

W. Rate Sheet Dated: 5/12/2020

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	99.659	99.409	99.128	2.750	99.338	99.088	98.807	2.375	97.682	97.532	97.382	3.125	95.865	95.715	95.565
2.875	99.664	99.414	99.133	2.875	99.343	99.093	98.812	2.500	97.687	97.537	97.387	3.250	97.347	97.197	97.047
3.000	99.670	99.420	99.138	3.000	99.347	99.097	98.816	2.625	97.691	97.541	97.391	3.375	97.340	97.190	97.040
3.125	99.674	99.424	99.143	3.125	99.351	99.101	98.820	2.750	98.869	98.719	98.569	3.500	97.323	97.173	97.023
3.250	100.921	100.671	100.468	3.250	100.400	100.150	99.947	2.875	98.873	98.723	98.573	3.625	97.325	97.175	97.025
3.375	100.826	100.576	100.372	3.375	100.404	100.154	99.951	3.000	98.877	98.727	98.577	Margin = 2.250		Index = 0.160	
3.500	100.829	100.579	100.376	3.500	100.408	100.158	99.954	3.125	98.881	98.731	98.581				
3.625	100.833	100.583	100.380	3.625	100.411	100.161	99.958	3.250	101.454	101.304	101.154				
3.750	102.383	102.233	102.083	3.750	101.712	101.562	101.412	3.375	101.457	101.307	101.157				
3.875	102.287	102.137	101.987	3.875	101.715	101.565	101.415	3.500	101.461	101.311	101.161				
4.000	102.290	102.140	101.990	4.000	101.732	101.582	101.432	3.625	101.464	101.314	101.164				
4.125	102.294	102.144	101.994	4.125	101.735	101.585	101.435	3.750	101.914	101.764	101.614				
4.250	103.219	103.119	103.019	4.250	102.602	102.502	102.402	3.875	101.917	101.767	101.617				
4.375	103.122	103.022	102.922	4.375	102.605	102.505	102.405	4.000	101.913	101.763	101.613				
4.500	103.136	103.036	102.936	4.500	102.594	102.494	102.394	4.125	101.916	101.766	101.616				
4.625	103.139	103.039	102.939	4.625	102.596	102.496	102.396	4.250	102.114	101.964	101.814				
4.750	103.904	103.804	103.704	4.750	103.276	103.176	103.076	4.375	102.116	101.966	101.816				
4.875	103.807	103.707	103.607	4.875	103.278	103.178	103.078	4.500	102.105	101.955	101.805				
6.250	105.522	105.372	105.222	6.250	104.979	104.829	104.679	4.625	102.108	101.958	101.808				

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	98.909	98.659	98.378	2.750	98.338	98.088	97.807	2.375	96.682	96.532	96.382	3.125	94.865	94.715	94.565
2.875	98.914	98.664	98.383	2.875	98.343	98.093	97.812	2.500	96.687	96.537	96.387	3.250	96.347	96.197	96.047
3.000	98.920	98.670	98.388	3.000	98.347	98.097	97.816	2.625	96.691	96.541	96.391	3.375	96.340	96.190	96.040
3.125	98.924	98.674	98.393	3.125	98.351	98.101	97.820	2.750	97.869	97.719	97.569	3.500	96.323	96.173	96.023
3.250	100.171	99.921	99.718	3.250	99.900	99.650	99.447	2.875	97.873	97.723	97.573	3.625	96.325	96.175	96.025
3.375	100.076	99.826	99.622	3.375	99.904	99.654	99.451	3.000	97.877	97.727	97.577	Margin = 2.250		Index = 0.160	
3.500	100.079	99.829	99.626	3.500	99.908	99.658	99.454	3.125	97.881	97.731	97.581	30 Year OTC			
3.625	100.083	99.833	99.630	3.625	99.911	99.661	99.458	3.250	100.454	100.304	100.154	Rate	30 Day	45 Day	60 Day
3.750	101.433	101.283	101.133	3.750	100.712	100.562	100.412	3.375	100.457	100.307	100.157	4.000	101.915	101.665	101.415
3.875	101.337	101.187	101.037	3.875	100.715	100.565	100.415	3.500	100.461	100.311	100.161	4.125	101.919	101.669	101.419
4.000	101.340	101.190	101.040	4.000	100.732	100.582	100.432	3.625	100.464	100.314	100.164	4.375	102.747	102.497	102.247
4.125	101.344	101.194	101.044	4.125	100.735	100.585	100.435	3.750	100.914	100.764	100.614	4.500	102.761	102.511	102.261
4.250	102.469	102.369	102.269	4.250	101.602	101.502	101.402	3.875	100.917	100.767	100.617	4.625	102.764	102.514	102.264
4.375	102.372	102.272	102.172	4.375	101.605	101.505	101.405	4.000	100.931	100.781	100.631	4.875	103.432	103.182	102.932
4.500	102.386	102.286	102.186	4.500	101.594	101.494	101.394	4.125	100.916	100.766	100.616	5.000	103.435	103.185	102.935
4.625	102.389	102.289	102.189	4.625	101.596	101.496	101.396	4.250	101.114	100.964	100.814	5.125	103.437	103.187	102.937
4.750	103.154	103.054	102.954	4.750	102.276	102.176	102.076	4.375	101.116	100.966	100.816	5.500	104.358	104.108	103.858
4.875	103.057	102.957	102.857	4.875	102.278	102.178	102.078	4.500	101.105	100.955	100.805	5.625	104.361	104.111	103.861
6.250	104.772	104.622	104.472	6.250	103.979	103.829	103.679	4.625	101.108	100.958	100.808	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	99.165	98.915	98.665	4.750	101.000	100.750	100.500
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.125	99.169	98.919	98.669				
4.125	99.344	99.094	98.844	6.250	103.750	103.500	103.250	4.375	99.997	99.747	99.497				
4.250	100.169	99.919	99.669					4.500	100.011	99.761	99.511				
4.375	100.172	99.922	99.672					4.625	100.014	99.764	99.514				
4.500	99.986	99.736	99.486					4.875	100.682	100.432	100.182				
4.625	99.989	99.739	99.489					5.000	100.685	100.435	100.185				
5.000	100.860	100.610	100.360					5.125	100.687	100.437	100.187				
5.125	100.862	100.612	100.362					5.500	101.608	101.358	101.108				
5.250	101.262	101.012	100.762					5.625	101.611	101.361	101.111	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	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 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@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/11/2020

