

W. Rate Sheet Dated: 4/9/2020

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	99.675	99.425	99.159	2.750	100.254	100.004	99.738	2.375	98.160	98.010	97.860	3.125	95.858	95.708	95.558
2.875	99.680	99.430	99.165	2.875	100.259	100.009	99.743	2.500	98.165	98.015	97.865	3.250	97.362	97.212	97.062
3.000	99.685	99.435	99.170	3.000	100.264	100.014	99.748	2.625	98.170	98.020	97.870	3.375	97.365	97.215	97.065
3.125	99.690	99.440	99.175	3.125	100.268	100.018	99.753	2.750	98.971	98.821	98.671	3.500	97.347	97.197	97.047
3.250	102.009	101.759	101.587	3.250	101.738	101.488	101.316	2.875	98.976	98.826	98.676	3.625	97.340	97.190	97.040
3.375	102.013	101.763	101.592	3.375	101.742	101.492	101.320	3.000	98.980	98.830	98.680	Margin = 2.250		Index = 0.150	
3.500	102.018	101.768	101.596	3.500	101.746	101.496	101.324	3.125	98.985	98.835	98.685				
3.625	102.021	101.771	101.599	3.625	101.749	101.499	101.327	3.250	101.490	101.340	101.190				
3.750	102.658	102.508	102.258	3.750	102.237	102.087	101.837	3.375	101.494	101.344	101.194				
3.875	102.662	102.512	102.262	3.875	102.241	102.091	101.841	3.500	101.497	101.347	101.197				
4.000	102.666	102.516	102.266	4.000	102.244	102.094	101.844	3.625	101.501	101.351	101.201				
4.125	102.670	102.520	102.270	4.125	102.248	102.098	101.848	3.750	101.833	101.683	101.533				
4.250	102.485	102.385	102.167	4.250	102.056	101.956	101.737	3.875	101.837	101.687	101.537				
4.375	102.482	102.382	102.163	4.375	102.059	101.959	101.741	4.000	101.840	101.690	101.540				
4.500	102.485	102.385	102.166	4.500	102.072	101.972	101.753	4.125	101.843	101.693	101.543				
4.625	102.498	102.398	102.180	4.625	102.074	101.974	101.755	4.250	101.951	101.801	101.651				
4.750	102.623	102.373	102.186	4.750	101.959	101.709	101.522	4.375	101.954	101.804	101.654				
4.875	102.385	102.135	101.948	4.875	101.962	101.712	101.524	4.500	101.968	101.818	101.668				
6.250	103.506	103.356	103.206	6.250	103.082	102.932	102.782	4.625	101.970	101.820	101.670				

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	98.925	98.675	98.409	2.750	100.004	99.754	99.488	2.375	97.160	97.010	96.860	3.125	94.858	94.708	94.558
2.875	98.930	98.680	98.415	2.875	100.009	99.759	99.493	2.500	97.165	97.015	96.865	3.250	96.362	96.212	96.062
3.000	98.935	98.685	98.420	3.000	100.014	99.764	99.498	2.625	97.170	97.020	96.870	3.375	96.365	96.215	96.065
3.125	98.940	98.690	98.425	3.125	100.018	99.768	99.503	2.750	97.971	97.821	97.671	3.500	96.347	96.197	96.047
3.250	101.259	101.009	100.837	3.250	101.238	100.988	100.816	2.875	97.976	97.826	97.676	3.625	96.340	96.190	96.040
3.375	101.263	101.013	100.842	3.375	101.242	100.992	100.820	3.000	97.980	97.830	97.680	Margin = 2.250		Index = 0.150	
3.500	101.268	101.018	100.846	3.500	101.246	100.996	100.824	3.125	97.985	97.835	97.685	30 Year OTC			
3.625	101.271	101.021	100.849	3.625	101.249	100.999	100.827	3.250	100.490	100.340	100.190	Rate	30 Day	45 Day	60 Day
3.750	101.708	101.558	101.308	3.750	101.237	101.087	100.837	3.375	100.494	100.344	100.194	4.000	102.291	102.041	101.791
3.875	101.712	101.562	101.312	3.875	101.241	101.091	100.841	3.500	100.497	100.347	100.197	4.125	102.295	102.045	101.795
4.000	101.716	101.566	101.316	4.000	101.244	101.094	100.844	3.625	100.501	100.351	100.201	4.375	102.107	101.857	101.607
4.125	101.720	101.570	101.320	4.125	101.248	101.098	100.848	3.750	100.833	100.683	100.533	4.500	102.110	101.860	101.610
4.250	101.735	101.635	101.417	4.250	101.056	100.956	100.737	3.875	100.837	100.687	100.537	4.625	102.123	101.873	101.623
4.375	101.732	101.632	101.413	4.375	101.059	100.959	100.741	4.000	100.840	100.690	100.540	4.875	102.010	101.760	101.510
4.500	101.735	101.635	101.416	4.500	101.072	100.972	100.753	4.125	100.843	100.693	100.543	5.000	102.013	101.763	101.513
4.625	101.748	101.648	101.430	4.625	101.074	100.974	100.755	4.250	100.951	100.801	100.651	5.125	102.016	101.766	101.516
4.750	101.873	101.623	101.436	4.750	100.959	100.709	100.522	4.375	100.954	100.804	100.654	5.500	102.343	102.093	101.843
4.875	101.635	101.385	101.198	4.875	100.962	100.712	100.524	4.500	100.968	100.818	100.668	5.625	102.345	102.095	101.845
6.250	102.756	102.606	102.456	6.250	102.082	101.932	101.782	4.625	100.970	100.820	100.670	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	99.541	99.291	99.041	4.750	101.000	100.750	100.500
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.125	99.545	99.295	99.045				
4.125	99.720	99.470	99.220	6.250	103.750	103.500	103.250	4.375	99.357	99.107	98.857				
4.250	99.845	99.595	99.345					4.500	99.360	99.110	98.860				
4.375	99.532	99.282	99.032					4.625	99.373	99.123	98.873				
4.500	99.335	99.085	98.835					4.875	99.260	99.010	98.760				
4.625	99.348	99.098	98.848					5.000	99.263	99.013	98.763				
5.000	99.438	99.188	98.938					5.125	99.266	99.016	98.766				
5.125	99.441	99.191	98.941					5.500	99.593	99.343	99.093				
5.250	99.841	99.591	99.341					5.625	99.595	99.345	99.095	30 yr DPA "3.5% DPA ; Lender Paid Only"			
Borrower Paid Comp Only				Lender Paid Only				6.250	100.750	100.500	100.250	Rate	30 Day	45 Day	60 Day
								6.250	102.750	102.500	102.250	6.250	102.750	102.500	102.250

