

W. Rate Sheet Dated: 5/14/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	100.034	99.784	99.503	2.750	99.713	99.463	99.182	2.375	97.975	97.796	97.616	3.125	95.865	95.715	95.565
2.875	100.039	99.789	99.508	2.875	99.718	99.468	99.187	2.500	97.980	97.801	97.621	3.250	97.347	97.197	97.047
3.000	100.045	99.795	99.513	3.000	99.722	99.472	99.191	2.625	97.984	97.805	97.625	3.375	97.340	97.190	97.040
3.125	100.049	99.799	99.518	3.125	99.726	99.476	99.195	2.750	99.009	98.859	98.709	3.500	97.323	97.173	97.023
3.250	101.140	100.890	100.687	3.250	100.619	100.369	100.166	2.875	99.014	98.864	98.714	3.625	97.325	97.175	97.025
3.375	101.044	100.794	100.591	3.375	100.623	100.373	100.169	3.000	99.017	98.867	98.717	Margin = 2.250		Index = 0.160	
3.500	101.048	100.798	100.595	3.500	100.626	100.376	100.173	3.125	99.021	98.871	98.721				
3.625	101.052	100.802	100.599	3.625	100.630	100.380	100.177	3.250	101.551	101.401	101.251				
3.750	102.492	102.342	102.192	3.750	101.821	101.671	101.521	3.375	101.555	101.405	101.255				
3.875	102.396	102.246	102.096	3.875	101.825	101.675	101.525	3.500	101.558	101.408	101.258				
4.000	102.400	102.250	102.100	4.000	101.841	101.691	101.541	3.625	101.562	101.412	101.262				
4.125	102.404	102.254	102.104	4.125	101.845	101.695	101.545	3.750	102.039	101.889	101.739				
4.250	103.203	103.103	103.003	4.250	102.587	102.487	102.387	3.875	102.042	101.892	101.742				
4.375	103.107	103.007	102.907	4.375	102.589	102.489	102.389	4.000	102.038	101.888	101.738				
4.500	103.121	103.021	102.921	4.500	102.578	102.478	102.378	4.125	102.041	101.891	101.741				
4.625	103.123	103.023	102.923	4.625	102.581	102.481	102.381	4.250	102.243	102.093	101.943				
4.750	104.061	103.961	103.861	4.750	103.432	103.332	103.232	4.375	102.245	102.095	101.945				
4.875	103.963	103.863	103.763	4.875	103.434	103.334	103.234	4.500	102.234	102.084	101.934				
6.250	105.647	105.497	105.347	6.250	105.104	104.954	104.804	4.625	102.237	102.087	101.937				

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	99.284	99.034	98.753	2.750	98.713	98.463	98.182	2.375	96.975	96.796	96.616	3.125	94.865	94.715	94.565
2.875	99.289	99.039	98.758	2.875	98.718	98.468	98.187	2.500	96.980	96.801	96.621	3.250	96.347	96.197	96.047
3.000	99.295	99.045	98.763	3.000	98.722	98.472	98.191	2.625	96.984	96.805	96.625	3.375	96.340	96.190	96.040
3.125	99.299	99.049	98.768	3.125	98.726	98.476	98.195	2.750	98.009	97.859	97.709	3.500	96.323	96.173	96.023
3.250	100.390	100.140	99.937	3.250	100.119	99.869	99.666	2.875	98.014	97.864	97.714	3.625	96.325	96.175	96.025
3.375	100.294	100.044	99.841	3.375	100.123	99.873	99.669	3.000	98.017	97.867	97.717	Margin = 2.250		Index = 0.160	
3.500	100.298	100.048	99.845	3.500	100.126	99.876	99.673	3.125	98.021	97.871	97.721	30 Year OTC			
3.625	100.302	100.052	99.849	3.625	100.130	99.880	99.677	3.250	100.551	100.401	100.251	Rate	30 Day	45 Day	60 Day
3.750	101.542	101.392	101.242	3.750	100.821	100.671	100.521	3.375	100.555	100.405	100.255	4.000	102.025	101.775	101.525
3.875	101.446	101.296	101.146	3.875	100.825	100.675	100.525	3.500	100.558	100.408	100.258	4.125	102.029	101.779	101.529
4.000	101.450	101.300	101.150	4.000	100.841	100.691	100.541	3.625	100.562	100.412	100.262	4.375	102.732	102.482	102.232
4.125	101.454	101.304	101.154	4.125	100.845	100.695	100.545	3.750	101.039	100.889	100.739	4.500	102.746	102.496	102.246
4.250	102.453	102.353	102.253	4.250	101.587	101.487	101.387	3.875	101.042	100.892	100.742	4.625	102.748	102.498	102.248
4.375	102.357	102.257	102.157	4.375	101.589	101.489	101.389	4.000	101.038	100.888	100.738	4.875	103.588	103.338	103.088
4.500	102.371	102.271	102.171	4.500	101.578	101.478	101.378	4.125	101.041	100.891	100.741	5.000	103.591	103.341	103.091
4.625	102.373	102.273	102.173	4.625	101.581	101.481	101.381	4.250	101.243	101.093	100.943	5.125	103.594	103.344	103.094
4.750	103.311	103.211	103.111	4.750	102.432	102.332	102.232	4.375	101.245	101.095	100.945	5.500	104.483	104.233	103.983
4.875	103.213	103.113	103.013	4.875	102.434	102.334	102.234	4.500	101.234	101.084	100.934	5.625	104.486	104.236	103.986
6.250	104.897	104.747	104.597	6.250	104.104	103.954	103.804	4.625	101.237	101.087	100.937	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 $\leq$ 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	99.275	99.025	98.775	4.750	101.000	100.750	100.500
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.125	99.279	99.029	98.779				
4.125	99.454	99.204	98.954	6.250	103.750	103.500	103.250	4.375	99.982	99.732	99.482				
4.250	100.153	99.903	99.653					4.500	99.996	99.746	99.496				
4.375	100.157	99.907	99.657					4.625	99.998	99.748	99.498				
4.500	99.971	99.721	99.471					4.875	100.838	100.588	100.338				
4.625	99.973	99.723	99.473					5.000	100.841	100.591	100.341				
5.000	101.016	100.766	100.516					5.125	100.844	100.594	100.344				
5.125	101.019	100.769	100.519					5.500	101.733	101.483	101.233				
5.250	101.419	101.169	100.919					5.625	101.736	101.486	101.236				
Borrower Paid Compo Onlv				Lender Paid Onlv				6.250	100.750	100.500	100.250	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 only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline	†IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	FHA ID# - 1358600006
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The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/15/2020

