

W. Rate Sheet Dated: 5/5/2020

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	100.159	99.909	99.643	2.750	99.838	99.588	99.323	2.375	97.774	97.624	97.474	3.125	95.862	95.712	95.562
2.875	100.164	99.914	99.649	2.875	99.843	99.593	99.328	2.500	97.779	97.629	97.479	3.250	97.365	97.215	97.065
3.000	100.170	99.920	99.654	3.000	99.848	99.598	99.332	2.625	97.784	97.634	97.484	3.375	97.347	97.197	97.047
3.125	100.174	99.924	99.659	3.125	99.852	99.602	99.336	2.750	98.917	98.767	98.617	3.500	97.340	97.190	97.040
3.250	101.655	101.405	101.202	3.250	101.135	100.885	100.681	2.875	98.922	98.772	98.622	3.625	97.323	97.173	97.023
3.375	101.560	101.310	101.107	3.375	101.138	100.888	100.685	3.000	98.926	98.776	98.626	Margin = 2.250		Index = 0.170	
3.500	101.564	101.314	101.111	3.500	101.142	100.892	100.689	3.125	98.930	98.780	98.630				
3.625	101.568	101.318	101.115	3.625	101.146	100.896	100.693	3.250	101.522	101.372	101.222				
3.750	102.461	102.311	102.161	3.750	101.790	101.640	101.490	3.375	101.526	101.376	101.226				
3.875	102.365	102.215	102.065	3.875	101.794	101.644	101.494	3.500	101.529	101.379	101.229				
4.000	102.369	102.219	102.069	4.000	101.797	101.647	101.497	3.625	101.533	101.383	101.233				
4.125	102.372	102.222	102.072	4.125	101.814	101.664	101.514	3.750	101.885	101.735	101.585				
4.250	102.922	102.822	102.722	4.250	102.272	102.172	102.072	3.875	101.888	101.738	101.588				
4.375	102.825	102.725	102.625	4.375	102.308	102.208	102.108	4.000	101.891	101.741	101.591				
4.500	102.839	102.739	102.639	4.500	102.310	102.210	102.110	4.125	101.893	101.743	101.593				
4.625	102.842	102.742	102.642	4.625	102.300	102.200	102.100	4.250	102.025	101.875	101.725				
4.750	103.607	103.507	103.407	4.750	102.979	102.879	102.779	4.375	102.046	101.896	101.746				
4.875	103.510	103.410	103.310	4.875	102.981	102.881	102.781	4.500	102.048	101.898	101.748				
6.250	104.709	104.559	104.409	6.250	104.167	104.017	103.867	4.625	102.037	101.887	101.737				

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	99.409	99.159	98.893	2.750	98.838	98.588	98.323	2.375	96.774	96.624	96.474	3.125	94.862	94.712	94.562
2.875	99.414	99.164	98.899	2.875	98.843	98.593	98.328	2.500	96.779	96.629	96.479	3.250	96.365	96.215	96.065
3.000	99.420	99.170	98.904	3.000	98.848	98.598	98.332	2.625	96.784	96.634	96.484	3.375	96.347	96.197	96.047
3.125	99.424	99.174	98.909	3.125	98.852	98.602	98.336	2.750	97.917	97.767	97.617	3.500	96.340	96.190	96.040
3.250	100.905	100.655	100.452	3.250	100.635	100.385	100.181	2.875	97.922	97.772	97.622	3.625	96.323	96.173	96.023
3.375	100.810	100.560	100.357	3.375	100.638	100.388	100.185	3.000	97.926	97.776	97.626	Margin = 2.250		Index = 0.170	
3.500	100.814	100.564	100.361	3.500	100.642	100.392	100.189	3.125	97.930	97.780	97.630	30 Year OTC			
3.625	100.818	100.568	100.365	3.625	100.646	100.396	100.193	3.250	100.522	100.372	100.222	Rate	30 Day	45 Day	60 Day
3.750	101.511	101.361	101.211	3.750	100.790	100.640	100.490	3.375	100.526	100.376	100.226	4.000	101.994	101.744	101.494
3.875	101.415	101.265	101.115	3.875	100.794	100.644	100.494	3.500	100.529	100.379	100.229	4.125	101.997	101.747	101.497
4.000	101.419	101.269	101.119	4.000	100.797	100.647	100.497	3.625	100.533	100.383	100.233	4.375	102.450	102.200	101.950
4.125	101.422	101.272	101.122	4.125	100.814	100.664	100.514	3.750	100.885	100.735	100.585	4.500	102.464	102.214	101.964
4.250	102.172	102.072	101.972	4.250	101.272	101.172	101.072	3.875	100.888	100.738	100.588	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	100.891	100.741	100.591	4.875	103.135	102.885	102.635
4.500	102.089	101.989	101.889	4.500	101.310	101.210	101.110	4.125	100.893	100.743	100.593	5.000	103.138	102.888	102.638
4.625	102.092	101.992	101.892	4.625	101.300	101.200	101.100	4.250	101.025	100.875	100.725	5.125	103.140	102.890	102.640
4.750	102.857	102.757	102.657	4.750	101.979	101.879	101.779	4.375	101.046	100.896	100.746	5.500	103.546	103.296	103.030
4.875	102.760	102.660	102.560	4.875	101.981	101.881	101.781	4.500	101.048	100.898	100.748	5.625	103.548	103.298	103.032
6.250	103.959	103.809	103.659	6.250	103.167	103.017	102.867	4.625	101.037	100.887	100.737	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	99.244	98.994	98.744	4.750	101.000	100.750	100.500
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.125	99.247	98.997	98.747				
4.125	99.422	99.172	98.922	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	100.385	100.135	99.885				
4.625	99.692	99.442	99.192					5.000	100.388	100.138	99.888				
5.000	100.563	100.313	100.063					5.125	100.390	100.140	99.890				
5.125	100.565	100.315	100.065					5.500	100.796	100.546	100.280				
5.250	100.965	100.715	100.449					5.625	100.798	100.548	100.282	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

