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.: 5/14/2020

45 Day Lock Exp.: 5/29/2020

60 Day Lock Exp.: 6/15/2020

W. Rate Sheet Dated: 4/14/2020 **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	100.378	100.128	99.815	2.750	100.257	100.007	99.695	2.375	97.734	97.584	97.434	3.125	95.832	95.682	95.532
2.875	100.383	100.133	99.821	2.875	100.262	100.012	99.700	2.500	97.739	97.589	97.439	3.250	97.335	97.185	97.035
3.000	100.388	100.138	99.826	3.000	100.267	100.017	99.704	2.625	97.744	97.594	97.444	3.375	97.322	97.172	97.022
3.125	100.394	100.144	99.831	3.125	100.270	100.020	99.708	2.750	98.811	98.661	98.511	3.500	97.314	97.164	97.014
3.250	101.431	101.281	101.109	3.250	101.210	101.060	100.888	2.875	98.816	98.666	98.516	3.625	97.302	97.152	97.002
3.375	101.435	101.285	101.113	3.375	101.213	101.063	100.891	3.000	98.820	98.670	98.520	Margin = 2.250		Index = 0.220	
3.500	101.440	101.290	101.118	3.500	101.217	101.067	100.895	3.125	98.823	98.673	98.523				
3.625	101.443	101.293	101.121	3.625	101.221	101.071	100.899	3.250	101.283	101.133	100.983				
3.750	102.439	102.289	102.139	3.750	102.068	101.918	101.768	3.375	101.286	101.136	100.986				
3.875	102.443	102.293	102.143	3.875	102.072	101.922	101.772	3.500	101.290	101.140	100.990				
4.000	102.447	102.297	102.147	4.000	102.075	101.925	101.775	3.625	101.293	101.143	100.993				
4.125	102.451	102.301	102.151	4.125	102.062	101.912	101.762	3.750	101.708	101.558	101.408				
4.250	102.470	102.370	102.270	4.250	102.083	101.983	101.883	3.875	101.711	101.561	101.411				
4.375	102.466	102.366	102.266	4.375	102.088	101.988	101.888	4.000	101.714	101.564	101.414				
4.500	102.470	102.370	102.270	4.500	102.091	101.991	101.891	4.125	101.710	101.560	101.410				
4.625	102.483	102.383	102.283	4.625	102.080	101.980	101.880	4.250	101.810	101.660	101.510				
4.750	102.662	102.562	102.462	4.750	102.260	102.160	102.060	4.375	101.825	101.675	101.525				
4.875	102.651	102.551	102.451	4.875	102.262	102.162	102.062	4.500	101.827	101.677	101.527				
6.250	103.647	103.497	103.347	6.250	103.245	103.095	102.945	4.625	101.817	101.667	101.517				

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	99.628	99.378	99.065	2.750	99.257	99.007	98.695	2.375	96.734	96.584	96.434	3.125	94.832	94.682	94.532
2.875	99.633	99.383	99.071	2.875	99.262	99.012	98.700	2.500	96.739	96.589	96.439	3.250	96.335	96.185	96.035
3.000	99.638	99.388	99.076	3.000	99.267	99.017	98.704	2.625	96.744	96.594	96.444	3.375	96.322	96.172	96.022
3.125	99.644	99.394	99.081	3.125	99.270	99.020	98.708	2.750	97.811	97.661	97.511	3.500	96.314	96.164	96.014
3.250	100.681	100.531	100.359	3.250	100.710	100.560	100.388	2.875	97.816	97.666	97.516	3.625	96.302	96.152	96.002
3.375	100.685	100.535	100.363	3.375	100.713	100.563	100.391	3.000	97.820	97.670	97.520	Margin = 2.250		Index = 0.220	
3.500	100.690	100.540	100.368	3.500	100.717	100.567	100.395	3.125	97.823	97.673	97.523	**30 Year OTC**			
3.625	100.693	100.543	100.371	3.625	100.721	100.571	100.399	3.250	100.283	100.133	99.983	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.750	101.489	101.339	101.189	3.750	101.068	100.918	100.768	3.375	100.286	100.136	99.986	4.000	102.072	101.822	101.572
3.875	101.493	101.343	101.193	3.875	101.072	100.922	100.772	3.500	100.290	100.140	99.990	4.125	102.076	101.826	101.576
4.000	101.497	101.347	101.197	4.000	101.075	100.925	100.775	3.625	100.293	100.143	99.993	4.375	102.091	101.841	101.591
4.125	101.501	101.351	101.201	4.125	101.062	100.912	100.762	3.750	100.708	100.558	100.408	4.500	102.095	101.845	101.595
4.250	101.720	101.620	101.520	4.250	101.083	100.983	100.883	3.875	100.711	100.561	100.411	4.625	102.108	101.858	101.608
4.375	101.716	101.616	101.516	4.375	101.088	100.988	100.888	4.000	100.714	100.564	100.414	4.875	102.276	102.026	101.776
4.500	101.720	101.620	101.520	4.500	101.091	100.991	100.891	4.125	100.710	100.560	100.410	5.000	102.279	102.029	101.779
4.625	101.733	101.633	101.533	4.625	101.080	100.980	100.880	4.250	100.810	100.660	100.510	5.125	102.281	102.031	101.781
4.750	101.912	101.812	101.712	4.750	101.260	101.160	101.060	4.375	100.825	100.675	100.525	5.500	102.484	102.234	101.984
4.875	101.901	101.801	101.701	4.875	101.262	101.162	101.062	4.500	100.827	100.677	100.527	5.625	102.486	102.236	101.986
6.250	102.897	102.747	102.597	6.250	102.245	102.095	101.945	4.625	100.817	100.667	100.517	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	99.501	99.251	99.001	6.250	103.750	103.500	103.250
4.250	99.520	99.270	99.020				
4.375	99.516	99.266	99.016				
4.500	99.320	99.070	98.820				
4.625	99.333	99.083	98.833				
5.000	99.704	99.454	99.204				
5.125	99.706	99.456	99.206				
5.250	100.106	99.856	99.606				
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	99.322	99.072	98.822
4.125	99.326	99.076	98.826
4.375	99.341	99.091	98.841
4.500	99.345	99.095	98.845
4.625	99.358	99.108	98.858
4.875	99.526	99.276	99.026
5.000	99.529	99.279	99.029
5.125	99.531	99.281	99.031
5.500	99.734	99.484	99.234
5.625	99.736	99.486	99.236
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.