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of **-0.018**. Locks are accepted on loans in *Registered, Submitted, U/W-Received & U/W-Approved* status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM 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

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.:

5/11/2020

45 Day Lock Exp.:

5/25/2020

60 Day Lock Exp.:

6/8/2020

W. Rate Sheet Dated: 4/9/2020

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	94.587	94.337	94.072	2.750	95.597	95.347	95.081	2.375	94.940	94.790	94.640	3.125	91.781	91.631	91.481
2.875	94.593	94.343	94.077	2.875	95.602	95.352	95.086	2.500	94.945	94.795	94.645	3.250	93.597	93.447	93.297
3.000	94.598	94.348	94.082	3.000	95.606	95.356	95.091	2.625	94.950	94.800	94.650	3.375	93.600	93.450	93.300
3.125	94.603	94.353	94.087	3.125	95.611	95.361	95.095	2.750	94.955	94.805	94.655	3.500	93.605	93.455	93.305
3.250	97.234	96.984	96.812	3.250	97.393	97.143	96.971	2.875	94.318	94.168	94.018	3.625	93.575	93.425	93.275
3.375	97.238	96.988	96.817	3.375	97.397	97.147	96.975	3.000	94.323	94.173	94.023	Margin = 2.250		Index = 0.150	
3.500	97.243	96.993	96.821	3.500	97.401	97.151	96.979	3.125	94.327	94.177	94.027				
3.625	97.246	96.996	96.824	3.625	97.404	97.154	96.982	3.250	97.145	96.995	96.845				
3.750	98.195	98.045	97.795	3.750	98.205	98.055	97.805	3.375	97.149	96.999	96.849				
3.875	98.200	98.050	97.800	3.875	98.208	98.058	97.808	3.500	97.152	97.002	96.852				
4.000	98.204	98.054	97.804	4.000	98.212	98.062	97.812	3.625	97.156	97.006	96.856				
4.125	98.207	98.057	97.807	4.125	98.215	98.065	97.815	3.750	97.801	97.651	97.501				
4.250	98.085	97.985	97.767	4.250	98.086	97.986	97.767	3.875	97.804	97.654	97.504				
4.375	98.082	97.982	97.763	4.375	98.089	97.989	97.771	4.000	97.807	97.657	97.507				
4.500	98.085	97.985	97.766	4.500	98.102	98.002	97.783	4.125	97.810	97.660	97.510				
4.625	98.098	97.998	97.780	4.625	98.104	98.004	97.785	4.250	97.981	97.831	97.681				
4.750	97.786	97.536	97.348	4.750	97.552	97.302	97.114	4.375	97.984	97.834	97.684				
4.875	97.548	97.298	97.110	4.875	97.554	97.304	97.117	4.500	97.998	97.848	97.698				
6.250	99.856	99.706	99.556	6.250	99.862	99.712	99.562	4.625	98.000	97.850	97.700				

