	4.375	96.405	96.255	96.105	5.500	97.428	97.178	96.928
4.875	96.780	96.680	96.555	4.875	96.107	96.007	95.882	4.500	96.401	96.251	96.101	5.625	97.430	97.180	96.930
6.250	99.123	98.973	98.823	6.250	98.448	98.298	98.148	4.625	96.404	96.254	96.104	6.250	99.189	98.939	98.689

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	95.157	94.907	94.657	4.750	N/A	N/A	N/A
4.125	94.986	94.736	94.486	6.250	99.750	99.500	99.250	4.125	95.161	94.911	94.661				
4.250	95.174	94.924	94.674					4.375	95.199	94.949	94.699				
4.375	95.024	94.774	94.524					4.500	95.195	94.945	94.695				
4.500	94.820	94.570	94.320					4.625	95.198	94.948	94.698				
4.625	94.823	94.573	94.323					4.875	94.405	94.155	93.905				
5.000	94.220	93.970	93.720					5.000	94.395	94.145	93.895				
5.125	94.223	93.973	93.723					5.125	94.398	94.148	93.898				
5.250	94.529	94.279	94.029					5.500	94.678	94.428	94.178	30 yr DPA "3.5% DPA ; Lender Paid Only"			
Borrower Paid Comp Only				Lender Paid Only				5.625	94.680	94.430	94.180	Rate	30 Day	45 Day	60 Day
								6.250	96.439	96.189	95.939	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: 4/7/2020

