AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com	
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.: **5/13/2020**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.: **5/28/2020**
		60 Day Lock Exp.: **6/12/2020**

W. Rate Sheet Dated: **4/13/2020** **Release Time:** **4:00 pm 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	100.597	100.347	100.097	2.750	100.476	100.226	99.976	2.375	97.871	97.721	97.571	3.125	95.835	95.685	95.535
2.875	100.602	100.352	100.102	2.875	100.481	100.231	99.981	2.500	97.876	97.726	97.576	3.250	97.322	97.172	97.022
3.000	100.607	100.357	100.107	3.000	100.485	100.235	99.985	2.625	97.880	97.730	97.580	3.375	97.314	97.164	97.014
3.125	100.612	100.362	100.112	3.125	100.489	100.239	99.989	2.750	98.873	98.723	98.573	3.500	97.302	97.152	97.002
3.250	101.587	101.437	101.249	3.250	101.366	101.216	101.028	2.875	98.878	98.728	98.578	3.625	97.304	97.154	97.004
3.375	101.591	101.441	101.254	3.375	101.369	101.219	101.032	3.000	98.882	98.732	98.582	Margin = 2.250		Index = 0.150	
3.500	101.595	101.445	101.257	3.500	101.373	101.223	101.036	3.125	98.885	98.735	98.585				
3.625	101.599	101.449	101.262	3.625	101.377	101.227	101.039	3.250	101.372	101.222	101.072				
3.750	102.533	102.383	102.233	3.750	102.162	102.012	101.862	3.375	101.376	101.226	101.076				
3.875	102.537	102.387	102.237	3.875	102.165	102.015	101.865	3.500	101.380	101.230	101.080				
4.000	102.540	102.390	102.240	4.000	102.152	102.002	101.852	3.625	101.383	101.233	101.083				
4.125	102.544	102.394	102.244	4.125	102.155	102.005	101.855	3.750	101.661	101.511	101.361				
4.250	102.431	102.331	102.231	4.250	102.055	101.955	101.855	3.875	101.664	101.514	101.364				
4.375	102.435	102.335	102.235	4.375	102.057	101.957	101.857	4.000	101.660	101.510	101.360				
4.500	102.449	102.349	102.249	4.500	102.046	101.946	101.846	4.125	101.663	101.513	101.363				
4.625	102.451	102.351	102.251	4.625	102.049	101.949	101.849	4.250	101.870	101.720	101.570				
4.750	102.789	102.689	102.589	4.750	102.400	102.300	102.200	4.375	101.872	101.722	101.572				
4.875	102.792	102.692	102.592	4.875	102.403	102.303	102.203	4.500	101.861	101.711	101.561				
6.250	103.819	103.669	103.519	6.250	103.416	103.266	103.116	4.625	101.863	101.713	101.563				

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	99.847	99.597	99.347	2.750	99.476	99.226	98.976	2.375	96.871	96.721	96.571	3.125	94.835	94.685	94.535
2.875	99.852	99.602	99.352	2.875	99.481	99.231	98.981	2.500	96.876	96.726	96.576	3.250	96.322	96.172	96.022
3.000	99.857	99.607	99.357	3.000	99.485	99.235	98.985	2.625	96.880	96.730	96.580	3.375	96.314	96.164	96.014
3.125	99.862	99.612	99.362	3.125	99.489	99.239	98.989	2.750	97.873	97.723	97.573	3.500	96.302	96.152	96.002
3.250	100.837	100.687	100.499	3.250	100.866	100.716	100.528	2.875	97.878	97.728	97.578	3.625	96.304	96.154	96.004
3.375	100.841	100.691	100.504	3.375	100.869	100.719	100.532	3.000	97.882	97.732	97.582	Margin = 2.250		Index = 0.150	
3.500	100.845	100.695	100.507	3.500	100.873	100.723	100.536	3.125	97.885	97.735	97.585	**30 Year OTC**			
3.625	100.849	100.699	100.512	3.625	100.877	100.727	100.539	3.250	100.372	100.222	100.072	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.750	101.583	101.433	101.283	3.750	101.162	101.012	100.862	3.375	100.376	100.226	100.076	4.000	102.165	101.915	101.665
3.875	101.587	101.437	101.287	3.875	101.165	101.015	100.865	3.500	100.380	100.230	100.080	4.125	102.169	101.919	101.669
4.000	101.590	101.440	101.290	4.000	101.152	101.002	100.852	3.625	100.383	100.233	100.083	4.375	102.060	101.810	101.560
4.125	101.594	101.444	101.294	4.125	101.155	101.005	100.855	3.750	100.661	100.511	100.361	4.500	102.074	101.824	101.574
4.250	101.681	101.581	101.481	4.250	101.055	100.955	100.855	3.875	100.664	100.514	100.364	4.625	102.076	101.826	101.576
4.375	101.685	101.585	101.485	4.375	101.057	100.957	100.857	4.000	100.660	100.510	100.360	4.875	102.417	102.167	101.917
4.500	101.699	101.599	101.499	4.500	101.046	100.946	100.846	4.125	100.663	100.513	100.363	5.000	102.419	102.169	101.919
4.625	101.701	101.601	101.501	4.625	101.049	100.949	100.849	4.250	100.870	100.720	100.570	5.125	102.422	102.172	101.922
4.750	102.039	101.939	101.839	4.750	101.400	101.300	101.200	4.375	100.872	100.722	100.572	5.500	102.655	102.405	102.155
4.875	102.042	101.942	101.842	4.875	101.403	101.303	101.203	4.500	100.861	100.711	100.561	5.625	102.658	102.408	102.158
6.250	103.069	102.919	102.769	6.250	102.416	102.266	102.116	4.625	100.863	100.713	100.563	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	99.594	99.344	99.094	6.250	103.750	103.500	103.250
4.250	99.719	99.469	99.219				
4.375	99.485	99.235	98.985				
4.500	99.299	99.049	98.799				
4.625	99.301	99.051	98.801				
5.000	99.844	99.594	99.344				
5.125	99.847	99.597	99.347				
5.250	100.247	99.997	99.747				
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	99.415	99.165	98.915
4.125	99.419	99.169	98.919
4.375	99.310	99.060	98.810
4.500	99.324	99.074	98.824
4.625	99.326	99.076	98.826
4.875	99.667	99.417	99.167
5.000	99.669	99.419	99.169
5.125	99.672	99.422	99.172
5.500	99.905	99.655	99.405
5.625	99.908	99.658	99.408
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 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.: **5/13/2020**
45 Day Lock Exp.: **5/28/2020**
60 Day Lock Exp.: **6/12/2020**