 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	30 Day Lock Exp.:	5/14/2020
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	5/29/2020
		60 Day Lock Exp.:	6/15/2020

W. Rate Sheet Dated: 4/14/2020 **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	95.275	95.025	94.712	2.750	95.584	95.334	95.022	2.375	94.514	94.364	94.214	3.125	91.738	91.588	91.438
2.875	95.280	95.030	94.718	2.875	95.589	95.339	95.026	2.500	94.519	94.369	94.219	3.250	93.554	93.404	93.254
3.000	95.285	95.035	94.723	3.000	95.593	95.343	95.031	2.625	94.524	94.374	94.224	3.375	93.541	93.391	93.241
3.125	95.290	95.040	94.728	3.125	95.597	95.347	95.035	2.750	94.138	93.988	93.838	3.500	93.533	93.383	93.233
3.250	96.640	96.490	96.318	3.250	96.849	96.699	96.527	2.875	94.142	93.992	93.842	3.625	93.522	93.372	93.222
3.375	96.645	96.495	96.323	3.375	96.853	96.703	96.531	3.000	94.147	93.997	93.847	Margin = 2.250		Index = 0.220	
3.500	96.649	96.499	96.327	3.500	96.857	96.707	96.535	3.125	94.150	94.000	93.850				
3.625	96.653	96.503	96.331	3.625	96.860	96.710	96.538	3.250	96.922	96.772	96.622				
3.750	97.961	97.811	97.661	3.750	98.020	97.870	97.720	3.375	96.926	96.776	96.626				
3.875	97.965	97.815	97.665	3.875	98.024	97.874	97.724	3.500	96.929	96.779	96.629				
4.000	97.969	97.819	97.669	4.000	98.027	97.877	97.727	3.625	96.933	96.783	96.633				
4.125	97.973	97.823	97.673	4.125	98.014	97.864	97.714	3.750	97.660	97.510	97.360				
4.250	98.054	97.954	97.854	4.250	98.097	97.997	97.897	3.875	97.663	97.513	97.363				
4.375	98.050	97.950	97.850	4.375	98.103	98.003	97.903	4.000	97.666	97.516	97.366				
4.500	98.054	97.954	97.854	4.500	98.105	98.005	97.905	4.125	97.662	97.512	97.362				
4.625	98.067	97.967	97.867	4.625	98.095	97.995	97.895	4.250	97.825	97.675	97.525				
4.750	97.809	97.709	97.609	4.750	97.836	97.736	97.636	4.375	97.840	97.690	97.540				
4.875	97.798	97.698	97.598	4.875	97.839	97.739	97.639	4.500	97.842	97.692	97.542				
6.250	99.997	99.847	99.697	6.250	100.025	99.875	99.725	4.625	97.831	97.681	97.531				

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	94.525	94.275	93.962	2.750	94.154	93.904	93.592	2.375	93.522	93.372	93.222	3.125	89.728	89.578	89.428
2.875	94.530	94.280	93.968	2.875	94.159	93.909	93.596	2.500	93.527	93.377	93.227	3.250	91.544	91.394	91.244
3.000	94.535	94.285	93.973	3.000	94.163	93.913	93.601	2.625	93.531	93.381	93.231	3.375	91.531	91.381	91.231
3.125	94.540	94.290	93.978	3.125	94.167	93.917	93.605	2.750	94.317	94.167	94.017	3.500	91.523	91.373	91.223
3.250	95.890	95.740	95.568	3.250	95.919	95.769	95.597	2.875	94.322	94.172	94.022	3.625	91.512	91.362	91.212
3.375	95.895	95.745	95.573	3.375	95.923	95.773	95.601	3.000	94.326	94.176	94.026	Margin = 2.250		Index = 0.220	
3.500	95.899	95.749	95.577	3.500	95.927	95.777	95.605	3.125	94.330	94.180	94.030	30 Year OTC			
3.625	95.903	95.753	95.581	3.625	95.930	95.780	95.608	3.250	96.445	96.295	96.145	Rate	30 Day	45 Day	60 Day
3.750	97.011	96.861	96.711	3.750	96.590	96.440	96.290	3.375	96.449	96.299	96.149	4.000	97.594	97.344	97.094
3.875	97.015	96.865	96.715	3.875	96.594	96.444	96.294	3.500	96.453	96.303	96.153	4.125	97.598	97.348	97.098
4.000	97.019	96.869	96.719	4.000	96.597	96.447	96.297	3.625	96.456	96.306	96.156	4.375	97.675	97.425	97.175
4.125	97.023	96.873	96.723	4.125	96.584	96.434	96.284	3.750	96.871	96.721	96.571	4.500	97.679	97.429	97.179
4.250	97.304	97.204	97.104	4.250	96.667	96.567	96.467	3.875	96.874	96.724	96.574	4.625	97.692	97.442	97.192
4.375	97.300	97.200	97.100	4.375	96.673	96.573	96.473	4.000	96.877	96.727	96.577	4.875	97.423	97.173	96.923
4.500	97.304	97.204	97.104	4.500	96.675	96.575	96.475	4.125	96.873	96.723	96.573	5.000	97.426	97.176	96.926
4.625	97.317	97.217	97.117	4.625	96.665	96.565	96.465	4.250	96.348	96.198	96.048	5.125	97.428	97.178	96.928
4.750	97.059	96.959	96.859	4.750	96.406	96.306	96.206	4.375	96.363	96.213	96.063	5.500	97.537	97.287	97.037
4.875	97.048	96.948	96.848	4.875	96.409	96.309	96.209	4.500	96.365	96.215	96.065	5.625	97.539	97.289	97.039
6.250	99.247	99.097	98.947	6.250	98.595	98.445	98.295	4.625	96.354	96.204	96.054	6.250	99.314	99.064	98.814