45 Day Lock Exp.:

6/29/2020

60 Day Lock Exp.:

7/13/2020

W. Rate Sheet Dated: 5/14/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	97.572	97.322	97.040	2.750	97.681	97.431	97.150	2.375	94.755	94.576	94.396	3.125	94.413	94.263	94.113
2.875	97.577	97.327	97.046	2.875	97.686	97.436	97.154	2.500	94.760	94.581	94.401	3.250	95.770	95.620	95.470
3.000	97.582	97.332	97.051	3.000	97.690	97.440	97.158	2.625	94.764	94.585	94.405	3.375	95.762	95.612	95.462
3.125	97.587	97.337	97.056	3.125	97.694	97.444	97.162	2.750	96.977	96.827	96.677	3.500	95.746	95.596	95.446
3.250	98.552	98.302	98.099	3.250	98.461	98.211	98.008	2.875	96.981	96.831	96.681	3.625	95.747	95.597	95.447
3.375	98.457	98.207	98.004	3.375	98.465	98.215	98.012	3.000	96.985	96.835	96.685	Margin = 2.250		Index = 0.160	
3.500	98.461	98.211	98.007	3.500	98.469	98.219	98.016	3.125	96.989	96.839	96.689				
3.625	98.465	98.215	98.012	3.625	98.472	98.222	98.019	3.250	99.394	99.244	99.094				
3.750	99.592	99.442	99.292	3.750	99.351	99.201	99.051	3.375	99.397	99.247	99.097				
3.875	99.496	99.346	99.196	3.875	99.355	99.205	99.055	3.500	99.401	99.251	99.101				
4.000	99.500	99.350	99.200	4.000	99.371	99.221	99.071	3.625	99.404	99.254	99.104				
4.125	99.504	99.354	99.204	4.125	99.375	99.225	99.075	3.750	99.569	99.419	99.269				
4.250	100.303	100.203	100.103	4.250	100.117	100.017	99.917	3.875	99.572	99.422	99.272				
4.375	100.207	100.107	100.007	4.375	100.119	100.019	99.919	4.000	99.568	99.418	99.268				
4.500	100.221	100.121	100.021	4.500	100.108	100.008	99.908	4.125	99.571	99.421	99.271				
4.625	100.223	100.123	100.023	4.625	100.111	100.011	99.911	4.250	99.773	99.623	99.473				
4.750	100.598	100.498	100.398	4.750	100.399	100.299	100.199	4.375	99.775	99.625	99.475				
4.875	100.501	100.401	100.301	4.875	100.402	100.302	100.202	4.500	99.764	99.614	99.464				
6.250	101.997	101.847	101.697	6.250	101.884	101.734	101.584	4.625	99.767	99.617	99.467				