45 Day Lock Exp.:

6/26/2020

60 Day Lock Exp.:

7/13/2020

W. Rate Sheet Dated: 5/12/2020

Release Time: 10:00 am ET

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STANDARD GOVERNMENT HIGH BALANCE PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	97.197	96.947	96.665	2.750	97.306	97.056	96.775	2.375	94.462	94.312	94.162	3.125	94.413	94.263	94.113
2.875	97.202	96.952	96.671	2.875	97.311	97.061	96.779	2.500	94.467	94.317	94.167	3.250	95.770	95.620	95.470
3.000	97.207	96.957	96.676	3.000	97.315	97.065	96.783	2.625	94.471	94.321	94.171	3.375	95.762	95.612	95.462
3.125	97.212	96.962	96.681	3.125	97.319	97.069	96.787	2.750	96.836	96.686	96.536	3.500	95.746	95.596	95.446
3.250	98.334	98.084	97.880	3.250	98.242	97.992	97.789	2.875	96.841	96.691	96.541	3.625	95.747	95.597	95.447
3.375	98.238	97.988	97.785	3.375	98.246	97.996	97.793	3.000	96.844	96.694	96.544	Margin = 2.250		Index = 0.160	
3.500	98.242	97.992	97.789	3.500	98.250	98.000	97.797	3.125	96.848	96.698	96.548				
3.625	98.246	97.996	97.793	3.625	98.254	98.004	97.801	3.250	99.296	99.146	98.996				
3.750	99.483	99.333	99.183	3.750	99.242	99.092	98.942	3.375	99.300	99.150	99.000				
3.875	99.387	99.237	99.087	3.875	99.245	99.095	98.945	3.500	99.303	99.153	99.003				
4.000	99.390	99.240	99.090	4.000	99.262	99.112	98.962	3.625	99.307	99.157	99.007				
4.125	99.394	99.244	99.094	4.125	99.265	99.115	98.965	3.750	99.444	99.294	99.144				
4.250	100.319	100.219	100.119	4.250	100.132	100.032	99.932	3.875	99.447	99.297	99.147				
4.375	100.222	100.122	100.022	4.375	100.135	100.035	99.935	4.000	99.443	99.293	99.143				
4.500	100.236	100.136	100.036	4.500	100.124	100.024	99.924	4.125	99.446	99.296	99.146				
4.625	100.239	100.139	100.039	4.625	100.126	100.026	99.926	4.250	99.644	99.494	99.344				
4.750	100.442	100.342	100.242	4.750	100.243	100.143	100.043	4.375	99.646	99.496	99.346				
4.875	100.345	100.245	100.145	4.875	100.246	100.146	100.046	4.500	99.635	99.485	99.335				
6.250	101.872	101.722	101.572	6.250	101.759	101.609	101.459	4.625	99.638	99.488	99.338				