W. Rate Sheet Dated: **4/13/2020** **Release Time:** **4:00 pm 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	95.493	95.243	94.993	2.750	95.803	95.553	95.303	2.375	94.651	94.501	94.351	3.125	91.742	91.592	91.442
2.875	95.499	95.249	94.999	2.875	95.807	95.557	95.307	2.500	94.656	94.506	94.356	3.250	93.541	93.391	93.241
3.000	95.504	95.254	95.004	3.000	95.811	95.561	95.311	2.625	94.660	94.510	94.360	3.375	93.533	93.383	93.233
3.125	95.509	95.259	95.009	3.125	95.815	95.565	95.315	2.750	94.200	94.050	93.900	3.500	93.522	93.372	93.222
3.250	96.796	96.646	96.459	3.250	97.005	96.855	96.667	2.875	94.205	94.055	93.905	3.625	93.523	93.373	93.223
3.375	96.801	96.651	96.463	3.375	97.009	96.859	96.671	3.000	94.209	94.059	93.909	Margin = 2.250		Index = 0.150	
3.500	96.804	96.654	96.467	3.500	97.013	96.863	96.675	3.125	94.212	94.062	93.912				
3.625	96.808	96.658	96.471	3.625	97.016	96.866	96.679	3.250	97.012	96.862	96.712				
3.750	98.055	97.905	97.755	3.750	98.114	97.964	97.814	3.375	97.015	96.865	96.715				
3.875	98.059	97.909	97.759	3.875	98.117	97.967	97.817	3.500	97.019	96.869	96.719				
4.000	98.062	97.912	97.762	4.000	98.104	97.954	97.804	3.625	97.022	96.872	96.722				
4.125	98.066	97.916	97.766	4.125	98.107	97.957	97.807	3.750	97.613	97.463	97.313				
4.250	98.016	97.916	97.816	4.250	98.069	97.969	97.869	3.875	97.616	97.466	97.316				
4.375	98.019	97.919	97.819	4.375	98.072	97.972	97.872	4.000	97.612	97.462	97.312				
4.500	98.033	97.933	97.833	4.500	98.061	97.961	97.861	4.125	97.615	97.465	97.315				
4.625	98.036	97.936	97.836	4.625	98.063	97.963	97.863	4.250	97.884	97.734	97.584				
4.750	97.936	97.836	97.736	4.750	97.977	97.877	97.777	4.375	97.886	97.736	97.586				
4.875	97.938	97.838	97.738	4.875	97.979	97.879	97.779	4.500	97.875	97.725	97.575				
6.250	100.169	100.019	99.869	6.250	100.196	100.046	99.896	4.625	97.878	97.728	97.578				

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	94.743	94.493	94.243	2.750	94.373	94.123	93.873	2.375	93.658	93.508	93.358	3.125	89.732	89.582	89.432
2.875	94.749	94.499	94.249	2.875	94.377	94.127	93.877	2.500	93.663	93.513	93.363	3.250	91.531	91.381	91.231
3.000	94.754	94.504	94.254	3.000	94.381	94.131	93.881	2.625	93.667	93.517	93.367	3.375	91.523	91.373	91.223
3.125	94.759	94.509	94.259	3.125	94.385	94.135	93.885	2.750	94.380	94.230	94.080	3.500	91.512	91.362	91.212
3.250	96.046	95.896	95.709	3.250	96.075	95.925	95.737	2.875	94.384	94.234	94.084	3.625	91.513	91.363	91.213
3.375	96.051	95.901	95.713	3.375	96.079	95.929	95.741	3.000	94.388	94.238	94.088	Margin = 2.250		Index = 0.150	
3.500	96.054	95.904	95.717	3.500	96.083	95.933	95.745	3.125	94.392	94.242	94.092	30 Year OTC			
3.625	96.058	95.908	95.721	3.625	96.086	95.936	95.749	3.250	96.535	96.385	96.235	Rate	30 Day	45 Day	60 Day
3.750	97.105	96.955	96.805	3.750	96.684	96.534	96.384	3.375	96.539	96.389	96.239	4.000	97.687	97.437	97.187
3.875	97.109	96.959	96.809	3.875	96.687	96.537	96.387	3.500	96.542	96.392	96.242	4.125	97.691	97.441	97.191
4.000	97.112	96.962	96.812	4.000	96.674	96.524	96.374	3.625	96.546	96.396	96.246	4.375	97.644	97.394	97.144
4.125	97.116	96.966	96.816	4.125	96.677	96.527	96.377	3.750	96.823	96.673	96.523	4.500	97.658	97.408	97.158
4.250	97.266	97.166	97.066	4.250	96.639	96.539	96.439	3.875	96.827	96.677	96.527	4.625	97.661	97.411	97.161
4.375	97.269	97.169	97.069	4.375	96.642	96.542	96.442	4.000	96.823	96.673	96.523	4.875	97.563	97.313	97.063
4.500	97.283	97.183	97.083	4.500	96.631	96.531	96.431	4.125	96.826	96.676	96.526	5.000	97.566	97.316	97.066
4.625	97.286	97.186	97.086	4.625	96.633	96.533	96.433	4.250	96.407	96.257	96.107	5.125	97.569	97.319	97.069
4.750	97.186	97.086	96.986	4.750	96.547	96.447	96.347	4.375	96.409	96.259	96.109	5.500	97.708	97.458	97.208
4.875	97.188	97.088	96.988	4.875	96.549	96.449	96.349	4.500	96.399	96.249	96.099	5.625	97.711	97.461	97.211
6.250	99.419	99.269	99.119	6.250	98.766	98.616	98.466	4.625	96.401	96.251	96.101	6.250	99.472	99.222	98.972