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	96.822	96.572	96.290	2.750	96.251	96.001	95.720	2.375	94.825	94.646	94.466	3.125	92.403	92.253	92.103
2.875	96.827	96.577	96.296	2.875	96.256	96.006	95.724	2.500	94.830	94.651	94.471	3.250	93.760	93.610	93.460
3.000	96.832	96.582	96.301	3.000	96.260	96.010	95.728	2.625	94.834	94.655	94.475	3.375	93.752	93.602	93.452
3.125	96.837	96.587	96.306	3.125	96.264	96.014	95.732	2.750	95.578	95.428	95.278	3.500	93.736	93.586	93.436
3.250	97.802	97.552	97.349	3.250	97.531	97.281	97.078	2.875	95.582	95.432	95.282	3.625	93.737	93.587	93.437
3.375	97.707	97.457	97.254	3.375	97.535	97.285	97.082	3.000	95.586	95.436	95.286	Margin = 2.250		Index = 0.160	
3.500	97.711	97.461	97.257	3.500	97.539	97.289	97.086	3.125	95.590	95.440	95.290	30 Year OTC			
3.625	97.715	97.465	97.262	3.625	97.542	97.292	97.089	3.250	97.776	97.626	97.476	Rate	30 Day	45 Day	60 Day
3.750	98.642	98.492	98.342	3.750	97.921	97.771	97.621	3.375	97.780	97.630	97.480	4.000	99.125	98.875	98.625
3.875	98.546	98.396	98.246	3.875	97.925	97.775	97.625	3.500	97.783	97.633	97.483	4.125	99.129	98.879	98.629
4.000	98.550	98.400	98.250	4.000	97.941	97.791	97.641	3.625	97.787	97.637	97.487	4.375	99.832	99.582	99.332
4.125	98.554	98.404	98.254	4.125	97.945	97.795	97.645	3.750	98.264	98.114	97.964	4.500	99.846	99.596	99.346
4.250	99.553	99.453	99.353	4.250	98.687	98.587	98.487	3.875	98.267	98.117	97.967	4.625	99.848	99.598	99.348
4.375	99.457	99.357	99.257	4.375	98.689	98.589	98.489	4.000	98.263	98.113	97.963	4.875	100.126	99.876	99.626
4.500	99.471	99.371	99.271	4.500	98.678	98.578	98.478	4.125	98.266	98.116	97.966	5.000	100.128	99.878	99.628
4.625	99.473	99.373	99.273	4.625	98.681	98.581	98.481	4.250	97.843	97.693	97.543	5.125	100.131	99.881	99.631
4.750	99.848	99.748	99.648	4.750	98.969	98.869	98.769	4.375	97.845	97.695	97.545	5.500	100.583	100.333	100.083
4.875	99.751	99.651	99.551	4.875	98.972	98.872	98.772	4.500	97.834	97.684	97.534	5.625	100.586	100.336	100.086
6.250	101.247	101.097	100.947	6.250	100.454	100.304	100.154	4.625	97.837	97.687	97.537	6.250	101.300	101.050	100.800

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	96.375	96.125	95.875	4.750	N/A	N/A	N/A
4.125	96.204	95.954	95.704	6.250	99.750	99.500	99.250	4.125	96.379	96.129	95.879				
4.250	96.903	96.653	96.403					4.375	97.082	96.832	96.582				
4.375	96.907	96.657	96.407					4.500	97.096	96.846	96.596				
4.500	96.721	96.471	96.221					4.625	97.098	96.848	96.598				
4.625	96.723	96.473	96.223					4.875	97.376	97.126	96.876				
5.000	97.203	96.953	96.703					5.000	97.378	97.128	96.878				
5.125	97.206	96.956	96.706					5.125	97.381	97.131	96.881				
5.250	97.169	96.919	96.669					5.500	97.833	97.583	97.333	30 yr DPA "3.5% DPA ; Lender Paid Only"			
Borrower Paid Comp Only				Lender Paid Only				Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
								6.250	98.550	98.300	98.050	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)	