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	93.837	93.587	93.322	2.750	94.917	94.667	94.401	2.375	93.948	93.798	93.648	3.125	89.771	89.621	89.471
2.875	93.843	93.593	93.327	2.875	94.922	94.672	94.406	2.500	93.953	93.803	93.653	3.250	91.587	91.437	91.287
3.000	93.848	93.598	93.332	3.000	94.926	94.676	94.411	2.625	93.957	93.807	93.657	3.375	91.590	91.440	91.290
3.125	93.853	93.603	93.337	3.125	94.931	94.681	94.415	2.750	94.477	94.327	94.177	3.500	91.572	91.422	91.272
3.250	96.484	96.234	96.062	3.250	96.463	96.213	96.041	2.875	94.482	94.332	94.182	3.625	91.565	91.415	91.265
3.375	96.488	96.238	96.067	3.375	96.467	96.217	96.045	3.000	94.487	94.337	94.187	Margin = 2.250		Index = 0.150	
3.500	96.493	96.243	96.071	3.500	96.471	96.221	96.049	3.125	94.491	94.341	94.191	30 Year OTC			
3.625	96.496	96.246	96.074	3.625	96.474	96.224	96.052	3.250	96.653	96.503	96.353	Rate	30 Day	45 Day	60 Day
3.750	97.245	97.095	96.845	3.750	96.775	96.625	96.375	3.375	96.657	96.507	96.357	4.000	97.829	97.579	97.329
3.875	97.250	97.100	96.850	3.875	96.778	96.628	96.378	3.500	96.660	96.510	96.360	4.125	97.832	97.582	97.332
4.000	97.254	97.104	96.854	4.000	96.782	96.632	96.382	3.625	96.663	96.513	96.363	4.375	97.707	97.457	97.207
4.125	97.257	97.107	96.857	4.125	96.785	96.635	96.385	3.750	96.996	96.846	96.696	4.500	97.710	97.460	97.210
4.250	97.335	97.235	97.017	4.250	96.656	96.556	96.337	3.875	96.999	96.849	96.699	4.625	97.723	97.473	97.223
4.375	97.332	97.232	97.013	4.375	96.659	96.559	96.341	4.000	97.002	96.852	96.702	4.875	97.173	96.923	96.673
4.500	97.335	97.235	97.016	4.500	96.672	96.572	96.353	4.125	97.005	96.855	96.705	5.000	97.176	96.926	96.676
4.625	97.348	97.248	97.030	4.625	96.674	96.574	96.355	4.250	96.488	96.338	96.188	5.125	97.178	96.928	96.678
4.750	97.036	96.786	96.598	4.750	96.122	95.872	95.684	4.375	96.491	96.341	96.191	5.500	97.412	97.162	96.912
4.875	96.798	96.548	96.360	4.875	96.124	95.874	95.687	4.500	96.506	96.356	96.206	5.625	97.414	97.164	96.914
6.250	99.106	98.956	98.806	6.250	98.432	98.282	98.132	4.625	96.508	96.358	96.208	6.250	99.173	98.923	98.673