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	96.447	96.197	95.915	2.750	95.876	95.626	95.345	2.375	94.532	94.382	94.232	3.125	92.403	92.253	92.103
2.875	96.452	96.202	95.921	2.875	95.881	95.631	95.349	2.500	94.537	94.387	94.237	3.250	93.760	93.610	93.460
3.000	96.457	96.207	95.926	3.000	95.885	95.635	95.353	2.625	94.541	94.391	94.241	3.375	93.752	93.602	93.452
3.125	96.462	96.212	95.931	3.125	95.889	95.639	95.357	2.750	95.437	95.287	95.137	3.500	93.736	93.586	93.436
3.250	97.584	97.334	97.130	3.250	97.312	97.062	96.859	2.875	95.442	95.292	95.142	3.625	93.737	93.587	93.437
3.375	97.488	97.238	97.035	3.375	97.316	97.066	96.863	3.000	95.446	95.296	95.146	Margin = 2.250		Index = 0.160	
3.500	97.492	97.242	97.039	3.500	97.320	97.070	96.867	3.125	95.449	95.299	95.149	30 Year OTC			
3.625	97.496	97.246	97.043	3.625	97.324	97.074	96.871	3.250	97.679	97.529	97.379	Rate	30 Day	45 Day	60 Day
3.750	98.533	98.383	98.233	3.750	97.812	97.662	97.512	3.375	97.682	97.532	97.382	4.000	99.015	98.765	98.515
3.875	98.437	98.287	98.137	3.875	97.815	97.665	97.515	3.500	97.686	97.536	97.386	4.125	99.019	98.769	98.519
4.000	98.440	98.290	98.140	4.000	97.832	97.682	97.532	3.625	97.689	97.539	97.389	4.375	99.847	99.597	99.347
4.125	98.444	98.294	98.144	4.125	97.835	97.685	97.535	3.750	98.139	97.989	97.839	4.500	99.861	99.611	99.361
4.250	99.569	99.469	99.369	4.250	98.702	98.602	98.502	3.875	98.142	97.992	97.842	4.625	99.864	99.614	99.364
4.375	99.472	99.372	99.272	4.375	98.705	98.605	98.505	4.000	98.138	97.988	97.838	4.875	99.970	99.720	99.470
4.500	99.486	99.386	99.286	4.500	98.694	98.594	98.494	4.125	98.141	97.991	97.841	5.000	99.972	99.722	99.472
4.625	99.489	99.389	99.289	4.625	98.696	98.596	98.496	4.250	97.714	97.564	97.414	5.125	99.975	99.725	99.475
4.750	99.692	99.592	99.492	4.750	98.813	98.713	98.613	4.375	97.716	97.566	97.416	5.500	100.458	100.208	99.958
4.875	99.595	99.495	99.395	4.875	98.816	98.716	98.616	4.500	97.705	97.555	97.405	5.625	100.461	100.211	99.961
6.250	101.122	100.972	100.822	6.250	100.329	100.179	100.029	4.625	97.708	97.558	97.408	6.250	101.175	100.925	100.675

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	96.265	96.015	95.765	4.750	N/A	N/A	N/A
4.125	96.094	95.844	95.594	6.250	99.750	99.500	99.250	4.125	96.269	96.019	95.769				
4.250	96.919	96.669	96.419					4.375	97.097	96.847	96.597				
4.375	96.922	96.672	96.422					4.500	97.111	96.861	96.611				
4.500	96.736	96.486	96.236					4.625	97.114	96.864	96.614				
4.625	96.739	96.489	96.239					4.875	97.220	96.970	96.720				
5.000	97.047	96.797	96.547					5.000	97.222	96.972	96.722				
5.125	97.050	96.800	96.550					5.125	97.225	96.975	96.725				
5.250	97.012	96.762	96.512					5.500	97.708	97.458	97.208	30 yr DPA "3.5% DPA ; Lender Paid Only"			
Borrower Paid Comp Only				Lender Paid Only				5.625	97.711	97.461	97.211	Rate	30 Day	45 Day	60 Day
								6.250	98.425	98.175	97.925	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 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)	

