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.: **5/8/2020**
45 Day Lock Exp.: **5/25/2020**
60 Day Lock Exp.: **6/8/2020**

W. Rate Sheet Dated: **4/8/2020** **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	99.628	99.378	99.144	2.750	100.207	99.957	99.723	2.375	97.898	97.748	97.598	3.125	95.866	95.716	95.566
2.875	99.633	99.383	99.149	2.875	100.213	99.963	99.728	2.500	97.903	97.753	97.603	3.250	97.370	97.220	97.070
3.000	99.639	99.389	99.155	3.000	100.218	99.968	99.733	2.625	97.909	97.759	97.609	3.375	97.358	97.208	97.058
3.125	99.644	99.394	99.159	3.125	100.222	99.972	99.738	2.750	98.690	98.540	98.390	3.500	97.362	97.212	97.062
3.250	101.868	101.618	101.415	3.250	101.598	101.348	101.145	2.875	98.695	98.545	98.395	3.625	97.365	97.215	97.065
3.375	101.873	101.623	101.420	3.375	101.602	101.352	101.149	3.000	98.700	98.550	98.400	Margin = 2.250		Index = 0.150	
3.500	101.878	101.628	101.425	3.500	101.606	101.356	101.153	3.125	98.704	98.554	98.404				
3.625	101.882	101.632	101.429	3.625	101.610	101.360	101.157	3.250	101.319	101.169	101.019				
3.750	102.908	102.758	102.608	3.750	102.487	102.337	102.187	3.375	101.323	101.173	101.023				
3.875	102.912	102.762	102.612	3.875	102.491	102.341	102.191	3.500	101.327	101.177	101.027				
4.000	102.916	102.766	102.616	4.000	102.495	102.345	102.195	3.625	101.331	101.181	101.031				
4.125	102.920	102.770	102.620	4.125	102.499	102.349	102.199	3.750	101.740	101.590	101.440				
4.250	102.720	102.620	102.520	4.250	102.299	102.199	102.099	3.875	101.743	101.593	101.443				
4.375	102.724	102.624	102.524	4.375	102.303	102.203	102.103	4.000	101.747	101.597	101.447				
4.500	102.720	102.620	102.520	4.500	102.297	102.197	102.097	4.125	101.750	101.600	101.450				
4.625	102.723	102.623	102.523	4.625	102.300	102.200	102.100	4.250	101.958	101.808	101.658				
4.750	102.865	102.765	102.665	4.750	102.442	102.342	102.242	4.375	101.961	101.811	101.661				
4.875	102.868	102.768	102.668	4.875	102.444	102.344	102.244	4.500	101.957	101.807	101.657				
6.250	103.585	103.435	103.285	6.250	103.161	103.011	102.861	4.625	101.960	101.810	101.660				

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	98.878	98.628	98.394	2.750	99.957	99.707	99.473	2.375	96.898	96.748	96.598	3.125	94.866	94.716	94.566
2.875	98.883	98.633	98.399	2.875	99.963	99.713	99.478	2.500	96.903	96.753	96.603	3.250	96.370	96.220	96.070
3.000	98.889	98.639	98.405	3.000	99.968	99.718	99.483	2.625	96.909	96.759	96.609	3.375	96.358	96.208	96.058
3.125	98.894	98.644	98.409	3.125	99.972	99.722	99.488	2.750	97.690	97.540	97.390	3.500	96.362	96.212	96.062
3.250	101.118	100.868	100.665	3.250	101.098	100.848	100.645	2.875	97.695	97.545	97.395	3.625	96.365	96.215	96.065
3.375	101.123	100.873	100.670	3.375	101.102	100.852	100.649	3.000	97.700	97.550	97.400	Margin = 2.250		Index = 0.150	
3.500	101.128	100.878	100.675	3.500	101.106	100.856	100.653	3.125	97.704	97.554	97.404	**30 Year OTC**			
3.625	101.132	100.882	100.679	3.625	101.110	100.860	100.657	3.250	100.319	100.169	100.019	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.750	101.958	101.808	101.658	3.750	101.487	101.337	101.187	3.375	100.323	100.173	100.023	4.000	102.541	102.291	102.041
3.875	101.962	101.812	101.662	3.875	101.491	101.341	101.191	3.500	100.327	100.177	100.027	4.125	102.545	102.295	102.045
4.000	101.966	101.816	101.666	4.000	101.495	101.345	101.195	3.625	100.331	100.181	100.031	4.375	102.349	102.099	101.849
4.125	101.970	101.820	101.670	4.125	101.499	101.349	101.199	3.750	100.740	100.590	100.440	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	100.743	100.593	100.443	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	100.747	100.597	100.447	4.875	102.493	102.243	101.993
4.500	101.970	101.870	101.770	4.500	101.297	101.197	101.097	4.125	100.750	100.600	100.450	5.000	102.482	102.232	101.982
4.625	101.973	101.873	101.773	4.625	101.300	101.200	101.100	4.250	100.958	100.808	100.658	5.125	102.485	102.235	101.985
4.750	102.115	102.015	101.915	4.750	101.442	101.342	101.242	4.375	100.961	100.811	100.661	5.500	102.421	102.171	101.921
4.875	102.118	102.018	101.918	4.875	101.444	101.344	101.244	4.500	100.957	100.807	100.657	5.625	102.424	102.174	101.924
6.250	102.835	102.685	102.535	6.250	102.161	102.011	101.861	4.625	100.960	100.810	100.660	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"

30/25 Year				30/25 Year Lender Paid			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.125	99.970	99.720	99.470	6.250	103.750	103.500	103.250
4.250	100.095	99.845	99.595				
4.375	99.774	99.524	99.274				
4.500	99.570	99.320	99.070				
4.625	99.573	99.323	99.073				
5.000	99.907	99.657	99.407				
5.125	99.910	99.660	99.410				
5.250	100.310	100.060	99.810				
Borrower Paid Comp Only				Lender Paid Only			

30 yr DPA OTC "FHA Only ; Borrower Paid Only"

Rate	30 Day	45 Day	60 Day
4.000	99.791	99.541	99.291
4.125	99.795	99.545	99.295
4.375	99.599	99.349	99.099
4.500	99.595	99.345	99.095
4.625	99.598	99.348	99.098
4.875	99.743	99.493	99.243
5.000	99.732	99.482	99.232
5.125	99.735	99.485	99.235
5.500	99.671	99.421	99.171
5.625	99.674	99.424	99.174
6.250	100.750	100.500	100.250

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

Rate	30 Day	45 Day	60 Day
4.750	101.000	100.750	100.500

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

Rate	30 Day	45 Day	60 Day
6.250	102.750	102.500	102.250

Lock Desk Policy

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

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

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

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

AFR

[AFR Loan Center](#)