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/15/2020

45 Day Lock Exp.:

6/29/2020

60 Day Lock Exp.:

7/13/2020

W. Rate Sheet Dated: 5/14/2020

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			
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	98.773	98.602	98.573	2.875	98.046	97.946	97.846	2.750	97.187	97.087	96.987	2.750	97.273	97.102	97.073
2.875	99.368	99.197	99.168	2.990	98.486	98.386	98.286	2.875	97.858	97.758	97.658	2.875	97.850	97.679	97.650
2.990	99.837	99.666	99.637	3.000	98.586	98.486	98.386	2.990	98.288	98.188	98.088	2.990	98.288	98.117	98.088
3.000	99.937	99.766	99.737	3.125	98.983	98.883	98.783	3.000	98.388	98.288	98.188	3.000	98.388	98.217	98.188
3.125	100.302	100.131	100.102	3.250	99.389	99.289	99.189	3.125	98.796	98.696	98.596	3.125	98.614	98.443	98.414
3.250	100.486	100.300	100.286	3.375	99.936	99.836	99.736	3.250	99.198	99.098	98.998	3.250	98.519	98.363	98.319
3.375	100.973	100.817	100.773	3.500	100.390	100.290	100.190	3.375	99.748	99.648	99.548	3.375	98.997	98.841	98.797
3.500	101.386	101.230	101.186	3.625	100.903	100.803	100.703	3.500	100.203	100.103	100.003	3.500	99.407	99.251	99.207
3.625	101.761	101.605	101.561	3.750	101.828	101.728	101.628	3.625	100.848	100.748	100.648	3.625	99.595	99.439	99.395
3.750	101.909	101.724	101.709	3.875	102.279	102.179	102.079	3.750	101.824	101.724	101.624	3.750	99.582	99.397	99.382
3.875	102.100	102.125	102.110	3.990	102.561	102.461	102.361	3.875	102.279	102.179	102.079	3.875	99.978	99.793	99.778
3.990	102.557	102.372	102.357	4.000	102.661	102.561	102.461	3.990	102.561	102.461	102.361	3.990	100.219	100.034	100.019
4.000	102.657	102.472	102.457	4.125	102.942	102.842	102.742	4.000	102.661	102.561	102.461	4.000	100.319	100.134	100.119
4.125	102.862	102.677	102.662	4.250	103.368	103.268	103.168	4.125	102.942	102.842	102.742	4.125	100.486	100.301	100.286
4.250	102.539	102.419	102.339	4.375	103.736	103.636	103.536	4.250	103.177	103.077	102.977	4.250	99.652	99.532	99.452
4.375	102.864	102.744	102.664	4.500	104.026	103.926	103.826	4.375	103.548	103.448	103.348	4.375	99.982	99.862	99.782
4.500	103.129	103.009	102.929	4.625	104.280	104.180	104.080	4.500	103.838	103.738	103.638	4.500	100.291	100.171	100.091
4.625	103.261	103.141	103.061	4.750	104.903	104.803	104.703	4.625	104.205	104.105	104.005	4.625	100.448	100.328	100.248
4.750	103.629	103.509	103.429	4.875	N/A	N/A	N/A	4.750	96.937	96.837	96.737	4.750	100.071	99.951	99.871
30/25 Year >125 High Balance				20 Year				20 Year 105-125				20 Year >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
2.750	95.487	95.387	95.287	2.875	99.810	99.589	99.610	2.875	99.258	99.158	99.058	2.875	99.195	98.995	98.995
2.875	96.140	96.040	95.940	2.990	100.252	100.031	100.052	2.990	99.668	99.568	99.468	2.990	99.605	99.405	99.405
2.990	96.549	96.449	96.349	3.000	100.352	100.131	100.152	3.000	99.768	99.668	99.568	3.000	99.705	99.505	99.505
3.000	96.649	96.549	96.449	3.125	100.702	100.481	100.502	3.125	100.149	100.049	99.949	3.125	100.087	99.887	99.887
3.125	96.908	96.808	96.708	3.250	100.802	100.581	100.602	3.250	100.424	100.324	100.224	3.250	100.424	100.224	100.224
3.250	97.031	96.931	96.831	3.375	101.263	101.042	101.063	3.375	100.930	100.830	100.730	3.375	100.930	100.730	100.730
3.375	97.572	97.472	97.372	3.500	101.656	101.435	101.456	3.500	101.363	101.263	101.163	3.500	101.363	101.163	101.163
3.500	98.024	97.924	97.824	3.625	102.023	101.802	101.823	3.625	101.765	101.665	101.565	3.625	101.765	101.565	101.565
3.625	98.482	98.382	98.282	3.750	102.253	102.032	102.053	3.750	102.061	101.961	101.861	3.750	101.904	101.704	101.704
3.750	99.297	99.197	99.097	3.875	102.624	102.403	102.424	3.875	102.469	102.369	102.269	3.875	102.313	102.113	102.113
3.875	99.747	99.647	99.547	3.990	102.854	102.633	102.654	3.990	102.733	102.633	102.533	3.990	102.576	102.376	102.376
3.990	100.019	99.919	99.819	4.000	102.954	102.733	102.754	4.000	102.833	102.733	102.633	4.000	102.676	102.476	102.476
4.000	100.119	100.019	99.919	4.125	103.122	102.901	102.922	4.125	103.106	103.006	102.906	4.125	102.950	102.750	102.750
4.125	100.286	100.186	100.086	4.250	103.570	103.349	103.370	4.250	102.269	102.169	102.069	4.250	102.207	102.007	102.007
4.250	99.452	99.352	99.252	4.375	102.864	102.643	102.664	4.375	102.592	102.492	102.392	4.375	102.530	102.330	102.330
4.375	99.782	99.682	99.582	4.500	103.116	102.895	102.916	4.500	102.868	102.768	102.668	4.500	102.806	102.606	102.606
4.500	100.091	99.991	99.891	4.625	103.243	103.022	103.043	4.625	103.118	103.018	102.918	4.625	103.055	102.855	102.855
4.625	100.248	100.148	100.048	4.750	103.682	103.461	103.482	4.750	103.449	103.349	103.249	4.750	103.387	103.187	103.187
4.750	93.179	93.079	92.979	4.875	103.949	103.728	103.749	4.875	103.743	103.643	103.543	4.875	103.681	103.481	103.481
15 Year 105-125				15 Year >125				15 Year High Balance				15 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
2.750	98.942	98.842	98.742	2.750	98.942	98.742	98.742	2.750	99.255	99.055	99.055	2.750	97.466	97.266	97.266
2.875	99.324	99.224	99.124	2.875	99.324	99.124	99.124	2.875	99.498	99.298	99.298	2.875	97.746	97.546	97.546
2.990	99.744	99.644	99.544	2.990	99.666	99.466	99.466	2.990	99.616	99.416	99.416	2.990	98.071	97.871	97.871
3.000	99.844	99.744	99.644	3.000	99.766	99.566	99.566	3.000	99.716	99.516	99.516	3.000	98.171	97.971	97.971
3.125	100.541	100.441	100.341	3.125	100.479	100.279	100.279	3.125	100.055	99.855	99.855	3.125	98.727	98.527	98.527
3.250	100.944	100.844	100.744	3.250	100.881	100.681	100.681	3.250	99.859	99.659	99.659	3.250	98.693	98.493	98.493
3.375	101.329	101.229	101.129	3.375	101.267	101.067	101.067	3.375	100.105	99.905	99.905	3.375	98.975	98.775	98.775
3.500	101.598	101.498	101.398	3.500	101.535	101.335	101.335	3.500	100.274	100.074	100.074	3.500	99.170	98.970	98.970
3.625	101.926	101.826	101.726	3.625	101.864	101.664	101.664	3.625	100.482	100.282	100.282	3.625	99.407	99.207	99.207
3.750	102.080	101.980	101.880	3.750	102.080	101.880	101.880	3.750	99.451	99.251	99.251	3.750	98.610	98.410	98.410
3.875	102.441	102.341	102.241	3.875	102.441	102.241	102.241	3.875	99.680	99.480	99.480	3.875	98.871	98.671	98.671
3.990	102.735	102.635	102.535	3.990	102.735	102.535	102.535	3.990	99.830	99.630	99.630	3.990	99.057	98.857	98.857
4.000	102.835	102.735	102.635	4.000	102.835	102.635	102.635	4.000	99.930	99.730	99.730	4.000	99.157	98.957	98.957
4.125	103.127	103.027	102.927	4.125	103.127	102.927	102.927	4.125	100.116	99.916	99.916	4.125	99.370	99.170	99.170
4.250	102.711	102.611	102.511	4.250	102.711	102.511	102.511	4.250	99.086	98.886	98.886	4.250	98.587	98.387	98.387
4.375	102.955	102.855	102.755	4.375	102.955	102.755	102.755	4.375	99.242	99.042	99.042	4.375	98.764	98.564	98.564
4.500	103.077	102.977	102.877	4.500	103.077	102.877	102.877	4.500	99.319	99.119	99.119	4.500	98.853	98.653	98.653
4.625	103.487	103.387	103.287	4.625	103.507	103.307	103.307	4.625	99.581	99.381	99.381	4.625	99.381	99.181	99.181
4.750	103.605	103.505	103.405	4.750	103.667	103.467	103.467	4.750	98.701	98.501	98.501	4.750	98.501	98.301	98.301

