

W. Rate Sheet Dated: 5/4/2020

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	100.268	100.018	99.753	2.750	99.948	99.698	99.432	2.375	97.794	97.644	97.494	3.125	95.865	95.715	95.565
2.875	100.274	100.024	99.758	2.875	99.952	99.702	99.437	2.500	97.799	97.649	97.499	3.250	97.347	97.197	97.047
3.000	100.279	100.029	99.763	3.000	99.956	99.706	99.441	2.625	97.803	97.653	97.503	3.375	97.340	97.190	97.040
3.125	100.284	100.034	99.768	3.125	99.960	99.710	99.445	2.750	98.980	98.830	98.680	3.500	97.323	97.173	97.023
3.250	101.702	101.452	101.265	3.250	101.181	100.931	100.744	2.875	98.984	98.834	98.684	3.625	97.325	97.175	97.025
3.375	101.607	101.357	101.169	3.375	101.185	100.935	100.748	3.000	98.988	98.838	98.688	Margin = 2.250		Index = 0.170	
3.500	101.611	101.361	101.173	3.500	101.189	100.939	100.751	3.125	98.992	98.842	98.692				
3.625	101.615	101.365	101.177	3.625	101.192	100.942	100.755	3.250	101.565	101.415	101.265				
3.750	102.367	102.217	102.067	3.750	101.696	101.546	101.396	3.375	101.568	101.418	101.268				
3.875	102.271	102.121	101.971	3.875	101.700	101.550	101.400	3.500	101.572	101.422	101.272				
4.000	102.275	102.125	101.975	4.000	101.716	101.566	101.416	3.625	101.575	101.425	101.275				
4.125	102.279	102.129	101.979	4.125	101.720	101.570	101.420	3.750	101.853	101.703	101.553				
4.250	102.922	102.822	102.722	4.250	102.305	102.205	102.105	3.875	101.857	101.707	101.557				
4.375	102.825	102.725	102.625	4.375	102.308	102.208	102.108	4.000	101.859	101.709	101.559				
4.500	102.839	102.739	102.639	4.500	102.297	102.197	102.097	4.125	101.862	101.712	101.562				
4.625	102.842	102.742	102.642	4.625	102.300	102.200	102.100	4.250	102.122	101.972	101.822				
4.750	103.623	103.523	103.423	4.750	102.994	102.894	102.794	4.375	102.124	101.974	101.824				
4.875	103.526	103.426	103.326	4.875	102.997	102.897	102.797	4.500	102.113	101.963	101.813				
6.250	104.741	104.591	104.441	6.250	104.198	104.048	103.898	4.625	102.115	101.965	101.815				

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	99.518	99.268	99.003	2.750	98.948	98.698	98.432	2.375	96.794	96.644	96.494	3.125	94.865	94.715	94.565
2.875	99.524	99.274	99.008	2.875	98.952	98.702	98.437	2.500	96.799	96.649	96.499	3.250	96.347	96.197	96.047
3.000	99.529	99.279	99.013	3.000	98.956	98.706	98.441	2.625	96.803	96.653	96.503	3.375	96.340	96.190	96.040
3.125	99.534	99.284	99.018	3.125	98.960	98.710	98.445	2.750	97.980	97.830	97.680	3.500	96.323	96.173	96.023
3.250	100.952	100.702	100.515	3.250	100.681	100.431	100.244	2.875	97.984	97.834	97.684	3.625	96.325	96.175	96.025
3.375	100.857	100.607	100.419	3.375	100.685	100.435	100.248	3.000	97.988	97.838	97.688	Margin = 2.250		Index = 0.170	
3.500	100.861	100.611	100.423	3.500	100.689	100.439	100.251	3.125	97.992	97.842	97.692	30 Year OTC			
3.625	100.865	100.615	100.427	3.625	100.692	100.442	100.255	3.250	100.565	100.415	100.265	Rate	30 Day	45 Day	60 Day
3.750	101.417	101.267	101.117	3.750	100.696	100.546	100.396	3.375	100.568	100.418	100.268	4.000	101.900	101.650	101.400
3.875	101.321	101.171	101.021	3.875	100.700	100.550	100.400	3.500	100.572	100.422	100.272	4.125	101.904	101.654	101.404
4.000	101.325	101.175	101.025	4.000	100.716	100.566	100.416	3.625	100.575	100.425	100.275	4.375	102.450	102.200	101.950
4.125	101.329	101.179	101.029	4.125	100.720	100.570	100.420	3.750	100.853	100.703	100.553	4.500	102.464	102.214	101.964
4.250	102.172	102.072	101.972	4.250	101.305	101.205	101.105	3.875	100.857	100.707	100.557	4.625	102.467	102.217	101.967
4.375	102.075	101.975	101.875	4.375	101.308	101.208	101.108	4.000	100.859	100.709	100.559	4.875	103.151	102.901	102.651
4.500	102.089	101.989	101.889	4.500	101.297	101.197	101.097	4.125	100.862	100.712	100.562	5.000	103.153	102.903	102.653
4.625	102.092	101.992	101.892	4.625	101.300	101.200	101.100	4.250	101.122	100.972	100.822	5.125	103.156	102.906	102.656
4.750	102.873	102.773	102.673	4.750	101.994	101.894	101.794	4.375	101.124	100.974	100.824	5.500	103.577	103.327	103.077
4.875	102.776	102.676	102.576	4.875	101.997	101.897	101.797	4.500	101.113	100.963	100.813	5.625	103.580	103.330	103.080
6.250	103.991	103.841	103.691	6.250	103.198	103.048	102.898	4.625	101.115	100.965	100.815	6.250	103.500	103.250	103.000