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**5/8/2020**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**5/25/2020**
		60 Day Lock Exp.:	**6/8/2020**

W. Rate Sheet Dated: **4/8/2020** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
2.750	94.540	94.290	94.056	2.750	95.550	95.300	95.066	2.375	94.678	94.528	94.378	3.125	91.789	91.639	91.489
2.875	94.546	94.296	94.062	2.875	95.555	95.305	95.071	2.500	94.683	94.533	94.383	3.250	93.605	93.455	93.305
3.000	94.552	94.302	94.067	3.000	95.560	95.310	95.076	2.625	94.689	94.539	94.389	3.375	93.593	93.443	93.293
3.125	94.556	94.306	94.072	3.125	95.565	95.315	95.080	2.750	94.033	93.883	93.733	3.500	93.597	93.447	93.297
3.250	97.093	96.843	96.640	3.250	97.253	97.003	96.800	2.875	94.038	93.888	93.738	3.625	93.600	93.450	93.300
3.375	97.098	96.848	96.645	3.375	97.257	97.007	96.804	3.000	94.042	93.892	93.742	Margin = 2.250		Index = 0.150	
3.500	97.103	96.853	96.650	3.500	97.261	97.011	96.808	3.125	94.047	93.897	93.747				
3.625	97.107	96.857	96.654	3.625	97.265	97.015	96.812	3.250	96.974	96.824	96.674				
3.750	98.445	98.295	98.145	3.750	98.455	98.305	98.155	3.375	96.978	96.828	96.678				
3.875	98.450	98.300	98.150	3.875	98.459	98.309	98.159	3.500	96.982	96.832	96.682				
4.000	98.454	98.304	98.154	4.000	98.463	98.313	98.163	3.625	96.986	96.836	96.686				
4.125	98.458	98.308	98.158	4.125	98.466	98.316	98.166	3.750	97.707	97.557	97.407				
4.250	98.320	98.220	98.120	4.250	98.329	98.229	98.129	3.875	97.711	97.561	97.411				
4.375	98.324	98.224	98.124	4.375	98.333	98.233	98.133	4.000	97.714	97.564	97.414				
4.500	98.320	98.220	98.120	4.500	98.327	98.227	98.127	4.125	97.718	97.568	97.418				
4.625	98.323	98.223	98.123	4.625	98.330	98.230	98.130	4.250	97.988	97.838	97.688				
4.750	98.027	97.927	97.827	4.750	98.034	97.934	97.834	4.375	97.991	97.841	97.691				
4.875	98.030	97.930	97.830	4.875	98.037	97.937	97.837	4.500	97.987	97.837	97.687				
6.250	99.935	99.785	99.635	6.250	99.941	99.791	99.641	4.625	97.990	97.840	97.690				

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	93.790	93.540	93.306	2.750	94.870	94.620	94.386	2.375	93.686	93.536	93.386	3.125	89.779	89.629	89.479
2.875	93.796	93.546	93.312	2.875	94.875	94.625	94.391	2.500	93.691	93.541	93.391	3.250	91.595	91.445	91.295
3.000	93.802	93.552	93.317	3.000	94.880	94.630	94.396	2.625	93.696	93.546	93.396	3.375	91.583	91.433	91.283
3.125	93.806	93.556	93.322	3.125	94.885	94.635	94.400	2.750	94.196	94.046	93.896	3.500	91.587	91.437	91.287
3.250	96.343	96.093	95.890	3.250	96.323	96.073	95.870	2.875	94.201	94.051	93.901	3.625	91.590	91.440	91.290
3.375	96.348	96.098	95.895	3.375	96.327	96.077	95.874	3.000	94.206	94.056	93.906	Margin = 2.250		Index = 0.150	
3.500	96.353	96.103	95.900	3.500	96.331	96.081	95.878	3.125	94.210	94.060	93.910	**30 Year OTC**			
3.625	96.357	96.107	95.904	3.625	96.335	96.085	95.882	3.250	96.481	96.331	96.181	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.750	97.495	97.345	97.195	3.750	97.025	96.875	96.725	3.375	96.486	96.336	96.186	4.000	98.079	97.829	97.579
3.875	97.500	97.350	97.200	3.875	97.029	96.879	96.729	3.500	96.489	96.339	96.189	4.125	98.083	97.833	97.583
4.000	97.504	97.354	97.204	4.000	97.033	96.883	96.733	3.625	96.493	96.343	96.193	4.375	97.949	97.699	97.449
4.125	97.508	97.358	97.208	4.125	97.036	96.886	96.736	3.750	96.902	96.752	96.602	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	96.906	96.756	96.606	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	96.909	96.759	96.609	4.875	97.655	97.405	97.155
4.500	97.570	97.470	97.370	4.500	96.897	96.797	96.697	4.125	96.913	96.763	96.613	5.000	97.645	97.395	97.145
4.625	97.573	97.473	97.373	4.625	96.900	96.800	96.700	4.250	96.495	96.345	96.195	5.125	97.648	97.398	97.148
4.750	97.277	97.177	97.077	4.750	96.604	96.504	96.404	4.375	96.499	96.349	96.199	5.500	97.490	97.240	96.990
4.875	97.280	97.180	97.080	4.875	96.607	96.507	96.407	4.500	96.495	96.345	96.195	5.625	97.493	97.243	96.993
6.250	99.185	99.035	98.885	6.250	98.511	98.361	98.211	4.625	96.498	96.348	96.198	6.250	99.251	99.001	98.751

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"

30/25 Year				30/25 Year Lender Paid			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.125	95.158	94.908	94.658	6.250	99.750	99.500	99.250
4.250	95.345	95.095	94.845				
4.375	95.024	94.774	94.524				
4.500	94.820	94.570	94.320				
4.625	94.823	94.573	94.323				
5.000	94.720	94.470	94.220				
5.125	94.723	94.473	94.223				
5.250	95.029	94.779	94.529				
Borrower Paid Comp Only				Lender Paid Only			

30 yr DPA OTC "FHA Only ; Borrower Paid Only"

Rate	**30 Day**	**45 Day**	**60 Day**
4.000	95.329	95.079	94.829
4.125	95.333	95.083	94.833
4.375	95.199	94.949	94.699
4.500	95.195	94.945	94.695
4.625	95.198	94.948	94.698
4.875	94.905	94.655	94.405
5.000	94.895	94.645	94.395
5.125	94.898	94.648	94.398
5.500	94.740	94.490	94.240
5.625	94.743	94.493	94.243
6.250	96.501	96.251	96.001