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
≥ 740	0.00%	-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%



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.:

6/15/2020

45 Day Lock Exp.:

6/29/2020

60 Day Lock Exp.:

7/13/2020

W. Rate Sheet Dated: 5/14/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

FNMA - OTC

30 Yr. Fixed				
Rate	30 Day	45 Day	60 Day	
2.750	97.747	97.622	97.372	
2.875	98.383	98.258	98.008	
3.000	99.034	98.909	98.659	
3.125	99.416	99.291	99.041	
3.250	99.567	99.442	99.192	
3.375	99.981	99.856	99.606	
3.500	100.291	100.166	99.916	
3.625	100.573	100.448	100.198	
3.750	100.762	100.637	100.387	
3.875	101.055	100.930	100.680	
4.000	101.356	101.231	100.981	
4.125	101.421	101.296	101.046	
4.250	101.162	101.037	100.787	
4.375	101.438	101.313	101.063	
4.500	101.722	101.597	101.347	
4.625	101.818	101.693	101.443	
4.750	102.092	101.967	101.717	
4.875	102.371	102.246	101.996	
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	97.498	97.373	97.123	
2.750	97.963	97.838	97.588	
2.875	98.661	98.536	98.286	
3.000	99.137	99.012	98.762	
3.125	99.513	99.388	99.138	
3.250	99.522	99.397	99.147	
3.375	99.996	99.871	99.621	
3.500	100.341	100.216	99.966	
3.625	100.574	100.449	100.199	
3.750	100.769	100.644	100.394	
3.875	101.108	100.983	100.733	
4.000	101.389	101.264	101.014	
4.125	101.485	101.360	101.110	
4.250	101.882	101.757	101.507	
4.375	102.044	101.919	101.669	

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	97.458	97.333	97.083	
2.500	98.179	98.054	97.804	
2.625	98.602	98.477	98.227	
2.750	99.046	98.921	98.671	
2.875	99.311	99.186	98.936	
3.000	99.489	99.364	99.114	
3.125	100.094	99.969	99.719	
3.250	100.417	100.292	100.042	
3.375	100.718	100.593	100.343	
3.500	100.891	100.766	100.516	
3.625	100.878	100.753	100.503	
3.750	101.175	101.050	100.800	
3.875	101.319	101.194	100.944	
4.000	101.672	101.547	101.297	
4.125	100.847	100.722	100.472	

30 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.875	96.679	96.554	96.304	
3.000	97.330	97.205	96.955	
3.125	97.712	97.587	97.337	
3.250	97.359	97.234	96.984	
3.375	97.772	97.647	97.397	
3.500	98.083	97.958	97.708	
3.625	98.364	98.239	97.989	
3.750	97.821	97.696	97.446	
3.875	98.113	97.988	97.738	
4.000	98.415	98.290	98.040	
4.125	98.480	98.355	98.105	
4.250	98.105	97.980	97.730	
4.375	98.381	98.256	98.006	

20 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.875	97.921	97.796	97.546	
3.000	98.186	98.061	97.811	
3.125	98.363	98.238	97.988	
3.250	98.063	97.938	97.688	
3.375	98.385	98.260	98.010	
3.500	98.686	98.561	98.311	
3.625	98.859	98.734	98.484	
3.750	97.688	97.563	97.313	
3.875	97.984	97.859	97.609	
4.000	98.128	98.003	97.753	
4.125	98.481	98.356	98.106	
4.250	97.278	97.153	96.903	
4.375	97.589	97.464	97.214	

