



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 5/20/2020

45 Day Lock Exp.: 6/4/2020

60 Day Lock Exp.: 6/19/2020

W. Rate Sheet Dated: 4/20/2020

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	100.128	99.878	99.612	2.750	99.957	99.707	99.442	2.375	97.387	97.237	97.087	3.125	95.828	95.678	95.528
2.875	100.133	99.883	99.618	2.875	99.962	99.712	99.447	2.500	97.392	97.242					



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STANDARD GOVERNMENT HIGH BALANCE PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	94.978	94.728	94.462	2.750	95.237	94.987	94.722	2.375	94.167	94.017	93.867	3.125	91.688	91.538	91.388



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30/25 Year																30/25 Year 105-125														30/25 Year >125																30/25 Year High Balance																30/25 Year 105-125 High Balance			
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FNMA - OTC

30 Yr. Fixed				
Rate	30 Day	45 Day	60 Day	
2.750	95.961	95.836	95.586	
2.875	96.714	96.589	96.339	
3.000	97.685	97.560	97.310	
3.125	98.337	98.212	97.962	
3.250	99.132	99.007	98.757	
3.375	99.541	99.416	99.166	
3.500	99.908	99.783	99.533	
3.625	100.116	99.991	99.741	
3.750	100.499	100.374	100.124	
3.875	100.823</			



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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								



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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	97.874	97.774	97.425	2.750	97.959	97.859	97.718	2.750	100.062	99.962	99.862	2.750	94.999	94.899	94.550	2.750	99.249	99.149	99.049
2.875	98.648	98.548	98.216	2.875	98.785	98.685	98.548	2.875	100.366	100.266	100.166	2.875	95.773	95.673	95.341	2.875	99.553	99.453	99.353
2.990	99.466	99.366	99.133	2.990	99.345	99.245	99.113	2.990	100.532	100.432	100.332	2.990	96.414	96.314	96.081	2.990	99.719	99.619	99.519
3.000	99.566	99.466	99.233	3.000	99.445	99.345	99.213	3.000	100.632	100.532	100.432	3.000	96.514	96.414	96.181	3.000	99.819	99.719	99.619
3.125	100.236	100.136	99.920	3.125	100.103	100.003	99.879	3.125	101.229	101.129	101.029	3.125	97.184	97.084	96.868	3.125	100.416	100.316	100.216
3.250	101.063	100.963	100.778	3.250	100.755	100.655	100.543	3.250	101.598	101.498	101.398	3.250	98.011	97.911	97.726	3.250	100.785	100.685	100.585
3.375	101.488	101.388	101.219	3.375	101.163	101.063	100.955	3.375	101.947	101.847	101.747	3.375	98.436	98.336	98.167	3.375	101.134	101.034	100.934
3.500	101.874	101.774	101.623	3.500	101.848	101.748	101.648	3.500	102.251	102.151	102.051	3.500	98.822	98.722	98.571	3.500	101.438	101.338	101.238
3.625	102.133	102.033	101.900	3.625	102.047	101.947	101.847	3.625	102.329	102.229	102.129	3.625	99.081	98.981	98.848	3.625	101.144	101.044	100.944
3.750	102.565	102.465	102.355	3.750	102.526	102.426	102.326	3.750	102.664	102.564	102.464	3.750	99.200	99.100	98.990	3.750	101.479	101.379	101.279
3.875	102.943	102.843	102.739	3.875	102.917	102.817	102.717	3.875	102.817	102.717	102.617	3.875	99.578	99.478	99.374	3.875	101.632	101.532	101.432
3.990	103.195	103.095	102.995	3.990	103.200	103.100	103.000	3.990	103.088	102.988	102.888	3.990	99.830	99.730	99.630	3.990	101.903	101.803	101.703
4.000	103.295	103.195	103.095	4.000	103.300	103.200	103.100	4.000	103.188	103.088	102.988	4.000	99.930	99.830	99.730	4.000	102.003	101.903	101.803
4.125	103.324	103.224	103.124	4.125	103.427	103.327	103.227	4.125	102.412	102.312	102.212	4.125	99.959	99.859	99.759	4.125	100.856	100.756	100.656
4.250	102.722	102.622	102.522	4.250	102.886	102.786	102.686	4.250	102.741	102.641	102.541	4.250	98.857	98.757	98.657	4.250	101.185	101.085	100.985
4.375	103.025	102.925	102.825	4.375	103.065	102.965	102.865	4.375	103.031	102.931	102.831	4.375	99.160	99.060	98.960	4.375	101.475	101.375	101.275
4.500	103.334	103.234	103.134	4.500	103.238	103.138	103.038	4.500	103.199	103.099	102.999	4.500	99.469	99.369	99.269	4.500	101.643	101.543	101.443
4.625	103.448	103.348	103.248	4.625	103.354	103.254	103.154	4.625	102.548	102.448	102.348	4.625	99.583	99.483	99.383	4.625	100.391	100.291	100.191
4.750	103.445	103.333	103.245	4.750	103.839	103.739	103.639	4.750	102.763	102.663	102.563	4.750	99.101	98.989	98.901	4.750	100.606	100.506	100.406

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

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

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

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

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

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

FHA ID# - 1358600006



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Non-Conforming "Jumbo"

30 Yr. Fixed				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000"				101.850
Rate	30 Day	45 Day	60 Day	
3.375	N/A	N/A	N/A	
3.500	N/A	N/A	N/A	
3.625	N/A	N/A	N/A	
3.750	N/A	N/A	N/A	
3.875	N/A	N/A	N/A	
4.000	N/A	N/A	N/A	
4.125	N/A	N/A	N/A	
4.250	N/A	N/A	N/A	
4.375	N/A	N/A	N/A	
4.500	N/A	N/A	N/A	
4.625	N/A	N/A	N/A	
4.750	N/A	N/A	N/A	
4.875	N/A	N/A	N/A	

15 Yr. Fixed				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000"				101.850
Rate	30 Day	45 Day	60 Day	
3.000	N/A	N/A	N/A	
3.125	N/A	N/A	N/A	
3.250	N/A	N/A	N/A	
3.375	N/A	N/A	N/A	
3.500	N/A	N/A	N/A	
3.625	N/A	N/A	N/A	
3.750	N/A	N/A	N/A	
3.875	N/A	N/A	N/A	
4.000	N/A	N/A	N/A	
4.125	N/A	N/A	N/A	
4.250	N/A	N/A	N/A	
4.375	N/A	N/A	N/A	
4.500	N/A	N/A	N/A	

7/1 Hybrid ARMs				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000"				101.850
Rate	30 Day	45 Day	60 Day	
3.000	N/A	N/A	N/A	
3.125	N/A	N/A	N/A	
3.250	N/A	N/A	N/A	
3.375	N/A	N/A	N/A	
3.500	N/A	N/A	N/A	
3.625	N/A	N/A	N/A	
3.750	N/A	N/A	N/A	
3.875	N/A	N/A	N/A	
4.000	N/A	N/A	N/A	
4.125	N/A	N/A	N/A	
4.250	N/A	N/A	N/A	
4.375	N/A	N/A	N/A	
4.500	N/A	N/A	N/A	
1 year LIBOR "Wall Street Journal"				
Margin	2.250	Cap	5/2/5	

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

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

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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.

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Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)