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	95.079	94.829	94.579	4.750	N/A	N/A	N/A
4.125	94.907	94.657	94.407	6.250	99.750	99.500	99.250	4.125	95.082	94.832	94.582				
4.250	95.095	94.845	94.595					4.375	94.957	94.707	94.457				
4.375	94.782	94.532	94.282					4.500	94.960	94.710	94.460				
4.500	94.585	94.335	94.085					4.625	94.973	94.723	94.473				
4.625	94.598	94.348	94.098					4.875	94.423	94.173	93.923				
5.000	94.251	94.001	93.751					5.000	94.426	94.176	93.926				
5.125	94.253	94.003	93.753					5.125	94.428	94.178	93.928				
5.250	94.560	94.310	94.060					5.500	94.662	94.412	94.162	30 yr DPA "3.5% DPA ; Lender Paid Only"			
Borrower Paid Comp Only				Lender Paid Only				5.625	94.664	94.414	94.164	Rate	30 Day	45 Day	60 Day
								6.250	96.423	96.173	95.923	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: 4/9/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FNMA																			
30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year High Balance				30/25 Year 105-125 High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	98.121	97.954	97.858	2.750	96.683	96.440	96.405	2.750	96.491	96.248	96.213	2.750	96.067	95.841	95.717	2.750	94.629	94.386	94.351
2.875	98.817	98.717	98.574	2.875	97.296	97.059	97.091	2.875	97.105	96.862	96.838	2.875	96.595	96.369	96.303	2.875	95.074	94.837	94.869
2.990	99.677	99.577	99.434	2.990	98.095	97.986	97.895	2.990	97.795	97.686	97.595	2.990	97.104	96.980	96.852	2.990	95.522	95.413	95.322
3.000	99.677	99.677	99.534	3.000	98.195	98.086	97.995	3.000	97.895	97.786	97.695	3.000	97.204	97.080	96.952	3.000	95.622	95.513	95.422
3.125	100.585	100.485	100.342	3.125	99.229	99.120	99.029	3.125	98.988	98.879	98.788	3.125	97.901	97.801	97.658	3.125	96.545	96.436	96.345
3.250	101.302	101.202	101.059	3.250	100.147	100.038	99.947	3.250	99.956	99.847	99.756	3.250	98.565	98.465	98.322	3.250	97.410	97.301	97.210
3.375	101.723	101.623	101.480	3.375	100.620	100.511	100.420	3.375	100.433	100.324	100.233	3.375	98.980	98.880	98.737	3.375	97.877	97.768	97.677
3.500	100.059	101.959	101.816	3.500	100.988	100.879	100.788	3.500	100.843	100.734	100.643	3.500	99.310	99.210	99.067	3.500	98.239	98.130	98.030
3.625	102.358	102.258	102.115	3.625	101.754	101.645	101.554	3.625	101.711	101.602	101.511	3.625	99.457	99.357	99.214	3.625	98.853	98.744	98.655
3.750	102.610	102.510	102.379	3.750	102.488	102.379	102.288	3.750	102.485	102.376	102.285	3.750	99.590	99.490	99.359	3.750	99.468	99.359	99.268
3.875	102.931	102.831	102.700	3.875	102.848	102.739	102.648	3.875	102.848	102.739	102.648	3.875	99.908	99.808	99.677	3.875	99.825	99.716	99.625
3.990	103.100	103.000	102.869	3.990	103.043	102.934	102.843	3.990	103.043	102.934	102.843	3.990	100.071	99.971	99.840	3.990	100.014	99.905	99.814
4.000	103.200	103.100	102.969	4.000	103.143	103.034	102.943	4.000	103.143	103.034	102.943	4.000	100.171	100.071	99.940	4.000	100.114	100.005	99.914
4.125	103.288	103.188	103.057	4.125	103.426	103.326	103.226	4.125	103.353	103.244	103.153	4.125	100.293	100.193	100.062	4.125	100.293	100.193	100.093
4.250	102.881	102.781	102.681	4.250	104.018	103.918	103.818	4.250	103.828	103.728	103.628	4.250	99.176	99.076	98.976	4.250	99.176	99.076	98.976
4.375	103.120	103.020	102.920	4.375	104.286	104.186	104.086	4.375	104.099	103.999	103.899	4.375	99.366	99.266	99.166	4.375	99.366	99.266	99.166
4.500	103.310	103.210	103.110	4.500	104.494	104.394	104.294	4.500	104.307	104.207	104.107	4.500	99.590	99.490	99.390	4.500	99.590	99.490	99.390
4.625	103.390	103.290	103.190	4.625	104.694	104.594	104.494	4.625	104.625	104.525	104.425	4.625	99.715	99.615	99.515	4.625	99.715	99.615	99.515
4.750	103.500	103.400	103.300	4.750	N/A	N/A	N/A	4.750	96.935	96.835	96.735	4.750	98.855	98.755	98.655	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	94.437	94.194	94.159	2.875	99.396	99.004	99.196	2.875	98.490	98.247	98.255	2.875	98.428	98.185	98.157	2.750	100.573	100.473	100.357
2.875	94.883	94.640	94.616	2.990	100.250	99.858	100.050	2.990	99.200	99.091	99.000	2.990	99.101	98.901	98.901	2.875	100.862	100.762	100.646
2.990	95.222	95.113	95.022	3.000	100.350	99.958	100.150	3.000	99.300	99.191	99.100	3.000	99.201	99.001	99.001	2.990	101.002	100.902	100.786
3.000	95.327	95.213	95.122	3.125	101.147	100.755	100.947	3.125	100.320	100.211	100.120	3.125	100.278	100.078	100.078	3.000	101.102	101.002	100.886
3.125	96.304	96.195	96.104	3.250	101.816	101.424	101.616	3.250	101.164	101.055	100.964	3.250	101.164	100.964	100.964	3.125	101.490	101.390	101.274
3.250	97.219	97.110	97.019	3.375	102.210	101.818	102.010	3.375	101.597	101.488	101.397	3.375	101.597	101.397	101.397	3.250	101.676	101.576	101.476
3.375	97.690	97.581	97.490	3.500	102.526	102.134	102.326	3.500	101.944	101.835	101.744	3.500	101.944	101.744	101.744	3.375	101.952	101.852	101.752
3.500	98.094	97.985	97.894	3.625	102.819	102.427	102.619	3.625	102.266	102.157	102.066	3.625	102.266	102.066	102.066	3.500	102.134	102.034	101.934
3.625	98.810	98.701	98.610	3.750	103.095	102.703	102.895	3.750	102.692	102.583	102.492	3.750	102.535	102.335	102.335	3.625	102.370	102.270	102.170
3.750	99.465	99.356	99.265	3.875	103.393	103.001	103.193	3.875	103.019	102.910	102.819	3.875	102.862	102.662	102.662	3.750	102.614	102.514	102.414
3.875	99.825	99.716	99.625	3.990	103.550	103.158	103.350	3.990	103.199	103.090	102.999	3.990	103.043	102.843	102.843	3.875	102.857	102.757	102.657
3.990	100.014	99.905	99.814	4.000	103.650	103.258	103.450	4.000	103.299	103.190	103.099	4.000	103.143	102.943	102.943	3.990	103.007	102.907	102.807
4.000	100.114	100.005	99.914	4.125	103.749	103.357	103.549	4.125	103.501	103.392	103.301	4.125	103.345	103.145	103.145	4.000	103.107	103.007	102.907
4.125	100.293	100.184	100.093	4.250	103.934	103.061	103.194	4.250	103.822	103.722	103.622	4.250	103.819	103.619	103.619	4.125	103.322	103.222	103.122
4.250	99.176	99.076	98.976	4.375	103.563	103.063	103.163	4.375	103.123	103.023	102.923	4.375	103.061	102.861	102.861	4.250	102.783	102.683	102.583
4.375	99.366	99.266	99.166	4.500	103.743	103.410	103.543	4.500	103.319	103.219	103.119	4.500	103.257	103.057	103.057	4.375	102.966	102.866	102.766
4.500	99.590	99.490	99.390	4.625	103.822	103.489	103.622	4.625	103.518	103.418	103.318	4.625	103.455	103.255	103.255	4.500	103.176	103.076	102.976
4.625	99.715	99.615	99.515	4.750	103.927	103.594	103.727	4.750	103.533	103.433	103.333	4.750	103.470	103.270	103.270	4.625	103.034	102.934	102.834
4.750	92.900	92.190	92.090	4.875	104.138	103.805	103.938	4.875	103.763	103.663	103.563	4.875	103.703	103.503	103.503	4.750	102.456	102.356	102.256
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	98.929	98.686	98.651	2.750	98.929	98.729	98.729	2.750	99.501	99.301	99.297	2.750	97.857	97.657	97.657	2.750	97.857	97.657	97.657
2.875	99.253	99.010	98.985	2.875	99.246	99.046	99.046	2.875	99.704	99.504	99.500	2.875	98.095	97.895	97.895	2.875	98.088	97.888	97.888
2.990	99.720	99.611	99.520	2.990	99.646	99.446	99.446	2.990	99.771	99.571	99.567	2.990	98.489	98.289	98.289	2.990	98.415	98.215	98.215
3.000	99.820	99.711	99.620	3.000	99.746	99.546	99.546	3.000	99.871	99.671	99.667	3.000	98.589	98.389	98.389	3.000	98.515	98.315	98.315
3.125	100.325	100.216	100.125	3.125	100.262	100.062	100.062	3.125	100.142	99.942	99.938	3.125	98.977	98.777	98.777	3.125	98.914	98.714	98.714
3.250	100.653	100.544	100.453	3.250	100.591	100.391	100.391	3.250	99.618	99.418	99.418	3.250	98.595	98.395	98.395	3.250	98.533	98.333	98.333
3.375	100.956	100.847	100.756	3.375	100.894	100.694	100.694	3.375	99.812	99.612	99.612	3.375	98.816	98.616	98.616	3.375	98.754	98.554	98.554
3.500	101.198	101.089	100.998	3.500	101.188	100.988	100.988	3.500	99.939	99.739	99.739	3.500	99.003	98.803	98.803	3.500	98.993	98.793	98.793
3.625	101.628	101.519	101.428	3.625	101.628	101.428	101.428	3.625	100.889	99.889	99.889	3.625	99.347	99.147	99.147	3.625	99.347	99.147	99.147
3.750	101.899	101.790	101.699	3.750	101.899	101.699	101.699	3.750	100.011	99.811	99.811	3.750	99.296	99.096	99.096	3.750	99.296	99.096	99.096
3.875	102.164	102.055	101.964	3.875	102.164	101.964	101.964	3.875	100.181	99.981	99.981	3.875	99.488	99.288	99.288	3.875	99.488	99.288	99.288
3.990	102.439	102.330	102.139	3.990	102.439	102.139	102.139	3.990	100.257	100.057	100.057	3.990	99.589	99.389	99.389	3.990	99.589	99.389	99.389
4.000	102.339	102.330	102.239	4.000	102.339	102.239	102.239	4.000	100.350	100.150	100.150	4.000	99.689	99.489	99.489	4.000	99.689	99.489	99.489
4.125	102.677	102.568	102.477	4.125	102.677	102.477													