15 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.750	97.821	97.696	97.446	
2.875	98.086	97.961	97.711	
3.000	98.263	98.138	97.888	
3.125	97.963	97.838	97.588	
3.250	98.285	98.160	97.910	
3.375	98.586	98.461	98.211	
3.500	98.759	98.634	98.384	
3.625	97.588	97.463	97.213	
3.750	97.884	97.759	97.509	
3.875	98.028	97.903	97.653	
4.000	98.381	98.256	98.006	
4.125	97.178	97.053	96.803	
4.250	97.489	97.364	97.114	

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

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

^Does not apply to MH Advantage products

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

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

Lock Desk Policy

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

Flood Certification = \$10.00

*UW Fee with option to buy out = \$895 / \$495 for streamline

*IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee

FHA ID# - 1358600006

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

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

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



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

30 Day Lock Exp.: 6/15/2020
45 Day Lock Exp.: 6/29/2020
60 Day Lock Exp.: 7/13/2020

W. Rate Sheet Dated: 5/14/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FHLMC																			
30/25 Year				30/25 Year 105-125				30/25 Year >125				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	98.792	98.692	98.592	3.375	100.262	100.162	100.062	3.375	100.262	100.162	100.062	2.750	96.504	96.404	96.304	3.375	98.540	98.440	98.340
2.875	99.457	99.357	99.257	3.500	100.618	100.518	100.418	3.500	100.618	100.518	100.418	2.875	97.169	97.069	96.969	3.500	98.896	98.796	98.696
2.990	100.047	99.947	99.847	3.625	100.944	100.844	100.744	3.625	100.944	100.844	100.744	2.990	97.759	97.659	97.559	3.625	99.222	99.122	99.022
3.000	100.147	100.047	99.947	3.750	101.144	101.044	100.944	3.750	101.144	101.044	100.944	3.000	97.859	97.759	97.659	3.750	98.672	98.572	98.472
3.125	100.571	100.471	100.371	3.875	101.476	101.376	101.276	3.875	101.476	101.376	101.276	3.125	98.283	98.183	98.083	3.875	99.004	98.904	98.804
3.250	100.676	100.576	100.476	3.990	101.716	101.616	101.516	3.990	101.716	101.616	101.516	3.250	98.954	98.854	98.754	3.990	99.244	99.144	99.044
3.375	101.137	101.037	100.937	4.000	101.816	101.716	101.616	4.000	101.816	101.716	101.616	3.375	99.415	99.315	99.215	4.000	99.344	99.244	99.144
3.500	101.493	101.393	101.293	4.125	101.913	101.813	101.713	4.125	101.913	101.813	101.713	3.500	99.771	99.671	99.571	4.125	99.441	99.341	99.241
3.625	101.819	101.719	101.619	4.250	101.784	101.681	101.559	4.250	101.784	101.681	101.559	3.625	100.097	99.997	99.897	4.250	99.185	99.082	98.960
3.750	102.019	101.919	101.819	4.375	102.075	101.973	101.864	4.375	102.075	101.973	101.864	3.750	99.547	99.447	99.347	4.375	99.476	99.374	99.265
3.875	102.351	102.251	102.151	4.500	102.110	102.007	101.903	4.500	102.110	102.007	101.903	3.875	99.879	99.779	99.679	4.500	99.511	99.408	99.304
3.990	102.591	102.491	102.391	4.625	102.207	102.106	102.006	4.625	102.207	102.106	102.006	3.990	100.119	100.019	99.919	4.625	99.608	99.507	99.407
4.000	102.691	102.591	102.491	4.750	102.510	102.382	102.236	4.750	102.510	102.382	102.236	4.000	100.219	100.119	100.019	4.750	99.537	99.409	99.263
4.125	102.788	102.688	102.588	4.875	102.810	102.693	102.567	4.875	102.810	102.693	102.567	4.125	100.316	100.216	100.116	4.875	99.837	99.720	99.594
4.250	102.659	102.556	102.434	4.990	102.939	102.823	102.703	4.990	102.939	102.823	102.703	4.250	100.060	99.957	99.835	4.990	99.966	99.850	99.730
4.375	102.950	102.848	102.739	5.000	103.039	102.923	102.803	5.000	103.039	102.923	102.803	4.375	100.351	100.249	100.140	5.000	100.066	99.950	99.830
4.500	103.235	103.132	103.028	5.125	103.310	103.163	102.994	5.125	103.310	103.163	102.994	4.500	100.636	100.533	100.429	5.125	100.337	100.190	100.021
4.625	103.332	103.231	103.131	5.250	104.065	103.918	103.754	5.250	104.065	103.918	103.754	4.625	100.733	100.632	100.532	5.250	100.156	100.009	99.845
4.750	103.635	103.507	103.361	5.375	105.290	105.158	105.016	5.375	105.290	105.158	105.016	4.750	100.662	100.534	100.388	5.375	101.231	101.099	100.957