W. Rate Sheet Dated: 5/12/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FNMA																			
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	98.338	98.181	98.138	2.875	97.626	97.526	97.426	2.750	96.752	96.652	96.552	2.750	96.713	96.557	96.513	2.750	95.119	95.019	94.919
2.875	98.947	98.790	98.747	2.990	98.084	97.984	97.884	2.875	97.439	97.339	97.239	2.875	97.306	97.149	97.106	2.875	95.785	95.685	95.585
2.990	99.433	99.276	99.233	3.000	98.184	98.084	97.984	2.990	97.896	97.796	97.696	2.990	97.759	97.603	97.559	2.990	96.210	96.110	96.010
3.000	99.533	99.376	99.333	3.125	98.574	98.474	98.374	3.000	97.966	97.866	97.766	3.000	97.859	97.703	97.659	3.000	96.310	96.210	96.110
3.125	99.889	99.732	99.689	3.250	99.244	99.144	99.044	3.125	98.387	98.287	98.187	3.125	98.075	97.919	97.875	3.125	96.560	96.460	96.360
3.250	100.341	100.176	100.141	3.375	99.784	99.684	99.584	3.250	99.053	98.953	98.853	3.250	98.250	98.085	98.050	3.250	96.953	96.853	96.753
3.375	100.822	100.657	100.622	3.500	100.217	100.117	100.017	3.375	99.596	99.496	99.396	3.375	98.721	98.556	98.521	3.375	97.483	97.383	97.283
3.500	101.215	101.050	101.015	3.625	100.899	100.799	100.699	3.500	100.029	99.929	99.829	3.500	99.110	98.945	98.910	3.500	97.912	97.812	97.712
3.625	101.571	101.406	101.371	3.750	101.792	101.692	101.592	3.625	100.848	100.748	100.648	3.625	99.288	99.123	99.088	3.625	98.416	98.316	98.216
3.750	101.872	101.699	101.672	3.875	102.223	102.123	102.023	3.750	101.788	101.688	101.588	3.750	99.263	99.093	99.063	3.750	98.983	98.883	98.783
3.875	102.256	102.083	102.056	3.990	102.483	102.383	102.283	3.875	102.223	102.123	102.023	3.875	99.643	99.470	99.443	3.875	99.410	99.310	99.210
3.990	102.484	102.311	102.284	4.000	102.583	102.483	102.383	3.990	102.483	102.383	102.283	3.990	99.864	99.691	99.664	3.990	99.663	99.563	99.463
4.000	102.584	102.411	102.384	4.125	102.855	102.755	102.655	4.000	102.583	102.483	102.383	4.000	99.964	99.791	99.764	4.000	99.763	99.663	99.563
4.125	102.778	102.605	102.578	4.250	103.170	103.070	102.970	4.125	102.855	102.755	102.655	4.125	100.126	99.953	99.926	4.125	99.926	99.826	99.726
4.250	102.340	102.240	102.140	4.375	103.521	103.421	103.321	4.250	102.979	102.879	102.779	4.250	99.171	99.071	98.971	4.250	98.971	98.871	98.771
4.375	102.652	102.552	102.452	4.500	103.805	103.705	103.605	4.375	103.334	103.234	103.134	4.375	99.487	99.387	99.287	4.375	99.287	99.187	99.087
4.500	102.909	102.809	102.709	4.625	104.051	103.951	103.851	4.500	103.618	103.518	103.418	4.500	99.787	99.687	99.587	4.500	99.587	99.487	99.387
4.625	103.032	102.932	102.832	4.750	104.750	104.650	104.550	4.625	104.081	103.981	103.881	4.625	99.937	99.837	99.737	4.625	99.737	99.637	99.537
4.750	103.476	103.376	103.276	4.875	N/A	N/A	N/A	4.750	104.903	104.803	104.703	4.750	99.793	99.693	99.593	4.750	99.593	99.493	99.393
30/25 Year >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	94.927	94.827	94.727	2.875	99.392	99.166	99.192	2.875	98.842	98.742	98.642	2.875	98.779	98.579	98.579	2.750	100.176	100.014	99.976
2.875	95.598	95.498	95.398	2.990	99.851	99.644	99.651	2.990	99.269	99.169	99.069	2.990	99.206	99.006	99.006	2.875	100.511	100.349	100.311
2.990	96.022	95.922	95.822	3.000	99.951	99.744	99.751	3.000	99.369	99.269	99.169	3.000	99.306	99.106	99.106	2.990	100.722	100.560	100.522
3.000	96.122	96.022	95.922	3.125	100.290	100.084	100.090	3.125	99.742	99.642	99.542	3.125	99.679	99.479	99.479	3.000	100.822	100.660	100.622
3.125	96.373	96.273	96.173	3.250	100.657	100.442	100.457	3.250	100.279	100.179	100.079	3.250	100.279	100.079	100.079	3.125	101.364	101.202	101.164
3.250	96.762	96.662	96.562	3.375	101.110	100.895	100.910	3.375	100.776	100.676	100.576	3.375	100.776	100.576	100.576	3.250	101.715	101.553	101.515
3.375	97.295	97.195	97.095	3.500	101.482	101.267	101.282	3.500	101.186	101.086	100.986	3.500	101.186	100.986	100.986	3.375	102.047	101.885	101.847
3.500	97.724	97.624	97.524	3.625	101.830	101.615	101.630	3.625	101.569	101.469	101.369	3.625	101.569	101.369	101.369	3.500	102.276	102.114	102.076
3.625	98.365	98.265	98.165	3.750	102.211	101.988	102.011	3.750	102.019	101.919	101.819	3.750	101.862	101.662	101.662	3.625	102.564	102.402	102.364
3.750	98.979	98.879	98.779	3.875	102.566	102.343	102.366	3.875	102.408	102.308	102.208	3.875	102.252	102.052	102.052	3.750	102.566	102.388	102.366
3.875	99.410	99.310	99.210	3.990	102.778	102.555	102.578	3.990	102.651	102.551	102.451	3.990	102.495	102.295	102.295	3.875	102.884	102.706	102.684
3.990	99.663	99.563	99.463	4.000	102.878	102.655	102.678	4.000	102.751	102.651	102.551	4.000	102.595	102.395	102.395	3.990	103.130	102.952	102.930
4.000	99.763	99.663	99.563	4.125	103.035	102.812	102.835	4.125	103.015	102.915	102.815	4.125	102.859	102.659	102.659	4.000	103.230	103.052	103.030
4.125	99.926	99.826	99.726	4.250	102.367	102.172	102.167	4.250	102.065	101.965	101.865	4.250	102.003	101.803	101.803	4.125	103.490	103.312	103.290
4.250	98.971	98.871	98.771	4.375	102.649	102.499	102.449	4.375	102.375	102.275	102.175	4.375	102.312	102.112	102.112	4.250	102.872	102.725	102.672
4.375	99.287	99.187	99.087	4.500	102.893	102.743	102.693	4.500	102.645	102.545	102.445	4.500	102.583	102.383	102.383	4.375	103.091	102.944	102.891
4.500	99.587	99.487	99.387	4.625	103.013	102.863	102.813	4.625	102.887	102.787	102.687	4.625	102.824	102.624	102.624	4.500	103.201	103.054	103.001
4.625	99.737	99.637	99.537	4.750	103.527	103.377	103.327	4.750	103.293	103.193	103.093	4.750	103.231	103.031	103.031	4.625	103.269	103.122	103.069
4.750	99.939	99.839	99.739	4.875	103.786	103.636	103.586	4.875	103.579	103.479	103.379	4.875	103.516	103.316	103.316	4.750	102.697	102.519	102.497
15 Year 105-125				15 Year >125				15 Year High Balance				15 Year 105-125 High Balance				15 Year >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	98.587	98.487	98.387	2.750	98.587	98.387	98.387	2.750	98.901	98.701	98.701	2.750	97.112	96.912	96.912	2.750	97.112	96.912	96.912
2.875	98.977	98.877	98.777	2.875	98.956	98.756	98.756	2.875	99.135	98.935	98.935	2.875	97.401	97.201	97.201	2.875	97.380	97.180	97.180
2.990	99.588	99.488	99.388	2.990	99.510	99.310	99.310	2.990	99.236	99.036	99.036	2.990	97.902	97.702	97.702	2.990	97.824	97.624	97.624
3.000	99.688	99.588	99.488	3.000	99.610	99.410	99.410	3.000	99.336	99.136	99.136	3.000	98.002	97.802	97.802	3.000	97.924	97.724	97.724
3.125	100.361	100.261	100.161	3.125	100.299	100.099	100.099	3.125	99.662	99.462	99.462	3.125	98.459	98.259	98.259	3.125	98.397	98.197	98.197
3.250	100.748	100.648	100.548	3.250	100.685	100.485	100.485	3.250	99.669	99.469	99.469	3.250	98.502	98.302	98.302	3.250	98.439	98.239	98.239
3.375	101.112	101.012	100.912	3.375	101.049	100.849	100.849	3.375	99.901	99.701	99.701	3.375	98.766	98.566	98.566	3.375	98.703	98.503	98.503
3.500	101.364	101.264	101.164	3.500	101.301	101.101	101.101	3.500	100.062	99.862	99.862	3.500	98.950	98.750	98.750	3.500	98.887	98.687	98.687
3.625	101.680	101.580	101.480	3.625	101.618	101.418	101.418	3.625	100.260	100.060	100.060	3.625	99.176	98.976	98.976	3.625	99.114	98.914	98.914
3.750	101.922	101.822	101.722	3.750	101.922	101.722	101.722	3.750	99.300	99.100	99.100	3.750	98.456	98.256	98.256	3.750	98.456	98.256	98.256
3.875	102.272	102.172	102.072	3.875	102.272	102.072	102.072	3.875	99.522	99.322	99.322	3.875	98.710	98.510	98.510	3.875	98.710	98.510	98.510
3.990	102.554	102.454	102.354	3.990	102.554	102.354	102.354	3.990	99.667	99.467	99.467	3.990	98.891	98.691	98.691	3.990	98.891	98.691	98.691
4.000	102.654	102.554	102.454	4.000	102.654	102.454	102.454	4.000	99.767	99.567	99.567	4.000	98.981	98.781	98.781	4.000	98.981	98.781	98.781
4.125	102.939	102.839	102.739	4.125	102.939	102.739	102.739	4.125	9										