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	97.534	97.373	97.267	2.750	96.121	95.878	95.849	2.750	95.929	95.686	95.657	2.750	95.503	95.277	95.158	2.750	94.090	93.847	93.818
2.875	98.173	98.033	97.949	2.875	96.731	96.488	96.511	2.875	96.543	96.300	96.271	2.875	96.031	95.805	95.723	2.875	94.589	94.346	94.369
2.990	99.033	98.933	98.809	2.990	97.453	97.344	97.253	2.990	97.154	97.045	96.954	2.990	96.511	96.353	96.261	2.990	94.931	94.822	94.731
3.000	99.133	99.033	98.909	3.000	97.553	97.444	97.353	3.000	97.254	97.145	97.054	3.000	96.611	96.453	96.361	3.000	95.031	94.922	94.831
3.125	99.937	99.837	99.713	3.125	98.582	98.473	98.382	3.125	98.341	98.232	98.141	3.125	97.253	97.153	97.029	3.125	95.898	95.789	95.698
3.250	100.658	100.558	100.434	3.250	99.504	99.395	99.304	3.250	99.313	99.204	99.113	3.250	97.921	97.821	97.697	3.250	96.767	96.658	96.567
3.375	101.086	100.986	100.862	3.375	99.985	99.876	99.785	3.375	99.798	99.689	99.598	3.375	98.342	98.242	98.118	3.375	97.241	97.132	97.041
3.500	101.432	101.332	101.208	3.500	100.366	100.257	100.166	3.500	100.178	100.069	99.978	3.500	98.683	98.583	98.459	3.500	97.617	97.508	97.417
3.625	101.738	101.638	101.514	3.625	101.044	100.935	100.844	3.625	100.999	100.890	100.799	3.625	98.834	98.734	98.610	3.625	98.140	98.031	97.940
3.750	101.918	101.818	101.694	3.750	101.798	101.689	101.598	3.750	101.795	101.686	101.595	3.750	98.898	98.798	98.674	3.750	98.778	98.669	98.578
3.875	102.248	102.148	102.024	3.875	102.169	102.060	101.969	3.875	102.169	102.060	101.969	3.875	99.225	99.125	99.001	3.875	99.146	99.037	98.946
3.990	102.426	102.326	102.202	3.990	102.403	102.303	102.203	3.990	102.376	102.267	102.176	3.990	99.397	99.297	99.173	3.990	99.374	99.274	99.174
4.000	102.526	102.426	102.302	4.000	102.503	102.403	102.303	4.000	102.476	102.367	102.276	4.000	99.497	99.397	99.273	4.000	99.474	99.374	99.274
4.125	102.621	102.521	102.397	4.125	103.169	103.069	102.969	4.125	102.947	102.847	102.747	4.125	99.624	99.524	99.400	4.125	99.624	99.524	99.424
4.250	102.642	102.542	102.436	4.250	103.781	103.681	103.581	4.250	103.591	103.491	103.391	4.250	99.781	99.681	99.575	4.250	99.781	99.681	99.581
4.375	102.888	102.788	102.682	4.375	104.058	103.958	103.858	4.375	103.870	103.770	103.670	4.375	99.890	99.890	99.774	4.375	99.890	99.890	99.780
4.500	103.084	102.984	102.878	4.500	104.271	104.171	104.071	4.500	104.083	103.983	103.883	4.500	99.908	99.908	99.902	4.500	99.908	99.908	99.908
4.625	103.169	103.069	102.963	4.625	104.481	104.381	104.281	4.625	104.598	104.498	104.398	4.625	99.936	99.936	99.930	4.625	99.936	99.936	99.936
4.750	103.488	103.388	103.284	4.750	N/A	N/A	N/A	4.750	96.935	96.835	96.735	4.750	98.530	98.430	98.326	4.750	N/A	N/A	N/A
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	93.898	93.655	93.626	2.875	98.752	98.360	98.552	2.875	97.929	97.686	97.683	2.875	97.866	97.623	97.594	2.750	100.208	100.052	99.950
2.875	94.401	94.158	94.129	2.990	99.606	99.214	99.406	2.990	98.558	98.449	98.358	2.990	98.459	98.259	98.259	2.875	100.503	100.357	100.245
2.990	94.632	94.523	94.432	3.000	99.706	99.314	99.506	3.000	98.658	98.549	98.458	3.000	98.559	98.359	98.359	2.990	100.656	100.505	100.406
3.000	94.732	94.623	94.532	3.125	100.500	100.108	100.300	3.125	99.674	99.565	99.474	3.125	99.632	99.432	99.432	3.000	100.756	100.605	100.506
3.125	95.657	95.548	95.457	3.250	101.172	100.780	100.972	3.250	100.523	100.414	100.323	3.250	100.523	100.323	100.323	3.125	101.155	101.005	100.908
3.250	96.576	96.467	96.376	3.375	101.575	101.183	101.375	3.375	100.964	100.855	100.764	3.375	100.964	100.764	100.764	3.250	101.348	101.248	101.148
3.375	97.054	96.945	96.854	3.500	101.900	101.508	101.700	3.500	101.324	101.215	101.124	3.500	101.324	101.124	101.124	3.375	101.632	101.532	101.432