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	98.540	98.440	98.340	2.750	99.146	99.046	98.946	3.375	100.734	100.634	100.534	3.375	100.734	100.634	100.534	2.750	100.702	100.534	100.502
3.500	98.896	98.796	98.696	2.875	99.872	99.772	99.672	3.500	101.122	101.022	100.922	3.500	101.122	101.022	100.922	2.875	100.996	100.830	100.796
3.625	99.222	99.122	99.022	2.990	100.285	100.185	100.085	3.625	101.406	101.306	101.206	3.625	101.406	101.306	101.206	2.990	101.102	100.937	100.902
3.750	98.672	98.572	98.472	3.000	100.385	100.285	100.185	3.750	101.637	101.537	101.437	3.750	101.637	101.537	101.437	3.000	101.202	101.037	101.002
3.875	99.004	98.904	98.804	3.125	100.805	100.705	100.605	3.875	102.018	101.918	101.818	3.875	102.018	101.918	101.818	3.125	101.724	101.579	101.524
3.990	99.244	99.144	99.044	3.250	100.717	100.617	100.517	3.990	102.235	102.135	102.035	3.990	102.235	102.135	102.035	3.250	102.071	101.928	101.871
4.000	99.344	99.244	99.144	3.375	101.234	101.134	101.034	4.000	102.335	102.235	102.135	4.000	102.335	102.235	102.135	3.375	102.394	102.245	102.194
4.125	99.441	99.341	99.241	3.500	101.622	101.522	101.422	4.125	102.467	102.367	102.267	4.125	102.467	102.367	102.267	3.500	102.585	102.437	102.385
4.250	99.185	99.082	98.960	3.625	101.906	101.806	101.706	4.250	102.945	102.845	102.745	4.250	102.945	102.845	102.745	3.625	102.632	102.532	102.432
4.375	99.476	99.374	99.265	3.750	102.137	102.037	101.937	4.375	103.125	103.025	102.925	4.375	103.125	103.025	102.925	3.750	102.938	102.838	102.738
4.500	99.511	99.408	99.304	3.875	102.518	102.418	102.318	4.500	102.561	102.461	102.361	4.500	102.561	102.461	102.361	3.875	103.083	102.983	102.883
4.625	99.608	99.507	99.407	3.990	102.735	102.635	102.535	4.625	102.643	102.543	102.443	4.625	102.643	102.543	102.443	3.990	103.341	103.241	103.141
4.750	99.537	99.409	99.263	4.000	102.835	102.735	102.635	4.750	103.200	103.100	103.000	4.750	103.200	103.100	103.000	4.000	103.441	103.341	103.241
4.875	99.837	99.720	99.594	4.125	102.967	102.867	102.767	4.875	103.572	103.472	103.372	4.875	103.572	103.472	103.372	4.125	102.705	102.605	102.505
4.990	99.966	99.850	99.730	4.250	103.445	103.345	103.245	4.990	103.889	103.789	103.689	4.990	103.889	103.789	103.689	4.250	103.019	102.919	102.819
5.000	100.066	99.950	99.830	4.375	103.625	103.525	103.425	5.000	103.989	103.889	103.789	5.000	103.989	103.889	103.789	4.375	103.273	103.173	103.073
5.125	100.337	100.190	100.021	4.500	103.811	103.711	103.611	5.125	104.266	104.166	104.066	5.125	104.266	104.166	104.066	4.500	103.412	103.312	103.212
5.250	100.156	100.009	99.845	4.625	103.893	103.793	103.693	5.250	104.460	104.348	104.235	5.250	104.460	104.348	104.235	4.625	102.667	102.567	102.467
5.375	101.231	101.099	100.957	4.750	104.570	104.470	104.370	5.375	105.708	105.597	105.485	5.375	105.708	105.597	105.485	4.750	102.807	102.707	102.607
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	102.702	102.534	102.502	2.750	102.952	102.784	102.752	2.750	99.989	99.821	99.789	2.750	101.989	101.821	101.789	2.750	102.239	102.071	102.039
2.875	100.996	100.830	100.796	2.875	100.996	100.830	100.796	2.875	100.283	100.117	100.083	2.875	100.283	100.117	100.083	2.875	100.283	100.117	100.083
2.990	101.102	100.937	100.902	2.990	101.102	100.937	100.902	2.990	100.389	100.224	100.189	2.990	100.389	100.224	100.189	2.990	100.389	100.224	100.189
3.000	101.202	101.037	101.002	3.000	101.202	101.037	101.002	3.000	100.489	100.324	100.289	3.000	100.489	100.324	100.289	3.000	100.489	100.324	100.289
3.125	101.724	101.579	101.524	3.125	101.724	101.579	101.524	3.125	99.949	99.804	99.749	3.125	99.949	99.804	99.749	3.125	99.949	99.804	99.749
3.250	102.071	101.928	101.871	3.250	102.071	101.928	101.871	3.250	100.296	100.153	100.096	3.250	100.296	100.153	100.096	3.250	100.296	100.153	100.096
3.375	102.394	102.245	102.194	3.375	102.394	102.245	102.194	3.375	100.619	100.470	100.419	3.375	100.619	100.470	100.419	3.375	100.619	100.470	100.419
3.500	102.585	102.437	102.385	3.500	102.585	102.437	102.385	3.500	100.810	100.662	100.610	3.500	100.810	100.662	100.610	3.500	100.810	100.662	100.610
3.625	102.632	102.532	102.432	3.625	102.632	102.532	102.432	3.625	99.673	99.573	99.473	3.625	99.673	99.573	99.473	3.625	99.673	99.573	99.473
3.750	102.938	102.838	102.738	3.750	102.938	102.838	102.738	3.750	99.979	99.879	99.779	3.750	99.979	99.879	99.779	3.750	99.979	99.879	99.779
3.875	1																		