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

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

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

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

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

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
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Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 5/8/2020
45 Day Lock Exp.: 5/25/2020
60 Day Lock Exp.: 6/8/2020

W. Rate Sheet Dated: 4/8/2020 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Conforming FNMA

30/25 Year

Rate	30 Day	45 Day	60 Day
2.750	97.679	97.512	97.426
2.875	98.370	98.270	98.142
2.990	99.230	99.130	99.002
3.000	99.330	99.230	99.102
3.125	100.136	100.036	99.908
3.250	100.855	100.755	100.627
3.375	101.281	101.181	101.053
3.500	101.624	101.524	101.396
3.625	101.928	101.828	101.700
3.750	102.162	102.062	101.934
3.875	102.490	102.390	102.262
3.990	102.665	102.565	102.437
4.000	102.765	102.665	102.537
4.125	102.858	102.758	102.630
4.250	102.709	102.609	102.509
4.375	102.952	102.852	102.752
4.500	103.145	103.045	102.945
4.625	103.231	103.131	103.031
4.750	103.509	103.409	103.309

30/25 Year 105-125

Rate	30 Day	45 Day	60 Day
2.750	96.246	96.003	95.971
2.875	96.859	96.622	96.659
2.990	97.649	97.540	97.449
3.000	97.749	97.640	97.549
3.125	98.779	98.670	98.579
3.250	99.701	99.592	99.501
3.375	100.179	100.070	99.979
3.500	100.554	100.445	100.354
3.625	101.293	101.184	101.093
3.750	102.041	101.932	101.841
3.875	102.409	102.300	102.209
3.990	102.611	102.502	102.411
4.000	102.711	102.602	102.511
4.125	103.241	103.141	103.041
4.250	103.846	103.746	103.646
4.375	104.120	104.020	103.920
4.500	104.333	104.233	104.133
4.625	104.537	104.437	104.337
4.750	N/A	N/A	N/A

30/25 Year >125

Rate	30 Day	45 Day	60 Day
2.750	96.054	95.811	95.779
2.875	96.668	96.425	96.414
2.990	97.350	97.241	97.150
3.000	97.450	97.341	97.250
3.125	98.538	98.429	98.338
3.250	99.509	99.400	99.309
3.375	99.991	99.882	99.791
3.500	100.369	100.260	100.169
3.625	101.249	101.140	101.049
3.750	102.038	101.929	101.838
3.875	102.409	102.300	102.209
3.990	102.611	102.502	102.411
4.000	102.711	102.602	102.511
4.125	103.017	102.917	102.817
4.250	103.656	103.556	103.456
4.375	103.933	103.833	103.733
4.500	104.146	104.046	103.946
4.625	104.623	104.523	104.423
4.750	96.935	96.835	96.735

30/25 Year High Balance

Rate	30 Day	45 Day	60 Day
2.750	95.629	95.403	95.281
2.875	96.157	95.931	95.809
2.990	96.605	96.380	96.333
3.000	96.705	96.480	96.433
3.125	97.264	97.164	97.036
3.250	97.930	97.830	97.702
3.375	98.349	98.249	98.121
3.500	98.688	98.588	98.460
3.625	98.838	98.738	98.610
3.750	98.892	98.792	98.664
3.875	99.217	99.117	98.989
3.990	99.386	99.286	99.158
4.000	99.486	99.386	99.258
4.125	99.612	99.512	99.384
4.250	98.535	98.435	98.335
4.375	98.731	98.631	98.531
4.500	98.959	98.859	98.759
4.625	99.087	98.987	98.887
4.750	98.395	98.295	98.195

30/25 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	94.196	93.953	93.921
2.875	94.646	94.409	94.446
2.990	95.024	94.915	94.824
3.000	95.124	95.015	94.924
3.125	95.907	95.798	95.707
3.250	96.776	96.667	96.576
3.375	97.247	97.138	97.047
3.500	97.618	97.509	97.418
3.625	98.203	98.094	98.003
3.750	98.771	98.662	98.571
3.875	99.136	99.027	98.936
3.990	99.332	99.223	99.132
4.000	99.432	99.323	99.232
4.125	99.612	99.512	99.412
4.250	98.535	98.435	98.335
4.375	98.731	98.631	98.531
4.500	98.959	98.859	98.759
4.625	99.087	98.987	98.887
4.750	N/A	N/A	N/A

30/25 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	94.004	93.761	93.729
2.875	94.455	94.212	94.201
2.990	94.725	94.616	94.525
3.000	94.825	94.716	94.625
3.125	95.666	95.557	95.466
3.250	96.584	96.475	96.384
3.375	97.059	96.950	96.859
3.500	97.433	97.324	97.233
3.625	98.159	98.050	97.959
3.750	98.768	98.659	98.568
3.875	99.136	99.027	98.936
3.990	99.332	99.223	99.132
4.000	99.432	99.323	99.232
4.125	99.612	99.512	99.412
4.250	98.535	98.435	98.335
4.375	98.731	98.631	98.531
4.500	98.959	98.859	98.759
4.625	99.087	98.987	98.887
4.750	91.821	91.721	91.621

20 Year

Rate	30 Day	45 Day	60 Day
2.875	98.949	98.557	98.749
2.990	99.803	99.411	99.603
3.000	99.903	99.511	99.703
3.125	100.698	100.306	100.498
3.250	101.369	100.977	101.169
3.375	101.769	101.377	101.569
3.500	102.092	101.700	101.892
3.625	102.390	101.998	102.190
3.750	102.649	102.257	102.449
3.875	102.953	102.561	102.753
3.990	103.116	102.724	102.916
4.000	103.216	102.824	103.016
4.125	103.320	102.928	103.120
4.250	103.223	102.856	103.023
4.375	103.397	103.030	103.197
4.500	103.579	103.212	103.379
4.625	103.664	103.297	103.464
4.750	103.937	103.587	103.737
4.875	104.152	103.802	103.952

20 Year 105-125

Rate	30 Day	45 Day	60 Day
2.875	98.053	97.810	97.828
2.990	98.754	98.645	98.554
3.000	98.854	98.745	98.654
3.125	99.871	99.762	99.671
3.250	100.718	100.609	100.518
3.375	101.157	101.048	100.957
3.500	101.511	101.402	101.311
3.625	101.842	101.733	101.642
3.750	102.247	102.138	102.047
3.875	102.581	102.472	102.381
3.990	102.769	102.660	102.569
4.000	102.869	102.760	102.669
4.125	103.073	102.964	102.873
4.250	102.712	102.612	102.512
4.375	102.958	102.858	102.758
4.500	103.159	103.059	102.959
4.625	103.361	103.261	103.161
4.750	103.544	103.444	103.344
4.875	103.780	103.680	103.580