3.500	97.429	97.320	97.229	3.625	102.200	101.808	102.000	3.625	101.657	101.548	101.457	3.625	101.657	101.457	101.457	3.500	101.823	101.723	101.623
3.625	98.095	97.986	97.895	3.750	102.406	102.014	102.206	3.750	102.005	101.896	101.805	3.750	102.005	101.805	101.805	3.625	102.047	101.947	101.847
3.750	98.775	98.666	98.575	3.875	102.712	102.320	102.512	3.875	102.342	102.233	102.142	3.875	102.185	101.985	101.985	3.750	102.288	102.188	102.087
3.875	99.146	99.037	98.946	3.990	102.877	102.485	102.677	3.990	102.535	102.426	102.335	3.990	102.378	102.178	102.178	3.875	102.539	102.439	102.338
3.990	99.347	99.238	99.147	4.000	102.977	102.585	102.777	4.000	102.635	102.526	102.435	4.000	102.478	102.278	102.278	3.990	102.695	102.595	102.494
4.000	99.447	99.338	99.247	4.125	103.084	102.692	102.884	4.125	102.841	102.732	102.641	4.125	102.685	102.485	102.485	4.000	102.795	102.695	102.594
4.125	99.624	99.524	99.424	4.250	103.158	102.774	102.958	4.250	102.648	102.548	102.448	4.250	102.585	102.385	102.385	4.125	103.017	102.917	102.816
4.250	98.781	98.681	98.581	4.375	103.333	102.949	103.133	4.375	102.896	102.796	102.696	4.375	102.834	102.634	102.634	4.250	102.595	102.495	102.395
4.375	98.980	98.880	98.780	4.500	103.519	103.135	103.319	4.500	103.097	102.997	102.897	4.500	103.035	102.835	102.835	4.375	102.780	102.680	102.580
4.500	99.208	99.108	99.008	4.625	103.602	103.218	103.402	4.625	103.303	103.203	103.103	4.625	103.238	103.038	103.038	4.500	102.994	102.894	102.794
4.625	99.336	99.236	99.136	4.750	103.917	103.550	103.717	4.750	103.525	103.425	103.325	4.750	103.462	103.262	103.262	4.625	102.857	102.757	102.657
4.750	99.177	99.077	98.977	4.875	104.133	103.766	103.933	4.875	103.762	103.662	103.562	4.875	103.700	103.500	103.500	4.750	102.313	102.213	102.113
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	98.565	98.322	98.293	2.750	98.565	98.365	98.365	2.750	99.135	98.935	98.885	2.750	97.492	97.292	97.292	2.750	97.492	97.292	97.292
2.875	98.898	98.655	98.626	2.875	98.892	98.692	98.692	2.875	99.344	99.144	99.094	2.875	97.739	97.539	97.539	2.875	97.733	97.533	97.533
2.990	99.371	99.262	99.171	2.990	99.297	99.097	99.097	2.990	99.421	99.221	99.171	2.990	98.136	97.936	97.936	2.990	98.062	97.862	97.862
3.000	99.471	99.362	99.271	3.000	99.397	99.197	99.197	3.000	99.521	99.321	99.271	3.000	98.236	98.036	98.036	3.000	98.162	97.962	97.962
3.125	99.988	99.879	99.788	3.125	99.925	99.725	99.725	3.125	99.798	99.598	99.548	3.125	98.631	98.431	98.431	3.125	98.568	98.368	98.368
3.250	100.326	100.217	100.126	3.250	100.264	100.064	100.064	3.250	99.288	99.088	99.038	3.250	98.266	98.066	98.066	3.250	98.204	98.004	98.004
3.375	100.640	100.531	100.440	3.375	100.577	100.377	100.377	3.375	99.488	99.288	99.288	3.375	98.496	98.296	98.296	3.375	98.433	98.233	98.233
3.500	100.852	100.743	100.652	3.500	100.840	100.640	100.640	3.500	99.621	99.421	99.421	3.500	98.650	98.450	98.450	3.500	98.638	98.438	98.438
3.625	101.295	101.186	101.095	3.625	101.295	101.095	101.095	3.625	99.776	99.576	99.576	3.625	99.024	98.824	98.824	3.625	99.024	98.824	98.824
3.750	101.574	101.465	101.374	3.750	101.574	101.374	101.374	3.750	99.683	99.483	99.483	3.750	99.869	98.769	98.769	3.750	99.869	98.769	98.769
3.875	101.848	101.739	101.648	3.875	101.848	101.648	101.648	3.875	99.857	99.657	99.657	3.875	99.166	98.966	98.966	3.875	99.166	98.966	98.966
3.990	102.031	101.922	101.831	3.990	102.031	101.831	101.831	3.990	99.938	99.738	99.738	3.990	99.274	99.074	99.074	3.990	99.274	99.074	99.074
4.000	102.131	102.022	101.931	4.000	102.131	101.931	101.931	4.000	100.038	99.838	99.838	4.000	99.374	99.174	99.174	4.000	99.374	99.174	99.174
4.125	102.377	102.277	102.177	4.125	102.377	102.177	102.177	4.125	100.194	99.994	99.994								