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	94.766	94.516	94.266	6.250	99.750	99.500	99.250
4.250	94.954	94.704	94.454				
4.375	94.719	94.469	94.219				
4.500	94.533	94.283	94.033				
4.625	94.536	94.286	94.036				
5.000	94.641	94.391	94.141				
5.125	94.644	94.394	94.144				
5.250	94.950	94.700	94.450				
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	94.937	94.687	94.437
4.125	94.941	94.691	94.441
4.375	94.894	94.644	94.394
4.500	94.908	94.658	94.408
4.625	94.911	94.661	94.411
4.875	94.813	94.563	94.313
5.000	94.816	94.566	94.316
5.125	94.819	94.569	94.319
5.500	94.958	94.708	94.458
5.625	94.961	94.711	94.461
6.250	96.722	96.472	96.222

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

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Conforming FNMA

30/25 Year

Rate	30 Day	45 Day	60 Day
2.750	97.812	97.620	97.570
2.875	98.357	98.165	98.157
2.990	99.102	98.943	98.902
3.000	99.202	99.043	99.002
3.125	100.011	99.852	99.811
3.250	100.728	100.570	100.528
3.375	101.149	100.990	100.949
3.500	101.483	101.324	101.283
3.625	101.784	101.625	101.584
3.750	102.021	101.846	101.821
3.875	102.343	102.168	102.143
3.990	102.517	102.342	102.317
4.000	102.617	102.442	102.417
4.125	102.707	102.532	102.507
4.250	102.212	102.112	102.012
4.375	102.451	102.351	102.251
4.500	102.642	102.542	102.442
4.625	102.728	102.628	102.528
4.750	102.848	102.748	102.648

30/25 Year 105-125

Rate	30 Day	45 Day	60 Day
2.875	97.030	96.930	96.771
2.990	97.530	97.430	97.330
3.000	97.630	97.530	97.430
3.125	98.665	98.565	98.465
3.250	99.582	99.482	99.382
3.375	100.054	99.954	99.854
3.500	100.422	100.322	100.222
3.625	101.176	101.076	100.976
3.750	101.909	101.809	101.709
3.875	102.272	102.172	102.072
3.990	102.472	102.372	102.272
4.000	102.572	102.472	102.372
4.125	102.815	102.715	102.615
4.250	103.359	103.259	103.159
4.375	103.628	103.528	103.428
4.500	103.837	103.737	103.637
4.625	104.042	103.942	103.842
4.750	104.377	104.277	104.177
4.875	N/A	N/A	N/A

30/25 Year >125

Rate	30 Day	45 Day	60 Day
2.750	96.228	96.128	95.969
2.875	96.843	96.743	96.584
2.990	97.251	97.151	97.051
3.000	97.351	97.251	97.151
3.125	98.423	98.323	98.223
3.250	99.391	99.291	99.191
3.375	99.867	99.767	99.667
3.500	100.270	100.170	100.070
3.625	101.133	101.033	100.933
3.750	101.906	101.806	101.706
3.875	102.272	102.172	102.072
3.990	102.472	102.372	102.272
4.000	102.572	102.472	102.372
4.125	102.782	102.682	102.582
4.250	103.169	103.069	102.969
4.375	103.441	103.341	103.241
4.500	103.650	103.550	103.450
4.625	103.978	103.878	103.778
4.750	104.530	104.430	104.330

30/25 Year High Balance

Rate	30 Day	45 Day	60 Day
2.750	95.793	95.601	95.551
2.875	96.323	96.131	96.081
2.990	96.769	96.577	96.527
3.000	96.869	96.677	96.627
3.125	97.326	97.167	97.126
3.250	97.991	97.832	97.791
3.375	98.404	98.245	98.204
3.500	98.734	98.575	98.534
3.625	98.883	98.725	98.683
3.750	99.000	98.825	98.800
3.875	99.320	99.145	99.120
3.990	99.488	99.313	99.288
4.000	99.588	99.413	99.388
4.125	99.711	99.536	99.511
4.250	98.507	98.407	98.307
4.375	98.699	98.599	98.499
4.500	98.923	98.823	98.723
4.625	99.050	98.950	98.850
4.750	98.203	98.103	98.003

30/25 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	94.400	94.300	94.141
2.875	94.996	94.896	94.737
2.990	95.197	95.097	94.997
3.000	95.297	95.197	95.097
3.125	95.980	95.880	95.780
3.250	96.845	96.745	96.645
3.375	97.309	97.209	97.109
3.500	97.673	97.573	97.473
3.625	98.275	98.175	98.075
3.750	98.888	98.788	98.688
3.875	99.249	99.149	99.049
3.990	99.443	99.343	99.243
4.000	99.543	99.443	99.343
4.125	99.711	99.611	99.511
4.250	98.507	98.407	98.307
4.375	98.699	98.599	98.499
4.500	98.923	98.823	98.723
4.625	99.050	98.950	98.850
4.750	98.203	98.103	98.003