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs					
	Standard	Specialty		Standard	Specialty
FICO Adjuster			Loan Size Adjuster		
FICO 720 +	0.250	0.250	\$0 - \$49,999	-2.500	-2.500
FICO 680- 719	0.000	0.000	\$50,000 - \$85,000	-0.500	-0.500
FICO 660 - 679	0.000	0.000	\$85,001 - \$125,000	0.000	0.000
FICO 640 - 659	-0.750	-0.750	\$125,001 - \$175,000	0.000	0.000
FICO 620 - 639	-1.000	-1.000	\$175,001 - \$275,000	0.000	0.000
FICO 600 - 619	N/A	N/A	\$275,001 up to HB	0.000	0.000
FICO 580 - 599	N/A	N/A			
NY	-0.250	-0.250	Non Owner Occupancy	-2.000	-2.000
2 Unit	0.000	0.000	VA Jumbo	N/A	N/A
USDA Streamline-Assist Refinance Option				-0.250	-0.250
VA C/O Refi with an LTV >90.000		Max Note Rate = 4.750		N/A	N/A

Specialty Adjustment	
203(k) / 203(k)s / 203(h) / Repair Escrow / VA & USDA Reno	-0.250
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750

DPA Advantage Adjustment	
203(k) / 203(k)s	-1.000
203(k) & 203(k)s are Borrower Paid only	

DPA Advantage Program "only Advantage Adjustments added ; FHA only"								30 yr DPA OTC "FHA Only ; Borrower Paid Only"				30 yr DPA "3.5% DPA ; Borrower Paid Only"			
								Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
30/25 Year				30/25 Year Lender Paid				4.000	99.150	98.900	98.650	4.750	101.000	100.750	100.500
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.125	99.154	98.904	98.654				
4.125	99.329	99.079	98.829	6.250	103.750	103.500	103.250	4.375	99.700	99.450	99.200				
4.250	99.872	99.622	99.372					4.500	99.714	99.464	99.214				
4.375	99.875	99.625	99.375					4.625	99.717	99.467	99.217				
4.500	99.689	99.439	99.189					4.875	100.401	100.151	99.901				
4.625	99.692	99.442	99.192					5.000	100.403	100.153	99.903				
5.000	100.578	100.328	100.078					5.125	100.406	100.156	99.906				
5.125	100.581	100.331	100.081					5.500	100.827	100.577	100.327				
5.250	100.981	100.731	100.481					5.625	100.830	100.580	100.330	30 yr DPA "3.5% DPA ; Lender Paid Only"			
Borrower Paid Comp Only				Lender Paid Only				6.250	100.750	100.500	100.250	Rate	30 Day	45 Day	60 Day
												6.250	102.750	102.500	102.250

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
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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.

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 Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/3/2020