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.:

45 Day Lock Exp.:

60 Day Lock Exp.:

6/4/2020

6/19/2020

7/6/2020

W. Rate Sheet Dated: 5/5/2020

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	97.759	97.509	97.243	2.750	97.868	97.618	97.353	2.375	94.554	94.404	94.254	3.125	94.472	94.322	94.172
2.875	97.764	97.514	97.249	2.875	97.873	97.623	97.358	2.500	94.559	94.409	94.259	3.250	95.788	95.638	95.488
3.000	97.770	97.520	97.254	3.000	97.878	97.628	97.362	2.625	94.564	94.414	94.264	3.375	95.770	95.620	95.470
3.125	97.774	97.524	97.259	3.125	97.882	97.632	97.366	2.750	96.947	96.797	96.647	3.500	95.762	95.612	95.462
3.250	99.068	98.818	98.615	3.250	98.977	98.727	98.524	2.875	96.952	96.802	96.652	3.625	95.746	95.596	95.446
3.375	98.972	98.722	98.519	3.375	98.981	98.731	98.528	3.000	96.956	96.806	96.656	Margin = 2.250		Index = 0.170	
3.500	98.976	98.726	98.523	3.500	98.985	98.735	98.532	3.125	96.960	96.810	96.660				
3.625	98.980	98.730	98.527	3.625	98.988	98.738	98.535	3.250	99.365	99.215	99.065				
3.750	99.561	99.411	99.261	3.750	99.320	99.170	99.020	3.375	99.368	99.218	99.068				
3.875	99.465	99.315	99.165	3.875	99.324	99.174	99.024	3.500	99.372	99.222	99.072				
4.000	99.469	99.319	99.169	4.000	99.327	99.177	99.027	3.625	99.375	99.225	99.075				
4.125	99.472	99.322	99.172	4.125	99.344	99.194	99.044	3.750	99.415	99.265	99.115				
4.250	100.022	99.922	99.822	4.250	99.802	99.702	99.602	3.875	99.418	99.268	99.118				
4.375	99.925	99.825	99.725	4.375	99.838	99.738	99.638	4.000	99.421	99.271	99.121				
4.500	99.939	99.839	99.739	4.500	99.840	99.740	99.640	4.125	99.423	99.273	99.123				
4.625	99.942	99.842	99.742	4.625	99.830	99.730	99.630	4.250	99.555	99.405	99.255				
4.750	100.145	100.045	99.945	4.750	99.946	99.846	99.746	4.375	99.576	99.426	99.276				
4.875	100.048	99.948	99.848	4.875	99.949	99.849	99.749	4.500	99.578	99.428	99.278				
6.250	101.059	100.909	100.759	6.250	100.947	100.797	100.647	4.625	99.567	99.417	99.267				

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	97.009	96.759	96.493	2.750	96.438	96.188	95.923	2.375	94.624	94.474	94.324	3.125	92.462	92.312	92.162
2.875	97.014	96.764	96.499	2.875	96.443	96.193	95.928	2.500	94.629	94.479	94.329	3.250	93.778	93.628	93.478
3.000	97.020	96.770	96.504	3.000	96.448	96.198	95.932	2.625	94.634	94.484	94.334	3.375	93.760	93.610	93.460
3.125	97.024	96.774	96.509	3.125	96.452	96.202	95.936	2.750	95.486	95.336	95.186	3.500	93.752	93.602	93.452
3.250	98.318	98.068	97.865	3.250	98.047	97.797	97.594	2.875	95.491	95.341	95.191	3.625	93.736	93.586	93.436
3.375	98.222	97.972	97.769	3.375	98.051	97.801	97.598	3.000	95.495	95.345	95.195	Margin = 2.250		Index = 0.170	
3.500	98.226	97.976	97.773	3.500	98.055	97.805	97.602	3.125	95.499	95.349	95.199	30 Year OTC			
3.625	98.230	97.980	97.777	3.625	98.058	97.808	97.605	3.250	97.747	97.597	97.447	Rate	30 Day	45 Day	60 Day
3.750	98.611	98.461	98.311	3.750	97.890	97.740	97.590	3.375	97.751	97.601	97.451	4.000	99.094	98.844	98.594
3.875	98.515	98.365	98.215	3.875	97.894	97.744	97.594	3.500	97.754	97.604	97.454	4.125	99.097	98.847	98.597
4.000	98.519	98.369	98.219	4.000	97.897	97.747	97.597	3.625	97.758	97.608	97.458	4.375	99.550	99.300	99.050
4.125	98.522	98.372	98.222	4.125	97.914	97.764	97.614	3.750	98.110	97.960	97.810	4.500	99.564	99.314	99.064
4.250	99.272	99.172	99.072	4.250	98.372	98.272	98.172	3.875	98.113	97.963	97.813	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	98.116	97.966	97.816	4.875	99.673	99.423	99.173
4.500	99.189	99.089	98.989	4.500	98.410	98.310	98.210	4.125	98.118	97.968	97.818	5.000	99.675	99.425	99.175
4.625	99.192	99.092	98.992	4.625	98.400	98.300	98.200	4.250	97.625	97.475	97.325	5.125	99.678	99.428	99.178
4.750	99.395	99.295	99.195	4.750	98.516	98.416	98.316	4.375	97.646	97.496	97.346	5.500	99.646	99.396	99.130
4.875	99.298	99.198	99.098	4.875	98.519	98.419	98.319	4.500	97.648	97.498	97.348	5.625	99.648	99.398	99.132
6.250	100.309	100.159	100.009	6.250	99.517	99.367	99.217	4.625	97.637	97.487	97.337	6.250	100.362	100.112	99.862