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	94.673	94.423	94.173	6.250	99.750	99.500	99.250
4.250	94.754	94.504	94.254				
4.375	94.750	94.500	94.250				
4.500	94.554	94.304	94.054				
4.625	94.567	94.317	94.067				
5.000	94.501	94.251	94.001				
5.125	94.503	94.253	94.003				
5.250	94.809	94.559	94.309				
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	94.844	94.594	94.344
4.125	94.848	94.598	94.348
4.375	94.925	94.675	94.425
4.500	94.929	94.679	94.429
4.625	94.942	94.692	94.442
4.875	94.673	94.423	94.173
5.000	94.676	94.426	94.176
5.125	94.678	94.428	94.178
5.500	94.787	94.537	94.287
5.625	94.789	94.539	94.289
6.250	96.564	96.314	96.064

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

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 — 30 Day Lock Exp.: 5/14/2020

Lockdesk Hours: 10:00 am ET - 11:00 pm ET — 45 Day Lock Exp.: 5/29/2020

60 Day Lock Exp.: 6/15/2020

W. Rate Sheet Dated: 4/14/2020 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Conforming FNMA

30/25 Year

Rate	30 Day	45 Day	60 Day
2.750	97.822	97.720	97.480
2.875	98.366	98.266	98.144
2.990	99.090	98.990	98.890
3.000	99.190	99.090	98.990
3.125	99.992	99.892	99.792
3.250	100.715	100.615	100.515
3.375	101.147	101.047	100.947
3.500	101.502	101.402	101.302
3.625	101.817	101.717	101.617
3.750	102.233	102.133	102.020
3.875	102.570	102.470	102.357
3.990	102.759	102.659	102.546
4.000	102.859	102.759	102.646
4.125	102.958	102.858	102.745
4.250	102.477	102.377	102.277
4.375	102.728	102.628	102.528
4.500	102.928	102.828	102.728
4.625	103.019	102.919	102.819
4.750	103.113	103.013	102.913

30/25 Year 105-125

Rate	30 Day	45 Day	60 Day
3.000	97.618	97.518	97.418
3.125	98.645	98.545	98.445
3.250	99.569	99.469	99.369
3.375	100.055	99.955	99.855
3.500	100.500	100.400	100.300
3.625	101.353	101.253	101.153
3.750	102.120	102.020	101.920
3.875	102.500	102.400	102.300
3.990	102.717	102.617	102.517
4.000	102.817	102.717	102.617
4.125	103.051	102.951	102.851
4.250	103.623	103.523	103.423
4.375	103.906	103.806	103.706
4.500	104.125	104.025	103.925
4.625	104.336	104.236	104.136
4.750	104.640	104.540	104.440
4.875	104.909	104.809	104.709
4.990	N/A	N/A	N/A
5.000	N/A	N/A	N/A

30/25 Year >125

Rate	30 Day	45 Day	60 Day
2.750	96.237	96.134	95.978
2.875	96.852	96.749	96.593
2.990	97.261	97.161	97.061
3.000	97.361	97.261	97.161
3.125	98.403	98.303	98.203
3.250	99.378	99.278	99.178
3.375	99.868	99.768	99.668
3.500	100.409	100.309	100.209
3.625	101.307	101.207	101.107
3.750	102.117	102.017	101.917
3.875	102.500	102.400	102.300
3.990	102.717	102.617	102.517
4.000	102.817	102.717	102.617
4.125	103.037	102.937	102.837
4.250	103.433	103.333	103.233
4.375	103.719	103.619	103.519
4.500	103.938	103.838	103.738
4.625	104.216	104.116	104.016
4.750	104.794	104.694	104.594

30/25 Year High Balance

Rate	30 Day	45 Day	60 Day
2.750	95.803	95.701	95.461
2.875	96.332	96.230	95.990
2.990	96.779	96.677	96.437
3.000	96.879	96.777	96.537
3.125	97.184	97.084	96.984
3.250	97.853	97.753	97.653
3.375	98.279	98.179	98.079
3.500	98.629	98.529	98.429
3.625	98.786	98.686	98.586
3.750	99.181	99.081	98.968
3.875	99.516	99.416	99.303
3.990	99.699	99.599	99.486
4.000	99.799	99.699	99.586
4.125	99.927	99.827	99.714
4.250	99.085	98.985	98.885
4.375	99.290	99.190	99.090
4.500	99.523	99.423	99.323
4.625	99.656	99.556	99.456
4.750	98.623	98.523	98.423