45 Day Lock Exp.:

6/18/2020

60 Day Lock Exp.:

7/3/2020

W. Rate Sheet Dated: 5/4/2020

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	97.993	97.743	97.478	2.750	98.103	97.853	97.587	2.375	94.574	94.424	94.274	3.125	94.600	94.450	94.300
2.875	97.999	97.749	97.483	2.875	98.107	97.857	97.592	2.500	94.579	94.429	94.279	3.250	95.707	95.557	95.407
3.000	98.004	97.754	97.488	3.000	98.111	97.861	97.596	2.625	94.583	94.433	94.283	3.375	95.700	95.550	95.400
3.125	98.009	97.759	97.493	3.125	98.115	97.865	97.600	2.750	97.135	96.985	96.835	3.500	95.683	95.533	95.383
3.250	99.052	98.802	98.615	3.250	98.961	98.711	98.524	2.875	97.139	96.989	96.839	3.625	95.685	95.535	95.385
3.375	98.957	98.707	98.519	3.375	98.965	98.715	98.528	3.000	97.143	96.993	96.843	Margin = 2.250		Index = 0.170	
3.500	98.961	98.711	98.523	3.500	98.969	98.719	98.531	3.125	97.147	96.997	96.847				
3.625	98.965	98.715	98.527	3.625	98.972	98.722	98.535	3.250	99.345	99.195	99.045				
3.750	99.467	99.317	99.167	3.750	99.226	99.076	98.926	3.375	99.348	99.198	99.048				
3.875	99.371	99.221	99.071	3.875	99.230	99.080	98.930	3.500	99.352	99.202	99.052				
4.000	99.375	99.225	99.075	4.000	99.246	99.096	98.946	3.625	99.355	99.205	99.055				
4.125	99.379	99.229	99.079	4.125	99.250	99.100	98.950	3.750	99.383	99.233	99.083				
4.250	100.022	99.922	99.822	4.250	99.835	99.735	99.635	3.875	99.387	99.237	99.087				
4.375	99.925	99.825	99.725	4.375	99.838	99.738	99.638	4.000	99.389	99.239	99.089				
4.500	99.939	99.839	99.739	4.500	99.827	99.727	99.627	4.125	99.392	99.242	99.092				
4.625	99.942	99.842	99.742	4.625	99.830	99.730	99.630	4.250	99.652	99.502	99.352				
4.750	100.161	100.061	99.961	4.750	99.962	99.862	99.762	4.375	99.654	99.504	99.354				
4.875	100.063	99.963	99.863	4.875	99.964	99.864	99.764	4.500	99.643	99.493	99.343				
6.250	101.091	100.941	100.791	6.250	100.978	100.828	100.678	4.625	99.645	99.495	99.345				

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	97.243	96.993	96.728	2.750	96.673	96.423	96.157	2.375	94.644	94.494	94.344	3.125	92.590	92.440	92.290
2.875	97.249	96.999	96.733	2.875	96.677	96.427	96.162	2.500	94.649	94.499	94.349	3.250	93.697	93.547	93.397
3.000	97.254	97.004	96.738	3.000	96.681	96.431	96.166	2.625	94.653	94.503	94.353	3.375	93.690	93.540	93.390
3.125	97.259	97.009	96.743	3.125	96.685	96.435	96.170	2.750	95.549	95.399	95.249	3.500	93.673	93.523	93.373
3.250	98.302	98.052	97.865	3.250	98.031	97.781	97.594	2.875	95.553	95.403	95.253	3.625	93.675	93.525	93.375
3.375	98.207	97.957	97.769	3.375	98.035	97.785	97.598	3.000	95.557	95.407	95.257	Margin = 2.250		Index = 0.170	
3.500	98.211	97.961	97.773	3.500	98.039	97.789	97.601	3.125	95.561	95.411	95.261	30 Year OTC			
3.625	98.215	97.965	97.777	3.625	98.042	97.792	97.605	3.250	97.790	97.640	97.490	Rate	30 Day	45 Day	60 Day
3.750	98.517	98.367	98.217	3.750	97.796	97.646	97.496	3.375	97.793	97.643	97.493	4.000	99.000	98.750	98.500
3.875	98.421	98.271	98.121	3.875	97.800	97.650	97.500	3.500	97.797	97.647	97.497	4.125	99.004	98.754	98.504
4.000	98.425	98.275	98.125	4.000	97.816	97.666	97.516	3.625	97.800	97.650	97.500	4.375	99.550	99.300	99.050
4.125	98.429	98.279	98.129	4.125	97.820	97.670	97.520	3.750	98.078	97.928	97.778	4.500	99.564	99.314	99.064
4.250	99.272	99.172	99.072	4.250	98.405	98.305	98.205	3.875	98.082	97.932	97.782	4.625	99.567	99.317	99.067
4.375	99.175	99.075	98.975	4.375	98.408	98.308	98.208	4.000	98.084	97.934	97.784	4.875	99.688	99.438	99.188
4.500	99.189	99.089	98.989	4.500	98.397	98.297	98.197	4.125	98.087	97.937	97.787	5.000	99.691	99.441	99.191
4.625	99.192	99.092	98.992	4.625	98.400	98.300	98.200	4.250	97.722	97.572	97.422	5.125	99.694	99.444	99.194
4.750	99.411	99.311	99.211	4.750	98.532	98.432	98.332	4.375	97.724	97.574	97.424	5.500	99.677	99.427	99.177
4.875	99.313	99.213	99.113	4.875	98.534	98.434	98.334	4.500	97.713	97.563	97.413	5.625	99.680	99.430	99.180
6.250	100.341	100.191	100.041	6.250	99.548	99.398	99.248	4.625	97.715	97.565	97.415	6.250	100.394	100.144	99.894