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%	-0.00%	-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%	-0.00%	-1.25%	-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 ↓ \ 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%
Investment property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-0.250	-0.250
Manufactured*	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year**	-1.000	-1.000	-1.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Ref	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/J Ref	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
* Not applicable MH Advantage properties (identified by SFC 859 in conjunction with SFC 235).									
** Not applicable to detached Condominium units (identified by SFC 588).									

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

** Not applicable to detached Condominium units (identified by SEC 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	0.00%
All other LTV & FICO combos	1.50%

*The above caps do not include the following
 LLPA's: State; Extension; Loan Size

*The above caps do not include the follow

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.

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

Lock Desk Policy

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

6/11/2020

6/26/2020

7/13/2020

W. Rate Sheet Dated: 5/12/2020

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	96.966	96.841	96.591	
2.875	97.639	97.514	97.264	
3.000	98.342	98.217	97.967	
3.125	98.748	98.623	98.373	
3.250	99.077	98.952	98.702	
3.375	99.514	99.389	99.139	
3.500	99.840	99.715	99.465	
3.625	100.107	99.982	99.732	
3.750	100.369	100.244	99.994	
3.875	100.682	100.557	100.307	
4.000	101.000	100.875	100.625	
4.125	101.073	100.948	100.698	
4.250	100.813	100.688	100.438	
4.375	101.100	100.975	100.725	
4.500	101.427	101.302	101.052	
4.625	101.493	101.368	101.118	
4.750	101.896	101.771	101.521	
4.875	102.184	102.059	101.809	
4.990	N/A	N/A	N/A	
5.000	N/A	N/A	N/A	

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	96.719	96.594	96.344	
2.750	97.201	97.076	96.826	
2.875	97.924	97.799	97.549	
3.000	98.422	98.297	98.047	
3.125	98.807	98.682	98.432	
3.250	99.061	98.936	98.686	
3.375	99.561	99.436	99.186	
3.500	99.922	99.797	99.547	
3.625	100.176	100.051	99.801	
3.750	100.434	100.309	100.059	
3.875	100.792	100.667	100.417	
4.000	101.087	100.962	100.712	
4.125	101.191	101.066	100.816	
4.250	101.570	101.445	101.195	
4.375	101.740	101.615	101.365	

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	96.861	96.736	96.486	
2.500	97.599	97.474	97.224	
2.625	98.036	97.911	97.661	
2.750	98.493	98.368	98.118	
2.875	98.764	98.639	98.389	
3.000	98.948	98.823	98.573	
3.125	99.576	99.451	99.201	
3.250	99.910	99.785	99.535	
3.375	100.217	100.092	99.842	
3.500	100.395	100.270	100.020	
3.625	100.425	100.300	100.050	
3.750	100.730	100.605	100.355	
3.875	100.879	100.754	100.504	
4.000	101.242	101.117	100.867	
4.125	100.501	100.376	100.126	