30/25 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	94.410	94.307	94.151
2.875	95.006	94.903	94.747
2.990	95.207	95.107	95.007
3.000	95.307	95.207	95.107
3.125	95.837	95.737	95.637
3.250	96.707	96.607	96.507
3.375	97.187	97.087	96.987
3.500	97.627	97.527	97.427
3.625	98.322	98.222	98.122
3.750	99.068	98.968	98.868
3.875	99.446	99.346	99.246
3.990	99.657	99.557	99.457
4.000	99.757	99.657	99.557
4.125	99.927	99.827	99.727
4.250	99.085	98.985	98.885
4.375	99.290	99.190	99.090
4.500	99.523	99.423	99.323
4.625	99.656	99.556	99.456
4.750	98.623	98.523	98.423

30/25 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	94.218	94.115	93.959
2.875	94.818	94.715	94.559
2.990	94.950	94.850	94.750
3.000	95.050	94.950	94.850
3.125	95.595	95.495	95.395
3.250	96.516	96.416	96.316
3.375	97.000	96.900	96.800
3.500	97.536	97.436	97.336
3.625	98.276	98.176	98.076
3.750	99.065	98.965	98.865
3.875	99.446	99.346	99.246
3.990	99.657	99.557	99.457
4.000	99.757	99.657	99.557
4.125	99.927	99.827	99.727
4.250	99.085	98.985	98.885
4.375	99.290	99.190	99.090
4.500	99.523	99.423	99.323
4.625	99.656	99.556	99.456
4.750	98.623	98.523	98.423

20 Year

Rate	30 Day	45 Day	60 Day
2.875	98.975	98.580	98.775
2.990	99.664	99.327	99.464
3.000	99.764	99.427	99.564
3.125	100.556	100.219	100.356
3.250	101.231	100.894	101.031
3.375	101.637	101.300	101.437
3.500	101.972	101.635	101.772
3.625	102.281	101.944	102.081
3.750	102.723	102.361	102.523
3.875	103.036	102.674	102.836
3.990	103.211	102.849	103.011
4.000	103.311	102.949	103.111
4.125	103.422	103.060	103.222
4.250	102.995	102.705	102.795
4.375	103.176	102.886	102.976
4.500	103.364	103.074	103.164
4.625	103.452	103.162	103.252
4.750	103.542	103.236	103.342
4.875	103.764	103.458	103.564

20 Year 105-125

Rate	30 Day	45 Day	60 Day
2.875	98.236	98.133	97.977
2.990	98.642	98.542	98.442
3.000	98.742	98.642	98.542
3.125	99.738	99.638	99.538
3.250	100.589	100.489	100.389
3.375	101.036	100.936	100.836
3.500	101.403	101.303	101.203
3.625	101.746	101.646	101.546
3.750	102.330	102.230	102.130
3.875	102.675	102.575	102.475
3.990	102.877	102.777	102.677
4.000	102.977	102.877	102.777
4.125	103.188	103.088	102.988
4.250	102.492	102.392	102.292
4.375	102.747	102.647	102.547
4.500	102.953	102.853	102.753
4.625	103.161	103.061	102.961
4.750	103.159	103.059	102.959
4.875	103.402	103.302	103.202

20 Year >125

Rate	30 Day	45 Day	60 Day
2.875	98.174	97.974	97.915
2.990	98.562	98.362	98.362
3.000	98.662	98.462	98.462
3.125	99.696	99.496	99.496
3.250	100.589	100.389	100.389
3.375	101.036	100.836	100.836
3.500	101.403	101.203	101.203
3.625	101.746	101.546	101.546
3.750	102.174	101.974	101.974
3.875	102.519	102.319	102.319
3.990	102.720	102.520	102.520
4.000	102.820	102.620	102.620
4.125	103.031	102.831	102.831
4.250	102.430	102.230	102.230
4.375	102.685	102.485	102.485
4.500	102.891	102.691	102.691
4.625	103.099	102.899	102.899
4.750	103.096	102.896	102.896
4.875	103.340	103.140	103.140

15 Year

Rate	30 Day	45 Day	60 Day
2.750	100.232	100.132	100.002
2.875	100.532	100.432	100.302
2.990	100.717	100.617	100.517
3.000	100.817	100.717	100.617
3.125	101.232	101.132	101.032
3.250	101.517	101.417	101.317
3.375	101.810	101.710	101.610
3.500	102.007	101.907	101.807
3.625	102.239	102.139	102.039
3.750	102.450	102.350	102.250
3.875	102.705	102.605	102.505
3.990	102.870	102.770	102.670
4.000	102.970	102.870	102.770
4.125	103.194	103.094	102.994
4.250	102.680	102.580	102.480
4.375	102.871	102.771	102.671
4.500	103.089	102.989	102.889
4.625	102.955	102.855	102.755
4.750	102.313	102.213	102.106

15 Year 105-125

Rate	30 Day	45 Day	60 Day
2.750	98.590	98.487	98.331
2.875	99.028	98.925	98.769
2.990	99.526	99.426	99.326
3.000	99.626	99.526	99.426
3.125	100.151	100.051	99.951
3.250	100.497	100.397	100.297
3.375	100.817	100.717	100.617
3.500	101.038	100.938	100.838
3.625	101.449	101.349	101.249
3.750	101.736	101.636	101.536
3.875	102.018	101.918	101.818
3.990	102.206	102.106	102.006
4.000	102.306	102.206	102.106
4.125	102.554	102.454	102.354
4.250	102.310	102.210	102.110
4.375	102.519	102.419	102.319
4.500	102.758	102.658	102.558
4.625	102.961	102.861	102.761
4.750	103.082	102.982	102.882