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs					
	Standard	Specialty		Standard	Specialty
FICO Adjuster			FICO Adjuster		
FICO 720 +	0.250	0.250	FICO 620 - 639	-1.000	-1.000
FICO 680- 719	0.000	0.000	FICO 600 - 619	N/A	N/A
FICO 660 - 679	0.000	0.000	FICO 580 - 599	N/A	N/A
FICO 640 - 659	-0.750	-0.750			
NY	-0.250	-0.250	Non Owner Occupancy	-2.000	-2.000
2 Unit	0.000	0.000	VA Jumbo	N/A	N/A
USDA Streamline-Assist Refinance Option				-0.250	-0.250
VA C/O Refi with an LTV >90.000			Max Note Rate = 4.750	N/A	N/A

Specialty Adjustment	
203(k) / 203(k)s / 203(h) / Repair Escrow / VA & USDA Reno	-0.250
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750
DPA Advantage Adjustment	
203(k) / 203(k)s	-1.000
203(k) & 203(k)s are Borrower Paid only	

DPA Advantage Program "only Advantage Adjustments added ; FHA only"								30 yr DPA OTC "FHA Only ; Borrower Paid Only"				30 yr DPA "3.5% DPA ; Borrower Paid Only"			
30/25 Year				30/25 Year Lender Paid				Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.000	96.250	96.000	95.750	4.750	N/A	N/A	N/A
4.125	96.079	95.829	95.579	6.250	99.750	99.500	99.250	4.125	96.254	96.004	95.754				
4.250	96.622	96.372	96.122					4.375	96.800	96.550	96.300				
4.375	96.625	96.375	96.125					4.500	96.814	96.564	96.314				
4.500	96.439	96.189	95.939					4.625	96.817	96.567	96.317				
4.625	96.442	96.192	95.942					4.875	96.938	96.688	96.438				
5.000	96.766	96.516	96.266					5.000	96.941	96.691	96.441				
5.125	96.769	96.519	96.269					5.125	96.944	96.694	96.444				
5.250	96.731	96.481	96.231					5.500	96.927	96.677	96.427				
Borrower Paid Comp Only				Lender Paid Only				5.625	96.930	96.680	96.430	30 yr DPA "3.5% DPA ; Lender Paid Only"			
								6.250	97.644	97.394	97.144	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 <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.	
Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline +IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee
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 Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/3/2020

45 Day Lock Exp.:

6/18/2020

60 Day Lock Exp.:

7/3/2020

W. Rate Sheet Dated: 5/4/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FHMA																			
30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year High Balance				30/25 Year 105-125 High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	98.466	98.353	98.246	2.875	97.748	97.619	97.548	2.750	96.873	96.744	96.673	2.750	96.841	96.728	96.621	2.750	95.240	95.111	95.040
2.875	99.075	98.962	98.855	2.990	98.205	98.076	98.005	2.875	97.560	97.431	97.360	2.875	97.433	97.320	97.213	2.875	95.906	95.777	95.706
2.990	99.561	99.448	99.341	3.000	98.305	98.176	98.105	2.990	98.017	97.888	97.817	2.990	97.886	97.773	97.666	2.990	96.330	96.201	96.130
3.000	99.661	99.548	99.441	3.125	98.691	98.562	98.491	3.000	98.117	97.988	97.917	3.000	97.986	97.873	97.766	3.000	96.430	96.301	96.230
3.125	100.013	99.902	99.794	3.250	99.651	99.551	99.451	3.125	98.503	98.374	98.303	3.125	98.198	98.085	97.978	3.125	96.676	96.547	96.476
3.250	100.754	100.654	100.551	3.375	100.184	100.084	99.984	3.250	99.459	99.359	99.259	3.250	98.662	98.562	98.459	3.250	97.359	97.259	97.159
3.375	101.229	101.129	101.026	3.500	100.607	100.507	100.407	3.375	99.997	99.897	99.797	3.375	99.128	99.028	98.925	3.375	97.883	97.783	97.683
3.500	101.614	101.514	101.411	3.625	101.330	101.230	101.130	3.500	100.420	100.320	100.220	3.500	99.510	99.410	99.307	3.500	98.303	98.203	98.103
3.625	101.962	101.862	101.759	3.750	102.209	102.109	102.009	3.625	101.279	101.179	101.079	3.625	99.681	99.581	99.478	3.625	98.849	98.749	98.649
3.750	102.296	102.196	102.096	3.875	102.630	102.530	102.430	3.750	102.205	102.105	102.005	3.750	99.687	99.587	99.487	3.750	99.400	99.300	99.200
3.875	102.670	102.570	102.470	3.990	102.881	102.781	102.681	3.875	102.630	102.530	102.430	3.875	100.056	99.956	99.856	3.875	99.816	99.716	99.616
3.990	102.888	102.788	102.688	4.000	102.981	102.881	102.781	3.990	102.881	102.781	102.681	3.990	100.269	100.169	100.069	3.990	100.062	99.962	99.862
4.000	102.988	102.888	102.788	4.125	103.243	103.143	103.043	4.000	102.981	102.881	102.781	4.000	100.369	100.269	100.169	4.000	100.162	100.062	99.962
4.125	103.180	103.080	102.980	4.250	103.469	103.369	103.269	4.125	103.243	103.143	103.043	4.125	100.530	100.430	100.330	4.125	100.330	100.230	100.130
4.250	102.646	102.546	102.446	4.375	103.813	103.713	103.613	4.250	103.278	103.178	103.078	4.250	99.476	99.376	99.276	4.250	99.276	99.176	99.076
4.375	102.951	102.851	102.751	4.500	104.088	103.988	103.888	4.375	103.626	103.526	103.426	4.375	99.784	99.684	99.584	4.375	99.584	99.484	99.384
4.500	103.201	103.101	103.001	4.625	104.328	104.228	104.128	4.500	103.901	103.801	103.701	4.500	100.076	99.976	99.876	4.500	99.876	99.776	99.676
4.625	103.319	103.219	103.119	4.750	104.683	104.583	104.483	4.625	104.141	104.041	103.941	4.625	100.226	100.126	100.026	4.625	100.026	99.926	99.826
4.750	103.419	103.319	103.219	4.875	N/A	N/A	N/A	4.750	104.836	104.736	104.636	4.750	99.732	99.632	99.532	4.750	99.532	99.432	99.332