30 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.875	95.404	95.279	95.029	
3.000	96.107	95.982	95.732	
3.125	96.513	96.388	96.138	
3.250	96.869	96.744	96.494	
3.375	97.305	97.180	96.930	
3.500	97.632	97.507	97.257	
3.625	97.898	97.773	97.523	
3.750	97.509	97.384	97.134	
3.875	97.821	97.696	97.446	
4.000	98.140	98.015	97.765	
4.125	98.213	98.088	97.838	
4.250	97.892	97.767	97.517	
4.375	98.179	98.054	97.804	

20 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.875	97.368	97.243	96.993	
3.000	97.639	97.514	97.264	
3.125	97.822	97.697	97.447	
3.250	97.545	97.420	97.170	
3.375	97.878	97.753	97.503	
3.500	98.185	98.060	97.810	
3.625	98.363	98.238	97.988	
3.750	97.235	97.110	96.860	
3.875	97.539	97.414	97.164	
4.000	97.688	97.563	97.313	
4.125	98.051	97.926	97.676	
4.250	96.969	96.844	96.594	
4.375	97.290	97.165	96.915	

15 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.750	97.268	97.143	96.893	
2.875	97.539	97.414	97.164	
3.000	97.722	97.597	97.347	
3.125	97.445	97.320	97.070	
3.250	97.778	97.653	97.403	
3.375	98.085	97.960	97.710	
3.500	98.263	98.138	97.888	
3.625	97.135	97.010	96.760	
3.750	97.439	97.314	97.064	
3.875	97.588	97.463	97.213	
4.000	97.951	97.826	97.576	
4.125	96.869	96.744	96.494	
4.250	97.190	97.065	96.815	

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.: 6/11/2020
45 Day Lock Exp.: 6/26/2020
60 Day Lock Exp.: 7/13/2020