30/25 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	94.209	94.109	93.950
2.875	94.809	94.709	94.550
2.990	94.918	94.818	94.718
3.000	95.018	94.918	94.818
3.125	95.738	95.638	95.538
3.250	96.654	96.554	96.454
3.375	97.122	97.022	96.922
3.500	97.521	97.421	97.321
3.625	98.232	98.132	98.032
3.750	98.885	98.785	98.685
3.875	99.249	99.149	99.049
3.990	99.443	99.343	99.243
4.000	99.543	99.443	99.343
4.125	99.711	99.611	99.511
4.250	98.507	98.407	98.307
4.375	98.699	98.599	98.499
4.500	98.923	98.823	98.723
4.625	99.050	98.950	98.850
4.750	98.203	98.103	98.003

20 Year

Rate	30 Day	45 Day	60 Day
2.875	98.966	98.574	98.763
2.990	99.675	99.316	99.475
3.000	99.775	99.416	99.575
3.125	100.573	100.214	100.373
3.250	101.241	100.882	101.041
3.375	101.635	101.277	101.435
3.500	101.949	101.590	101.749
3.625	102.245	101.886	102.045
3.750	102.507	102.132	102.307
3.875	102.805	102.430	102.605
3.990	102.966	102.591	102.766
4.000	103.066	102.691	102.866
4.125	103.168	102.793	102.968
4.250	102.726	102.443	102.526
4.375	102.896	102.613	102.696
4.500	103.076	102.793	102.876
4.625	103.159	102.876	102.959
4.750	103.275	102.975	103.075
4.875	103.488	103.188	103.288

20 Year 105-125

Rate	30 Day	45 Day	60 Day
2.875	98.227	98.127	97.968
2.990	98.635	98.535	98.435
3.000	98.735	98.635	98.535
3.125	99.756	99.656	99.556
3.250	100.599	100.499	100.399
3.375	101.031	100.931	100.831
3.500	101.378	101.278	101.178
3.625	101.702	101.602	101.502
3.750	102.114	102.014	101.914
3.875	102.442	102.342	102.242
3.990	102.628	102.528	102.428
4.000	102.728	102.628	102.528
4.125	102.930	102.830	102.730
4.250	102.224	102.124	102.024
4.375	102.466	102.366	102.266
4.500	102.662	102.562	102.462
4.625	102.865	102.765	102.665
4.750	102.891	102.791	102.691
4.875	103.125	103.025	102.925

20 Year >125

Rate	30 Day	45 Day	60 Day
2.875	98.164	97.964	97.905
2.990	98.551	98.351	98.351
3.000	98.651	98.451	98.451
3.125	99.714	99.514	99.514
3.250	100.599	100.399	100.399
3.375	101.031	100.831	100.831
3.500	101.378	101.178	101.178
3.625	101.702	101.502	101.502
3.750	101.957	101.757	101.757
3.875	102.286	102.086	102.086
3.990	102.472	102.272	102.272
4.000	102.572	102.372	102.372
4.125	102.774	102.574	102.574
4.250	102.161	101.961	101.961
4.375	102.404	102.204	102.204
4.500	102.600	102.400	102.400
4.625	102.803	102.603	102.603
4.750	102.829	102.629	102.629
4.875	103.063	102.863	102.863

15 Year

Rate	30 Day	45 Day	60 Day
2.750	100.154	99.954	99.954
2.875	100.441	100.241	100.241
2.990	100.652	100.485	100.452
3.000	100.752	100.585	100.552
3.125	101.156	100.989	100.956
3.250	101.456	101.289	101.256
3.375	101.732	101.565	101.532
3.500	101.920	101.753	101.720
3.625	102.152	101.985	101.952
3.750	102.400	102.233	102.200
3.875	102.643	102.476	102.443
3.990	102.797	102.630	102.597
4.000	102.897	102.730	102.697
4.125	103.114	102.947	102.914
4.250	102.502	102.335	102.302
4.375	102.685	102.518	102.485
4.500	102.896	102.729	102.696
4.625	102.754	102.587	102.554
4.750	102.167	101.983	101.967

15 Year 105-125

Rate	30 Day	45 Day	60 Day
2.750	98.511	98.411	98.252
2.875	99.016	98.916	98.757
2.990	99.501	99.401	99.301
3.000	99.601	99.501	99.401
3.125	100.104	100.004	99.904
3.250	100.433	100.333	100.233
3.375	100.739	100.639	100.539
3.500	100.977	100.877	100.777
3.625	101.412	101.312	101.212
3.750	101.685	101.585	101.485
3.875	101.953	101.853	101.753
3.990	102.129	102.029	101.929
4.000	102.229	102.129	102.029
4.125	102.469	102.369	102.269
4.250	102.129	102.029	101.929
4.375	102.331	102.231	102.131
4.500	102.565	102.465	102.365
4.625	102.805	102.705	102.605
4.750	102.936	102.836	102.736

15 Year >125

Rate	30 Day	45 Day	60 Day
2.750	98.511	98.311	98.311
2.875	98.926	98.726	98.726
2.990	99.426	99.226	99.226
3.000	99.526	99.326	99.326
3.125	100.041	99.841	99.841
3.250	100.371	100.171	100.171
3.375	100.677	100.477	100.477
3.500	100.966	100.766	100.766
3.625	101.412	101.212	101.212
3.750	101.685	101.485	101.485
3.875	101.953	101.753	101.753
3.990	102.129	101.929	101.929
4.000	102.229	102.029	102.029
4.125	102.469	102.269	102.269
4.250	102.129	101.929	101.929
4.375	102.331	102.131	102.131
4.500	102.565	102.365	102.365
4.625	102.868	102.668	102.668
4.750	102.999	102.799	102.799