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"			
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
4.125	96.172	95.922	95.672	6.250	99.750	99.500	99.250	4.125	96.347	96.097	95.847	4.750	N/A	N/A	N/A
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	96.923	96.673	96.423				
5.000	96.750	96.500	96.250					5.000	96.925	96.675	96.425				
5.125	96.753	96.503	96.253					5.125	96.928	96.678	96.428				
5.250	96.715	96.465	96.199					5.500	96.896	96.646	96.380				
Borrower Paid Comp Only				Lender Paid Only				5.625	96.898	96.648	96.382				
								6.250	97.612	97.362	97.112	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)	

W. Rate Sheet Dated: 5/5/2020

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	98.194	98.081	97.973	2.875	97.474	97.345	97.274	2.750	96.600	96.471	96.400	2.750	96.569	96.456	96.348	2.750	94.967	94.838	94.746
2.875	98.803	98.690	98.582	2.990	97.932	97.803	97.732	2.875	97.287	97.158	97.087	2.875	97.161	97.048	96.940	2.875	95.632	95.503	95.432
2.990	99.289	99.176	99.068	3.000	98.032	97.903	97.832	2.990	97.744	97.615	97.544	2.990	97.614	97.501	97.393	2.990	96.057	95.928	95.857
3.000	99.389	99.276	99.168	3.125	98.559	98.459	98.359	3.000	97.844	97.715	97.644	3.000	97.714	97.601	97.493	3.000	96.157	96.028	95.957
3.125	99.885	99.785	99.679	3.250	99.568	99.468	99.368	3.125	98.312	98.212	98.112	3.125	97.927	97.814	97.706	3.125	96.401	96.301	96.201
3.250	100.672	100.572	100.466	3.375	100.103	100.003	99.903	3.250	99.376	99.276	99.176	3.250	98.581	98.481	98.375	3.250	97.277	97.177	97.077
3.375	101.148	101.048	100.942	3.500	100.527	100.427	100.327	3.375	99.915	99.815	99.715	3.375	99.047	98.947	98.841	3.375	97.802	97.702	97.602
3.500	101.533	101.433	101.327	3.625	101.309	101.209	101.109	3.500	100.339	100.239	100.139	3.500	99.431	99.331	99.225	3.500	98.225	98.125	98.025
3.625	101.880	101.780	101.674	3.750	102.189	102.089	101.989	3.625	101.258	101.158	101.058	3.625	99.602	99.502	99.396	3.625	98.831	98.731	98.631
3.750	102.277	102.177	102.071	3.875	102.611	102.511	102.411	3.750	102.185	102.085	101.985	3.750	99.667	99.567	99.467	3.750	99.379	99.279	99.179
3.875	102.652	102.552	102.452	3.990	102.861	102.761	102.661	3.875	102.611	102.511	102.411	3.875	100.039	99.939	99.839	3.875	99.798	99.698	99.598
3.990	102.869	102.769	102.669	4.000	102.961	102.861	102.761	3.990	102.861	102.761	102.661	3.990	100.250	100.150	100.050	3.990	100.042	99.942	99.842
4.000	102.969	102.869	102.769	4.125	103.236	103.136	103.036	4.000	102.961	102.861	102.761	4.000	100.350	100.250	100.150	4.000	100.142	100.042	99.942
4.125	103.160	103.060	102.960	4.250	103.436	103.336	103.236	4.125	103.236	103.136	103.036	4.125	100.510	100.410	100.310	4.125	100.310	100.210	100.110
4.250	102.614	102.514	102.414	4.375	103.781	103.681	103.581	4.250	103.245	103.145	103.045	4.250	99.445	99.345	99.245	4.250	99.245	99.145	99.045
4.375	102.919	102.819	102.719	4.500	104.056	103.956	103.856	4.375	103.593	103.493	103.393	4.375	99.754	99.654	99.554	4.375	99.554	99.454	99.354
4.500	103.169	103.069	102.969	4.625	104.299	104.199	104.099	4.500	103.868	103.768	103.668	4.500	100.048	99.948	99.848	4.500	99.848	99.748	99.648
4.625	103.288	103.188	103.088	4.750	104.649	104.549	104.449	4.625	104.112	104.012	103.912	4.625	100.195	100.095	99.995	4.625	99.995	99.895	99.795
4.750	103.383	103.283	103.183	4.875	N/A	N/A	N/A	4.750	104.802	104.702	104.602	4.750	99.700	99.600	99.500	4.750	99.500	99.400	99.300