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	-0.375	-0.625	-0.625	-0.875
720 – 739	-0.375	-1.000	-1.000	-1.125
700 – 719	-0.375	-1.000	-1.000	-1.125
680 – 699	-0.375	-1.125	-1.125	-1.750
660 – 679	-0.625	-1.125	-1.125	-1.875
640 – 659	-0.625	-1.625	-1.625	-2.625
620 – 639	-0.625	-1.625	-1.625	-3.125

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

Product Features									
Product Feature ↓ \ TVT →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
Investment property	-1.25	-1.25	-1.25	-3.75	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home	0.00	0.00	0.00	0.00	0.00	-0.25	-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	0.000
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.

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.:

5/7/2020

45 Day Lock Exp.:

5/22/2020

60 Day Lock Exp.:

6/8/2020

W. Rate Sheet Dated: 4/7/2020

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	96.291	96.166	95.916	
3.000	97.006	96.881	96.631	
3.125	97.674	97.549	97.299	
3.250	98.577	98.452	98.202	
3.375	99.021	98.896	98.646	
3.500	99.483	99.358	99.108	
3.625	99.768	99.643	99.393	
3.750	99.749	99.624	99.374	
3.875	100.059	99.934	99.684	
3.990	100.347	100.222	99.972	
4.000	100.372	100.247	99.997	
4.125	100.372	100.247	99.997	
4.250	100.314	100.189	99.939	
4.375	100.564	100.439	100.189	
4.500	100.839	100.714	100.464	
4.625	100.919	100.794	100.544	
4.750	101.030	100.905	100.655	
4.875	101.337	101.212	100.962	
4.990	101.535	101.410	101.160	
5.000	101.552	101.427	101.177	