15 Year >125

Rate	30 Day	45 Day	60 Day
2.750	98.590	98.390	98.390
2.875	98.954	98.754	98.754
2.990	99.451	99.251	99.251
3.000	99.551	99.351	99.351
3.125	100.089	99.889	99.889
3.250	100.435	100.235	100.235
3.375	100.754	100.554	100.554
3.500	100.986	100.786	100.786
3.625	101.449	101.249	101.249
3.750	101.736	101.536	101.536
3.875	102.018	101.818	101.818
3.990	102.206	102.006	102.006
4.000	102.306	102.106	102.106
4.125	102.554	102.354	102.354
4.250	102.310	102.110	102.110
4.375	102.519	102.319	102.319
4.500	102.758	102.558	102.558
4.625	103.009	102.809	102.809
4.750	103.145	102.945	102.945

15 Year High Balance

Rate	30 Day	45 Day	60 Day
2.750	99.159	98.959	98.952
2.875	99.370	99.170	99.163
2.990	99.450	99.250	99.243
3.000	99.550	99.350	99.343
3.125	99.839	99.639	99.632
3.250	99.456	99.256	99.256
3.375	99.660	99.460	99.460
3.500	99.797	99.597	99.597
3.625	99.958	99.758	99.758
3.750	99.842	99.642	99.642
3.875	100.021	99.821	99.821
3.990	100.105	99.905	99.905
4.000	100.205	100.005	100.005
4.125	100.366	100.166	100.166
4.250	98.951	98.751	98.751
4.375	99.084	98.884	98.884
4.500	99.236	99.036	99.036
4.625	99.360	99.160	99.160
4.750	98.431	98.231	98.231

15 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	97.517	97.317	97.317
2.875	97.866	97.666	97.666
2.990	98.259	98.059	98.059
3.000	98.359	98.159	98.159
3.125	98.758	98.558	98.558
3.250	98.436	98.236	98.236
3.375	98.667	98.467	98.467
3.500	98.828	98.628	98.628
3.625	99.168	98.968	98.968
3.750	99.128	98.928	98.928
3.875	99.334	99.134	99.134
3.990	99.441	99.241	99.241
4.000	99.541	99.341	99.341
4.125	99.726	99.526	99.526
4.250	98.581	98.381	98.381
4.375	98.732	98.532	98.532
4.500	98.905	98.705	98.705
4.625	99.360	99.160	99.160
4.750	98.431	98.231	98.231

15 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	97.517	97.317	97.317
2.875	97.792	97.592	97.592
2.990	98.184	97.984	97.984
3.000	98.284	98.084	98.084
3.125	98.696	98.496	98.496
3.250	98.374	98.174	98.174
3.375	98.604	98.404	98.404
3.500	98.776	98.576	98.576
3.625	99.168	98.968	98.968
3.750	99.128	98.928	98.928
3.875	99.334	99.134	99.134
3.990	99.441	99.241	99.241
4.000	99.541	99.341	99.341
4.125	99.726	99.526	99.526
4.250	98.581	98.381	98.381
4.375	98.732	98.532	98.532
4.500	98.905	98.705	98.705
4.625	99.360	99.160	99.160
4.750	98.431	98.231	98.231

10 Year

Rate	30 Day	45 Day	60 Day
2.750	100.448	100.248	100.248
2.875	100.743	100.543	100.543
2.990	100.920	100.720	100.720
3.000	101.020	100.820	100.820
3.125	101.436	101.236	101.236
3.250	101.699	101.499	101.499
3.375	101.988	101.788	101.788
3.500	102.183	101.983	101.983
3.625	102.415	102.215	102.215
3.750	102.596	102.396	102.396
3.875	102.849	102.649	102.649
3.990	103.015	102.815	102.815
4.000	103.115	102.915	102.915
4.125	103.338	103.138	103.138
4.250	102.716	102.516	102.516
4.375	102.854	102.654	102.654
4.500	103.053	102.853	102.853
4.625	103.065	102.865	102.865
4.750	102.385	102.185	102.185

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.:	5/14/2020
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	5/29/2020
		60 Day Lock Exp.:	6/15/2020

W. Rate Sheet Dated: 4/14/2020 **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	96.518	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

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.: 5/14/2020
45 Day Lock Exp.: 5/29/2020
60 Day Lock Exp.: 6/15/2020

W. Rate Sheet Dated: 4/14/2020 **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			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	97.651	97.551	97.203	3.375	101.032	100.932	100.744	3.375	101.032	100.932	100.744
2.875	98.440	98.340	98.008	3.500	101.490	101.390	101.224	3.500	101.490	101.390	101.224
2.990	99.267	99.167	98.916	3.625	101.753	101.653	101.510	3.625	101.753	101.653	101.510
3.000	99.367	99.267	99.016	3.750	102.038	101.938	101.792	3.750	102.038	101.938	101.792
3.125	100.050	99.950	99.715	3.875	102.423	102.323	102.185	3.875	102.423	102.323	102.185
3.250	100.842	100.742	100.537	3.990	102.556	102.456	102.330	3.990	102.556	102.456	102.330
3.375	101.282	101.182	100.994	4.000	102.656	102.556	102.430	4.000	102.656	102.556	102.430
3.500	101.740	101.640	101.474	4.125	102.701	102.601	102.479	4.125	102.701	102.601	102.479
3.625	102.003	101.903	101.760	4.250	102.367	102.267	102.147	4.250	102.367	102.267	102.147
3.750	102.288	102.188	102.042	4.375	102.675	102.575	102.461	4.375	102.675	102.575	102.461
3.875	102.673	102.573	102.435	4.500	102.755	102.655	102.549	4.500	102.755	102.655	102.549
3.990	102.931	102.831	102.705	4.625	102.871	102.771	102.664	4.625	102.871	102.771	102.664
4.000	103.031	102.931	102.805	4.750	102.729	102.629	102.508	4.750	102.729	102.629	102.508
4.125	103.076	102.976	102.854	4.875	103.077	102.977	102.870	4.875	103.077	102.977	102.870
4.250	102.742	102.642	102.522	4.990	102.844	102.744	102.643	4.990	102.844	102.744	102.643
4.375	103.050	102.950	102.836	5.000	102.944	102.844	102.743	5.000	102.944	102.844	102.743
4.500	103.380	103.280	103.174	5.125	103.195	103.095	102.995	5.125	103.195	103.095	102.995
4.625	103.496	103.396	103.289	5.250	103.228	103.113	102.898	5.250	103.228	103.113	102.898
4.750	103.354	103.254	103.133	5.375	104.482	104.382	104.188	5.375	104.482	104.382	104.188