15 Year High Balance

Rate	30 Day	45 Day	60 Day
2.750	99.083	98.883	98.883
2.875	99.283	99.083	99.083
2.990	99.353	99.153	99.153
3.000	99.453	99.253	99.253
3.125	99.725	99.525	99.525
3.250	99.399	99.199	99.199
3.375	99.593	99.393	99.393
3.500	99.725	99.525	99.525
3.625	99.878	99.678	99.678
3.750	99.796	99.596	99.596
3.875	99.967	99.767	99.767
3.990	100.043	99.843	99.843
4.000	100.143	99.943	99.943
4.125	100.295	100.095	100.095
4.250	98.776	98.576	98.576
4.375	98.904	98.704	98.704
4.500	99.050	98.850	98.850
4.625	99.168	98.968	98.968
4.750	98.288	98.088	98.088

15 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	97.440	97.240	97.240
2.875	97.858	97.658	97.658
2.990	98.202	98.002	98.002
3.000	98.302	98.102	98.102
3.125	98.673	98.473	98.473
3.250	98.376	98.176	98.176
3.375	98.600	98.400	98.400
3.500	98.782	98.582	98.582
3.625	99.138	98.938	98.938
3.750	99.081	98.881	98.881
3.875	99.277	99.077	99.077
3.990	99.375	99.175	99.175
4.000	99.475	99.275	99.275
4.125	99.650	99.450	99.450
4.250	98.403	98.203	98.203
4.375	98.550	98.350	98.350
4.500	98.719	98.519	98.519
4.625	99.168	98.968	98.968
4.750	98.288	98.088	98.088

15 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	97.440	97.240	97.240
2.875	97.768	97.568	97.568
2.990	98.127	97.927	97.927
3.000	98.227	98.027	98.027
3.125	98.610	98.410	98.410
3.250	98.314	98.114	98.114
3.375	98.538	98.338	98.338
3.500	98.771	98.571	98.571
3.625	99.138	98.938	98.938
3.750	99.081	98.881	98.881
3.875	99.277	99.077	99.077
3.990	99.375	99.175	99.175
4.000	99.475	99.275	99.275
4.125	99.650	99.450	99.450
4.250	98.403	98.203	98.203
4.375	98.550	98.350	98.350
4.500	98.719	98.519	98.519
4.625	99.168	98.968	98.968
4.750	98.288	98.088	98.088

10 Year

Rate	30 Day	45 Day	60 Day
2.750	100.369	100.169	100.169
2.875	100.651	100.451	100.451
2.990	100.840	100.640	100.640
3.000	100.940	100.740	100.740
3.125	101.339	101.139	101.139
3.250	101.636	101.436	101.436
3.375	101.909	101.709	101.709
3.500	102.095	101.895	101.895
3.625	102.314	102.114	102.114
3.750	102.545	102.345	102.345
3.875	102.786	102.586	102.586
3.990	102.940	102.740	102.740
4.000	103.040	102.840	102.840
4.125	103.257	103.057	103.057
4.250	102.540	102.340	102.340
4.375	102.673	102.473	102.473
4.500	102.866	102.666	102.666
4.625	102.863	102.663	102.663
4.750	102.239	102.039	102.039

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.:	5/13/2020
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	5/28/2020
		60 Day Lock Exp.:	6/12/2020

W. Rate Sheet Dated: 4/13/2020 **Release Time:** 4:00 pm ET Prices are subject to change without notice.

FNMA - OTC

30 Yr. Fixed

Rate	30 Day	45 Day	60 Day
2.875	96.518	96.393	96.143
3.000	97.593	97.468	97.218
3.125	98.290	98.165	97.915
3.250	99.098	98.973	98.723
3.375	99.549	99.424	99.174
3.500	100.027	99.902	99.652
3.625	100.256	100.131	99.881
3.750	100.304	100.179	99.929
3.875	100.646	100.521	100.271
3.990	100.950	100.825	100.575
4.000	100.977	100.852	100.602
4.125	100.973	100.848	100.598
4.250	100.462	100.337	100.087
4.375	100.742	100.617	100.367
4.500	101.048	100.923	100.673
4.625	101.132	101.007	100.757
4.750	100.919	100.794	100.544
4.875	101.252	101.127	100.877
4.990	101.464	101.339	101.089
5.000	101.482	101.357	101.107

20 Yr. Fixed

Rate	30 Day	45 Day	60 Day
2.000	N/A	N/A	N/A
2.125	N/A	N/A	N/A
2.250	N/A	N/A	N/A
2.375	N/A	N/A	N/A
2.500	N/A	N/A	N/A
2.625	94.795	94.670	94.420
2.750	95.846	95.721	95.471
2.875	96.698	96.573	96.323
3.000	97.381	97.256	97.006
3.125	98.068	97.943	97.693
3.250	98.739	98.614	98.364
3.375	99.172	99.047	98.797
3.500	99.903	99.778	99.528
3.625	100.067	99.942	99.692
3.750	100.165	100.040	99.790
3.875	100.532	100.407	100.157
4.000	100.889	100.764	100.514
4.125	100.978	100.853	100.603
4.250	100.531	100.406	100.156
4.375	100.685	100.560	100.310

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	96.453	96.328	96.078
2.500	97.123	96.998	96.748
2.625	97.576	97.451	97.201
2.750	97.986	97.861	97.611
2.875	98.265	98.140	97.890
3.000	98.505	98.380	98.130
3.125	98.666	98.541	98.291
3.250	99.016	98.891	98.641
3.375	99.340	99.215	98.965
3.500	99.623	99.498	99.248
3.625	99.556	99.431	99.181
3.750	99.879	99.754	99.504
3.875	100.014	99.889	99.639
4.000	100.376	100.251	100.001
4.125	99.503	99.378	99.128

30 Yr. High Balance Fixed

Rate	30 Day	45 Day	60 Day
2.875	93.519	93.394	93.144
3.000	94.418	94.293	94.043
3.125	95.115	94.990	94.740
3.250	95.923	95.798	95.548
3.375	96.374	96.249	95.999
3.500	96.849	96.724	96.474
3.625	97.077	96.952	96.702
3.750	96.812	96.687	96.437
3.875	97.154	97.029	96.779
4.000	97.485	97.360	97.110
4.125	97.481	97.356	97.106
4.250	96.470	96.345	96.095
4.375	96.751	96.626	96.376

