

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.:

7/14/2020

W. Rate Sheet Dated: 5/15/2020

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	97.681	97.431	97.165	2.750	97.790	97.540	97.274	2.375	94.622	94.466	94.310	3.125	94.387	94.237	94.087
2.875	97.686	97.436	97.170	2.875	97.794	97.544	97.278	2.500	94.627	94.470	94.314	3.250	95.746	95.596	95.446
3.000	97.691	97.441	97.175	3.000	97.797	97.547	97.282	2.625	94.631	94.475	94.318	3.375	95.747	95.597	95.447
3.125	97.695	97.445	97.180	3.125	97.801	97.551	97.286	2.750	96.875	96.725	96.575	3.500	95.749	95.599	95.449
3.250	98.646	98.396	98.177	3.250	98.555	98.305	98.086	2.875	96.879	96.729	96.579	3.625	95.744	95.594	95.444
3.375	98.550	98.300	98.081	3.375	98.558	98.308	98.090	3.000	96.882	96.732	96.582	Margin = 2.250		Index = 0.160	
3.500	98.554	98.304	98.085	3.500	98.562	98.312	98.093	3.125	96.885	96.735	96.585				
3.625	98.558	98.308	98.089	3.625	98.565	98.315	98.096	3.250	99.413	99.263	99.113				
3.750	99.592	99.442	99.292	3.750	99.365	99.215	99.065	3.375	99.417	99.267	99.117				
3.875	99.496	99.346	99.196	3.875	99.368	99.218	99.068	3.500	99.420	99.270	99.120				
4.000	99.500	99.350	99.200	4.000	99.403	99.253	99.103	3.625	99.423	99.273	99.123				
4.125	99.495	99.345	99.195	4.125	99.405	99.255	99.105	3.750	99.483	99.333	99.183				
4.250	100.334	100.234	100.134	4.250	100.134	100.034	99.934	3.875	99.486	99.336	99.186				
4.375	100.249	100.149	100.049	4.375	100.137	100.037	99.937	4.000	99.500	99.350	99.200				
4.500	100.252	100.152	100.052	4.500	100.139	100.039	99.939	4.125	99.503	99.353	99.203				
4.625	100.241	100.141	100.041	4.625	100.141	100.041	99.941	4.250	99.747	99.597	99.447				
4.750	100.864	100.764	100.664	4.750	100.651	100.551	100.451	4.375	99.750	99.600	99.450				
4.875	100.766	100.666	100.566	4.875	100.654	100.554	100.454	4.500	99.752	99.602	99.452				
6.250	102.078	101.928	101.778	6.250	101.977	101.827	101.677	4.625	99.754	99.604	99.454				

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	96.931	96.681	96.415	2.750	96.360	96.110	95.844	2.375	94.692	94.536	94.380	3.125	92.377	92.227	92.077
2.875	96.936	96.686	96.420	2.875	96.364	96.114	95.848	2.500	94.697	94.540	94.384	3.250	93.736	93.586	93.436
3.000	96.941	96.691	96.425	3.000	96.367	96.117	95.852	2.625	94.701	94.545	94.388	3.375	93.737	93.587	93.437
3.125	96.945	96.695	96.430	3.125	96.371	96.121	95.856	2.750	95.476	95.326	95.176	3.500	93.739	93.589	93.439
3.250	97.896	97.646	97.427	3.250	97.625	97.375	97.156	2.875	95.480	95.330	95.180	3.625	93.734	93.584	93.434
3.375	97.800	97.550	97.331	3.375	97.628	97.378	97.160	3.000	95.483	95.333	95.183	Margin = 2.250		Index = 0.160	
3.500	97.804	97.554	97.335	3.500	97.632	97.382	97.163	3.125	95.487	95.337	95.187	30 Year OTC			
3.625	97.808	97.558	97.339	3.625	97.635	97.385	97.166	3.250	97.796	97.646	97.496	Rate	30 Day	45 Day	60 Day
3.750	98.642	98.492	98.342	3.750	97.935	97.785	97.635	3.375	97.799	97.649	97.499	4.000	99.125	98.875	98.625
3.875	98.546	98.396	98.246	3.875	97.938	97.788	97.638	3.500	97.802	97.652	97.502	4.125	99.120	98.870	98.620
4.000	98.550	98.400	98.250	4.000	97.973	97.823	97.673	3.625	97.805	97.655	97.505	4.375	99.874	99.624	99.374
4.125	98.545	98.395	98.245	4.125	97.975	97.825	97.675	3.750	98.178	98.028	97.878	4.500	99.877	99.627	99.377
4.250	99.584	99.484	99.384	4.250	98.704	98.604	98.504	3.875	98.181	98.031	97.881	4.625	99.866	99.616	99.366
4.375	99.499	99.399	99.299	4.375	98.707	98.607	98.507	4.000	98.195	98.045	97.895	4.875	100.391	100.141	99.891
4.500	99.502	99.402	99.302	4.500	98.709	98.609	98.509	4.125	98.198	98.048	97.898	5.000	100.394	100.144	99.894
4.625	99.491	99.391	99.291	4.625	98.711	98.611	98.511	4.250	97.817	97.667	97.517	5.125	100.384	100.134	99.884
4.750	100.114	100.014	99.914	4.750	99.221	99.121	99.021	4.375	97.820	97.670	97.520	5.500	100.677	100.427	100.177
4.875	100.016	99.916	99.816	4.875	99.224	99.124	99.024	4.500	97.822	97.672	97.522	5.625	100.667	100.417	100.167
6.250	101.328	101.178	101.028	6.250	100.547	100.397	100.247	4.625	97.824	97.674	97.524	6.250	101.394	101.144	100.894