30/25 Year SC				30/25 Year SC 105-125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	95.126	95.026	94.678	3.375	98.330	98.230	98.042
2.875	95.915	95.815	95.483	3.500	98.788	98.688	98.522
2.990	96.565	96.465	96.214	3.625	99.051	98.951	98.808
3.000	96.665	96.565	96.314	3.750	99.023	98.923	98.777
3.125	97.348	97.248	97.013	3.875	99.408	99.308	99.170
3.250	98.140	98.040	97.835	3.990	99.541	99.441	99.315
3.375	98.580	98.480	98.292	4.000	99.641	99.541	99.415
3.500	99.038	98.938	98.772	4.125	99.686	99.586	99.464
3.625	99.301	99.201	99.058	4.250	98.852	98.752	98.632
3.750	99.273	99.173	99.027	4.375	99.160	99.060	98.946
3.875	99.658	99.558	99.420	4.500	99.240	99.140	99.034
3.990	99.916	99.816	99.690	4.625	99.356	99.256	99.149
4.000	100.016	99.916	99.790	4.750	98.735	98.635	98.514
4.125	100.061	99.961	99.839	4.875	99.083	98.983	98.876
4.250	99.227	99.127	99.007	4.990	98.850	98.750	98.649
4.375	99.535	99.435	99.321	5.000	98.950	98.850	98.749
4.500	99.865	99.765	99.659	5.125	99.201	99.101	99.001
4.625	99.981	99.881	99.774	5.250	98.267	98.152	97.937
4.750	99.360	99.260	99.139	5.375	99.371	99.271	99.077

30/25 Year SC >125				20 Year				20 Year 105-125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	98.330	98.230	98.042	2.750	97.732	97.632	97.486	3.375	100.992	100.892	100.787
3.500	98.788	98.688	98.522	2.875	98.566	98.466	98.328	3.500	101.694	101.594	101.494
3.625	99.051	98.951	98.808	2.990	99.139	99.039	98.906	3.625	101.894	101.794	101.694
3.750	99.023	98.923	98.777	3.000	99.239	99.139	99.006	3.750	102.261	102.161	102.061
3.875	99.408	99.308	99.170	3.125	99.909	99.809	99.684	3.875	102.658	102.558	102.458
3.990	99.541	99.441	99.315	3.250	100.575	100.475	100.362	3.990	102.947	102.847	102.747
4.000	99.641	99.541	99.415	3.375	100.992	100.892	100.787	4.000	103.047	102.947	102.847
4.125	99.686	99.586	99.464	3.500	101.694	101.594	101.494	4.125	103.174	103.074	102.974
4.250	98.852	98.752	98.632	3.625	101.894	101.794	101.694	4.250	102.844	102.744	102.644
4.375	99.160	99.060	98.946	3.750	102.261	102.161	102.061	4.375	103.027	102.927	102.827
4.500	99.240	99.140	99.034	3.875	102.658	102.558	102.458	4.500	103.199	103.099	102.999
4.625	99.356	99.256	99.149	3.990	102.947	102.847	102.747	4.625	103.318	103.218	103.118
4.750	98.735	98.635	98.514	4.000	103.047	102.947	102.847	4.750	103.688	103.588	103.488
4.875	99.083	98.983	98.876	4.125	103.174	103.074	102.974	4.875	103.951	103.851	103.751
4.990	98.850	98.750	98.649	4.250	102.844	102.744	102.644	4.990	104.019	103.919	103.819
5.000	98.950	98.850	98.749	4.375	103.027	102.927	102.827	5.000	104.119	104.019	103.919
5.125	99.201	99.101	99.001	4.500	103.199	103.099	102.999	5.125	104.400	104.300	104.200
5.250	98.267	98.152	97.937	4.625	103.318	103.218	103.118	5.250	104.029	103.929	103.751
5.375	99.371	99.271	99.077	4.750	103.688	103.588	103.488	5.375	104.284	104.184	104.007

20 Year >125				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	100.992	100.892	100.787	2.750	100.390	100.171	100.190
3.500	101.694	101.594	101.494	2.875	100.699	100.479	100.499
3.625	101.894	101.794	101.694	2.990	100.870	100.657	100.670
3.750	102.261	102.161	102.061	3.000	100.970	100.757	100.770
3.875	102.658	102.558	102.458	3.125	101.425	101.306	101.225
3.990	102.947	102.847	102.747	3.250	101.801	101.687	101.601
4.000	103.047	102.947	102.847	3.375	102.152	102.041	101.952
4.125	103.174	103.074	102.974	3.500	102.460	102.344	102.260
4.250	102.844	102.744	102.644	3.625	102.427	102.327	102.227
4.375	103.027	102.927	102.827	3.750	102.765	102.665	102.565
4.500	103.199	103.099	102.999	3.875	102.918	102.818	102.718
4.625	103.318	103.218	103.118	3.990	103.192	103.092	102.992
4.750	103.688	103.588	103.488	4.000	103.292	103.192	103.092
4.875	103.951	103.851	103.751	4.125	102.487	102.387	102.287
4.990	104.019	103.919	103.819	4.250	102.820	102.720	102.620
5.000	104.119	104.019	103.919	4.375	103.114	103.012	102.914
5.125	104.400	104.300	104.200	4.500	103.280	103.173	103.080
5.250	104.029	103.929	103.751	4.625	102.414	102.314	102.214
5.375	104.284	104.184	104.007	4.750	102.631	102.531	102.431