20 Yr. High Balance Fixed

Rate	30 Day	45 Day	60 Day
2.875	97.246	97.121	96.871
3.000	97.525	97.400	97.150
3.125	97.765	97.640	97.390
3.250	97.926	97.801	97.551
3.375	98.276	98.151	97.901
3.500	98.600	98.475	98.225
3.625	98.883	98.758	98.508
3.750	98.444	98.319	98.069
3.875	98.767	98.642	98.392
4.000	98.902	98.777	98.527
4.125	99.264	99.139	98.889
4.250	98.020	97.895	97.645
4.375	98.352	98.227	97.977

15 Yr. High Balance Fixed

Rate	30 Day	45 Day	60 Day
2.750	97.146	97.021	96.771
2.875	97.425	97.300	97.050
3.000	97.665	97.540	97.290
3.125	97.826	97.701	97.451
3.250	98.176	98.051	97.801
3.375	98.500	98.375	98.125
3.500	98.783	98.658	98.408
3.625	98.344	98.219	97.969
3.750	98.667	98.542	98.292
3.875	98.802	98.677	98.427
4.000	99.164	99.039	98.789
4.125	97.920	97.795	97.545
4.250	98.252	98.127	97.877

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.: 5/13/2020
45 Day Lock Exp.: 5/28/2020
60 Day Lock Exp.: 6/12/2020

W. Rate Sheet Dated: 4/13/2020 **Release Time:** 4:00 pm 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	97.548	97.448	97.085	3.375	101.207	101.107	100.956	3.375	101.207	101.107	100.956	2.750	95.023	94.923	94.560	3.375	98.505	98.405	98.254
2.875	98.392	98.292	97.939	3.500	101.713	101.613	101.481	3.500	101.713	101.613	101.481	2.875	95.867	95.767	95.414	3.500	99.011	98.911	98.779
2.990	99.294	99.194	98.991	3.625	102.006	101.906	101.784	3.625	102.006	101.906	101.784	2.990	96.592	96.492	96.289	3.625	99.304	99.204	99.082
3.000	99.394	99.294	99.091	3.750	102.176	102.076	101.976	3.750	102.176	102.076	101.976	3.000	96.692	96.592	96.389	3.750	99.161	99.061	98.961
3.125	100.119	100.019	99.829	3.875	102.583	102.483	102.383	3.875	102.583	102.483	102.383	3.125	97.417	97.317	97.127	3.875	99.568	99.468	99.368
3.250	100.975	100.875	100.711	3.990	102.751	102.651	102.551	3.990	102.751	102.651	102.551	3.250	98.273	98.173	98.009	3.990	99.736	99.636	99.536
3.375	101.457	101.357	101.206	4.000	102.851	102.751	102.651	4.000	102.851	102.751	102.651	3.375	98.755	98.655	98.504	4.000	99.836	99.736	99.636
3.500	101.963	101.863	101.731	4.125	102.899	102.799	102.699	4.125	102.899	102.799	102.699	3.500	99.261	99.161	99.029	4.125	99.884	99.784	99.684
3.625	102.256	102.156	102.034	4.250	102.429	102.329	102.229	4.250	102.429	102.329	102.229	3.625	99.554	99.454	99.332	4.250	98.914	98.814	98.714
3.750	102.426	102.326	102.226	4.375	102.759	102.659	102.559	4.375	102.759	102.659	102.559	3.750	99.411	99.311	99.211	4.375	99.244	99.144	99.044
3.875	102.833	102.733	102.633	4.500	102.858	102.758	102.658	4.500	102.858	102.758	102.658	3.875	99.818	99.718	99.618	4.500	99.343	99.243	99.143
3.990	103.126	103.026	102.926	4.625	102.968	102.868	102.768	4.625	102.968	102.868	102.768	3.990	100.111	100.011	99.911	4.625	99.453	99.353	99.253
4.000	103.226	103.126	103.026	4.750	102.780	102.680	102.580	4.750	102.780	102.680	102.580	4.000	100.211	100.111	100.011	4.750	98.786	98.686	98.586
4.125	103.274	103.174	103.074	4.875	103.145	103.045	102.945	4.875	103.145	103.045	102.945	4.125	100.259	100.159	100.059	4.875	99.151	99.051	98.951
4.250	102.804	102.704	102.604	4.990	102.923	102.823	102.723	4.990	102.923	102.823	102.723	4.250	99.289	99.189	99.089	4.990	98.929	98.829	98.729
4.375	103.134	103.034	102.934	5.000	103.023	102.923	102.823	5.000	103.023	102.923	102.823	4.375	99.619	99.519	99.419	5.000	99.029	98.929	98.829
4.500	103.483	103.383	103.283	5.125	103.277	103.177	103.077	5.125	103.277	103.177	103.077	4.500	99.968	99.868	99.768	5.125	99.283	99.183	99.083
4.625	103.593	103.493	103.393	5.250	103.106	102.989	102.906	5.250	103.106	102.989	102.906	4.625	100.078	99.978	99.878	5.250	98.145	98.028	97.945
4.750	103.405	103.305	103.205	5.375	104.364	104.264	104.164	5.375	104.364	104.264	104.164	4.750	99.411	99.311	99.211	5.375	99.253	99.153	99.053

