AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**6/17/2020**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**7/2/2020**
		60 Day Lock Exp.:	**7/17/2020**

W. Rate Sheet Dated: **5/18/2020** **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	99.846	99.596	99.315	2.750	99.525	99.275	98.994	2.375	97.678	97.514	97.350	3.125	95.840	95.690	95.540
2.875	99.852	99.602	99.320	2.875	99.530	99.280	98.998	2.500	97.683	97.519	97.355	3.250	97.323	97.173	97.023
3.000	99.857	99.607	99.325	3.000	99.533	99.283	99.002	2.625	97.687	97.523	97.359	3.375	97.325	97.175	97.025
3.125	99.861	99.611	99.330	3.125	99.537	99.287	99.006	2.750	98.845	98.695	98.545	3.500	97.327	97.177	97.027
3.250	100.905	100.655	100.421	3.250	100.384	100.134	99.900	2.875	98.849	98.699	98.549	3.625	97.322	97.172	97.022
3.375	100.809	100.559	100.325	3.375	100.388	100.138	99.903	3.000	98.852	98.702	98.552	Margin = 2.250		Index = 0.160	
3.500	100.813	100.563	100.329	3.500	100.391	100.141	99.907	3.125	98.855	98.705	98.555				
3.625	100.817	100.567	100.333	3.625	100.394	100.144	99.910	3.250	101.477	101.327	101.177				
3.750	102.351	102.101	101.951	3.750	101.694	101.444	101.294	3.375	101.480	101.330	101.180				
3.875	102.255	102.005	101.855	3.875	101.697	101.447	101.297	3.500	101.483	101.333	101.183				
4.000	102.259	102.009	101.859	4.000	101.732	101.482	101.332	3.625	101.486	101.336	101.186				
4.125	102.255	102.005	101.855	4.125	101.735	101.485	101.335	3.750	101.938	101.788	101.638				
4.250	103.031	102.931	102.831	4.250	102.401	102.301	102.201	3.875	101.941	101.791	101.641				
4.375	102.946	102.846	102.746	4.375	102.404	102.304	102.204	4.000	101.955	101.805	101.655				
4.500	102.949	102.849	102.749	4.500	102.406	102.306	102.206	4.125	101.957	101.807	101.657				
4.625	102.938	102.838	102.738	4.625	102.408	102.308	102.208	4.250	102.217	102.067	101.917				
4.750	104.248	104.148	104.048	4.750	103.606	103.506	103.406	4.375	102.220	102.070	101.920				
4.875	104.151	104.051	103.951	4.875	103.608	103.508	103.408	4.500	102.222	102.072	101.922				
6.250	105.571	105.421	105.271	6.250	105.041	104.891	104.741	4.625	102.224	102.074	101.924				

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	99.096	98.846	98.565	2.750	98.525	98.275	97.994	2.375	96.678	96.514	96.350	3.125	94.840	94.690	94.540
2.875	99.102	98.852	98.570	2.875	98.530	98.280	97.998	2.500	96.683	96.519	96.355	3.250	96.323	96.173	96.023
3.000	99.107	98.857	98.575	3.000	98.533	98.283	98.002	2.625	96.687	96.523	96.359	3.375	96.325	96.175	96.025
3.125	99.111	98.861	98.580	3.125	98.537	98.287	98.006	2.750	97.845	97.695	97.545	3.500	96.327	96.177	96.027
3.250	100.155	99.905	99.671	3.250	99.884	99.634	99.400	2.875	97.849	97.699	97.549	3.625	96.322	96.172	96.022
3.375	100.059	99.809	99.575	3.375	99.888	99.638	99.403	3.000	97.852	97.702	97.552	Margin = 2.250		Index = 0.160	
3.500	100.063	99.813	99.579	3.500	99.891	99.641	99.407	3.125	97.855	97.705	97.555	**30 Year OTC**			
3.625	100.067	99.817	99.583	3.625	99.894	99.644	99.410	3.250	100.477	100.327	100.177	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.750	101.401	101.151	101.001	3.750	100.694	100.444	100.294	3.375	100.480	100.330	100.180	4.000	101.884	101.634	101.384
3.875	101.305	101.055	100.905	3.875	100.697	100.447	100.297	3.500	100.483	100.333	100.183	4.125	101.880	101.630	101.380
4.000	101.309	101.059	100.909	4.000	100.732	100.482	100.332	3.625	100.486	100.336	100.186	4.375	102.571	102.321	102.071
4.125	101.305	101.055	100.905	4.125	100.735	100.485	100.335	3.750	100.938	100.788	100.638	4.500	102.574	102.324	102.074
4.250	102.281	102.181	102.081	4.250	101.401	101.301	101.201	3.875	100.941	100.791	100.641	4.625	102.563	102.313	102.063
4.375	102.196	102.096	101.996	4.375	101.404	101.304	101.204	4.000	100.955	100.805	100.655	4.875	103.776	103.526	103.276
4.500	102.199	102.099	101.999	4.500	101.406	101.306	101.206	4.125	100.957	100.807	100.657	5.000	103.778	103.528	103.278
4.625	102.188	102.088	101.988	4.625	101.408	101.308	101.208	4.250	101.217	101.067	100.917	5.125	103.768	103.518	103.268
4.750	103.498	103.398	103.298	4.750	102.606	102.506	102.406	4.375	101.220	101.070	100.920	5.500	104.421	104.171	103.921
4.875	103.401	103.301	103.201	4.875	102.608	102.508	102.408	4.500	101.222	101.072	100.922	5.625	104.410	104.160	103.910
6.250	104.821	104.671	104.521	6.250	104.041	103.891	103.741	4.625	101.224	101.074	100.924	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"