W. Rate Sheet Dated: 5/12/2020

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		
2.750	98.168	98.068	97.968	3.375	100.051	99.951	99.851	3.375	100.051	99.951	99.851	2.750	95.880	95.780	95.680	3.375	98.329		
2.875	98.875	98.775	98.675	3.500	100.426	100.326	100.226	3.500	100.426	100.326	100.226	2.875	96.587	96.487	96.387	3.500	98.704		
2.990	99.519	99.419	99.319	3.625	100.741	100.641	100.541	3.625	100.741	100.641	100.541	2.990	97.231	97.131	97.031	3.625	99.019		
3.000	99.619	99.519	99.419	3.750	101.043	100.943	100.843	3.750	101.043	100.943	100.843	3.000	97.331	97.231	97.131	3.750	98.571		
3.125	100.070	99.970	99.870	3.875	101.397	101.297	101.196	3.875	101.397	101.297	101.196	3.125	97.782	97.682	97.582	3.875	98.925		
3.250	100.441	100.341	100.241	3.990	101.653	101.553	101.453	3.990	101.653	101.553	101.453	3.250	98.719	98.619	98.519	3.990	99.181		
3.375	100.926	100.826	100.726	4.000	101.753	101.653	101.553	4.000	101.753	101.653	101.553	3.375	99.204	99.104	99.004	4.000	99.281		
3.500	101.301	101.201	101.101	4.125	101.857	101.757	101.657	4.125	101.857	101.757	101.657	3.500	99.579	99.479	99.379	4.125	99.385		
3.625	101.616	101.516	101.416	4.250	101.621	101.511	101.370	4.250	101.621	101.511	101.370	3.625	99.894	99.794	99.694	4.250	99.022		
3.750	101.918	101.818	101.709	4.375	101.925	101.815	101.688	4.375	101.925	101.815	101.688	3.750	99.446	99.346	99.237	4.375	99.326		
3.875	102.272	102.172	102.071	4.500	102.002	101.891	101.770	4.500	102.002	101.891	101.770	3.875	99.800	99.700	99.599	4.500	99.403		
3.990	102.528	102.428	102.328	4.625	102.072	101.960	101.841	4.625	102.072	101.960	101.841	3.990	100.056	99.956	99.856	4.625	99.473		
4.000	102.628	102.528	102.428	4.750	102.457	102.322	102.154	4.750	102.457	102.322	102.154	4.000	100.156	100.056	99.956	4.750	99.484		
4.125	102.732	102.632	102.532	4.875	102.767	102.641	102.494	4.875	102.767	102.641	102.494	4.125	100.260	100.160	100.060	4.875	99.794		
4.250	102.496	102.396	102.245	4.990	102.904	102.778	102.638	4.990	102.904	102.778	102.638	4.250	99.897	99.787	99.646	4.990	99.931		
4.375	102.800	102.690	102.563	5.000	103.004	102.878	102.738	5.000	103.004	102.878	102.738	4.375	100.201	100.091	99.964	5.000	100.031		
4.500	103.127	103.016	102.895	5.125	103.257	103.132	102.994	5.125	103.257	103.132	102.994	4.500	100.528	100.417	100.296	5.125	100.284		
4.625	103.197	103.085	102.966	5.250	103.987	103.832	103.643	5.250	103.987	103.832	103.643	4.625	100.598	100.486	100.367	5.250	100.078		
4.750	103.582	103.447	103.279	5.375	105.214	105.073	104.907	5.375	105.214	105.073	104.907	4.750	100.609	100.474	100.306	5.375	101.155		
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		
3.375	98.329	98.229	98.129	2.750	98.493	98.393	98.293	3.375	100.523	100.423	100.323	3.375	100.523	100.423	100.323	2.750	100.369		
3.500	98.704	98.604	98.504	2.875	99.250	99.150	99.050	3.500	100.932	100.832	100.732	3.500	100.932	100.832	100.732	2.875	100.672		
3.625	99.019	98.919	98.819	2.990	99.688	99.588	99.488	3.625	101.229	101.129	101.029	3.625	101.229	101.129	101.029	2.990	100.785		
3.750	98.571	98.471	98.362	3.000	99.788	99.688	99.588	3.750	101.548	101.448	101.348	3.750	101.548	101.448	101.348	3.000	100.885		
3.875	98.925	98.825	98.724	3.125	100.217	100.117	100.017	3.875	101.947	101.847	101.747	3.875	101.947	101.847	101.747	3.125	101.541		
3.990	99.181	99.081	98.981	3.250	100.478	100.378	100.278	3.990	102.178	102.078	101.978	3.990	102.178	102.078	101.978	3.250	101.897		
4.000	99.281	99.181	99.081	3.375	101.023	100.923	100.823	4.000	102.278	102.178	102.078	4.000	102.278	102.178	102.078	3.375	102.230		
4.125	99.385	99.285	99.185	3.500	101.432	101.332	101.232	4.125	102.415	102.315	102.215	4.125	102.415	102.315	102.215	3.500	102.427		
4.250	99.022	98.912	98.771	3.625	101.729	101.629	101.529	4.250	102.821	102.721	102.621	4.250	102.821	102.721	102.621	3.625	102.469		
4.375	99.326	99.216	99.089	3.750	102.048	101.948	101.848	4.375	103.008	102.908	102.808	4.375	103.008	102.908	102.808	3.750	102.784		
4.500	99.403	99.292	99.171	3.875	102.447	102.347	102.247	4.500	102.453	102.353	102.253	4.500	102.453	102.353	102.253	3.875	102.933		
4.625	99.473	99.361	99.242	3.990	102.678	102.578	102.478	4.625	102.533	102.433	102.333	4.625	102.533	102.433	102.333	3.990	103.199		
4.750	99.484	99.349	99.181	4.000	102.778	102.678	102.578	4.750	103.281	103.181	103.070	4.750	103.281	103.181	103.070	4.000	103.299		
4.875	99.794	99.668	99.521	4.125	102.915	102.815	102.715	4.875	103.539	103.439	103.332	4.875	103.539	103.439	103.332	4.125	102.561		
4.990	99.931	99.805	99.665	4.250	103.321	103.221	103.121	4.990	103.857	103.757	103.649	4.990	103.857	103.757	103.649	4.250	102.885		
5.000	100.031	99.905	99.765	4.375	103.508	103.408	103.308	5.000	103.957	103.857	103.749	5.000	103.957	103.857	103.749	4.375	103.153		
5.125	100.284	100.159	100.021	4.500	103.703	103.603	103.503	5.125	104.240	104.140	104.035	5.125	104.240	104.140	104.035	4.500	103.299		
5.250	100.078	99.923	99.734	4.625	103.783	103.683	103.583	5.250	104.380	104.260	104.124	5.250	104.380	104.260	104.124	4.625	102.572		
5.375	101.155	101.014	100.848	4.750	104.531	104.431	104.320	5.375	105.632	105.512	105.377	5.375	105.632	105.512	105.377	4.750	102.718		
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		
2.750	102.369	102.215	102.169	2.750	102.619	102.465	102.419	2.750	99.656	99.502	99.456	2.750	101.656	101.502	101.456	2.750	101.906		
2.875	100.672	100.521	100.472	2.875	100.672	100.521	100.472	2.875	99.959	99.808	99.759	2.875	99.959	99.808	99.759	2.875	99.959		
2.990	100.785	100.635	100.585	2.990	100.785	100.635	100.585	2.990	100.072	99.922	99.872	2.990	100.072	99.922	99.872	2.990	100.072		
3.000	100.885	100.735	100.685	3.000	100.885	100.735	100.685	3.000	100.172	100.022	99.972	3.000	100.172	100.022	99.972	3.000	100.172		
3.125	101.541	101.409	101.341	3.125	101.541	101.409	101.341	3.125	99.766	99.634	99.566	3.125	99.766	99.634	99.566	3.125	99.766		
3.250	101.897	101.768	101.697	3.250	101.897	101.768	101.697	3.250	100.122	99.993	99.922	3.250	100.122	99.993	99.922	3.250	100.122		
3.375	102.230	102.097	102.030	3.375	102.230	102.097	102.030	3.375	100.455	100.322	100.255	3.375	100.455	100.322	100.255	3.375	100.455		
3.500	102.427	102.292	102.227	3.500	102.427	102.292	102.227	3.500	100.652	100.517	100.452	3.500	100.652	100.517	100.452	3.500	100.652		
3.625	102.469	102.336	102.269	3.625	102.469	102.336	102.269	3.625	99.510	99.377	99.310	3.625	99.510	99.377	99.310	3.625	99.510		
3.750	102.784	102.650	102.584	3.750	102.784	102.650	102.584	3.750	99.825	99.691	99.625	3.750	99.825	99.691	99.625	3.750	99.825		
3.875	102.933	102.799	102.733	3.875	102.933	102.799	102.733	3.875	99.974	99.840	99.774	3.875	99.974	99.840	99.774	3.875	99.974		
3.990	103.199	103.066	102.999	3.990	103.199	103.066	102.999	3.990	100.240	100.107	100.040	3.990	100.240	100.107	100.040	3.990	100.240		
4.000	103.299	103.166	103.099	4.000	103.299	103.166	103.099	4.000	100.340	100.207	100.140	4.000	100.340	100.207	100.140	4.000	100.340		
4.125	102.561	102.461	102.361	4.125	102.561	102.461	102.361	4.125	99.233	99.133	99.033	4.125	99.233	99.133	99.033	4.125	99.233		
4.250	102.885	102.785	102.685	4.250	102.885	102.785	102.685	4.250	99.557	99.457	99.357	4.250	99.557	99.457	99.357	4.250	99.557		
4.375	103.153	103.053	102.953	4.375	103.153	103.053	102.953	4.375	99.825	99.725	99.625	4.							