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/3/2020

45 Day Lock Exp.:

6/18/2020

60 Day Lock Exp.:

7/3/2020

W. Rate Sheet Dated: 5/4/2020

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	
2.750	97.132	97.007	96.757	
2.875	97.843	97.718	97.468	
3.000	98.627	98.502	98.252	
3.125	99.062	98.937	98.687	
3.250	99.608	99.483	99.233	
3.375	100.049	99.924	99.674	
3.500	100.420	100.295	100.045	
3.625	100.669	100.544	100.294	
3.750	100.855	100.730	100.480	
3.875	101.156	101.031	100.781	
4.000	101.452	101.327	101.077	
4.125	101.434	101.309	101.059	
4.250	100.874	100.749	100.499	
4.375	101.130	101.005	100.755	
4.500	101.399	101.274	101.024	
4.625	101.483	101.358	101.108	
4.750	101.355	101.230	100.980	
4.875	101.669	101.544	101.294	
4.990	#VALUE!	#VALUE!	#VALUE!	
5.000	#VALUE!	#VALUE!	#VALUE!	

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	96.926	96.801	96.551	
2.750	97.409	97.284	97.034	
2.875	98.122	97.997	97.747	
3.000	98.631	98.506	98.256	
3.125	99.041	98.916	98.666	
3.250	99.500	99.375	99.125	
3.375	100.027	99.902	99.652	
3.500	100.396	100.271	100.021	
3.625	100.655	100.530	100.280	
3.750	100.925	100.800	100.550	
3.875	101.253	101.128	100.878	
4.000	101.521	101.396	101.146	
4.125	101.595	101.470	101.220	
4.250	101.303	101.178	100.928	
4.375	101.442	101.317	101.067	

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	96.876	96.751	96.501	
2.500	97.608	97.483	97.233	
2.625	98.039	97.914	97.664	
2.750	98.447	98.322	98.072	
2.875	98.715	98.590	98.340	
3.000	98.929	98.804	98.554	
3.125	99.382	99.257	99.007	
3.250	99.721	99.596	99.346	
3.375	100.019	99.894	99.644	
3.500	100.202	100.077	99.827	
3.625	100.306	100.181	99.931	
3.750	100.609	100.484	100.234	
3.875	100.740	100.615	100.365	
4.000	101.081	100.956	100.706	
4.125	100.167	100.042	99.792	

30 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.875	95.281	95.156	94.906	
3.000	96.065	95.940	95.690	
3.125	96.500	96.375	96.125	
3.250	97.424	97.299	97.049	
3.375	97.866	97.741	97.491	
3.500	98.234	98.109	97.859	
3.625	98.482	98.357	98.107	
3.750	97.919	97.794	97.544	
3.875	98.220	98.095	97.845	
4.000	98.515	98.390	98.140	
4.125	98.497	98.372	98.122	
4.250	97.620	97.495	97.245	
4.375	97.876	97.751	97.501	

20 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.875	97.707	97.582	97.332	
3.000	97.975	97.850	97.600	
3.125	98.189	98.064	97.814	
3.250	98.642	98.517	98.267	
3.375	97.918	97.793	97.543	
3.500	98.216	98.091	97.841	
3.625	98.400	98.275	98.025	
3.750	98.504	98.379	98.129	
3.875	97.618	97.493	97.243	
4.000	97.748	97.623	97.373	
4.125	98.089	97.964	97.714	
4.250	97.175	97.050	96.800	
4.375	97.100	96.975	96.725	