20 Year >125

Rate	30 Day	45 Day	60 Day
2.875	97.991	97.748	97.734
2.990	98.655	98.455	98.455
3.000	98.755	98.555	98.555
3.125	99.829	99.629	99.629
3.250	100.718	100.518	100.518
3.375	101.157	100.957	100.957
3.500	101.511	101.311	101.311
3.625	101.842	101.642	101.642
3.750	102.091	101.891	101.891
3.875	102.425	102.225	102.225
3.990	102.613	102.413	102.413
4.000	102.713	102.513	102.513
4.125	102.917	102.717	102.717
4.250	102.650	102.450	102.450
4.375	102.896	102.696	102.696
4.500	103.097	102.897	102.897
4.625	103.299	103.099	103.099
4.750	103.481	103.281	103.281
4.875	103.717	103.517	103.517

15 Year

Rate	30 Day	45 Day	60 Day
2.750	100.228	100.077	99.968
2.875	100.522	100.371	100.262
2.990	100.670	100.519	100.422
3.000	100.770	100.619	100.522
3.125	101.168	101.023	100.925
3.250	101.371	101.271	101.168
3.375	101.653	101.553	101.450
3.500	101.841	101.741	101.638
3.625	102.063	101.963	101.863
3.750	102.312	102.212	102.109
3.875	102.559	102.459	102.356
3.990	102.713	102.613	102.510
4.000	102.813	102.713	102.610
4.125	103.033	102.933	102.830
4.250	102.618	102.518	102.418
4.375	102.803	102.703	102.603
4.500	103.016	102.916	102.816
4.625	102.878	102.778	102.678
4.750	102.338	102.238	102.138

15 Year 105-125

Rate	30 Day	45 Day	60 Day
2.750	98.586	98.343	98.311
2.875	98.919	98.676	98.665
2.990	99.401	99.292	99.201
3.000	99.501	99.392	99.301
3.125	100.013	99.904	99.813
3.250	100.350	100.241	100.150
3.375	100.660	100.551	100.460
3.500	100.880	100.771	100.680
3.625	101.320	101.211	101.120
3.750	101.597	101.488	101.397
3.875	101.868	101.759	101.668
3.990	102.049	101.940	101.849
4.000	102.149	102.040	101.949
4.125	102.392	102.292	102.192
4.250	102.246	102.146	102.046
4.375	102.449	102.349	102.249
4.500	102.685	102.585	102.485
4.625	102.975	102.875	102.775
4.750	103.107	103.007	102.907

15 Year >125

Rate	30 Day	45 Day	60 Day
2.750	98.586	98.386	98.386
2.875	98.910	98.710	98.710
2.990	99.326	99.126	99.126
3.000	99.426	99.226	99.226
3.125	99.951	99.751	99.751
3.250	100.287	100.087	100.087
3.375	100.598	100.398	100.398
3.500	100.869	100.669	100.669
3.625	101.320	101.120	101.120
3.750	101.597	101.397	101.397
3.875	101.868	101.668	101.668
3.990	102.049	101.849	101.849
4.000	102.149	101.949	101.949
4.125	102.392	102.192	102.192
4.250	102.246	102.046	102.046
4.375	102.449	102.249	102.249
4.500	102.685	102.485	102.485
4.625	103.037	102.837	102.837
4.750	103.170	102.970	102.970

15 Year High Balance

Rate	30 Day	45 Day	60 Day
2.750	99.156	98.956	98.906
2.875	99.362	99.162	99.112
2.990	99.435	99.235	99.185
3.000	99.535	99.335	99.285
3.125	99.814	99.614	99.564
3.250	99.312	99.112	99.112
3.375	99.508	99.308	99.308
3.500	99.643	99.443	99.443
3.625	99.797	99.597	99.597
3.750	99.707	99.507	99.507
3.875	99.880	99.680	99.680
3.990	99.959	99.759	99.759
4.000	100.059	99.859	99.859
4.125	100.214	100.014	100.014
4.250	98.890	98.690	98.690
4.375	99.020	98.820	98.820
4.500	99.170	98.970	98.970
4.625	99.287	99.087	99.087
4.750	98.459	98.259	98.259

15 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	97.514	97.314	97.314
2.875	97.759	97.559	97.559
2.990	98.166	97.966	97.966
3.000	98.266	98.066	98.066
3.125	98.659	98.459	98.459
3.250	98.291	98.091	98.091
3.375	98.515	98.315	98.315
3.500	98.682	98.482	98.482
3.625	99.054	98.854	98.854
3.750	98.992	98.792	98.792
3.875	99.189	98.989	98.989
3.990	99.295	99.095	99.095
4.000	99.395	99.195	99.195
4.125	99.573	99.373	99.373
4.250	98.518	98.318	98.318
4.375	98.666	98.466	98.466
4.500	98.839	98.639	98.639
4.625	99.287	99.087	99.087
4.750	98.459	98.259	98.259

15 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	97.514	97.314	97.314
2.875	97.750	97.550	97.550
2.990	98.091	97.891	97.891
3.000	98.191	97.991	97.991
3.125	98.597	98.397	98.397
3.250	98.228	98.028	98.028
3.375	98.453	98.253	98.253
3.500	98.671	98.471	98.471
3.625	99.054	98.854	98.854
3.750	98.992	98.792	98.792
3.875	99.189	98.989	98.989
3.990	99.295	99.095	99.095
4.000	99.395	99.195	99.195
4.125	99.573	99.373	99.373
4.250	98.518	98.318	98.318
4.375	98.666	98.466	98.466
4.500	98.839	98.639	98.639
4.625	99.287	99.087	99.087
4.750	98.459	98.259	98.259

10 Year

Rate	30 Day	45 Day	60 Day
2.750	100.443	100.243	100.243
2.875	100.733	100.533	100.533
2.990	100.880	100.680	100.680
3.000	100.980	100.780	100.780
3.125	101.378	101.178	101.178
3.250	101.552	101.352	101.352
3.375	101.830	101.630	101.630
3.500	102.017	101.817	101.817
3.625	102.238	102.038	102.038
3.750	102.457	102.257	102.257
3.875	102.702	102.502	102.502
3.990	102.857	102.657	102.657
4.000	102.957	102.757	102.757
4.125	103.176	102.976	102.976
4.250	102.654	102.454	102.454
4.375	102.789	102.589	102.589
4.500	102.987	102.787	102.787
4.625	102.987	102.787	102.787
4.750	102.410	102.210	102.210

Applicable for all mortgages with greater than 15 year terms

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

Cash-Out Refinance*

FICO ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%
> 740	-0.375	-0.625	-0.625	-0.875
720 – 739	-0.375	-1.000	-1.000	-1.125
700 – 719	-0.375	-1.000	-1.000	-1.125
680 – 699	-0.375	-1.125	-1.125	-1.750
660 – 679	-0.625	-1.125	-1.125	-1.875
640 – 659	-0.625	-1.625	-1.625	-2.625
620 – 639	-0.625	-1.625	-1.625	-3.125

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

Product Features

Product Feature ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
Investment property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-0.250	-0.250
Manufactured*	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year**	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

* Not applicableto MH Advantage properties (identified by SFC 859 in conjunction with SFC 235).
** Not applicable to detached Condominium units (identified by SFC 588).