20 Yr. Fixed				
Rate	30 Day	45 Day	60 Day	
2.125	N/A	N/A	N/A	
2.250	N/A	N/A	N/A	
2.375	N/A	N/A	N/A	
2.500	N/A	N/A	N/A	
2.625	N/A	N/A	N/A	
2.750	95.667	95.542	95.292	
2.875	96.455	96.330	96.080	
3.000	97.097	96.972	96.722	
3.125	97.735	97.610	97.360	
3.250	98.345	98.220	97.970	
3.375	98.765	98.640	98.390	
3.500	99.424	99.299	99.049	
3.625	99.613	99.488	99.238	
3.750	99.702	99.577	99.327	
3.875	100.018	99.893	99.643	
4.000	100.242	100.117	99.867	
4.125	100.382	100.257	100.007	
4.250	100.074	99.949	99.699	
4.375	100.271	100.146	99.896	
4.500	100.501	100.376	100.126	

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	96.235	96.110	95.860	
2.500	96.825	96.700	96.450	
2.625	97.252	97.127	96.877	
2.750	97.695	97.570	97.320	
2.875	97.956	97.831	97.581	
3.000	98.181	98.056	97.806	
3.125	98.424	98.299	98.049	
3.250	98.764	98.639	98.389	
3.375	99.066	98.941	98.691	
3.500	99.323	99.198	98.948	
3.625	99.318	99.193	98.943	
3.750	99.616	99.491	99.241	
3.875	99.739	99.614	99.364	
4.000	100.077	99.952	99.702	
4.125	99.409	99.284	99.034	

30 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.875	95.010	94.885	94.635	
3.000	93.611	93.486	93.236	
3.125	94.279	94.154	93.904	
3.250	95.182	95.057	94.807	
3.375	95.626	95.501	95.251	
3.500	96.088	95.963	95.713	
3.625	96.370	96.245	95.995	
3.750	95.473	95.348	95.098	
3.875	95.783	95.658	95.408	
4.000	96.096	95.971	95.721	
4.125	96.095	95.970	95.720	
4.250	95.117	94.992	94.742	
4.375	95.367	95.242	94.992	

20 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.875	96.954	96.829	96.579	
3.000	97.216	97.091	96.841	
3.125	97.441	97.316	97.066	
3.250	97.809	97.684	97.434	
3.375	98.149	98.024	97.774	
3.500	98.451	98.326	98.076	
3.625	98.708	98.583	98.333	
3.750	98.206	98.081	97.831	
3.875	98.504	98.379	98.129	
4.000	98.627	98.502	98.252	
4.125	98.965	98.840	98.590	
4.250	97.940	97.815	97.565	
4.375	98.241	98.116	97.866	

15 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.750	96.854	96.729	96.479	
2.875	97.116	96.991	96.741	
3.000	97.341	97.216	96.966	
3.125	97.709	97.584	97.334	
3.250	98.049	97.924	97.674	
3.375	98.351	98.226	97.976	
3.500	98.608	98.483	98.233	
3.625	98.106	97.981	97.731	
3.750	98.404	98.279	98.029	
3.875	98.527	98.402	98.152	
4.000	98.865	98.740	98.490	
4.125	97.840	97.715	97.465	
4.250	98.141	98.016	97.766	

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.: 5/7/2020
45 Day Lock Exp.: 5/22/2020
60 Day Lock Exp.: 6/8/2020