30/25 Year				30/25 Year Lender Paid			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.125	99.305	99.055	98.805	6.250	103.750	103.500	103.250
4.250	99.981	99.731	99.481				
4.375	99.996	99.746	99.496				
4.500	99.799	99.549	99.299				
4.625	99.788	99.538	99.288				
5.000	101.203	100.953	100.703				
5.125	101.193	100.943	100.693				
5.250	101.593	101.343	101.093				
Borrower Paid Comp Only				Lender Paid Only			

30 yr DPA OTC "FHA Only ; Borrower Paid Only"

Rate	**30 Day**	**45 Day**	**60 Day**
4.000	99.134	98.884	98.634
4.125	99.130	98.880	98.630
4.375	99.821	99.571	99.321
4.500	99.824	99.574	99.324
4.625	99.813	99.563	99.313
4.875	101.026	100.776	100.526
5.000	101.028	100.778	100.528
5.125	101.018	100.768	100.518
5.500	101.671	101.421	101.171
5.625	101.660	101.410	101.160
6.250	100.750	100.500	100.250

30 yr DPA "3.5% DPA ; Borrower Paid Only"

Rate	**30 Day**	**45 Day**	**60 Day**
4.750	101.000	100.750	100.500

30 yr DPA "3.5% DPA ; Lender Paid Only"

Rate	**30 Day**	**45 Day**	**60 Day**
6.250	102.750	102.500	102.250

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.: **6/17/2020**
45 Day Lock Exp.: **7/2/2020**
60 Day Lock Exp.: **7/17/2020**