All Loan Type Adjustments

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

High LTV Refi Option LLPA Caps

Occupancy	Number of Units	LTV Ratio	<=15 yr Cap	>15 yr Cap
Primary	1	105.01 -115.00%	0.750	2.000
		>115.00%	0.000	0.750
	2	90.01 -100.00%	0.750	2.000
		>100.00%	0.000	0.750
	3-4	80.01 -90.00%	0.750	2.000
		>90.00%	0.000	0.750
Second Home	1	95.01 -105.00%	2.000	3.000
		>105.00%	1.500	2.000
Investment	1-4	80.01 -90.00%	2.000	3.000
		>90.00%	1.500	2.000

HomeReady LLPA Caps*

Product Feature	LLPA Caps
LTV > 80% and credit score ≥ 680	0.000
All other LTV & FICO combos	1.500

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

Mortgages with Subordinate Financing *

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

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

Lock Desk Policy

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

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

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

AFR Loan Center				
Lockdesk e-mail:	Lockdesk@afrwholesale.com			
Lockdesk Phone:	1-877-588-2706		30 Day Lock Exp.:	5/8/2020
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	5/25/2020
			60 Day Lock Exp.:	6/8/2020

W. Rate Sheet Dated: **4/8/2020** **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	96.614	96.489	96.239
3.000	97.342	97.217	96.967
3.125	98.014	97.889	97.639
3.250	98.928	98.803	98.553
3.375	99.349	99.224	98.974
3.500	99.819	99.694	99.444
3.625	100.070	99.945	99.695
3.750	100.151	100.026	99.776
3.875	100.448	100.323	100.073
3.990	100.746	100.621	100.371
4.000	100.772	100.647	100.397
4.125	100.772	100.647	100.397
4.250	100.638	100.513	100.263
4.375	100.912	100.787	100.537
4.500	101.197	101.072	100.822
4.625	101.279	101.154	100.904
4.750	101.289	101.164	100.914
4.875	101.588	101.463	101.213
4.990	101.791	101.666	101.416
5.000	101.808	101.683	101.433

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	95.945	95.820	95.570
2.875	96.787	96.662	96.412
3.000	97.433	97.308	97.058
3.125	98.078	97.953	97.703
3.250	98.700	98.575	98.325
3.375	99.099	98.974	98.724
3.500	99.773	99.648	99.398
3.625	99.922	99.797	99.547
3.750	100.159	100.034	99.784
3.875	100.464	100.339	100.089
4.000	100.691	100.566	100.316
4.125	100.843	100.718	100.468
4.250	100.537	100.412	100.162
4.375	100.758	100.633	100.383
4.500	100.996	100.871	100.621

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	96.433	96.308	96.058
2.500	97.025	96.900	96.650
2.625	97.454	97.329	97.079
2.750	97.898	97.773	97.523
2.875	98.160	98.035	97.785
3.000	98.388	98.263	98.013
3.125	98.604	98.479	98.229
3.250	98.952	98.827	98.577
3.375	99.260	99.135	98.885
3.500	99.526	99.401	99.151
3.625	99.582	99.457	99.207
3.750	99.888	99.763	99.513
3.875	99.998	99.873	99.623
4.000	100.343	100.218	99.968
4.125	99.649	99.524	99.274

30 Yr. High Balance Fixed

Rate	30 Day	45 Day	60 Day
2.875	95.333	95.208	94.958
3.000	93.947	93.822	93.572
3.125	94.619	94.494	94.244
3.250	95.533	95.408	95.158
3.375	95.954	95.829	95.579
3.500	96.422	96.297	96.047
3.625	96.672	96.547	96.297
3.750	95.875	95.750	95.500
3.875	96.172	96.047	95.797
4.000	96.495	96.370	96.120
4.125	96.495	96.370	96.120
4.250	95.441	95.316	95.066
4.375	95.715	95.590	95.340

20 Yr. High Balance Fixed

Rate	30 Day	45 Day	60 Day
2.875	97.158	97.033	96.783
3.000	97.420	97.295	97.045
3.125	97.648	97.523	97.273
3.250	97.989	97.864	97.614
3.375	98.337	98.212	97.962
3.500	98.645	98.520	98.270
3.625	98.911	98.786	98.536
3.750	98.470	98.345	98.095
3.875	98.776	98.651	98.401
4.000	98.886	98.761	98.511
4.125	99.231	99.106	98.856
4.250	98.180	98.055	97.805
4.375	98.494	98.369	98.119

15 Yr. High Balance Fixed

Rate	30 Day	45 Day	60 Day
2.750	97.058	96.933	96.683
2.875	97.320	97.195	96.945
3.000	97.548	97.423	97.173
3.125	97.889	97.764	97.514
3.250	98.237	98.112	97.862
3.375	98.545	98.420	98.170
3.500	98.811	98.686	98.436
3.625	98.370	98.245	97.995
3.750	98.676	98.551	98.301
3.875	98.786	98.661	98.411
4.000	99.131	99.006	98.756
4.125	98.080	97.955	97.705
4.250	98.394	98.269	98.019

Applicable for all mortgages with greater than 15 year terms

FICO ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250
720 – 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500
700 – 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000
680 – 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250

Product Features

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

^Does not apply to MH Advantage products

** Escrow Waiver allowed between 80.01% - 89.99% LTV for CA properties only. Standard price adjustment of (0.125) will apply.