30/25 Years >125 High Balance				20 Year				20 Year 105-125				20 Year >125				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	94.775	94.646	94.575	2.875	99.184	99.071	98.913	2.875	98.689	98.560	98.489	2.875	98.626	98.456	98.426	2.750	100.277	100.177	100.077
2.875	95.445	95.316	95.245	2.990	99.643	99.530	99.372	2.990	99.116	98.987	98.916	2.990	99.054	98.884	98.854	2.750	100.606	100.506	100.406
2.990	95.869	95.740	95.669	3.000	99.743	99.630	99.472	3.000	99.216	99.087	99.016	3.000	99.154	98.984	98.954	2.990	100.788	100.688	100.588
3.000	95.969	95.840	95.769	3.125	100.251	100.151	99.995	3.125	99.673	99.573	99.473	3.125	99.626	99.426	99.426	3.000	100.888	100.788	100.688
3.125	96.154	96.054	95.954	3.250	100.988	100.888	100.732	3.250	100.602	100.502	100.402	3.250	100.602	100.402	100.402	3.125	101.422	101.322	101.222
3.250	97.085	96.985	96.885	3.375	101.434	101.334	101.178	3.375	101.094	100.994	100.894	3.375	101.094	100.894	100.894	3.250	101.767	101.667	101.567
3.375	97.614	97.514	97.414	3.500	101.798	101.698	101.542	3.500	101.495	101.395	101.295	3.500	101.495	101.295	101.295	3.375	102.090	101.990	101.890
3.500	98.037	97.937	97.837	3.625	102.139	102.039	101.883	3.625	101.870	101.770	101.670	3.625	101.870	101.670	101.670	3.500	102.312	102.212	102.112
3.625	98.780	98.680	98.580	3.750	102.613	102.513	102.365	3.750	102.413	102.313	102.213	3.750	102.257	102.057	102.057	3.625	102.589	102.489	102.389
3.750	99.375	99.275	99.175	3.875	102.960	102.860	102.712	3.875	102.795	102.695	102.595	3.875	102.638	102.438	102.438	3.750	102.672	102.572	102.472
3.875	99.798	99.698	99.598	3.990	103.163	103.063	102.915	3.990	103.029	102.929	102.829	3.990	102.872	102.672	102.672	3.875	102.984	102.884	102.784
3.990	100.042	99.942	99.842	4.000	103.263	103.163	103.015	4.000	103.129	103.029	102.929	4.000	102.972	102.772	102.772	3.990	103.223	103.123	103.023
4.000	100.142	100.042	99.942	4.125	103.416	103.316	103.168	4.125	103.385	103.285	103.185	4.125	103.229	103.029	103.029	4.000	103.323	103.223	103.123
4.125	100.310	100.210	100.110	4.250	102.638	102.538	102.438	4.250	102.329	102.229	102.129	4.250	102.267	102.067	102.067	4.125	103.576	103.476	103.376
4.250	99.245	99.145	99.045	4.375	102.914	102.814	102.714	4.375	102.632	102.532	102.432	4.375	102.570	102.370	102.370	4.250	102.775	102.675	102.575
4.375	99.554	99.454	99.354	4.500	103.153	103.053	102.953	4.500	102.895	102.795	102.695	4.500	102.833	102.633	102.633	4.375	102.990	102.890	102.790
4.500	99.848	99.748	99.648	4.625	103.268	103.168	103.068	4.625	103.135	103.035	102.935	4.625	103.072	102.872	102.872	4.500	103.100	103.000	102.900
4.625	99.995	99.895	99.795	4.750	103.431	103.331	103.231	4.750	103.191	103.091	102.991	4.750	103.128	102.928	102.928	4.625	103.164	103.064	102.964
4.750	99.500	99.400	99.300	4.875	103.686	103.586	103.486	4.875	103.471	103.371	103.271	4.875	103.409	103.209	103.209	4.750	102.538	102.438	102.338