W. Rate Sheet Dated: 4/7/2020

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	97.784	97.537	97.485	3.375	101.061	100.956	100.861	3.375	101.061	100.956	100.861	2.750	96.977	96.730	96.678	3.375	98.342	98.237	98.142
2.875	98.546	98.307	98.260	3.500	101.536	101.436	101.336	3.500	101.536	101.436	101.336	2.875	97.739	97.500	97.453	3.500	98.817	98.717	98.617
2.990	99.184	99.065	98.984	3.625	101.830	101.730	101.630	3.625	101.830	101.730	101.630	2.990	96.465	96.346	96.265	3.625	99.111	99.011	98.911
3.000	99.284	99.165	99.084	3.750	101.967	101.867	101.767	3.750	101.967	101.867	101.767	3.000	96.565	96.446	96.365	3.750	98.952	98.852	98.752
3.125	99.961	99.845	99.761	3.875	102.341	102.241	102.141	3.875	102.341	102.241	102.141	3.125	97.242	97.126	97.042	3.875	99.326	99.226	99.126
3.250	100.885	100.776	100.685	3.990	102.479	102.379	102.279	3.990	102.479	102.379	102.279	3.250	98.166	98.057	97.966	3.990	99.464	99.364	99.264
3.375	101.311	101.206	101.111	4.000	102.579	102.479	102.379	4.000	102.579	102.479	102.379	3.375	98.592	98.487	98.392	4.000	99.564	99.464	99.364
3.500	101.786	101.686	101.586	4.125	102.628	102.528	102.428	4.125	102.628	102.528	102.428	3.500	99.067	98.967	98.867	4.125	99.613	99.513	99.413
3.625	102.080	101.980	101.880	4.250	102.676	102.576	102.476	4.250	102.676	102.576	102.476	3.625	99.361	99.261	99.161	4.250	98.568	98.468	98.368
3.750	102.217	102.117	102.017	4.375	102.769	102.669	102.569	4.375	102.769	102.669	102.569	3.750	99.202	99.102	99.002	4.375	98.861	98.761	98.661
3.875	102.591	102.491	102.391	4.500	102.834	102.734	102.634	4.500	102.834	102.734	102.634	3.875	99.576	99.476	99.376	4.500	98.926	98.826	98.726
3.990	102.854	102.754	102.654	4.625	102.943	102.843	102.743	4.625	102.943	102.843	102.743	3.990	99.839	99.739	99.639	4.625	99.035	98.935	98.835
4.000	102.954	102.854	102.754	4.750	102.984	102.884	102.784	4.750	102.984	102.884	102.784	4.000	99.939	99.839	99.739	4.750	98.328	98.228	98.128
4.125	103.003	102.903	102.803	4.875	103.329	103.229	103.129	4.875	103.329	103.229	103.129	4.125	99.988	99.888	99.788	4.875	98.673	98.573	98.473
4.250	102.851	102.751	102.651	4.990	103.090	102.990	102.890	4.990	103.090	102.990	102.890	4.250	98.943	98.843	98.743	4.990	98.434	98.334	98.234
4.375	103.144	103.044	102.944	5.000	103.190	103.090	102.990	5.000	103.190	103.090	102.990	4.375	99.236	99.136	99.036	5.000	98.534	98.434	98.334
4.500	103.459	103.359	103.259	5.125	103.430	103.330	103.230	5.125	103.430	103.330	103.230	4.500	99.551	99.451	99.351	5.125	98.774	98.674	98.574
4.625	103.568	103.468	103.368	5.250	103.443	103.343	103.243	5.250	103.443	103.343	103.243	4.625	99.660	99.560	99.460	5.250	98.431	98.331	98.231
4.750	103.609	103.509	103.409	5.375	104.728	104.628	104.528	5.375	104.728	104.628	104.528	4.750	98.953	98.853	98.753	5.375	99.566	99.466	99.366
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	98.342	98.237	98.142	2.750	97.975	97.718	97.747	3.375	101.132	100.925	100.932	3.375	101.132	100.925	100.932	2.750	100.409	100.202	100.209
3.500	98.817	98.717	98.617	2.875	98.791	98.540	98.569	3.500	101.807	101.611	101.607	3.500	101.807	101.611	101.607	2.875	100.702	100.499	100.502
3.625	99.111	99.011	98.911	2.990	99.343	99.100	99.128	3.625	101.998	101.807	101.798	3.625	101.998	101.807	101.798	2.990	100.861	100.666	100.661
3.750	98.952	98.852	98.752	3.000	99.443	99.200	99.228	3.750	102.284	102.145	102.084	3.750	102.284	102.145	102.084	3.000	100.961	100.766	100.761
3.875	99.326	99.226	99.126	3.125	100.089	99.857	99.885	3.875	102.668	102.537	102.468	3.875	102.668	102.537	102.468	3.125	101.211	101.037	101.011
3.990	99.464	99.364	99.264	3.250	100.730	100.513	100.530	3.990	102.841	102.717	102.641	3.990	102.841	102.717	102.641	3.250	101.588	101.423	101.388
4.000	99.564	99.464	99.364	3.375	101.132	100.925	100.932	4.000	102.941	102.817	102.741	4.000	102.941	102.817	102.741	3.375	101.924	101.764	101.724
4.125	99.613	99.513	99.413	3.500	101.807	101.611	101.607	4.125	103.136	103.017	102.936	4.125	103.136	103.017	102.936	3.500	102.213	102.056	102.013
4.250	98.568	98.468	98.368	3.625	101.998	101.807	101.798	4.250	102.820	102.720	102.620	4.250	102.820	102.720	102.620	3.625	102.238	102.112	102.038
4.375	98.861	98.761	98.661	3.750	102.284	102.145	102.084	4.375	103.063	102.963	102.863	4.375	103.063	102.963	102.863	3.750	102.563	102.440	102.363
4.500	98.926	98.826	98.726	3.875	102.668	102.537	102.468	4.500	103.333	103.233	103.133	4.500	103.333	103.233	103.133	3.875	102.709	102.589	102.509
4.625	99.035	98.935	98.835	3.990	102.841	102.717	102.641	4.625	103.420	103.320	103.220	4.625	103.420	103.320	103.220	3.990	102.970	102.854	102.770
4.750	98.328	98.228	98.128	4.000	102.941	102.817	102.741	4.750	103.567	103.467	103.367	4.750	103.567	103.467	103.367	4.000	103.070	102.954	102.870
4.875	98.673	98.573	98.473	4.125	103.136	103.017	102.936	4.875	103.853	103.753	103.653	4.875	103.853	103.753	103.653	4.125	102.411	102.311	102.211
4.990	98.434	98.334	98.234	4.250	102.820	102.720	102.620	4.990	104.005	103.905	103.805	4.990	104.005	103.905	103.805	4.250	102.735	102.635	102.535
5.000	98.534	98.434	98.334	4.375	103.063	102.963	102.863	5.000	104.105	104.005	103.905	5.000	104.105	104.005	103.905	4.375	103.047	102.947	102.847
5.125	98.774	98.674	98.574	4.500	103.333	103.233	103.133	5.125	104.440	104.340	104.240	5.125	104.440	104.340	104.240	4.500	103.204	103.104	103.004
5.250	98.431	98.331	98.231	4.625	103.420	103.320	103.220	5.250	104.346	104.246	104.146	5.250	104.346	104.246	104.146	4.625	102.487	102.387	102.287
5.375	99.566	99.466	99.366	4.750	103.567	103.467	103.367	5.375	104.595	104.495	104.395	5.375	104.595	104.495	104.395	4.750	102.718	102.618	102.518
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	102.409	102.202	102.209	2.750	102.659	102.452	102.459	2.750	99.896	99.689	99.696	2.750	101.896	101.689	101.696	2.750	102.146	101.939	101.946
2.875	100.702	100.499	100.502	2.875	100.702	100.499	100.502	2.875	100.189	99.986	99.989	2.875	100.189	99.986	99.989	2.875	100.189	99.986	99.989
2.990	100.861	100.666	100.661	2.990	100.861	100.666	100.661	2.990	100.348	100.153	100.148	2.990	100.348	100.153	100.148	2.990	100.348	100.153	100.148
3.000	100.961	100.766	100.761	3.000	100.961	100.766	100.761	3.000	100.448	100.253	100.248	3.000	100.448	100.253	100.248	3.000	100.448	100.253	100.248
3.125	101.211	101.037	101.011	3.125	101.211	101.037	101.011	3.125	100.823	100.649	100.623	3.125	100.823	100.649	100.623	3.125	100.823	100.649	100.623
3.250	101.588	101.423	101.388	3.250	101.588	101.423	101.388	3.250	101.200	101.035	101.000	3.250	101.200	101.035	101.000	3.250	101.200	101.035	101.000
3.375	101.924	101.764	101.724	3.375	101.924	101.764	101.724	3.375	101.536	101.376	101.336	3.375	101.536	101.376	101.336	3.375	101.536	101.376	101.336
3.500	102.213	102.056	102.013	3.500	102.213	102.056	102.013	3.500	101.825	101.668	101.625	3.500	101.825	101.668	101.625	3.500	101.825	101.668	101.625
3.625	102.238	102.112	102.038	3.625	102.238	102.112	102.038	3.625	101.353	101.227	101.153	3.625	101.353	101.227	101.153	3.625	101.353	101.227	101.153
3.750	102.563	102.440	102.363	3.750	102.563	102.440	102.363	3.750	101.678	101.555	101.478	3.750	101.678	101.555	101.478	3.750	101.678	101.555	101.478
3.875	102.709	102.589	102.509																