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

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

DPA Advantage Program "only Advantage Adjustments added ; FHA only"								30 yr DPA OTC "FHA Only ; Borrower Paid Only"				30 yr DPA "3.5% DPA ; Borrower Paid Only"			
30/25 Year				30/25 Year Lender Paid				Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.000	96.375	96.125	95.875	4.750	N/A	N/A	N/A
4.125	96.195	95.945	95.695	6.250	99.750	99.500	99.250	4.125	96.370	96.120	95.870				
4.250	96.934	96.684	96.434					4.375	97.124	96.874	96.624				
4.375	96.949	96.699	96.449					4.500	97.127	96.877	96.627				
4.500	96.752	96.502	96.252					4.625	97.116	96.866	96.616				
4.625	96.741	96.491	96.241					4.875	97.641	97.391	97.141				
5.000	97.469	97.219	96.969					5.000	97.644	97.394	97.144				
5.125	97.459	97.209	96.959					5.125	97.634	97.384	97.134				
5.250	97.421	97.171	96.921					5.500	97.927	97.677	97.427	30 yr DPA "3.5% DPA ; Lender Paid Only"			
Borrower Paid Comp Only				Lender Paid Only				5.625	97.917	97.667	97.417	Rate	30 Day	45 Day	60 Day
								6.250	98.644	98.394	98.144	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.	
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45 Day Lock Exp.:

60 Day Lock Exp.:

6/15/2020

6/29/2020

7/14/2020

W. Rate Sheet Dated: 5/15/2020

Release Time: 10:00 am ET

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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