15 Year 105-125				15 Year >125				15 Year SC			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	102.390	102.171	102.190	2.750	102.640	102.421	102.440	2.750	99.877	99.658	99.677
2.875	100.699	100.479	100.499	2.875	100.699	100.479	100.499	2.875	100.186	99.966	99.986
2.990	100.870	100.657	100.670	2.990	100.870	100.657	100.670	2.990	100.357	100.144	100.157
3.000	100.970	100.757	100.770	3.000	100.970	100.757	100.770	3.000	100.457	100.244	100.257
3.125	101.425	101.306	101.225	3.125	101.425	101.306	101.225	3.125	100.912	100.793	100.712
3.250	101.801	101.687	101.601	3.250	101.801	101.687	101.601	3.250	101.288	101.174	101.088
3.375	102.152	102.041	101.952	3.375	102.152	102.041	101.952	3.375	101.639	101.528	101.439
3.500	102.460	102.344	102.260	3.500	102.460	102.344	102.260	3.500	101.947	101.831	101.747
3.625	102.427	102.327	102.227	3.625	102.427	102.327	102.227	3.625	101.542	101.442	101.342
3.750	102.765	102.665	102.565	3.750	102.765	102.665	102.565	3.750	101.880	101.780	101.680
3.875	102.918	102.818	102.718	3.875	102.918	102.818	102.718	3.875	102.033	101.933	101.833
3.990	103.192	103.092	102.992	3.990	103.192	103.092	102.992	3.990	102.307	102.207	102.107
4.000	103.292	103.192	103.092	4.000	103.292	103.192	103.092	4.000	102.407	102.307	102.207
4.125	102.487	102.387	102.287	4.125	102.487	102.387	102.287	4.125	101.231	101.131	101.031
4.250	102.820	102.720	102.620	4.250	102.820	102.720	102.620	4.250	101.564	101.464	101.364
4.375	102.989	102.887	102.789	4.375	102.989	102.887	102.789	4.375	101.858	101.756	101.658
4.500	103.155	103.048	102.955	4.500	103.155	103.048	102.955	4.500	102.024	101.917	101.824
4.625	102.289	102.189	102.089	4.625	102.289	102.189	102.089	4.625	100.557	100.457	100.357
4.750	102.506	102.406	102.306	4.750	102.506	102.406	102.306	4.750	100.774	100.674	100.574

15 Year SC 105-125				15 Year SC >125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	101.877	101.658	101.677	2.750	102.127	101.908	101.927
2.875	100.186	99.966	99.986	2.875	100.186	99.966	99.986
2.990	100.357	100.144	100.157	2.990	100.357	100.144	100.157
3.000	100.457	100.244	100.257	3.000	100.457	100.244	100.257
3.125	100.912	100.793	100.712	3.125	100.912	100.793	100.712
3.250	101.288	101.174	101.088	3.250	101.288	101.174	101.088
3.375	101.639	101.528	101.439	3.375	101.639	101.528	101.439
3.500	101.947	101.831	101.747	3.500	101.947	101.831	101.747
3.625	101.542	101.442	101.342	3.625	101.542	101.442	101.342
3.750	101.880	101.780	101.680	3.750	101.880	101.780	101.680
3.875	102.033	101.933	101.833	3.875	102.033	101.933	101.833
3.990	102.307	102.207	102.107	3.990	102.307	102.207	102.107
4.000	102.407	102.307	102.207	4.000	102.407	102.307	102.207
4.125	101.231	101.131	101.031	4.125	101.231	101.131	101.031
4.250	101.564	101.464	101.364	4.250	101.564	101.464	101.364
4.375	101.733	101.631	101.533	4.375	101.733	101.631	101.533
4.500	101.899	101.792	101.699	4.500	101.899	101.792	101.699
4.625	100.432	100.332	100.232	4.625	100.432	100.332	100.232
4.750	100.649	100.549	100.449	4.750	100.649	100.549	100.449

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

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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

[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.: **5/14/2020**
45 Day Lock Exp.: **5/29/2020**
60 Day Lock Exp.: **6/15/2020**