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%	-0.00%	-0.25%	-0.75%	-0.75%
720 – 739		0.00%	-0.25%	-0.50%	-0.50%	-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
> 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 ↓ \ ITV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
Investment property	-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 R/EI	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/T R/EI	-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).									

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

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

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

HomeReady LLPA Caps*	
Product Feature	LLPA Caps
LTV > 80% and credit score ≥ 680	0.00%
All other LTV & FICO combos	1.50%

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

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

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

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

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

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

Lock Desk Policy

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

Flood Certification = \$10.00	UW Fee with option to buy out = \$895	*IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70.00 (IA & ME exempt)	FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal. <i>For use by mortgage professionals only and should not be distributed to borrowers</i>				



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.:

5/11/2020

45 Day Lock Exp.:

5/25/2020

60 Day Lock Exp.:

6/8/2020

W. Rate Sheet Dated: 4/9/2020

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	96.841	96.716	96.466	
3.000	97.573	97.448	97.198	
3.125	98.247	98.122	97.872	
3.250	99.167	99.042	98.792	
3.375	99.574	99.449	99.199	
3.500	100.048	99.923	99.673	
3.625	100.303	100.178	99.928	
3.750	100.278	100.153	99.903	
3.875	100.609	100.484	100.234	
3.990	100.909	100.784	100.534	
4.000	100.935	100.810	100.560	
4.125	100.932	100.807	100.557	
4.250	100.715	100.590	100.340	
4.375	100.974	100.849	100.599	
4.500	101.261	101.136	100.886	
4.625	101.343	101.218	100.968	
4.750	101.270	101.145	100.895	
4.875	101.587	101.462	101.212	
4.990	101.789	101.664	101.414	
5.000	101.806	101.681	101.431	

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	96.224	96.099	95.849	
2.875	97.054	96.929	96.679	
3.000	97.703	97.578	97.328	
3.125	98.352	98.227	97.977	
3.250	98.978	98.853	98.603	
3.375	99.366	99.241	98.991	
3.500	100.041	99.916	99.666	
3.625	100.190	100.065	99.815	
3.750	100.282	100.157	99.907	
3.875	100.619	100.494	100.244	
4.000	100.847	100.722	100.472	
4.125	100.999	100.874	100.624	
4.250	100.598	100.473	100.223	
4.375	100.806	100.681	100.431	
4.500	101.044	100.919	100.669	