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Conforming FHLMC																			
30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year SC				30/25 Year SC 105-125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	98.978	98.878	98.587	3.375	100.317	100.217	100.003	3.375	100.317	100.217	100.003	2.750	96.690	96.590	96.299	3.375	98.595	98.495	98.281
2.875	99.638	99.538	99.269	3.500	100.672	100.572	100.374	3.500	100.672	100.572	100.374	2.875	97.350	97.250	96.981	3.500	98.950	98.850	98.652
2.990	100.220	100.120	99.879	3.625	100.991	100.891	100.708	3.625	100.991	100.891	100.708	2.990	97.932	97.832	97.591	3.625	99.269	99.169	98.986
3.000	100.320	100.220	99.979	3.750	101.204	101.104	100.847	3.750	101.204	101.104	100.847	3.000	98.032	97.932	97.691	3.750	98.732	98.632	98.375
3.125	100.691	100.591	100.371	3.875	101.535	101.435	101.191	3.875	101.535	101.435	101.191	3.125	98.403	98.303	98.063	3.875	99.063	98.963	98.719
3.250	100.736	100.636	100.402	3.990	101.772	101.672	101.438	3.990	101.772	101.672	101.438	3.250	99.014	98.914	98.680	3.990	99.300	99.200	98.966
3.375	101.192	101.092	100.878	4.000	101.872	101.772	101.538	4.000	101.872	101.772	101.538	3.375	99.470	99.370	99.156	4.000	99.400	99.300	99.066
3.500	101.547	101.447	101.249	4.125	101.969	101.869	101.643	4.125	101.969	101.869	101.643	3.500	99.825	99.725	99.527	4.125	99.497	99.397	99.171
3.625	101.866	101.766	101.583	4.250	101.768	101.665	101.568	4.250	101.768	101.665	101.568	3.625	100.144	100.044	99.861	4.250	99.169	99.066	98.969
3.750	102.079	101.979	101.722	4.375	102.058	101.956	101.858	4.375	102.058	101.956	101.858	3.750	99.607	99.507	99.250	4.375	99.459	99.357	99.259
3.875	102.410	102.310	102.066	4.500	102.090	101.988	101.890	4.500	102.090	101.988	101.890	3.875	99.938	99.838	99.594	4.500	99.491	99.389	99.291
3.990	102.647	102.547	102.313	4.625	102.188	102.088	101.988	4.625	102.188	102.088	101.988	3.990	100.175	100.075	99.841	4.625	99.589	99.489	99.389
4.000	102.747	102.647	102.413	4.750	102.556	102.426	102.226	4.750	102.556	102.426	102.226	4.000	100.275	100.175	99.941	4.750	99.583	99.455	99.253
4.125	102.844	102.744	102.518	4.875	102.855	102.738	102.557	4.875	102.855	102.738	102.557	4.125	100.372	100.272	100.046	4.875	99.882	99.765	99.584
4.250	102.643	102.540	102.443	4.990	102.984	102.868	102.692	4.990	102.984	102.868	102.692	4.250	100.444	100.344	100.111	4.990	100.011	99.895	99.719
4.375	102.933	102.831	102.733	5.000	103.084	102.968	102.792	5.000	103.084	102.968	102.792	4.375	100.334	100.232	100.134	5.000	100.111	99.995	99.819
4.500	103.215	103.113	103.015	5.125	103.436	103.290	103.236	5.125	103.436	103.290	103.236	4.500	100.616	100.514	100.416	5.125	100.463	100.317	100.263
4.625	103.313	103.213	103.113	5.250	104.190	104.043	103.990	5.250	104.190	104.043	103.990	4.625	100.714	100.614	100.514	5.250	100.281	100.134	100.081
4.750	103.681	103.553	103.351	5.375	105.414	105.282	105.214	5.375	105.414	105.282	105.214	4.750	100.708	100.580	100.378	5.375	101.355	101.223	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	45 Day	60 Day
3.375	98.595	98.495	98.281	2.750	99.362	99.262	99.088	3.375	100.807	100.707	100.563	3.375	100.807	100.707	100.563	2.750	100.729	100.577	100.529
3.500	98.950	98.850	98.652	2.875	100.084	99.984	99.824	3.500	101.192	101.092	100.960	3.500	101.192	101.092	100.960	2.875	101.021	100.871	100.821
3.625	99.269	99.169	98.986	2.990	100.492	100.392	100.243	3.625	101.475	101.375	101.247	3.625	101.475	101.375	101.247	2.990	101.130	100.980	100.930
3.750	98.732	98.632	98.375	3.000	100.592	100.492	100.343	3.750	101.698	101.598	101.396	3.750	101.698	101.598	101.396	3.000	101.230	101.080	101.030