W. Rate Sheet Dated: **4/14/2020** **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	97.548	97.448	97.085	2.750	97.669	97.569	97.469	2.750	100.513	100.296	100.313	2.750	94.673	94.573	94.210	2.750	99.700	99.483	99.500
2.875	98.392	98.292	97.939	2.875	98.543	98.443	98.343	2.875	100.834	100.615	100.634	2.875	95.517	95.417	95.064	2.875	100.021	99.802	99.821
2.990	99.294	99.194	98.991	2.990	99.150	99.050	98.950	2.990	101.013	100.799	100.813	2.990	96.242	96.142	95.939	2.990	100.200	99.986	100.000
3.000	99.394	99.294	99.091	3.000	99.250	99.150	99.050	3.000	101.113	100.899	100.913	3.000	96.342	96.242	96.039	3.000	100.300	100.086	100.100
3.125	100.119	100.019	99.829	3.125	99.964	99.864	99.764	3.125	101.437	101.302	101.237	3.125	97.067	96.967	96.777	3.125	100.624	100.489	100.424
3.250	100.975	100.875	100.711	3.250	100.682	100.582	100.482	3.250	101.825	101.696	101.625	3.250	97.923	97.823	97.659	3.250	101.012	100.883	100.812
3.375	101.457	101.357	101.206	3.375	101.137	101.037	100.937	3.375	102.189	102.057	101.989	3.375	98.405	98.305	98.154	3.375	101.376	101.244	101.176
3.500	101.963	101.863	101.731	3.500	101.905	101.805	101.705	3.500	102.509	102.370	102.309	3.500	98.911	98.811	98.679	3.500	101.696	101.557	101.496
3.625	102.256	102.156	102.034	3.625	102.120	102.020	101.920	3.625	102.407	102.307	102.207	3.625	99.204	99.104	98.982	3.625	101.222	101.122	101.022
3.750	102.426	102.326	102.226	3.750	102.394	102.294	102.194	3.750	102.760	102.660	102.560	3.750	99.061	98.961	98.861	3.750	101.575	101.475	101.375
3.875	102.833	102.733	102.633	3.875	102.827	102.727	102.627	3.875	102.919	102.819	102.719	3.875	99.468	99.368	99.268	3.875	101.734	101.634	101.534
3.990	103.126	103.026	102.926	3.990	103.148	103.048	102.948	3.990	103.212	103.112	103.012	3.990	99.761	99.661	99.561	3.990	102.027	101.927	101.827
4.000	103.226	103.126	103.026	4.000	103.248	103.148	103.048	4.000	103.312	103.212	103.112	4.000	99.861	99.761	99.661	4.000	102.127	102.027	101.927
4.125	103.274	103.174	103.074	4.125	103.391	103.291	103.191	4.125	102.455	102.355	102.255	4.125	99.909	99.809	99.709	4.125	100.899	100.799	100.699
4.250	102.804	102.704	102.604	4.250	102.963	102.863	102.763	4.250	102.814	102.714	102.614	4.250	98.939	98.839	98.739	4.250	101.258	101.158	101.058
4.375	103.134	103.034	102.934	4.375	103.161	103.061	102.961	4.375	103.138	103.038	102.938	4.375	99.269	99.169	99.069	4.375	101.582	101.482	101.382
4.500	103.483	103.383	103.283	4.500	103.347	103.247	103.147	4.500	103.332	103.232	103.132	4.500	99.618	99.518	99.418	4.500	101.776	101.676	101.576
4.625	103.593	103.493	103.393	4.625	103.468	103.368	103.268	4.625	102.457	102.357	102.257	4.625	99.728	99.628	99.528	4.625	100.300	100.200	100.100
4.750	103.405	103.305	103.205	4.750	103.764	103.664	103.564	4.750	102.694	102.594	102.494	4.750	99.061	98.961	98.861	4.750	100.537	100.437	100.337

Applicable for all mortgages with greater than 15 year terms

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

Mortgages with Subordinate Financing

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

HP LLPA Cap

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

Product Features

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

All Loan Type Adjustments

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

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

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

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

30 Day Lock Exp.: **5/14/2020**
45 Day Lock Exp.: **5/29/2020**
60 Day Lock Exp.: **6/15/2020**

W. Rate Sheet Dated: **4/14/2020** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Non-Conforming "Jumbo"

30 Yr. Fixed

All-in Price Cap "Before Lender Paid Comp - Max = $20,000" **101.850**

Rate	30 Day	45 Day	60 Day
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
4.000	N/A	N/A	N/A
4.125	N/A	N/A	N/A
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A
4.625	N/A	N/A	N/A
4.750	N/A	N/A	N/A
4.875	N/A	N/A	N/A

15 Yr. Fixed

All-in Price Cap "Before Lender Paid Comp - Max = $20,000" **101.850**

Rate	30 Day	45 Day	60 Day
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
4.000	N/A	N/A	N/A
4.125	N/A	N/A	N/A
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A

7/1 Hybrid ARMs

All-in Price Cap "Before Lender Paid Comp - Max = $20,000" **101.850**

Rate	30 Day	45 Day	60 Day
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
4.000	N/A	N/A	N/A
4.125	N/A	N/A	N/A
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A
1 year LIBOR "Wall Street Journal"			
Margin	2.250	Cap	5/2/5

FICO/CLTV Adjuster

FICO	CLTV <=55.00%	55.01-60.00%	60.01-65.00%	65.01-70.00%	70.01-75.00%	75.01-80.00%	80.01-85.00%	85.01-90.00%	90.01-95.00%
680-699	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
700-719	0.375	0.250	0.125	0.000	-0.250	-0.625	-1.000	-1.000	n/a
720-739	0.500	0.375	0.250	0.250	0.000	-0.500	-0.750	-0.750	n/a
740-759	0.500	0.375	0.250	0.250	0.000	-0.250	-0.500	-0.500	n/a
760-779	0.500	0.375	0.375	0.375	0.125	-0.125	-0.250	-0.250	n/a
780-850	0.500	0.500	0.500	0.375	0.250	0.000	-0.125	-0.125	n/a
Purpose									
Cash-Out Refi[1]	0.000	0.000	-0.250	-0.500	-0.875	n/a	n/a	n/a	n/a
Purchase	0.375	0.375	0.250	0.250	0.250	0.250	0.500	0.500	n/a
Other									
Interest Only[2]	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investor[1]	0.000	0.000	-0.250	-0.375	-0.500	n/a	n/a	n/a	n/a
> 80 LTV NO MI[1]	n/a	n/a	n/a	n/a	n/a	n/a	-0.375	-0.625	n/a

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

Lock Desk Policy

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

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

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