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	96.604	96.479	96.229	
2.500	97.244	97.119	96.869	
2.625	97.670	97.545	97.295	
2.750	98.057	97.932	97.682	
2.875	98.321	98.196	97.946	
3.000	98.552	98.427	98.177	
3.125	98.781	98.656	98.406	
3.250	99.112	98.987	98.737	
3.375	99.422	99.297	99.047	
3.500	99.691	99.566	99.316	
3.625	99.708	99.583	99.333	
3.750	100.012	99.887	99.637	
3.875	100.141	100.016	99.766	
4.000	100.488	100.363	100.113	
4.125	99.790	99.665	99.415	

30 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.875	95.560	95.435	95.185	
3.000	94.178	94.053	93.803	
3.125	94.852	94.727	94.477	
3.250	95.772	95.647	95.397	
3.375	96.179	96.054	95.804	
3.500	96.650	96.525	96.275	
3.625	96.905	96.780	96.530	
3.750	96.002	95.877	95.627	
3.875	96.333	96.208	95.958	
4.000	96.658	96.533	96.283	
4.125	96.655	96.530	96.280	
4.250	95.518	95.393	95.143	
4.375	95.777	95.652	95.402	

20 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.875	97.317	97.192	96.942	
3.000	97.581	97.456	97.206	
3.125	97.812	97.687	97.437	
3.250	98.166	98.041	97.791	
3.375	98.497	98.372	98.122	
3.500	98.807	98.682	98.432	
3.625	99.076	98.951	98.701	
3.750	98.596	98.471	98.221	
3.875	98.900	98.775	98.525	
4.000	99.029	98.904	98.654	
4.125	99.376	99.251	99.001	
4.250	98.321	98.196	97.946	
4.375	98.633	98.508	98.258	

15 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.750	97.217	97.092	96.842	
2.875	97.481	97.356	97.106	
3.000	97.712	97.587	97.337	
3.125	98.066	97.941	97.691	
3.250	98.397	98.272	98.022	
3.375	98.707	98.582	98.332	
3.500	98.976	98.851	98.601	
3.625	98.496	98.371	98.121	
3.750	98.800	98.675	98.425	
3.875	98.929	98.804	98.554	
4.000	99.276	99.151	98.901	
4.125	98.221	98.096	97.846	
4.250	98.533	98.408	98.158	

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.: 5/11/2020
45 Day Lock Exp.: 5/25/2020
60 Day Lock Exp.: 6/8/2020