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.:

6/15/2020

45 Day Lock Exp.:

6/29/2020

60 Day Lock Exp.:

7/13/2020

W. Rate Sheet Dated: 5/14/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Home Possible																			
30/25 Year				20 Year				15 Year				Super Conforming - 30-20 Year				Super Conforming - 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	98.704	98.604	98.504	2.750	98.994	98.894	98.794	2.750	100.675	100.518	100.475	2.750	96.066	95.966	95.866	2.750	99.662	99.505	99.462
2.875	99.372	99.272	99.172	2.875	99.724	99.624	99.524	2.875	100.971	100.814	100.771	2.875	96.734	96.634	96.534	2.875	99.958	99.801	99.758
2.990	99.963	99.863	99.763	2.990	100.139	100.039	99.939	2.990	101.078	100.925	100.878	2.990	97.325	97.225	97.125	2.990	100.065	99.912	99.865
3.000	100.063	99.963	99.863	3.000	100.239	100.139	100.039	3.000	101.178	101.025	100.978	3.000	97.425	97.325	97.225	3.000	100.165	100.012	99.965
3.125	100.489	100.389	100.289	3.125	100.657	100.557	100.457	3.125	101.810	101.673	101.610	3.125	97.851	97.751	97.651	3.125	99.735	99.598	99.535
3.250	100.686	100.586	100.486	3.250	100.710	100.610	100.510	3.250	102.157	102.022	101.957	3.250	98.614	98.514	98.414	3.250	100.082	99.947	99.882
3.375	101.146	101.046	100.946	3.375	101.229	101.129	101.029	3.375	102.479	102.342	102.279	3.375	99.074	98.974	98.874	3.375	100.404	100.267	100.204
3.500	101.503	101.403	101.303	3.500	101.618	101.518	101.418	3.500	102.671	102.534	102.471	3.500	99.431	99.331	99.231	3.500	100.596	100.459	100.396
3.625	101.831	101.731	101.631	3.625	101.898	101.798	101.698	3.625	102.675	102.575	102.475	3.625	99.759	99.659	99.559	3.625	99.416	99.316	99.216
3.750	102.063	101.960	101.858	3.750	102.137	102.037	101.937	3.750	102.981	102.881	102.781	3.750	99.241	99.138	99.036	3.750	99.722	99.622	99.522
3.875	102.396	102.296	102.196	3.875	102.518	102.418	102.318	3.875	103.126	103.026	102.926	3.875	99.574	99.474	99.374	3.875	99.867	99.767	99.667
3.990	102.634	102.534	102.434	3.990	102.735	102.635	102.535	3.990	103.380	103.280	103.180	3.990	99.812	99.712	99.612	3.990	100.121	100.021	99.921
4.000	102.734	102.634	102.534	4.000	102.835	102.735	102.635	4.000	103.480	103.380	103.280	4.000	99.912	99.812	99.712	4.000	100.221	100.121	100.021
4.125	102.831	102.731	102.631	4.125	102.963	102.863	102.763	4.125	102.658	102.558	102.458	4.125	100.009	99.909	99.809	4.125	99.030	98.930	98.830
4.250	102.582	102.463	102.340	4.250	103.371	103.271	103.171	4.250	102.972	102.872	102.772	4.250	99.633	99.514	99.391	4.250	99.344	99.244	99.144
4.375	102.873	102.755	102.646	4.375	103.550	103.450	103.350	4.375	103.227	103.127	103.027	4.375	99.924	99.806	99.697	4.375	99.599	99.499	99.399
4.500	103.157	103.039	102.934	4.500	103.737	103.637	103.537	4.500	103.362	103.262	103.162	4.500	100.208	100.090	99.985	4.500	99.734	99.634	99.534
4.625	103.256	103.139	103.037	4.625	103.819	103.719	103.619	4.625	102.593	102.493	102.393	4.625	100.307	100.190	100.088	4.625	98.361	98.261	98.161
4.750	103.546	103.398	103.252	4.750	104.495	104.383	104.292	4.750	102.732	102.632	102.532	4.750	100.223	100.075	99.929	4.750	99.948	99.848	99.748

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.:

6/15/2020

45 Day Lock Exp.:

6/29/2020

60 Day Lock Exp.:

7/13/2020

W. Rate Sheet Dated: 5/14/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Non-Conforming "Jumbo"

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

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

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

FICO/CLTV Adjuster									
FICO	CLTV								
	<=55.00%	55.01-60.00%	60.01-65.00%	65.01-70.00%	70.01-75.00%	75.01-80.00%	80.01-85.00%	85.01-90.00%	90.01-95.00%
680-699	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
700-719	0.375	0.250	0.125	0.000	-0.250	-0.625	-1.000	-1.000	n/a
720-739	0.500	0.375	0.250	0.250	0.000	-0.500	-0.750	-0.750	n/a
740-759	0.500	0.375	0.250	0.250	0.000	-0.250	-0.500	-0.500	n/a
760-779	0.500	0.375	0.375	0.375	0.125	-0.125	-0.250	-0.250	n/a
780-850	0.500	0.500	0.500	0.375	0.250	0.000	-0.125	-0.125	n/a
Purpose									
Cash-Out	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)