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	98.505	98.405	98.254	2.750	97.669	97.569	97.469	3.375	101.137	101.037	100.937	3.375	101.137	101.037	100.937	2.750	100.513	100.296	100.313
3.500	99.011	98.911	98.779	2.875	98.543	98.443	98.343	3.500	101.905	101.805	101.705	3.500	101.905	101.805	101.705	2.875	100.834	100.615	100.634
3.625	99.304	99.204	99.082	2.990	99.150	99.050	98.950	3.625	102.120	102.020	101.920	3.625	102.120	102.020	101.920	2.990	101.013	100.799	100.813
3.750	99.161	99.061	98.961	3.000	99.250	99.150	99.050	3.750	102.394	102.294	102.194	3.750	102.394	102.294	102.194	3.000	101.113	100.899	100.913
3.875	99.568	99.468	99.368	3.125	99.964	99.864	99.764	3.875	102.827	102.727	102.627	3.875	102.827	102.727	102.627	3.125	101.437	101.302	101.237
3.990	99.736	99.636	99.536	3.250	100.682	100.582	100.482	3.990	103.148	103.048	102.948	3.990	103.148	103.048	102.948	3.250	101.825	101.696	101.625
4.000	99.836	99.736	99.636	3.375	101.137	101.037	100.937	4.000	103.248	103.148	103.048	4.000	103.248	103.148	103.048	3.375	102.189	102.057	101.989
4.125	99.884	99.784	99.684	3.500	101.905	101.805	101.705	4.125	103.391	103.291	103.191	4.125	103.391	103.291	103.191	3.500	102.509	102.370	102.309
4.250	98.914	98.814	98.714	3.625	102.120	102.020	101.920	4.250	102.963	102.863	102.763	4.250	102.963	102.863	102.763	3.625	102.407	102.307	102.207
4.375	99.244	99.144	99.044	3.750	102.394	102.294	102.194	4.375	103.161	103.061	102.961	4.375	103.161	103.061	102.961	3.750	102.760	102.660	102.560
4.500	99.343	99.243	99.143	3.875	102.827	102.727	102.627	4.500	103.347	103.247	103.147	4.500	103.347	103.247	103.147	3.875	102.919	102.819	102.719
4.625	99.453	99.353	99.253	3.990	103.148	103.048	102.948	4.625	103.468	103.368	103.268	4.625	103.468	103.368	103.268	3.990	103.212	103.112	103.012
4.750	98.786	98.686	98.586	4.000	103.248	103.148	103.048	4.750	103.764	103.664	103.564	4.750	103.764	103.664	103.564	4.000	103.312	103.212	103.112
4.875	99.151	99.051	98.951	4.125	103.391	103.291	103.191	4.875	104.036	103.936	103.836	4.875	104.036	103.936	103.836	4.125	102.455	102.355	102.255
4.990	98.929	98.829	98.729	4.250	102.963	102.863	102.763	4.990	104.107	104.007	103.907	4.990	104.107	104.007	103.907	4.250	102.814	102.714	102.614
5.000	99.029	98.929	98.829	4.375	103.161	103.061	102.961	5.000	104.207	104.107	104.007	5.000	104.207	104.107	104.007	4.375	103.138	103.038	102.938
5.125	99.283	99.183	99.083	4.500	103.347	103.247	103.147	5.125	104.492	104.392	104.292	5.125	104.492	104.392	104.292	4.500	103.332	103.232	103.132
5.250	98.145	98.028	97.945	4.625	103.468	103.368	103.268	5.250	103.874	103.774	103.674	5.250	103.874	103.774	103.674	4.625	102.457	102.357	102.257
5.375	99.253	99.153	99.053	4.750	103.764	103.664	103.564	5.375	104.133	104.033	103.933	5.375	104.133	104.033	103.933	4.750	102.694	102.594	102.494

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	102.513	102.296	102.313	2.750	102.763	102.546	102.563	2.750	100.000	99.783	99.800	2.750	102.000	101.783	101.800	2.750	102.250	102.033	102.050
2.875	100.834	100.615	100.634	2.875	100.834	100.615	100.634	2.875	100.321	100.102	100.121	2.875	100.321	100.102	100.121	2.875	100.321	100.102	100.121
2.990	101.013	100.799	100.813	2.990	101.013	100.799	100.813	2.990	100.500	100.286	100.300	2.990	100.500	100.286	100.300	2.990	100.500	100.286	100.300
3.000	101.113	100.899	100.913	3.000	101.113	100.899	100.913	3.000	100.600	100.386	100.400	3.000	100.600	100.386	100.400	3.000	100.600	100.386	100.400
3.125	101.437	101.302	101.237	3.125	101.437	101.302	101.237	3.125	100.924	100.789	100.724	3.125	100.924	100.789	100.724	3.125	100.924	100.789	100.724
3.250	101.825	101.696	101.625	3.250	101.825	101.696	101.625	3.250	101.312	101.183	101.112	3.250	101.312	101.183	101.112	3.250	101.312	101.183	101.112
3.375	102.189	102.057	101.989	3.375	102.189	102.057	101.989	3.375	101.676	101.544	101.476	3.375	101.676	101.544	101.476	3.375	101.676	101.544	101.476
3.500	102.509	102.370	102.309	3.500	102.509	102.370	102.309	3.500	101.996	101.857	101.796	3.500	101.996	101.857	101.796	3.500	101.996	101.857	101.796
3.625	102.407	102.307	102.207	3.625	102.407	102.307	102.207	3.625	101.522	101.422	101.322	3.625	101.522	101.422	101.322	3.625	101.522	101.422	101.322
3.750	102.760	102.660	102.560	3.750	102.760	102.660	102.560	3.750	101.875	101.775	101.675	3.750	101.875	101.775	101.675	3.750	101.875	101.775	101.675
3.875	102.919	102.819	102.719	3.875	102.919	102.819	102.719	3.875	102.034	101.934	101.834	3.875	102.034	101.934	101.834	3.875	102.034	101.934	101.834
3.990	103.212	103.112	103.012	3.990	103.212	103.112	103.012	3.990	102.327	102.227	102.127	3.990	102.327	102.227	102.127	3.990	102.327	102.227	102.127
4.000	103.312	103.212	103.112	4.000	103.312	103.212	103.112	4.000	102.427	102.327	102.227	4.000	102.427	102.327	102.227	4.000	102.427	102.327	102.227
4.125	102.455	102.355	102.255	4.125	102.455	102.355	102.255	4.125	101.199	101.099	100.999	4.125	101.199	101.099	100.999	4.125	101.199	101.099	100.999
4.250	102.814	102.714	102.614	4.250	102.814	102.714	102.614	4.250	101.558	101.458	101.358	4.250	101.558	101.458	101.358	4.250	101.558	101.458	101.358
4.375	103.013	102.913	102.813	4.375	103.013	102.913	102.813	4.375	101.882	101.782	101.682	4.375	101.757	101.657	101.557	4.375	101.757	101.657	101.557
4.500	103.207	103.107	103.007	4.500	103.207	103.107	103.007	4.500	102.076	101.976	101.876	4.500	101.951	101.851	101.751	4.500	101.951	101.851	101.751
4.625	102.332	102.232	102.132	4.625	102.332	102.232	102.132	4.625	100.600	100.500	100.400	4.625	100.475	100.375	100.275	4.625	100.475	100.375	100.275
4.750	102.569	102.469	102.369	4.750	102.569	102.469	102.369	4.750	100.837	100.737	100.637	4.750	100.712	100.612	100.512	4.750	100.712	100.612	100.512