15 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.750	97.607	97.482	97.232	
2.875	97.875	97.750	97.500	
3.000	98.089	97.964	97.714	
3.125	98.542	98.417	98.167	
3.250	97.818	97.693	97.443	
3.375	98.116	97.991	97.741	
3.500	98.300	98.175	97.925	
3.625	98.404	98.279	98.029	
3.750	97.518	97.393	97.143	
3.875	97.648	97.523	97.273	
4.000	97.989	97.864	97.614	
4.125	97.075	96.950	96.700	
4.250	97.000	96.875	96.625	

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.: 6/3/2020
45 Day Lock Exp.: 6/18/2020
60 Day Lock Exp.: 7/3/2020

W. Rate Sheet Dated: 5/4/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FHLMC																			
30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year SC				30/25 Year SC 105-125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	98.710	98.542	98.384	3.375	100.724	100.579	100.440	3.375	100.724	100.579	100.440	2.750	96.422	96.254	96.096	3.375	98.809	98.664	98.525
2.875	99.454	99.297	99.146	3.500	101.113	100.978	100.847	3.500	101.113	100.978	100.847	2.875	97.166	97.009	96.858	3.500	99.198	99.063	98.932
2.990	100.159	100.021	99.877	3.625	101.413	101.310	101.185	3.625	101.413	101.310	101.185	2.990	97.871	97.733	97.589	3.625	99.498	99.395	99.270
3.000	100.259	100.121	99.977	3.750	101.698	101.569	101.428	3.750	101.698	101.569	101.428	3.000	97.971	97.833	97.689	3.750	99.032	98.903	98.762
3.125	100.715	100.588	100.452	3.875	102.053	101.928	101.790	3.875	102.053	101.928	101.790	3.125	98.427	98.300	98.164	3.875	99.387	99.262	99.124
3.250	101.158	101.003	100.856	3.990	102.302	102.183	102.050	3.990	102.302	102.183	102.050	3.250	99.243	99.088	98.941	3.990	99.636	99.517	99.384
3.375	101.599	101.454	101.315	4.000	102.402	102.283	102.150	4.000	102.402	102.283	102.150	3.375	99.684	99.539	99.400	4.000	99.736	99.617	99.484
3.500	101.988	101.853	101.722	4.125	102.432	102.309	102.180	4.125	102.432	102.309	102.180	3.500	100.073	99.938	99.807	4.125	99.766	99.643	99.514
3.625	102.288	102.185	102.060	4.250	101.878	101.778	101.678	4.250	101.878	101.778	101.678	3.625	100.373	100.270	100.145	4.250	98.903	98.803	98.703
3.750	102.573	102.444	102.303	4.375	102.177	102.077	101.977	4.375	102.177	102.077	101.977	3.750	99.907	99.778	99.637	4.375	99.202	99.102	99.002
3.875	102.928	102.803	102.665	4.500	102.227	102.127	102.027	4.500	102.227	102.127	102.027	3.875	100.262	100.137	99.999	4.500	99.252	99.152	99.052
3.990	103.177	103.058	102.925	4.625	102.341	102.241	102.141	4.625	102.341	102.241	102.141	3.990	100.511	100.392	100.259	4.625	99.366	99.266	99.166
4.000	103.277	103.158	103.025	4.750	102.342	102.242	102.142	4.750	102.342	102.242	102.142	4.000	100.611	100.492	100.359	4.750	98.177	98.077	97.977
4.125	103.307	103.184	103.055	4.875	102.703	102.603	102.503	4.875	102.703	102.603	102.503	4.125	100.641	100.518	100.389	4.875	98.538	98.438	98.338
4.250	102.753	102.653	102.553	4.990	102.844	102.744	102.644	4.990	102.844	102.744	102.644	4.250	99.778	99.678	99.578	4.990	98.679	98.579	98.479
4.375	103.052	102.952	102.852	5.000	102.944	102.844	102.744	5.000	102.944	102.844	102.744	4.375	100.077	99.977	99.877	5.000	98.779	98.679	98.579
4.500	103.352	103.252	103.152	5.125	103.202	103.102	103.002	5.125	103.202	103.102	103.002	4.500	100.377	100.277	100.177	5.125	99.037	98.937	98.837
4.625	103.466	103.366	103.266	5.250	103.265	103.165	103.065	5.250	103.265	103.165	103.065	4.625	100.491	100.391	100.291	5.250	97.915	97.815	97.715
4.750	103.467	103.367	103.267	5.375	104.741	104.641	104.541	5.375	104.741	104.641	104.541	4.750	99.302	99.202	99.102	5.375	99.241	99.141	99.041
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	98.809	98.664	98.525	2.750	99.033	98.828	98.808	3.375	101.148	100.964	100.924	3.375	101.148	100.964	100.924	2.750	100.568	100.468	100.368
3.500	99.198	99.063	98.932	2.875	99.778	99.584	99.564	3.500	101.532	101.356	101.317	3.500	101.532	101.356	101.317	2.875	100.870	100.770	100.670