All Loan Type Adjustments

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

Lock Desk Policy

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

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

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

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

AFR Loan Center

Lockdesk e-mail: Lockdesk@afrwholesale.com

Lockdesk Phone: 1-877-588-2706

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

30 Day Lock Exp.: 5/8/2020

45 Day Lock Exp.: 5/25/2020

60 Day Lock Exp.: 6/8/2020

W. Rate Sheet Dated: 4/8/2020 **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	97.993	97.754	97.643	3.375	101.291	101.191	101.091	3.375	101.291	101.191	101.091	2.750	97.186	96.947	96.836	3.375	98.572	98.472	98.372
2.875	98.763	98.532	98.428	3.500	101.773	101.673	101.573	3.500	101.773	101.673	101.573	2.875	97.956	97.725	97.621	3.500	99.054	98.954	98.854
2.990	99.392	99.279	99.158	3.625	102.073	101.973	101.873	3.625	102.073	101.973	101.873	2.990	96.673	96.560	96.439	3.625	99.354	99.254	99.154
3.000	99.492	99.379	99.258	3.750	102.126	102.026	101.926	3.750	102.126	102.026	101.926	3.000	96.773	96.660	96.539	3.750	99.111	99.011	98.911
3.125	100.174	100.064	99.952	3.875	102.504	102.404	102.304	3.875	102.504	102.404	102.304	3.125	97.455	97.345	97.233	3.875	99.489	99.389	99.289
3.250	101.110	101.006	100.910	3.990	102.650	102.550	102.450	3.990	102.650	102.550	102.450	3.250	98.391	98.287	98.191	3.990	99.635	99.535	99.435
3.375	101.541	101.441	101.341	4.000	102.750	102.650	102.550	4.000	102.750	102.650	102.550	3.375	98.822	98.722	98.622	4.000	99.735	99.635	99.535
3.500	102.023	101.923	101.823	4.125	102.793	102.693	102.593	4.125	102.793	102.693	102.593	3.500	99.304	99.204	99.104	4.125	99.778	99.678	99.578
3.625	102.323	102.223	102.123	4.250	102.648	102.548	102.448	4.250	102.648	102.548	102.448	3.625	99.604	99.504	99.404	4.250	98.740	98.640	98.540
3.750	102.376	102.276	102.176	4.375	102.944	102.844	102.744	4.375	102.944	102.844	102.744	3.750	99.361	99.261	99.161	4.375	99.036	98.936	98.836
3.875	102.754	102.654	102.554	4.500	103.012	102.912	102.812	4.500	103.012	102.912	102.812	3.875	99.739	99.639	99.539	4.500	99.104	99.004	98.904
3.990	103.025	102.925	102.825	4.625	103.119	103.019	102.919	4.625	103.119	103.019	102.919	3.990	100.010	99.910	99.810	4.625	99.211	99.111	99.011
4.000	103.125	103.025	102.925	4.750	102.982	102.882	102.782	4.750	102.982	102.882	102.782	4.000	100.110	100.010	99.910	4.750	98.326	98.226	98.126
4.125	103.168	103.068	102.968	4.875	103.329	103.229	103.129	4.875	103.329	103.229	103.129	4.125	100.153	100.053	99.953	4.875	98.673	98.573	98.473
4.250	103.023	102.923	102.823	4.990	103.090	102.990	102.890	4.990	103.090	102.990	102.890	4.250	99.115	99.015	98.915	4.990	98.434	98.334	98.234
4.375	103.319	103.219	103.119	5.000	103.190	103.090	102.990	5.000	103.190	103.090	102.990	4.375	99.411	99.311	99.211	5.000	98.534	98.434	98.334
4.500	103.637	103.537	103.437	5.125	103.431	103.331	103.231	5.125	103.431	103.331	103.231	4.500	99.729	99.629	99.529	5.125	98.775	98.675	98.575
4.625	103.744	103.644	103.544	5.250	103.454	103.354	103.254	5.250	103.454	103.354	103.254	4.625	99.836	99.736	99.636	5.250	98.442	98.342	98.242
4.750	103.607	103.507	103.407	5.375	104.741	104.641	104.541	5.375	104.741	104.641	104.541	4.750	98.951	98.851	98.751	5.375	99.579	99.479	99.379

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	98.572	98.472	98.372	2.750	98.213	97.961	97.983	3.375	101.401	101.198	101.201	3.375	101.401	101.198	101.201	2.750	100.554	100.342	100.354
3.500	99.054	98.954	98.854	2.875	99.035	98.793	98.814	3.500	102.082	101.894	101.882	3.500	102.082	101.894	101.882	2.875	100.851	100.644	100.651
3.625	99.354	99.254	99.154	2.990	99.591	99.355	99.377	3.625	102.275	102.093	102.075	3.625	102.275	102.093	102.075	2.990	101.013	100.810	100.813
3.750	99.111	99.011	98.911	3.000	99.691	99.455	99.477	3.750	102.440	102.303	102.240	3.750	102.440	102.303	102.240	3.000	101.113	100.910	100.913
3.875	99.489	99.389	99.289	3.125	100.345	100.118	100.140	3.875	102.827	102.699	102.627	3.875	102.827	102.699	102.627	3.125	101.326	101.171	101.126
3.990	99.635	99.535	99.435	3.250	100.994	100.782	100.794	3.990	103.003	102.883	102.803	3.990	103.003	102.883	102.803	3.250	101.688	101.545	101.488
4.000	99.735	99.635	99.535	3.375	101.401	101.198	101.201	4.000	103.103	102.983	102.903	4.000	103.103	102.983	102.903	3.375	102.027	101.887	101.827
4.125	99.778	99.678	99.578	3.500	102.082	101.894	101.882	4.125	103.300	103.182	103.100	4.125	103.300	103.182	103.100	3.500	102.323	102.186	102.123
4.250	98.740	98.640	98.540	3.625	102.275	102.093	102.075	4.250	102.983	102.883	102.783	4.250	102.983	102.883	102.783	3.625	102.380	102.272	102.180
4.375	99.036	98.936	98.836	3.750	102.440	102.303	102.240	4.375	103.228	103.128	103.028	4.375	103.228	103.128	103.028	3.750	102.707	102.601	102.507
4.500	99.104	99.004	98.904	3.875	102.827	102.699	102.627	4.500	103.500	103.400	103.300	4.500	103.500	103.400	103.300	3.875	102.855	102.751	102.655
4.625	99.211	99.111	99.011	3.990	103.003	102.883	102.803	4.625	103.585	103.485	103.385	4.625	103.585	103.485	103.385	3.990	103.119	103.019	102.919
4.750	98.326	98.226	98.126	4.000	103.103	102.983	102.903	4.750	103.572	103.467	103.372	4.750	103.572	103.467	103.372	4.000	103.219	103.119	103.019
4.875	98.673	98.573	98.473	4.125	103.300	103.182	103.100	4.875	103.859	103.759	103.659	4.875	103.859	103.759	103.659	4.125	102.505	102.405	102.305
4.990	98.434	98.334	98.234	4.250	102.983	102.883	102.783	4.990	104.013	103.913	103.813	4.990	104.013	103.913	103.813	4.250	102.831	102.731	102.631
5.000	98.534	98.434	98.334	4.375	103.228	103.128	103.028	5.000	104.113	104.013	103.913	5.000	104.113	104.013	103.913	4.375	103.118	103.018	102.918
5.125	98.775	98.675	98.575	4.500	103.500	103.400	103.300	5.125	104.448	104.348	104.248	5.125	104.448	104.348	104.248	4.500	103.275	103.175	103.075
5.250	98.442	98.342	98.242	4.625	103.585	103.485	103.385	5.250	104.357	104.254	104.157	5.250	104.357	104.254	104.157	4.625	102.563	102.463	102.363
5.375	99.579	99.479	99.379	4.750	103.572	103.467	103.372	5.375	104.608	104.506	104.408	5.375	104.608	104.506	104.408	4.750	102.774	102.674	102.574