15 Year 105-125				15 Year >125				15 Year High Balance				15 Year 105-125 High Balance				15 Year >125 High Balance				10 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	Rate	30 Day	45 Day	60 Day
2.750	98.689	98.560	98.489	2.750	98.689	98.489	98.489	2.750	99.001	98.801	98.801	2.750	97.713	97.013	97.013	2.750	97.713	97.013	97.013	2.750	100.496	100.296	100.296
2.875	99.053	98.924	98.853	2.875	99.051	98.851	98.851	2.875	99.233	99.033	99.033	2.875	97.480	97.280	97.280	2.875	97.478	97.278	97.278	2.875	100.819	100.619	100.619
2.990	99.655	99.526	99.455	2.990	99.577	99.377	99.377	2.990	99.331	99.131	99.131	2.990	97.998	97.798	97.798	2.990	97.920	97.720	97.720	2.990	100.998	100.798	100.798
3.000	99.755	99.626	99.555	3.000	99.677	99.477	99.477	3.000	99.431	99.231	99.231	3.000	98.098	97.898	97.898	3.000	98.020	97.820	97.820	3.000	101.098	100.898	100.898
3.125	100.420	100.320	100.220	3.125	100.357	100.157	100.157	3.125	99.745	99.545	99.545	3.125	98.543	98.343	98.343	3.125	98.480	98.280	98.280	3.125	101.555	101.355	101.355
3.250	100.798	100.698	100.598	3.250	100.736	100.536	100.536	3.250	99.723	99.523	99.523	3.250	98.554	98.354	98.354	3.250	98.492	98.292	98.292	3.250	101.857	101.657	101.657
3.375	101.155	101.055	100.955	3.375	101.092	100.892	100.892	3.375	99.949	99.749	99.749	3.375	98.814	98.614	98.614	3.375	98.751	98.551	98.551	3.375	102.177	101.977	101.977
3.500	101.396	101.296	101.196	3.500	101.334	101.134	101.134	3.500	100.105	99.905	99.905	3.500	98.989	98.789	98.789	3.500	98.927	98.727	98.727	3.500	102.397	102.197	102.197
3.625	101.705	101.605	101.505	3.625	101.697	101.497	101.497	3.625	100.299	100.099	100.099	3.625	99.215	99.015	99.015	3.625	99.207	99.007	99.007	3.625	102.674	102.474	102.474
3.750	102.029	101.929	101.829	3.750	102.029	101.829	101.829	3.750	99.409	99.209	99.209	3.750	98.566	98.366	98.366	3.750	98.566	98.366	98.366	3.750	102.837	102.637	102.637
3.875	102.369	102.269	102.169	3.875	102.369	102.169	102.169	3.875	99.626	99.426	99.426	3.875	98.811	98.611	98.611	3.875	98.811	98.611	98.611	3.875	103.146	102.946	102.946
3.990	102.643	102.543	102.443	3.990	102.643	102.443	102.443	3.990	99.763	99.563	99.563	3.990	98.983	98.783	98.783	3.990	98.983	98.783	98.783	3.990	103.387	103.187	103.187
4.000	102.743	102.643	102.543	4.000	102.743	102.543	102.543	4.000	99.863	99.663	99.663	4.000	99.083	98.883	98.883	4.000	99.083	98.883	98.883	4.000	103.487	103.287	103.287
4.125	103.025	102.925	102.825	4.125	103.025	102.825	102.825	4.125	100.042	99.842	99.842	4.125	99.291	99.091	99.091	4.125	99.291	99.091	99.091	4.125	103.739	103.539	103.539
4.250	102.475	102.375	102.275	4.250	102.475	102.275	102.275	4.250	98.857	98.657	98.657	4.250	98.357	98.157	98.157	4.250	98.357	98.157	98.157	4.250	102.815	102.615	102.615
4.375	102.709	102.609	102.509	4.375	102.709	102.509	102.509	4.375	99.007	98.807	98.807	4.375	98.526	98.326	98.326	4.375	98.526	98.326	98.326	4.375	102.971	102.771	102.771
4.500	102.830	102.730	102.630	4.500	102.830	102.630	102.630	4.500	99.083	98.883	98.883	4.500	98.613	98.413	98.413	4.500	98.613	98.413	98.413	4.500	103.086	102.886	102.886
4.625	103.183	103.083	102.983	4.625	103.220	103.020	103.020	4.625	99.311	99.111	99.111	4.625	99.111	98.911	98.911	4.625	99.111	98.911	98.911	4.625	103.291	103.091	103.091
4.750	103.108	103.008	102.908	4.750	103.171	103.171	103.171	4.750	98.411	98.211	98.211	4.750	98.211	98.011	98.011	4.750	98.211	98.011	98.011	4.750	102.612	102.412	102.412

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ TVT →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
≥ 740	0.00%	-0.25%	-0.25%	-0.50%	-0.25%	-0.25%	-0.25%	-0.75%	-0.75%
720 – 739	0.00%	-0.25%	-0.50%	-0.75%	-0.50%	-0.50%	-0.50%	-1.00%	-1.00%
700 – 719	0.00%	-0.50%	-1.00%	-1.25%	-1.00%	-1.00%	-1.00%	-1.50%	-1.50%
680 – 699	0.00%	-0.50%	-1.25%	-1.75%	-1.50%	-1.25%	-1.25%	-1.50%	-1.50%
660 – 679	-0.25%	-1.25%	-2.50%	-3.00%	-3.00%	-2.50%	-2.50%	-2.50%	-2.50%
640 – 659	-0.75%	-1.50%	-3.00%	-3.25%	-3.50%	-3.00%	-3.00%	-3.00%	-3.00%
620 – 639	-0.75%	-1.75%	-3.25%	-3.25%	-3.50%	-3.50%	-3.50%	-3.75%	-3.75%

Cash-Out Refinance*				
FICO ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 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 ↓ \ ITV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
Investment property	-1.25	-1.25	-1.25	-3.75	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home	0.00	0.00	0.00	0.00	0.00	-0.25	-0.25	-0.25	-0.25
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/O Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

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

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

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

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

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

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

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 -.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

6/4/2020

6/19/2020

7/6/2020

W. Rate Sheet Dated: 5/5/2020

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	96.931	96.806	96.556	
2.875	97.702	97.577	97.327	
3.000	98.503	98.378	98.128	
3.125	98.949	98.824	98.574	
3.250	99.424	99.299	99.049	
3.375	99.812	99.687	99.437	
3.500	100.191	100.066	99.816	
3.625	100.448	100.323	100.073	
3.750	100.729	100.604	100.354	
3.875	101.053	100.928	100.678	
4.000	101.355	101.230	100.980	
4.125	101.339	101.214	100.964	
4.250	100.725	100.600	100.350	
4.375	100.987	100.862	100.612	
4.500	101.257	101.132	100.882	
4.625	101.345	101.220	100.970	
4.750	101.357	101.232	100.982	
4.875	101.675	101.550	101.300	
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	96.689	96.564	96.314	
2.750	97.179	97.054	96.804	
2.875	97.950	97.825	97.575	
3.000	98.471	98.346	98.096	
3.125	98.890	98.765	98.515	
3.250	99.316	99.191	98.941	
3.375	99.789	99.664	99.414	
3.500	100.167	100.042	99.792	
3.625	100.433	100.308	100.058	
3.750	100.803	100.678	100.428	
3.875	101.155	101.030	100.780	
4.000	101.426	101.301	101.051	
4.125	101.502	101.377	101.127	
4.250	101.163	101.038	100.788	
4.375	101.304	101.179	100.929	

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	96.724	96.599	96.349	
2.500	97.464	97.339	97.089	
2.625	97.901	97.776	97.526	
2.750	98.314	98.189	97.939	
2.875	98.583	98.458	98.208	
3.000	98.801	98.676	98.426	
3.125	99.396	99.271	99.021	
3.250	99.740	99.615	99.365	
3.375	100.042	99.917	99.667	
3.500	100.228	100.103	99.853	
3.625	100.209	100.084	99.834	
3.750	100.517	100.392	100.142	
3.875	100.646	100.521	100.271	
4.000	100.995	100.870	100.620	
4.125	100.098	99.973	99.723	