3.625	99.498	99.395	99.270	2.990	100.205	100.023	100.003	3.625	101.841	101.667	101.628	3.625	101.841	101.667	101.628	2.990	101.019	100.919	100.819
3.750	99.032	98.903	98.762	3.000	100.305	100.123	100.103	3.750	102.211	102.042	101.983	3.750	102.211	102.042	101.983	3.000	101.119	101.019	100.919
3.875	99.387	99.262	99.124	3.125	100.730	100.567	100.530	3.875	102.596	102.434	102.375	3.875	102.596	102.434	102.375	3.125	101.670	101.570	101.470
3.990	99.636	99.517	99.384	3.250	101.123	100.932	100.892	3.990	102.815	102.659	102.600	3.990	102.815	102.659	102.600	3.250	102.043	101.943	101.843
4.000	99.736	99.617	99.484	3.375	101.648	101.464	101.424	4.000	102.915	102.759	102.700	4.000	102.915	102.759	102.700	3.375	102.372	102.272	102.172
4.125	99.766	99.643	99.514	3.500	102.032	101.856	101.817	4.125	103.038	102.885	102.826	4.125	103.038	102.885	102.826	3.500	102.588	102.488	102.388
4.250	98.903	98.803	98.703	3.625	102.341	102.167	102.128	4.250	102.754	102.654	102.554	4.250	102.754	102.654	102.554	3.625	102.628	102.528	102.428
4.375	99.202	99.102	99.002	3.750	102.711	102.544	102.483	4.375	102.934	102.834	102.734	4.375	102.934	102.834	102.734	3.750	102.958	102.858	102.758
4.500	99.252	99.152	99.052	3.875	103.096	102.934	102.875	4.500	102.353	102.253	102.153	4.500	102.353	102.253	102.153	3.875	103.107	103.007	102.907
4.625	99.366	99.266	99.166	3.990	103.315	103.159	103.100	4.625	102.466	102.366	102.266	4.625	102.466	102.366	102.266	3.990	103.370	103.270	103.170
4.750	98.177	98.077	97.977	4.000	103.415	103.259	103.200	4.750	103.042	102.942	102.842	4.750	103.042	102.942	102.842	4.000	103.470	103.370	103.270
4.875	98.538	98.438	98.338	4.125	103.538	103.385	103.326	4.875	103.298	103.198	103.098	4.875	103.298	103.198	103.098	4.125	102.643	102.543	102.443
4.990	98.679	98.579	98.479	4.250	103.254	103.154	103.054	4.990	103.614	103.514	103.414	4.990	103.614	103.514	103.414	4.250	102.965	102.865	102.765
5.000	98.779	98.679	98.579	4.375	103.434	103.334	103.234	5.000	103.714	103.614	103.514	5.000	103.714	103.614	103.514	4.375	103.246	103.146	103.046
5.125	99.037	98.937	98.837	4.500	103.603	103.503	103.403	5.125	103.994	103.894	103.794	5.125	103.994	103.894	103.794	4.500	103.404	103.304	103.204
5.250	97.915	97.815	97.715	4.625	103.716	103.616	103.516	5.250	103.415	103.315	103.215	5.250	103.415	103.315	103.215	4.625	102.560	102.460	102.360
5.375	99.241	99.141	99.041	4.750	104.292	104.192	104.092	5.375	104.665	104.565	104.465	5.375	104.665	104.565	104.465	4.750	102.725	102.625	102.525
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	102.568	102.468	102.368	2.750	102.818	102.718	102.618	2.750	99.855	99.755	99.655	2.750	101.855	101.755	101.655	2.750	102.105	102.005	101.905
2.875	100.870	100.770	100.670	2.875	100.870	100.770	100.670	2.875	100.157	100.057	99.957	2.875	100.157	100.057	99.957	2.875	100.157	100.057	99.957
2.990	101.019	100.919	100.819	2.990	101.019	100.919	100.819	2.990	100.306	100.206	100.106	2.990	100.306	100.206	100.106	2.990	100.306	100.206	100.106
3.000	101.119	101.019	100.919	3.000	101.119	101.019	100.919	3.000	100.406	100.306	100.206	3.000	100.406	100.306	100.206	3.000	100.406	100.306	100.206
3.125	101.670	101.570	101.470	3.125	101.670	101.570	101.470	3.125	99.895	99.795	99.695	3.125	99.895	99.795	99.695	3.125	99.895	99.795	99.695
3.250	102.043	101.943	101.843	3.250	102.043	101.943	101.843	3.250	100.268	100.168	100.068	3.250	100.268	100.168	100.068	3.250	100.268	100.168	100.068
3.375	102.372	102.272	102.172	3.375	102.372	102.272	102.172	3.375	100.597	100.497	100.397	3.375	100.597	100.497	100.397	3.375	100.597	100.497	100.397
3.500	102.588	102.488	102.388	3.500	102.588	102.488	102.388	3.500	100.813	100.713	100.613	3.500	100.813	100.713	100.613	3.500	100.813	100.713	100.613
3.625	102.628	102.528	102.428	3.625	10														