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	102.554	102.342	102.354	2.750	102.804	102.592	102.604	2.750	100.041	99.829	99.841	2.750	102.041	101.829	101.841	2.750	102.291	102.079	102.091
2.875	100.851	100.644	100.651	2.875	100.851	100.644	100.651	2.875	100.338	100.131	100.138	2.875	100.338	100.131	100.138	2.875	100.338	100.131	100.138
2.990	101.013	100.810	100.813	2.990	101.013	100.810	100.813	2.990	100.500	100.297	100.300	2.990	100.500	100.297	100.300	2.990	100.500	100.297	100.300
3.000	101.113	100.910	100.913	3.000	101.113	100.910	100.913	3.000	100.600	100.397	100.400	3.000	100.600	100.397	100.400	3.000	100.600	100.397	100.400
3.125	101.326	101.171	101.126	3.125	101.326	101.171	101.126	3.125	100.938	100.783	100.738	3.125	100.938	100.783	100.738	3.125	100.938	100.783	100.738
3.250	101.688	101.545	101.488	3.250	101.688	101.545	101.488	3.250	101.300	101.157	101.100	3.250	101.300	101.157	101.100	3.250	101.300	101.157	101.100
3.375	102.027	101.887	101.827	3.375	102.027	101.887	101.827	3.375	101.639	101.499	101.439	3.375	101.639	101.499	101.439	3.375	101.639	101.499	101.439
3.500	102.323	102.186	102.123	3.500	102.323	102.186	102.123	3.500	101.935	101.798	101.735	3.500	101.935	101.798	101.735	3.500	101.935	101.798	101.735
3.625	102.380	102.272	102.180	3.625	102.380	102.272	102.180	3.625	101.495	101.387	101.295	3.625	101.495	101.387	101.295	3.625	101.495	101.387	101.295
3.750	102.707	102.601	102.507	3.750	102.707	102.601	102.507	3.750	101.822	101.716	101.622	3.750	101.822	101.716	101.622	3.750	101.822	101.716	101.622
3.875	102.855	102.751	102.655	3.875	102.855	102.751	102.655	3.875	101.970	101.866	101.770	3.875	101.970	101.866	101.770	3.875	101.970	101.866	101.770
3.990	103.119	103.019	102.919	3.990	103.119	103.019	102.919	3.990	102.234	102.134	102.034	3.990	102.234	102.134	102.034	3.990	102.234	102.134	102.034
4.000	103.219	103.119	103.019	4.000	103.219	103.119	103.019	4.000	102.334	102.234	102.134	4.000	102.334	102.234	102.134	4.000	102.334	102.234	102.134
4.125	102.505	102.405	102.305	4.125	102.505	102.405	102.305	4.125	101.233	101.133	101.033	4.125	101.233	101.133	101.033	4.125	101.233	101.133	101.033
4.250	102.831	102.731	102.631	4.250	102.831	102.731	102.631	4.250	101.559	101.459	101.359	4.250	101.559	101.459	101.359	4.250	101.559	101.459	101.359
4.375	102.993	102.893	102.793	4.375	102.993	102.893	102.793	4.375	101.846	101.746	101.646	4.375	101.721	101.621	101.521	4.375	101.721	101.621	101.521
4.500	103.150	103.050	102.950	4.500	103.150	103.050	102.950	4.500	102.003	101.903	101.803	4.500	101.878	101.778	101.678	4.500	101.878	101.778	101.678
4.625	102.438	102.338	102.238	4.625	102.438	102.338	102.238	4.625	100.706	100.606	100.506	4.625	100.581	100.481	100.381	4.625	100.581	100.481	100.381
4.750	102.649	102.549	102.449	4.750	102.649	102.549	102.449	4.750	100.917	100.817	100.717	4.750	100.792	100.692	100.592	4.750	100.792	100.692	100.592

Applicable for all mortgages with terms greater than 15 years

FICO ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	97.01 – 105.00%	>105%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	-0.750	-0.750
720 – 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	-1.000	-1.000
700 – 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	-1.500	-1.500
680 – 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	-1.500	-1.500
660 – 679	-0.250	-1.250	-2.500	-3.000	-3.000	-2.500	-2.500	-2.500	-2.500	-2.500
640 – 659	-0.750	-1.500	-3.000	-3.250	-3.500	-3.000	-3.000	-3.000	-3.000	-3.000
620 – 639	-0.750	-1.750	-3.250	-3.250	-3.500	-3.500	-3.500	-3.750	-3.750	-3.750

Cash Out Refi

FICO ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%
≥ 740	-0.375	-0.625	-0.625	-0.875
720 – 739	-0.375	-1.000	-1.000	-1.125
700 – 719	-0.375	-1.000	-1.000	-1.125
680 – 699	-0.375	-1.125	-1.125	-1.750
660 – 679	-0.625	-1.125	-1.125	-1.875
640 – 659	-0.625	-1.625	-1.625	-2.625
620 – 639	-0.625	-1.625	-1.625	-3.125

Program Features

Product Feature ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	97.01 – 105.00%	>105%
High LTV *	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
Condo **	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
Manufactured ****	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2 Unit	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000
Investment	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home ***	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-0.250	-0.250	-0.250
SC Purchase & R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
SC C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A	N/A

*Applies to Enhanced Relief Refi Only **Detached Condos are not subject to this Adj. ***Enhanced Relief Refi Mortgages are not subject to the Second Home Adj. ****CHOICEHome properties are not subject to this Adj.