W. Rate Sheet Dated: 4/9/2020

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	98.240	97.994	97.881	3.375	101.664	101.547	101.461	3.375	101.664	101.547	101.461	2.750	97.433	97.187	97.074	3.375	98.945	98.828	98.742
2.875	99.021	98.783	98.677	3.500	102.146	102.043	101.946	3.500	102.146	102.043	101.946	2.875	98.214	97.976	97.870	3.500	99.427	99.324	99.227
2.990	99.740	99.606	99.483	3.625	102.448	102.348	102.248	3.625	102.448	102.348	102.248	2.990	97.021	96.887	96.764	3.625	99.729	99.629	99.529
3.000	99.840	99.706	99.583	3.750	102.504	102.404	102.304	3.750	102.504	102.404	102.304	3.000	97.121	96.987	96.864	3.750	99.489	99.389	99.289
3.125	100.531	100.401	100.287	3.875	102.883	102.783	102.683	3.875	102.883	102.783	102.683	3.125	97.812	97.687	97.568	3.875	99.868	99.768	99.668
3.250	101.479	101.355	101.260	3.990	103.029	102.929	102.829	3.990	103.029	102.929	102.829	3.250	98.760	98.636	98.541	3.990	100.014	99.914	99.814
3.375	101.914	101.797	101.711	4.000	103.129	103.029	102.929	4.000	103.129	103.029	102.929	3.375	99.195	99.078	98.992	4.000	100.114	100.014	99.914
3.500	102.396	102.293	102.196	4.125	103.173	103.073	102.973	4.125	103.173	103.073	102.973	3.500	99.677	99.574	99.477	4.125	100.158	100.058	99.958
3.625	102.698	102.598	102.498	4.250	102.771	102.671	102.571	4.250	102.771	102.671	102.571	3.625	99.979	99.879	99.779	4.250	98.863	98.763	98.663
3.750	102.754	102.654	102.554	4.375	103.068	102.968	102.868	4.375	103.068	102.968	102.868	3.750	99.739	99.639	99.539	4.375	99.160	99.060	98.960
3.875	103.133	103.033	102.933	4.500	103.134	103.034	102.934	4.500	103.134	103.034	102.934	3.875	100.118	100.018	99.918	4.500	99.226	99.126	99.026
3.990	103.404	103.304	103.204	4.625	103.244	103.144	103.044	4.625	103.244	103.144	103.044	3.990	100.389	100.289	100.189	4.625	99.336	99.236	99.136
4.000	103.504	103.404	103.304	4.750	102.959	102.859	102.759	4.750	102.959	102.859	102.759	4.000	100.489	100.389	100.289	4.750	98.303	98.203	98.103
4.125	103.548	103.448	103.348	4.875	103.307	103.207	103.107	4.875	103.307	103.207	103.107	4.125	100.533	100.433	100.333	4.875	98.651	98.551	98.451
4.250	103.146	103.046	102.946	4.990	103.070	102.970	102.870	4.990	103.070	102.970	102.870	4.250	99.238	99.138	99.038	4.990	98.414	98.314	98.214
4.375	103.443	103.343	103.243	5.000	103.170	103.070	102.970	5.000	103.170	103.070	102.970	4.375	99.535	99.435	99.335	5.000	98.514	98.414	98.314
4.500	103.759	103.659	103.559	5.125	103.412	103.312	103.212	5.125	103.412	103.312	103.212	4.500	99.851	99.751	99.651	5.125	98.756	98.656	98.556
4.625	103.869	103.769	103.669	5.250	103.506	103.406	103.306	5.250	103.506	103.406	103.306	4.625	99.961	99.861	99.761	5.250	98.949	98.849	98.749
4.750	103.584	103.484	103.384	5.375	104.793	104.693	104.593	5.375	104.793	104.693	104.593	4.750	98.928	98.828	98.728	5.375	99.631	99.531	99.431
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	98.945	98.828	98.742	2.750	98.556	98.282	98.305	3.375	101.769	101.549	101.569	3.375	101.769	101.549	101.569	2.750	100.848	100.644	100.648
3.500	99.427	99.324	99.227	2.875	99.385	99.118	99.140	3.500	102.454	102.252	102.254	3.500	102.454	102.252	102.254	2.875	101.146	100.948	100.946
3.625	99.729	99.629	99.529	2.990	99.948	99.689	99.711	3.625	102.648	102.449	102.448	3.625	102.648	102.449	102.448	2.990	101.314	101.117	101.114
3.750	99.489	99.389	99.289	3.000	100.048	99.789	99.811	3.750	102.783	102.613	102.583	3.750	102.783	102.613	102.583	3.000	100.414	100.217	100.214
3.875	99.868	99.768	99.668	3.125	100.707	100.458	100.481	3.875	103.173	103.012	102.973	3.875	103.173	103.012	102.973	3.125	101.568	101.455	101.368
3.990	100.014	99.914	99.814	3.250	101.361	101.130	101.152	3.990	103.348	103.198	103.148	3.990	103.348	103.198	103.148	3.250	101.932	101.830	101.732
4.000	100.114	100.014	99.914	3.375	101.769	101.549	101.569	4.000	103.448	103.298	103.248	4.000	103.448	103.298	103.248	3.375	102.722	102.622	102.522
4.125	100.158	100.058	99.958	3.500	102.454	102.252	102.254	4.125	103.645	103.498	103.445	4.125	103.645	103.498	103.445	3.500	102.567	102.467	102.367
4.250	98.863	98.763	98.663	3.625	102.648	102.449	102.448	4.250	103.106	102.993	102.906	4.250	103.106	102.993	102.906	3.625	102.554	102.454	102.354
4.375	99.160	99.060	98.960	3.750	102.783	102.613	102.583	4.375	103.351	103.245	103.151	4.375	103.351	103.245	103.151	3.750	102.882	102.782	102.682
4.500	99.226	99.126	99.026	3.875	103.173	103.012	102.973	4.500	103.622	103.522	103.422	4.500	103.622	103.522	103.422	3.875	103.030	102.930	102.830
4.625	99.336	99.236	99.136	3.990	103.348	103.198	103.148	4.625	103.710	103.610	103.510	4.625	103.710	103.610	103.510	3.990	103.295	103.195	103.095
4.750	98.303	98.203	98.103	4.000	103.448	103.298	103.248	4.750	103.557	103.457	103.357	4.750	103.557	103.457	103.357	4.000	103.395	103.295	103.195
4.875	98.651	98.551	98.451	4.125	103.645	103.498	103.445	4.875	103.844	103.744	103.644	4.875	103.844	103.744	103.644	4.125	102.612	102.512	102.412
4.990	98.414	98.314	98.214	4.250	103.106	102.993	102.906	4.990	103.999	103.899	103.799	4.990	103.999	103.899	103.799	4.250	102.938	102.838	102.738
5.000	98.514	98.414	98.314	4.375	103.351	103.245	103.151	5.000	104.099	103.999	103.899	5.000	104.099	103.999	103.899	4.375	103.221	103.121	103.021
5.125	98.756	98.656	98.556	4.500	103.622	103.522	103.422	5.125	104.336	104.236	104.136	5.125	104.336	104.236	104.136	4.500	103.382	103.282	103.182
5.250	98.494	98.394	98.294	4.625	103.710	103.610	103.510	5.250	104.408	104.308	104.208	5.250	104.408	104.308	104.208	4.625	102.571	102.471	102.371
5.375	99.631	99.531	99.431	4.750	103.557	103.457	103.357	5.375	104.660	104.560	104.460	5.375	104.660	104.560	104.460	4.750	102.782	102.682	102.582
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	102.848	102.644	102.648	2.750	103.098	102.894	102.898	2.750	100.335	100.131	100.135	2.750	102.335	102.131	102.135	2.750	102.585	102.381	102.385
2.875	101.146	100.948	100.946	2.875	101.146	100.948	100.946	2.875	100.633	100.435	100.435	2.875	100.633	100.435	100.435	2.875	100.633	100.435	100.433
2.990	101.314	101.117	101.114	2.990	101.314	101.117	101.114	2.990	100.801	100.604	100.601	2.990	100.801	100.604	100.601	2.990	100.801	100.604	100.601
3.000	101.414	101.217	101.214	3.000	101.414	101.217	101.214	3.000	100.901	100.704	100.701	3.000	100.901	100.704	100.701	3.000	100.901	100.704	100.701
3.125	101.568	101.455	101.368	3.125	101.568	101.455	101.368	3.125	101.180	100.980	100.980	3.125	101.180	100.980	100.980	3.125	101.180	100.980	100.980
3.250	101.932	101.830	101.732	3.250	101.932	101.830	101.732	3.250	101.544	101.442	101.344	3.250	101.544	101.442	101.344	3.250	101.544	101.442	101.344
3.375	102.272	102.172	102.072	3.375	102.272	102.172	102.072	3.375	101.884	101.784	101.684	3.375	101.884	101.784	101.684	3.375	101.884	101.784	101.684
3.500	102.567	102.467	102.367	3.500	102.567	102.467	102.367	3.500	102.179	102.079	101.979	3.500	102.179	102.079	101.979	3.500	102.179	102.079	101.979
3.625	102.554	102.454	102.354	3.625															