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.:

6/3/2020

45 Day Lock Exp.:

6/18/2020

60 Day Lock Exp.:

7/3/2020

W. Rate Sheet Dated: 5/4/2020

Release Time: 10:00 am ET

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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	98.769	98.633	98.476	2.750	99.123	98.949	98.923	2.750	100.639	100.539	100.439	2.750	95.819	95.683	95.526	2.750	99.626	99.526	99.426
2.875	99.504	99.380	99.230	2.875	99.859	99.696	99.659	2.875	100.938	100.838	100.738	2.875	96.603	96.479	96.329	2.875	99.925	99.825	99.725
2.990	100.198	100.090	99.948	2.990	100.278	100.131	100.078	2.990	101.083	100.983	100.883	2.990	97.748	97.640	97.498	2.990	100.070	99.970	99.870
3.000	100.298	100.190	100.048	3.000	100.378	100.231	100.178	3.000	101.183	101.083	100.983	3.000	97.848	97.740	97.598	3.000	100.170	100.070	99.970
3.125	100.746	100.646	100.515	3.125	100.796	100.669	100.596	3.125	101.683	101.583	101.483	3.125	98.296	98.196	98.065	3.125	100.670	100.570	100.470
3.250	101.261	101.105	100.960	3.250	101.226	101.035	100.996	3.250	102.052	101.952	101.852	3.250	98.811	98.655	98.510	3.250	101.039	100.939	100.839
3.375	101.695	101.550	101.413	3.375	101.741	101.559	101.520	3.375	102.379	102.279	102.179	3.375	99.245	99.100	98.963	3.375	101.366	101.266	101.166
3.500	102.076	101.944	101.814	3.500	102.121	101.948	101.909	3.500	102.590	102.490	102.390	3.500	99.626	99.494	99.364	3.500	101.577	101.477	101.377
3.625	102.372	102.269	102.145	3.625	102.425	102.255	102.216	3.625	102.687	102.587	102.487	3.625	99.922	99.819	99.695	3.625	101.301	101.201	101.101
3.750	102.616	102.471	102.331	3.750	102.753	102.568	102.509	3.750	103.015	102.915	102.815	3.750	100.736	100.591	100.451	3.750	101.629	101.529	101.429
3.875	102.964	102.824	102.688	3.875	103.132	102.954	102.895	3.875	103.162	103.062	102.962	3.875	101.084	100.944	100.808	3.875	101.776	101.676	101.576
3.990	103.208	103.074	102.941	3.990	103.345	103.174	103.115	3.990	103.422	103.322	103.222	3.990	101.328	101.194	101.061	3.990	102.036	101.936	101.836
4.000	103.308	103.174	103.041	4.000	103.445	103.274	103.215	4.000	103.522	103.422	103.322	4.000	101.428	101.294	101.161	4.000	102.136	102.036	101.936
4.125	103.336	103.201	103.073	4.125	103.569	103.398	103.338	4.125	102.626	102.526	102.426	4.125	101.456	101.321	101.193	4.125	100.863	100.763	100.663
4.250	102.830	102.730	102.630	4.250	103.330	103.230	103.130	4.250	102.944	102.844	102.744	4.250	99.509	99.409	99.309	4.250	101.181	101.081	100.981
4.375	103.124	103.024	102.924	4.375	103.507	103.407	103.307	4.375	103.218	103.118	103.018	4.375	99.803	99.703	99.603	4.375	101.455	101.355	101.255
4.500	103.422	103.322	103.222	4.500	103.674	103.574	103.474	4.500	103.373	103.273	103.173	4.500	100.101	100.001	99.901	4.500	101.610	101.510	101.410
4.625	103.534	103.434	103.334	4.625	103.787	103.687	103.587	4.625	102.637	102.537	102.437	4.625	100.213	100.113	100.013	4.625	100.280	100.180	100.080
4.750	103.406	103.306	103.206	4.750	104.228	104.128	104.028	4.750	102.799	102.699	102.599	4.750	98.958	98.858	98.758	4.750	100.442	100.342	100.242

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/3/2020

45 Day Lock Exp.:

6/18/2020

60 Day Lock Exp.:

7/3/2020

W. Rate Sheet Dated: 5/4/2020

Release Time: 10:00 am ET

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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.

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)