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.:	5/13/2020
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	5/28/2020
			60 Day Lock Exp.:	6/12/2020

W. Rate Sheet Dated: 4/13/2020 **Release Time:** 4:00 pm ET Prices are subject to change without notice.

Home Possible

30/25 Year				20 Year				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	98.270	98.023	97.910	2.750	98.587	98.334	98.356	2.750	100.863	100.641	100.663
2.875	99.050	98.810	98.705	2.875	99.415	99.167	99.189	2.875	101.161	100.944	100.961
2.990	99.773	99.655	99.533	2.990	99.978	99.736	99.759	2.990	101.326	101.114	101.126
3.000	99.873	99.755	99.633	3.000	100.078	99.836	99.859	3.000	101.426	101.214	101.226
3.125	100.563	100.448	100.335	3.125	100.739	100.506	100.528	3.125	101.614	101.439	101.414
3.250	101.508	101.399	101.305	3.250	101.391	101.174	101.191	3.250	101.978	101.815	101.778
3.375	101.942	101.840	101.742	3.375	101.800	101.593	101.600	3.375	102.315	102.157	102.115
3.500	102.424	102.324	102.224	3.500	102.485	102.292	102.285	3.500	102.609	102.450	102.409
3.625	102.726	102.626	102.526	3.625	102.675	102.487	102.475	3.625	102.570	102.470	102.370
3.750	102.753	102.653	102.553	3.750	102.802	102.632	102.602	3.750	102.897	102.797	102.697
3.875	103.131	103.031	102.931	3.875	103.189	103.028	102.989	3.875	103.043	102.943	102.843
3.990	103.401	103.301	103.201	3.990	103.363	103.210	103.163	3.990	103.306	103.206	103.106
4.000	103.501	103.401	103.301	4.000	103.463	103.310	103.263	4.000	103.406	103.306	103.206
4.125	103.548	103.448	103.348	4.125	103.661	103.510	103.461	4.125	102.548	102.448	102.348
4.250	103.099	102.999	102.899	4.250	103.071	102.971	102.871	4.250	102.873	102.773	102.673
4.375	103.394	103.294	103.194	4.375	103.315	103.215	103.115	4.375	103.159	103.059	102.959
4.500	103.711	103.611	103.511	4.500	103.586	103.486	103.386	4.500	103.315	103.215	103.115
4.625	103.820	103.720	103.620	4.625	103.672	103.572	103.472	4.625	102.602	102.502	102.402
4.750	103.584	103.484	103.384	4.750	103.545	103.369	103.340	4.750	102.811	102.711	102.611

Super Conforming - 30-20 Year				Super Conforming - 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	95.395	95.148	95.035	2.750	100.050	99.828	99.850
2.875	96.175	95.935	95.830	2.875	100.348	100.131	100.148
2.990	96.721	96.603	96.481	2.990	100.513	100.301	100.313
3.000	96.821	96.703	96.581	3.000	100.613	100.401	100.413
3.125	97.511	97.396	97.283	3.125	100.801	100.626	100.601
3.250	98.456	98.347	98.253	3.250	101.165	101.002	100.965
3.375	98.890	98.788	98.690	3.375	101.502	101.344	101.302
3.500	99.372	99.272	99.172	3.500	101.796	101.637	101.596
3.625	99.674	99.574	99.474	3.625	101.385	101.285	101.185
3.750	99.388	99.288	99.188	3.750	101.712	101.612	101.512
3.875	99.766	99.666	99.566	3.875	101.858	101.758	101.658
3.990	100.036	99.936	99.836	3.990	102.121	102.021	101.921
4.000	100.136	100.036	99.936	4.000	102.221	102.121	102.021
4.125	100.183	100.083	99.983	4.125	100.992	100.892	100.792
4.250	99.234	99.134	99.034	4.250	101.317	101.217	101.117
4.375	99.529	99.429	99.329	4.375	101.603	101.503	101.403
4.500	99.846	99.746	99.646	4.500	101.759	101.659	101.559
4.625	99.955	99.855	99.755	4.625	100.445	100.345	100.245
4.750	99.240	99.140	99.040	4.750	100.654	100.554	100.454

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

Lock Desk Policy

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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		30 Day Lock Exp.:	5/13/2020
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	5/28/2020
			60 Day Lock Exp.:	6/12/2020

W. Rate Sheet Dated: 4/13/2020 **Release Time:** 4:00 pm 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)