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.:

5/11/2020

45 Day Lock Exp.:

5/25/2020

60 Day Lock Exp.:

6/8/2020

W. Rate Sheet Dated: 4/9/2020

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	97.993	97.754	97.643	2.750	98.213	97.961	97.983	2.750	100.554	100.342	100.354	2.750	96.836	96.597	96.486	2.750	99.741	99.529	99.541
2.875	98.763	98.532	98.428	2.875	99.035	98.793	98.814	2.875	100.851	100.644	100.651	2.875	97.606	97.375	97.271	2.875	100.038	99.831	99.838
2.990	99.392	99.279	99.158	2.990	99.591	99.355	99.377	2.990	101.013	100.810	100.813	2.990	96.323	96.210	96.089	2.990	100.200	99.997	100.000
3.000	99.492	99.379	99.258	3.000	99.691	99.455	99.477	3.000	101.113	100.910	100.913	3.000	96.423	96.310	96.189	3.000	100.300	100.097	100.100
3.125	100.174	100.064	99.952	3.125	100.345	100.118	100.140	3.125	101.326	101.171	101.126	3.125	97.105	96.995	96.883	3.125	100.638	100.483	100.438
3.250	101.110	101.006	100.910	3.250	100.994	100.782	100.794	3.250	101.688	101.545	101.488	3.250	98.041	97.937	97.841	3.250	101.000	100.857	100.800
3.375	101.541	101.441	101.341	3.375	101.401	101.198	101.201	3.375	102.027	101.887	101.827	3.375	98.472	98.372	98.272	3.375	101.339	101.199	101.139
3.500	102.023	101.923	101.823	3.500	102.082	101.894	101.882	3.500	102.323	102.186	102.123	3.500	98.954	98.854	98.754	3.500	101.635	101.498	101.435
3.625	102.323	102.223	102.123	3.625	102.275	102.093	102.075	3.625	102.380	102.272	102.180	3.625	99.254	99.154	99.054	3.625	101.195	101.087	100.995
3.750	102.376	102.276	102.176	3.750	102.440	102.303	102.240	3.750	102.707	102.601	102.507	3.750	99.011	98.911	98.811	3.750	101.522	101.416	101.322
3.875	102.754	102.654	102.554	3.875	102.827	102.699	102.627	3.875	102.855	102.751	102.655	3.875	99.389	99.289	99.189	3.875	101.670	101.566	101.470
3.990	103.025	102.925	102.825	3.990	103.003	102.883	102.803	3.990	103.119	103.019	102.919	3.990	99.660	99.560	99.460	3.990	101.934	101.834	101.734
4.000	103.125	103.025	102.925	4.000	103.103	102.983	102.903	4.000	103.219	103.119	103.019	4.000	99.760	99.660	99.560	4.000	102.034	101.934	101.834
4.125	103.168	103.068	102.968	4.125	103.300	103.182	103.100	4.125	102.505	102.405	102.305	4.125	99.803	99.703	99.603	4.125	100.933	100.833	100.733
4.250	103.023	102.923	102.823	4.250	102.983	102.883	102.783	4.250	102.831	102.731	102.631	4.250	98.765	98.665	98.565	4.250	101.259	101.159	101.059
4.375	103.319	103.219	103.119	4.375	103.228	103.128	103.028	4.375	103.118	103.018	102.918	4.375	99.061	98.961	98.861	4.375	101.546	101.446	101.346
4.500	103.637	103.537	103.437	4.500	103.500	103.400	103.300	4.500	103.275	103.175	103.075	4.500	99.379	99.279	99.179	4.500	101.703	101.603	101.503
4.625	103.744	103.644	103.544	4.625	103.585	103.485	103.385	4.625	102.563	102.463	102.363	4.625	99.486	99.386	99.286	4.625	100.406	100.306	100.206
4.750	103.607	103.507	103.407	4.750	103.572	103.467	103.372	4.750	102.774	102.674	102.574	4.750	98.601	98.501	98.401	4.750	100.617	100.517	100.417

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/11/2020

45 Day Lock Exp.:

5/25/2020

60 Day Lock Exp.:

6/8/2020

W. Rate Sheet Dated: 4/9/2020

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)