30 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.875	95.140	95.015	94.765	
3.000	95.941	95.816	95.566	
3.125	96.387	96.262	96.012	
3.250	97.235	97.110	96.860	
3.375	97.623	97.498	97.248	
3.500	97.999	97.874	97.624	
3.625	98.257	98.132	97.882	
3.750	97.786	97.661	97.411	
3.875	98.111	97.986	97.736	
4.000	98.412	98.287	98.037	
4.125	98.396	98.271	98.021	
4.250	97.472	97.347	97.097	
4.375	97.735	97.610	97.360	

20 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.875	97.574	97.449	97.199	
3.000	97.843	97.718	97.468	
3.125	98.061	97.936	97.686	
3.250	97.593	97.468	97.218	
3.375	97.937	97.812	97.562	
3.500	98.239	98.114	97.864	
3.625	98.426	98.301	98.051	
3.750	97.216	97.091	96.841	
3.875	97.524	97.399	97.149	
4.000	97.653	97.528	97.278	
4.125	98.001	97.876	97.626	
4.250	96.730	96.605	96.355	
4.375	97.038	96.913	96.663	

15 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.750	97.474	97.349	97.099	
2.875	97.743	97.618	97.368	
3.000	97.961	97.836	97.586	
3.125	97.493	97.368	97.118	
3.250	97.837	97.712	97.462	
3.375	98.139	98.014	97.764	
3.500	98.326	98.201	97.951	
3.625	97.116	96.991	96.741	
3.750	97.424	97.299	97.049	
3.875	97.553	97.428	97.178	
4.000	97.901	97.776	97.526	
4.125	96.630	96.505	96.255	
4.250	96.938	96.813	96.563	

Applicable for all mortgages with greater than 15 year terms							
FICO ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250
720 – 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500
700 – 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000
680 – 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250

Product Features							
Product Feature ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%
Manufactured Home^	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
Escrow Waiver**	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	N/A

^Does not apply to MH Advantage products

** Escrow Waiver allowed between 80.01% - 89.99% LTV for CA properties only. Standard price adjustment of (0.125) will apply.

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Conventional OTC	-1.000
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to HB	0.125

Lock Desk Policy

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

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

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

For use by mortgage professionals only and should not be distributed to borrowers.