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	0.000
Texas Equity 50(a)(4)	0.000
OTC "Construction Conversion"	-1.000
Loan Size	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	-0.500
$125,001 - $175,000	-0.375
$175,001 - $275,000	0.000
$275,001 up to SC	0.125

Subordination

LTV	TLTV	< 720	≥ 720
≤ 75%	≤ 80%	-0.375	-0.375
≤ 65%	>80% & ≤ 95%	-0.875	-0.625
>65% & ≤ 75%	>80% & ≤ 95%	-1.125	-0.875
>75% & ≤ 95%	>75% & ≤ 95%	-1.375	-1.125
≤ 97%	>95% & ≤ 97%	-1.875	-1.875
> 97%	> 97%	-1.875	-1.875

Subordination Enhanced Reflief Refi

LTV	TLTV	< 720	≥ 720
≤ 75%	≤ 80%	-0.375	-0.375
≤ 65%	>80% & ≤ 95%	-0.875	-0.625
>65% & ≤ 75%	>80% & ≤ 95%	-1.125	-0.875
>75% & ≤ 80%	>75% & ≤ 95%	-1.375	-1.125
>80% & ≤ 90%	>81% & ≤ 95%	-1.375	-0.875
>90% & ≤ 95%	>91% & ≤ 95%	-0.875	-0.625
All	> 95%	-1.875	-1.875

Enhanced Reflief Refi LLPA Caps

Occupancy	Number of Units	LTV Ratio	<=15 yr Cap	>15 yr Cap
Primary	1	105.01 -115.00%	0.750	2.000
		>115.00%	0.000	0.750
	2	90.01 -100.00%	0.750	2.000
		>100.00%	0.000	0.750
	3-4	85.01-95.00%	0.750	2.000
		>95.00%	0.000	0.750
Second Home	1	95.01 -105.00%	2.000	3.000
		>105.00%	1.500	2.000
Investment	1	90.01-100.00%	2.000	3.000
		>100.00%	1.500	2.000
	2-4	80.01 -90.00%	2.000	3.000
		>90.00%	1.500	2.000

Lock Desk Policy

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

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

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

AFR Loan Center			
Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**5/8/2020**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**5/25/2020**
		60 Day Lock Exp.:	**6/8/2020**

W. Rate Sheet Dated: **4/8/2020** **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	97.784	97.537	97.485	2.750	97.975	97.718	97.747	2.750	100.409	100.202	100.209	2.750	96.627	96.380	96.328	2.750	99.596	99.389	99.396
2.875	98.546	98.307	98.260	2.875	98.791	98.540	98.569	2.875	100.702	100.499	100.502	2.875	97.389	97.150	97.103	2.875	99.889	99.686	99.689
2.990	99.184	99.065	98.984	2.990	99.343	99.100	99.128	2.990	100.861	100.666	100.661	2.990	96.115	95.996	95.915	2.990	100.048	99.853	99.848
3.000	99.284	99.165	99.084	3.000	99.443	99.200	99.228	3.000	100.961	100.766	100.761	3.000	96.215	96.096	96.015	3.000	100.148	99.953	99.948
3.125	99.961	99.845	99.761	3.125	100.089	99.857	99.885	3.125	101.211	101.037	101.011	3.125	96.892	96.776	96.692	3.125	100.523	100.349	100.323
3.250	100.885	100.776	100.685	3.250	100.730	100.513	100.530	3.250	101.588	101.423	101.388	3.250	97.816	97.707	97.616	3.250	100.900	100.735	100.700
3.375	101.311	101.206	101.111	3.375	101.132	100.925	100.932	3.375	101.924	101.764	101.724	3.375	98.242	98.137	98.042	3.375	101.236	101.076	101.036
3.500	101.786	101.686	101.586	3.500	101.807	101.611	101.607	3.500	102.213	102.056	102.013	3.500	98.717	98.617	98.517	3.500	101.525	101.368	101.325
3.625	102.080	101.980	101.880	3.625	101.998	101.807	101.798	3.625	102.238	102.112	102.038	3.625	99.011	98.911	98.811	3.625	101.053	100.927	100.853
3.750	102.217	102.117	102.017	3.750	102.284	102.145	102.084	3.750	102.563	102.440	102.363	3.750	98.852	98.752	98.652	3.750	101.378	101.255	101.178
3.875	102.591	102.491	102.391	3.875	102.668	102.537	102.468	3.875	102.709	102.589	102.509	3.875	99.226	99.126	99.026	3.875	101.524	101.404	101.324
3.990	102.854	102.754	102.654	3.990	102.841	102.717	102.641	3.990	102.970	102.854	102.770	3.990	99.489	99.389	99.289	3.990	101.785	101.669	101.585
4.000	102.954	102.854	102.754	4.000	102.941	102.817	102.741	4.000	103.070	102.954	102.870	4.000	99.589	99.489	99.389	4.000	101.885	101.769	101.685
4.125	103.003	102.903	102.803	4.125	103.136	103.017	102.936	4.125	102.411	102.311	102.211	4.125	99.638	99.538	99.438	4.125	100.839	100.739	100.639
4.250	102.851	102.751	102.651	4.250	102.820	102.720	102.620	4.250	102.735	102.635	102.535	4.250	98.593	98.493	98.393	4.250	101.163	101.063	100.963
4.375	103.144	103.044	102.944	4.375	103.063	102.963	102.863	4.375	103.047	102.947	102.847	4.375	98.886	98.786	98.686	4.375	101.475	101.375	101.275
4.500	103.459	103.359	103.259	4.500	103.333	103.233	103.133	4.500	103.204	103.104	103.004	4.500	99.201	99.101	99.001	4.500	101.632	101.532	101.432
4.625	103.568	103.468	103.368	4.625	103.420	103.320	103.220	4.625	102.487	102.387	102.287	4.625	99.310	99.210	99.110	4.625	100.330	100.230	100.130
4.750	103.609	103.509	103.409	4.750	103.567	103.467	103.367	4.750	102.718	102.618	102.518	4.750	98.603	98.503	98.403	4.750	100.561	100.461	100.361

Applicable for all mortgages with greater than 15 year terms

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

Mortgages with Subordinate Financing

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

HP LLPA Cap

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

Product Features

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

All Loan Type Adjustments

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

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

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

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

30 Day Lock Exp.: **5/8/2020**
45 Day Lock Exp.: **5/25/2020**
60 Day Lock Exp.: **6/8/2020**

W. Rate Sheet Dated: **4/8/2020** **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 Refi[1]	0.000	0.000	-0.250	-0.500	-0.875	n/a	n/a	n/a	n/a
Purchase	0.375	0.375	0.250	0.250	0.250	0.250	0.500	0.500	n/a
Other									
Interest Only[2]	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investor[1]	0.000	0.000	-0.250	-0.375	-0.500	n/a	n/a	n/a	n/a
> 80 LTV NO MI[1]	n/a	n/a	n/a	n/a	n/a	n/a	-0.375	-0.625	n/a

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

Lock Desk Policy

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

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

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