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/7/2020

45 Day Lock Exp.:

5/22/2020

60 Day Lock Exp.:

6/8/2020

W. Rate Sheet Dated: 4/7/2020

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	97.795	97.548	97.490	2.750	97.988	97.707	97.732	2.750	100.395	100.174	100.195	2.750	96.638	96.391	96.333	2.750	99.582	99.361	99.382
2.875	98.549	98.312	98.260	2.875	98.794	98.526	98.550	2.875	100.683	100.470	100.483	2.875	97.392	97.155	97.103	2.875	99.870	99.657	99.670
2.990	99.182	99.041	98.971	2.990	99.338	99.078	99.103	2.990	100.841	100.633	100.641	2.990	96.113	95.972	95.902	2.990	100.028	99.820	99.828
3.000	99.282	99.141	99.071	3.000	99.438	99.178	99.203	3.000	100.941	100.733	100.741	3.000	96.213	96.072	96.002	3.000	100.128	99.920	99.928
3.125	99.951	99.817	99.751	3.125	100.077	99.828	99.853	3.125	101.220	101.031	101.020	3.125	96.882	96.748	96.682	3.125	100.532	100.343	100.332
3.250	100.862	100.737	100.662	3.250	100.704	100.473	100.498	3.250	101.590	101.413	101.390	3.250	97.793	97.668	97.593	3.250	100.902	100.725	100.702
3.375	101.278	101.159	101.078	3.375	101.094	100.877	100.894	3.375	101.916	101.747	101.716	3.375	98.209	98.090	98.009	3.375	101.228	101.059	101.028
3.500	101.740	101.635	101.540	3.500	101.749	101.548	101.549	3.500	102.203	102.034	102.003	3.500	98.671	98.566	98.471	3.500	101.515	101.346	101.315
3.625	102.029	101.929	101.829	3.625	101.941	101.739	101.741	3.625	102.215	102.107	102.015	3.625	98.960	98.860	98.760	3.625	101.030	100.922	100.830
3.750	102.024	101.924	101.824	3.750	102.036	101.852	101.836	3.750	102.534	102.431	102.334	3.750	98.659	98.559	98.459	3.750	101.349	101.246	101.149
3.875	102.390	102.290	102.190	3.875	102.412	102.239	102.212	3.875	102.678	102.575	102.478	3.875	99.025	98.925	98.825	3.875	101.493	101.390	101.293
3.990	102.644	102.544	102.444	3.990	102.578	102.413	102.378	3.990	102.935	102.835	102.735	3.990	99.279	99.179	99.079	3.990	101.750	101.650	101.550
4.000	102.744	102.644	102.544	4.000	102.678	102.513	102.478	4.000	103.035	102.935	102.835	4.000	99.379	99.279	99.179	4.000	101.850	101.750	101.650
4.125	102.790	102.690	102.590	4.125	102.866	102.705	102.666	4.125	102.376	102.276	102.176	4.125	99.425	99.325	99.225	4.125	100.804	100.704	100.604
4.250	102.849	102.749	102.649	4.250	102.673	102.529	102.473	4.250	102.691	102.591	102.491	4.250	98.591	98.491	98.391	4.250	101.119	101.019	100.919
4.375	103.137	103.037	102.937	4.375	102.909	102.773	102.709	4.375	102.994	102.894	102.794	4.375	98.879	98.779	98.679	4.375	101.422	101.322	101.222
4.500	103.445	103.345	103.245	4.500	103.172	103.042	102.972	4.500	103.142	103.042	102.942	4.500	99.187	99.087	98.987	4.500	101.570	101.470	101.370
4.625	103.555	103.455	103.355	4.625	103.260	103.129	103.060	4.625	103.439	103.339	103.239	4.625	99.297	99.197	99.097	4.625	100.282	100.182	100.082
4.750	103.627	103.527	103.427	4.750	103.420	103.320	103.220	4.750	102.666	102.566	102.466	4.750	98.621	98.521	98.421	4.750	100.509	100.409	100.309

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%	> 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.:

5/7/2020

45 Day Lock Exp.:

5/22/2020

60 Day Lock Exp.:

6/8/2020

W. Rate Sheet Dated: 4/7/2020

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)