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



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

30 Day Lock Exp.: 6/4/2020
45 Day Lock Exp.: 6/19/2020
60 Day Lock Exp.: 7/6/2020

W. Rate Sheet Dated: 5/5/2020

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	98.398	98.274	98.112	3.375	100.558	100.406	100.261	3.375	100.558	100.406	100.261	2.750	96.110	95.986	95.824	3.375	98.643	98.491	98.346
2.875	99.148	99.035	98.880	3.500	100.947	100.809	100.671	3.500	100.947	100.809	100.671	2.875	96.860	96.747	96.592	3.500	99.032	98.894	98.756
2.990	99.829	99.729	99.587	3.625	101.253	101.141	101.009	3.625	101.253	101.141	101.009	2.990	97.541	97.441	97.299	3.625	99.338	99.226	99.094
3.000	99.929	99.829	99.687	3.750	101.618	101.494	101.344	3.750	101.618	101.494	101.344	3.000	97.641	97.541	97.399	3.750	99.852	99.728	98.678
3.125	100.389	100.289	100.167	3.875	101.975	101.855	101.709	3.875	101.975	101.855	101.709	3.125	98.101	98.001	97.879	3.875	99.309	99.189	99.043
3.250	100.988	100.825	100.672	3.990	102.227	102.111	101.970	3.990	102.227	102.111	101.970	3.250	99.073	98.910	98.757	3.990	99.561	99.445	99.304
3.375	101.433	101.281	101.136	4.000	102.327	102.211	102.070	4.000	102.327	102.211	102.070	3.375	99.518	99.366	99.221	4.000	99.661	99.545	99.404
3.500	101.822	101.684	101.546	4.125	102.355	102.238	102.101	4.125	102.355	102.238	102.101	3.500	99.907	99.769	99.631	4.125	99.689	99.572	99.435
3.625	102.128	102.016	101.884	4.250	101.763	101.663	101.563	4.250	101.763	101.663	101.563	3.625	100.213	100.101	99.969	4.250	98.788	98.688	98.588
3.750	102.493	102.369	102.219	4.375	102.063	101.963	101.863	4.375	102.063	101.963	101.863	3.750	99.827	99.703	99.553	4.375	99.088	98.988	98.888
3.875	102.850	102.730	102.584	4.500	102.115	102.015	101.915	4.500	102.115	102.015	101.915	3.875	100.184	100.064	99.918	4.500	99.140	99.040	98.940
3.990	103.102	102.986	102.845	4.625	102.226	102.126	102.026	4.625	102.226	102.126	102.026	3.990	100.436	100.320	100.179	4.625	99.251	99.151	99.051
4.000	103.202	103.086	102.945	4.750	102.252	102.152	102.052	4.750	102.252	102.152	102.052	4.000	100.536	100.420	100.279	4.750	98.087	97.987	97.887
4.125	103.230	103.113	102.976	4.875	102.616	102.516	102.416	4.875	102.616	102.516	102.416	4.125	100.564	100.447	100.310	4.875	98.451	98.351	98.251
4.250	102.638	102.538	102.438	4.990	102.758	102.658	102.558	4.990	102.758	102.658	102.558	4.250	99.663	99.563	99.463	4.990	98.593	98.493	98.393
4.375	102.938	102.838	102.738	5.000	102.858	102.758	102.658	5.000	102.858	102.758	102.658	4.375	99.963	99.863	99.763	5.000	98.693	98.593	98.493
4.500	103.240	103.140	103.040	5.125	103.116	103.016	102.916	5.125	103.116	103.016	102.916	4.500	100.265	100.165	100.065	5.125	98.951	98.851	98.751
4.625	103.351	103.251	103.151	5.250	103.218	103.118	103.018	5.250	103.218	103.118	103.018	4.625	100.376	100.276	100.176	5.250	97.868	97.768	97.668
4.750	103.377	103.277	103.177	5.375	104.697	104.597	104.497	5.375	104.697	104.597	104.497	4.750	99.212	99.112	99.012	5.375	99.197	99.097	98.997
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	98.643	98.491	98.346	2.750	98.736	98.561	98.386	3.375	101.019	100.819	100.775	3.375	101.019	100.819	100.775	2.750	100.412	100.301	100.212
3.500	99.032	98.894	98.756	2.875	99.485	99.321	99.156	3.500	101.405	101.217	101.172	3.500	101.405	101.217	101.172	2.875	100.712	100.608	100.512
3.625	99.338	99.226	99.094	2.990	99.913	99.765	99.613	3.625	101.715	101.527	101.482	3.625	101.715	101.527	101.482	2.990	100.862	100.762	100.662
3.750	99.852	99.828	99.678	3.000	100.013	99.865	99.813	3.750	102.147	101.974	101.907	3.750	102.147	101.974	101.907	3.000	100.962	100.862	100.762
3.875	99.309	99.189	99.043	3.125	100.440	100.312	100.240	3.875	102.530	102.367	102.300	3.875	102.530	102.367	102.300	3.125	101.620	101.507	101.420
3.990	99.561	99.445	99.304	3.250	100.993	100.786	100.741	3.990	102.750	102.591	102.524	3.990	102.750	102.591	102.524	3.250	101.992	101.888	101.792
4.000	99.661	99.545	99.404	3.375	101.519	101.319	101.275	4.000	102.850	102.691	102.624	4.000	102.850	102.691	102.624	3.375	102.322	102.220	102.122
4.125	99.689	99.572	99.435	3.500	101.905	101.717	101.672	4.125	102.972	102.816	102.749	4.125	102.972	102.816	102.749	3.500	102.536	102.434	102.336
4.250	98.788	98.688	98.588	3.625	102.215	102.027	101.982	4.250	102.841	102.741	102.641	4.250	102.841	102.741	102.641	3.625	102.555	102.455	102.355
4.375	99.088	98.988	98.888	3.750	102.647	102.474	102.407	4.375	103.020	102.920	102.820	4.375	103.020	102.920	102.820	3.750	102.886	102.786	102.686
4.500	99.140	99.040	98.940	3.875	103.030	102.867	102.800	4.500	102.437	102.337	102.237	4.500	102.437	102.337	102.237	3.875	103.034	102.934	102.834
4.625	99.251	99.151	99.051	3.990	103.250	103.091	103.024	4.625	102.551	102.451	102.351	4.625	102.551	102.451	102.351	3.990	103.301	103.201	103.101
4.750	99.087	97.987	97.887	4.000	103.350	103.191	103.124	4.750	103.089	102.989	102.889	4.750	103.089	102.989	102.889	4.000	103.401	103.301	103.201
4.875	98.451	98.351	98.251	4.125	103.472	103.316	103.249	4.875	103.344	103.244	103.144	4.875	103.344	103.244	103.144	4.125	102.566	102.466	102.366
4.990	98.593	98.493	98.393	4.250	103.341	103.241	103.141	4.990	103.660	103.560	103.460	4.990	103.660	103.560	103.460	4.250	102.889	102.789	102.689
5.000	98.693	98.593	98.493	4.375	103.520	103.420	103.320	5.000	103.760	103.660	103.560	5.000	103.760	103.660	103.560	4.375	103.172	103.072	102.972
5.125	98.951	98.851	98.751	4.500	103.687	103.587	103.487	5.125	104.038	103.938	103.838	5.125	104.038	103.938	103.838	4.500	103.327	103.227	103.127
5.250	97.868	97.768	97.668	4.625	103.801	103.701	103.601	5.250	103.378	103.278	103.178	5.250	103.378	103.278	103.178	4.625	102.494	102.394	102.294
5.375	99.197	99.097	98.997	4.750	104.339	104.239	104.139	5.375	104.626	104.526	104.426	5.375	104.626	104.526	104.426	4.750	102.659	102.559	102.459
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	102.412	102.301	102.212	2.750	102.662	102.551	102.462	2.750	99.699	99.588	99.499	2.750	101.699	101.588	101.499	2.750	101.949	101.838	101.749
2.875	100.712	100.608	100.512	2.875	100.712	100.608	100.512	2.875	99.999	99.895	99.799	2.875	99.999	99.895	99.799	2.875	99.999	99.895	99.799
2.990	100.862	100.762	100.662	2.990	100.862	100.762	100.662	2.990	100.149	100.049	99.949	2.990	100.149	100.049	99.949	2.990	100.149	100.049	99.949
3.000	100.962	100.862	100.762	3.000	100.962	100.862	100.762	3.000	100.249	100.149	100.049	3.000	100.249	100.149	100.049	3.000	100.249	100.149	100.049
3.125	101.620	101.507	101.420	3.125	101.620	101.507	101.420	3.125	99.845	99.732	99.645	3.125	99.845	99.732	99.645	3.125	99.845	99.732	99.645
3.250	101.992	101.888	101.792	3.250	101.992	101.888	101.792	3.250	100.217	100.113	100.017	3.250	100.217	100.113	100.017	3.250	100.217	100.113	100.017
3.375	102.322	102.220	102.122	3.375	102.322	102.220	102.122	3.375	100.547	100.445	100.347	3.375	100.547	100.445	100.347	3.375	100.547	100.445	100.347
3.500	102.536	102.434	102.336	3.500	102.536	102.434	102.336	3.500	100.761	100.659	100.561	3.500	100.761	100.659	100.561	3.500	100.761	100.659	100.561
3.625	102.555	102.455	102.355	3.625	102.555	102.455	102.355	3.625	99.589	99.489	99.389	3.625	99.589	99.489	99.389	3.625	99.589	99.489	99.389
3.750	102.886	102.786	102.686	3.750	102.886	102.786	102.686	3.750	99.920	99.820	99.720	3.750	99.920	99.820	99.720	3.750	99.920	99.820	99.720
3.875	103.034	102.934	102.834	3															