3.875	99.063	98.963	98.719	3.125	101.014	100.914	100.776	3.875	102.075	101.975	101.784	3.875	102.075	101.975	101.784	3.125	101.737	101.607	101.537
3.990	99.300	99.200	98.966	3.250	100.792	100.692	100.538	3.990	102.291	102.191	102.005	3.990	102.291	102.191	102.005	3.250	102.084	101.955	101.884
4.000	99.400	99.300	99.066	3.375	101.307	101.207	101.063	4.000	102.391	102.291	102.105	4.000	102.391	102.291	102.105	3.375	102.403	102.273	102.203
4.125	99.497	99.397	99.171	3.500	101.692	101.592	101.460	4.125	102.521	102.421	102.240	4.125	102.521	102.421	102.240	3.500	102.596	102.466	102.396
4.250	99.169	99.066	98.969	3.625	101.975	101.875	101.747	4.250	102.791	102.691	102.591	4.250	102.791	102.691	102.591	3.625	102.739	102.639	102.539
4.375	99.459	99.357	99.259	3.750	102.198	102.098	101.896	4.375	102.971	102.871	102.771	4.375	102.971	102.871	102.771	3.750	103.044	102.944	102.844
4.500	99.491	99.389	99.291	3.875	102.575	102.475	102.284	4.500	102.407	102.307	102.207	4.500	102.407	102.307	102.207	3.875	103.190	103.090	102.990
4.625	99.589	99.489	99.389	3.990	102.791	102.691	102.505	4.625	102.489	102.389	102.289	4.625	102.489	102.389	102.289	3.990	103.447	103.346	103.247
4.750	99.583	99.455	99.253	4.000	102.891	102.791	102.605	4.750	103.135	103.035	102.863	4.750	103.135	103.035	102.863	4.000	103.547	103.446	103.347
4.875	99.882	99.765	99.584	4.125	103.021	102.921	102.740	4.875	103.386	103.286	103.116	4.875	103.386	103.286	103.116	4.125	102.798	102.698	102.598
4.990	100.011	99.895	99.719	4.250	103.291	103.191	103.091	4.990	103.703	103.603	103.434	4.990	103.703	103.603	103.434	4.250	103.110	103.010	102.910
5.000	100.111	99.995	99.819	4.375	103.471	103.371	103.271	5.000	103.803	103.703	103.534	5.000	103.803	103.703	103.534	4.375	103.366	103.266	103.166
5.125	100.463	100.317	100.263	4.500	103.657	103.557	103.457	5.125	104.079	103.979	103.812	5.125	104.079	103.979	103.812	4.500	103.502	103.402	103.302
5.250	100.281	100.134	100.081	4.625	103.739	103.639	103.539	5.250	104.335	104.233	104.135	5.250	104.335	104.233	104.135	4.625	102.823	102.723	102.623
5.375	101.355	101.223	101.155	4.750	104.385	104.285	104.113	5.375	105.583	105.472	105.383	5.375	105.583	105.472	105.383	4.750	102.962	102.862	102.762
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	102.729	102.577	102.529	2.750	102.979	102.827	102.779	2.750	100.016	99.864	99.816	2.750	102.016	101.864	101.816	2.750	102.266	102.114	102.066
2.875	101.021	100.871	100.821	2.875	101.021	100.871	100.821	2.875	100.308	100.158	100.108	2.875	100.308	100.158	100.108	2.875	100.308	100.158	100.108
2.990	101.130	100.980	100.930	2.990	101.130	100.980	100.930	2.990	100.417	100.267	100.217	2.990	100.417	100.267	100.217	2.990	100.417	100.267	100.217
3.000	101.230	101.080	101.030	3.000	101.230	101.080	101.030	3.000	100.517	100.367	100.317	3.000	100.517	100.367	100.317	3.000	100.517	100.367	100.317
3.125	101.737	101.607	101.537	3.125	101.737	101.607	101.537	3.125	99.962	99.832	99.762	3.125	99.962	99.832	99.762	3.125	99.962	99.832	99.762
3.250	102.084	101.955	101.884	3.250	102.084	101.955	101.884	3.250	100.309	100.180	100.109	3.250	100.309	100.180	100.109	3.250	100.309	100.180	100.109
3.375	102.403	102.273	102.203	3.375	102.403	102.273	102.203	3.375	100.628	100.498	100.428	3.375	100.628	100.498	100.428	3.375	100.628	100.498	100.428
3.500	102.596	102.463	102.396	3.500	102.596	102.463	102.396	3.500	100.821	100.688	100.621	3.500	100.821	100.688	100.621	3.500	100.821	100.688	100.621
3.625	102.739	102.639	102.539	3.625	102.739	102.639	102.539	3.625	99.780	99.680	99.580	3.625	99.780	99.680	99.580	3.625	99.780	99.680	99.580
3.750	103.044	102.944	102.844	3.750	103.044	102.944	102.844	3.750	100.085	99.985	99.885	3.750	100.085	99.985	99.885	3.750	100.085	99.985	99.885