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.:

6/11/2020

45 Day Lock Exp.:

6/26/2020

60 Day Lock Exp.:

7/13/2020

W. Rate Sheet Dated: 5/12/2020

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	98.463	98.301	98.124	2.750	98.818	98.558	98.538	2.750	100.389	100.235	100.189	2.750	95.825	95.663	95.486	2.750	99.376	99.222	99.176
2.875	99.210	99.040	98.872	2.875	99.596	99.332	99.312	2.875	100.698	100.547	100.498	2.875	96.572	96.402	96.234	2.875	99.685	99.534	99.485
2.990	99.901	99.727	99.567	2.990	100.053	99.789	99.769	2.990	100.817	100.663	100.617	2.990	97.263	97.089	96.929	2.990	99.804	99.650	99.604
3.000	100.001	99.827	99.667	3.000	100.153	99.889	99.869	3.000	100.917	100.763	100.717	3.000	97.363	97.189	97.029	3.000	99.904	99.750	99.704
3.125	100.480	100.296	100.146	3.125	100.603	100.345	100.325	3.125	101.536	101.419	101.336	3.125	97.842	97.658	97.508	3.125	99.461	99.344	99.261
3.250	100.640	100.485	100.324	3.250	100.684	100.450	100.410	3.250	101.901	101.786	101.701	3.250	98.568	98.413	98.252	3.250	99.826	99.711	99.626
3.375	101.154	100.995	100.842	3.375	101.236	100.998	100.958	3.375	102.240	102.123	102.040	3.375	99.082	98.923	98.770	3.375	100.165	100.048	99.965
3.500	101.546	101.381	101.236	3.500	101.642	101.398	101.359	3.500	102.442	102.322	102.242	3.500	99.474	99.309	99.164	3.500	100.367	100.247	100.167
3.625	101.870	101.725	101.587	3.625	101.965	101.714	101.674	3.625	102.482	102.382	102.282	3.625	99.798	99.653	99.515	3.625	99.223	99.123	99.023
3.750	102.062	101.894	101.741	3.750	102.199	101.956	101.896	3.750	102.804	102.704	102.604	3.750	99.240	99.072	98.919	3.750	99.545	99.445	99.345
3.875	102.438	102.261	102.113	3.875	102.603	102.355	102.296	3.875	102.957	102.857	102.757	3.875	99.616	99.439	99.291	3.875	99.698	99.598	99.498
3.990	102.710	102.527	102.383	3.990	102.837	102.590	102.530	3.990	103.236	103.136	103.036	3.990	99.888	99.705	99.561	3.990	99.977	99.877	99.777
4.000	102.810	102.627	102.483	4.000	102.937	102.690	102.630	4.000	103.336	103.236	103.136	4.000	99.988	99.805	99.661	4.000	100.077	99.977	99.877
4.125	102.913	102.724	102.585	4.125	103.069	102.813	102.753	4.125	102.604	102.474	102.394	4.125	100.091	99.902	99.763	4.125	98.976	98.846	98.766
4.250	102.513	102.413	102.313	4.250	103.360	103.260	103.160	4.250	102.940	102.808	102.728	4.250	99.564	99.464	99.364	4.250	99.312	99.180	99.100
4.375	102.830	102.730	102.630	4.375	103.546	103.446	103.346	4.375	103.222	103.084	103.004	4.375	99.881	99.781	99.681	4.375	99.594	99.456	99.376
4.500	103.148	103.048	102.948	4.500	103.721	103.621	103.521	4.500	103.373	103.237	103.157	4.500	100.199	100.099	99.999	4.500	99.745	99.609	99.529
4.625	103.262	103.162	103.062	4.625	103.841	103.741	103.641	4.625	102.567	102.467	102.367	4.625	100.313	100.213	100.113	4.625	98.335	98.235	98.135
4.750	103.327	103.227	103.106	4.750	104.357	104.257	104.157	4.750	102.717	102.617	102.517	4.750	100.004	99.904	99.783	4.750	99.933	99.833	99.733

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

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

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

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

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

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



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.:

6/11/2020

45 Day Lock Exp.:

6/26/2020

60 Day Lock Exp.:

7/13/2020

W. Rate Sheet Dated: 5/12/2020

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

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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)