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.:

6/4/2020

45 Day Lock Exp.:

6/19/2020

60 Day Lock Exp.:

7/6/2020

W. Rate Sheet Dated: 5/5/2020

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	98.710	98.542	98.384	2.750	99.033	98.828	98.808	2.750	100.568	100.468	100.368	2.750	96.072	95.904	95.746	2.750	99.555	99.455	99.355
2.875	99.454	99.297	99.146	2.875	99.778	99.584	99.564	2.875	100.870	100.770	100.670	2.875	96.816	96.659	96.508	2.875	99.857	99.757	99.657
2.990	100.159	100.021	99.877	2.990	100.205	100.023	100.003	2.990	101.019	100.919	100.819	2.990	97.521	97.383	97.239	2.990	100.006	99.906	99.806
3.000	100.259	100.121	99.977	3.000	100.305	100.123	100.103	3.000	101.119	101.019	100.919	3.000	97.621	97.483	97.339	3.000	100.106	100.006	99.906
3.125	100.715	100.588	100.452	3.125	100.730	100.567	100.530	3.125	101.670	101.570	101.470	3.125	98.077	97.950	97.814	3.125	99.595	99.495	99.395
3.250	101.158	101.003	100.856	3.250	101.123	100.932	100.892	3.250	102.043	101.943	101.843	3.250	98.893	98.738	98.591	3.250	99.968	99.868	99.768
3.375	101.599	101.454	101.315	3.375	101.648	101.464	101.424	3.375	102.372	102.272	102.172	3.375	99.334	99.189	99.050	3.375	100.297	100.197	100.097
3.500	101.988	101.853	101.722	3.500	102.032	101.856	101.817	3.500	102.588	102.488	102.388	3.500	99.723	99.588	99.457	3.500	100.513	100.413	100.313
3.625	102.288	102.185	102.060	3.625	102.341	102.167	102.128	3.625	102.628	102.528	102.428	3.625	100.023	99.920	99.795	3.625	99.362	99.262	99.162
3.750	102.573	102.444	102.303	3.750	102.711	102.542	102.483	3.750	102.958	102.858	102.758	3.750	99.557	99.428	99.287	3.750	99.692	99.592	99.492
3.875	102.928	102.803	102.665	3.875	103.096	102.934	102.875	3.875	103.107	103.007	102.907	3.875	99.912	99.787	99.649	3.875	99.841	99.741	99.641
3.990	103.177	103.058	102.925	3.990	103.315	103.159	103.100	3.990	103.370	103.270	103.170	3.990	100.161	100.042	99.909	3.990	100.104	100.004	99.904
4.000	103.277	103.158	103.025	4.000	103.415	103.259	103.200	4.000	103.470	103.370	103.270	4.000	100.261	100.142	100.009	4.000	100.204	100.104	100.004
4.125	103.307	103.184	103.055	4.125	103.538	103.385	103.326	4.125	102.643	102.543	102.443	4.125	100.291	100.168	100.039	4.125	99.002	98.902	98.802
4.250	102.753	102.653	102.553	4.250	103.254	103.154	103.054	4.250	102.965	102.865	102.765	4.250	99.428	99.328	99.228	4.250	99.324	99.224	99.124
4.375	103.052	102.952	102.852	4.375	103.434	103.334	103.234	4.375	103.246	103.146	103.046	4.375	99.727	99.627	99.527	4.375	99.605	99.505	99.405
4.500	103.352	103.252	103.152	4.500	103.603	103.503	103.403	4.500	103.404	103.304	103.204	4.500	100.027	99.927	99.827	4.500	99.763	99.663	99.563
4.625	103.466	103.366	103.266	4.625	103.716	103.616	103.516	4.625	102.560	102.460	102.360	4.625	100.141	100.041	99.941	4.625	98.328	98.228	98.128
4.750	103.467	103.367	103.267	4.750	104.292	104.192	104.092	4.750	102.725	102.625	102.525	4.750	98.952	98.852	98.752	4.750	99.938	99.838	99.738

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

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

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

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

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

Lock Desk Policy			
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.:

6/4/2020

45 Day Lock Exp.:

6/19/2020

60 Day Lock Exp.:

7/6/2020

W. Rate Sheet Dated: 5/5/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Non-Conforming "Jumbo"

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

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

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

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

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

Lock Desk Policy

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

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

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

For use by mortgage professionals only and should not be distributed to borrowers.

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