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.:

7/14/2020

W. Rate Sheet Dated: 5/15/2020

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	98.792	98.692	98.592	2.750	99.146	99.046	98.946	2.750	100.702	100.534	100.502	2.750	96.154	96.054	95.954	2.750	99.689	99.521	99.489
2.875	99.457	99.357	99.257	2.875	99.872	99.772	99.672	2.875	100.996	100.830	100.796	2.875	96.819	96.719	96.619	2.875	99.983	99.817	99.783
2.990	100.047	99.947	99.847	2.990	100.285	100.185	100.085	2.990	101.102	100.937	100.902	2.990	97.409	97.309	97.209	2.990	100.089	99.924	99.889
3.000	100.147	100.047	99.947	3.000	100.385	100.285	100.185	3.000	101.202	101.037	101.002	3.000	97.509	97.409	97.309	3.000	100.189	100.024	99.989
3.125	100.571	100.471	100.371	3.125	100.805	100.705	100.605	3.125	101.724	101.579	101.524	3.125	97.933	97.833	97.733	3.125	99.649	99.504	99.449
3.250	100.676	100.576	100.476	3.250	100.717	100.617	100.517	3.250	102.071	101.928	101.871	3.250	98.604	98.504	98.404	3.250	99.996	99.853	99.796
3.375	101.137	101.037	100.937	3.375	101.234	101.134	101.034	3.375	102.394	102.245	102.194	3.375	99.065	98.965	98.865	3.375	100.319	100.170	100.119
3.500	101.493	101.393	101.293	3.500	101.622	101.522	101.422	3.500	102.585	102.437	102.385	3.500	99.421	99.321	99.221	3.500	100.510	100.362	100.310
3.625	101.819	101.719	101.619	3.625	101.906	101.806	101.706	3.625	102.632	102.532	102.432	3.625	99.747	99.647	99.547	3.625	99.373	99.273	99.173
3.750	102.019	101.919	101.819	3.750	102.137	102.037	101.937	3.750	102.938	102.838	102.738	3.750	99.197	99.097	98.997	3.750	99.679	99.579	99.479
3.875	102.351	102.251	102.151	3.875	102.518	102.418	102.318	3.875	103.083	102.983	102.883	3.875	99.529	99.429	99.329	3.875	99.824	99.724	99.624
3.990	102.591	102.491	102.391	3.990	102.735	102.635	102.535	3.990	103.341	103.241	103.141	3.990	99.769	99.669	99.569	3.990	100.082	99.982	99.882
4.000	102.691	102.591	102.491	4.000	102.835	102.735	102.635	4.000	103.441	103.341	103.241	4.000	99.869	99.769	99.669	4.000	100.182	100.082	99.982
4.125	102.788	102.688	102.588	4.125	102.967	102.867	102.767	4.125	102.705	102.605	102.505	4.125	99.966	99.866	99.766	4.125	99.077	98.977	98.877
4.250	102.659	102.556	102.434	4.250	103.445	103.345	103.245	4.250	103.019	102.919	102.819	4.250	99.710	99.607	99.485	4.250	99.391	99.291	99.191
4.375	102.950	102.848	102.739	4.375	103.625	103.525	103.425	4.375	103.273	103.173	103.073	4.375	100.001	99.899	99.790	4.375	99.645	99.545	99.445
4.500	103.235	103.132	103.028	4.500	103.811	103.711	103.611	4.500	103.412	103.312	103.212	4.500	100.286	100.183	100.079	4.500	99.784	99.684	99.584
4.625	103.332	103.231	103.131	4.625	103.893	103.793	103.693	4.625	102.667	102.567	102.467	4.625	100.383	100.282	100.182	4.625	98.435	98.335	98.235
4.750	103.635	103.507	103.361	4.750	104.570	104.470	104.370	4.750	102.807	102.707	102.607	4.750	100.312	100.184	100.038	4.750	100.023	99.923	99.823

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.:

7/14/2020

W. Rate Sheet Dated: 5/15/2020

Release Time: 10:00 am ET

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Non-Conforming "Jumbo"

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

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

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

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

¹Full Am. ²ARMs Only

Locks that expire on a weekend or holiday will be extended to the next business day at .0125/day upon lock.

Lock Desk Policy

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)