W. Rate Sheet Dated: 5/18/2020 **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	97.384	97.134	96.853	2.750	97.493	97.243	96.962	2.375	94.458	94.294	94.130	3.125	94.387	94.237	94.087
2.875	97.389	97.139	96.858	2.875	97.497	97.247	96.966	2.500	94.463	94.299	94.135	3.250	95.746	95.596	95.446
3.000	97.394	97.144	96.863	3.000	97.501	97.251	96.969	2.625	94.467	94.303	94.139	3.375	95.747	95.597	95.447
3.125	97.398	97.148	96.867	3.125	97.504	97.254	96.973	2.750	96.812	96.662	96.512	3.500	95.749	95.599	95.449
3.250	98.318	98.068	97.833	3.250	98.227	97.977	97.742	2.875	96.816	96.666	96.516	3.625	95.744	95.594	95.444
3.375	98.222	97.972	97.737	3.375	98.230	97.980	97.746	3.000	96.819	96.669	96.519	Margin = 2.250		Index = 0.160	
3.500	98.226	97.976	97.742	3.500	98.234	97.984	97.749	3.125	96.823	96.673	96.523				
3.625	98.230	97.980	97.746	3.625	98.237	97.987	97.753	3.250	99.319	99.169	99.019				
3.750	99.451	99.201	99.051	3.750	99.224	98.974	98.824	3.375	99.323	99.173	99.023				
3.875	99.355	99.105	98.955	3.875	99.227	98.977	98.827	3.500	99.326	99.176	99.026				
4.000	99.359	99.109	98.959	4.000	99.262	99.012	98.862	3.625	99.329	99.179	99.029				
4.125	99.355	99.105	98.955	4.125	99.265	99.015	98.865	3.750	99.468	99.318	99.168				
4.250	100.131	100.031	99.931	4.250	99.931	99.831	99.731	3.875	99.471	99.321	99.171				
4.375	100.046	99.946	99.846	4.375	99.934	99.834	99.734	4.000	99.485	99.335	99.185				
4.500	100.049	99.949	99.849	4.500	99.936	99.836	99.736	4.125	99.487	99.337	99.187				
4.625	100.038	99.938	99.838	4.625	99.938	99.838	99.738	4.250	99.747	99.597	99.447				
4.750	100.786	100.686	100.586	4.750	100.573	100.473	100.373	4.375	99.750	99.600	99.450				
4.875	100.688	100.588	100.488	4.875	100.576	100.476	100.376	4.500	99.752	99.602	99.452				
6.250	101.921	101.771	101.621	6.250	101.821	101.671	101.521	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	96.634	96.384	96.103	2.750	96.063	95.813	95.532	2.375	94.528	94.364	94.200	3.125	92.377	92.227	92.077
2.875	96.639	96.389	96.108	2.875	96.067	95.817	95.536	2.500	94.533	94.369	94.205	3.250	93.736	93.586	93.436
3.000	96.644	96.394	96.113	3.000	96.071	95.821	95.539	2.625	94.537	94.373	94.209	3.375	93.737	93.587	93.437
3.125	96.648	96.398	96.117	3.125	96.074	95.824	95.543	2.750	95.414	95.264	95.114	3.500	93.739	93.589	93.439
3.250	97.568	97.318	97.083	3.250	97.297	97.047	96.812	2.875	95.417	95.267	95.117	3.625	93.734	93.584	93.434
3.375	97.472	97.222	96.987	3.375	97.300	97.050	96.816	3.000	95.421	95.271	95.121	Margin = 2.250		Index = 0.160	
3.500	97.476	97.226	96.992	3.500	97.304	97.054	96.819	3.125	95.424	95.274	95.124	**30 Year OTC**			
3.625	97.480	97.230	96.996	3.625	97.307	97.057	96.823	3.250	97.702	97.552	97.402	Rate	30 Day	45 Day	60 Day
3.750	98.501	98.251	98.101	3.750	97.794	97.544	97.394	3.375	97.705	97.555	97.405	4.000	98.984	98.734	98.484
3.875	98.405	98.155	98.005	3.875	97.797	97.547	97.397	3.500	97.708	97.558	97.408	4.125	98.980	98.730	98.480
4.000	98.409	98.159	98.009	4.000	97.832	97.582	97.432	3.625	97.711	97.561	97.411	4.375	99.671	99.421	99.171
4.125	98.405	98.155	98.005	4.125	97.835	97.585	97.435	3.750	98.163	98.013	97.863	4.500	99.674	99.424	99.174
4.250	99.381	99.281	99.181	4.250	98.501	98.401	98.301	3.875	98.166	98.016	97.866	4.625	99.663	99.413	99.163
4.375	99.296	99.196	99.096	4.375	98.504	98.404	98.304	4.000	98.180	98.030	97.880	4.875	100.313	100.063	99.813
4.500	99.299	99.199	99.099	4.500	98.506	98.406	98.306	4.125	98.182	98.032	97.882	5.000	100.316	100.066	99.816
4.625	99.288	99.188	99.088	4.625	98.508	98.408	98.308	4.250	97.817	97.667	97.517	5.125	100.306	100.056	99.806
4.750	100.036	99.936	99.836	4.750	99.143	99.043	98.943	4.375	97.820	97.670	97.520	5.500	100.521	100.271	100.021
4.875	99.938	99.838	99.738	4.875	99.146	99.046	98.946	4.500	97.822	97.672	97.522	5.625	100.510	100.260	100.010
6.250	101.171	101.021	100.871	6.250	100.391	100.241	100.091	4.625	97.824	97.674	97.524	6.250	101.237	100.987	100.737

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"

30/25 Year				30/25 Year Lender Paid			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.125	96.055	95.805	95.555	6.250	99.750	99.500	99.250
4.250	96.731	96.481	96.231				
4.375	96.746	96.496	96.246				
4.500	96.549	96.299	96.049				
4.625	96.538	96.288	96.038				
5.000	97.391	97.141	96.891				
5.125	97.381	97.131	96.881				
5.250	97.343	97.093	96.843				
Borrower Paid Comp Only				Lender Paid Only			

30 yr DPA OTC "FHA Only ; Borrower Paid Only"

Rate	30 Day	45 Day	60 Day
4.000	96.234	95.984	95.734
4.125	96.230	95.980	95.730
4.375	96.921	96.671	96.421
4.500	96.924	96.674	96.424
4.625	96.913	96.663	96.413
4.875	97.563	97.313	97.063
5.000	97.566	97.316	97.066
5.125	97.556	97.306	97.056
5.500	97.771	97.521	97.271
5.625	97.760	97.510	97.260
6.250	98.487	98.237	97.987

30 yr DPA "3.5% DPA ; Borrower Paid Only"

Rate	30 Day	45 Day	60 Day
4.750	N/A	N/A	N/A

30 yr DPA "3.5% DPA ; Lender Paid Only"

Rate	30 Day	45 Day	60 Day
6.250	N/A	N/A	N/A

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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.

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AFR Loan Center
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45 Day Lock Exp.: 7/2/2020
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W. Rate Sheet Dated: 5/18/2020 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Conforming FNMA

30/25 Year

Rate	30 Day	45 Day	60 Day
2.750	98.785	98.598	98.585
2.875	99.382	99.195	99.182
2.990	99.866	99.679	99.666
3.000	99.966	99.779	99.766
3.125	100.333	100.146	100.133
3.250	100.269	100.095	100.069
3.375	100.752	100.577	100.552
3.500	101.161	100.987	100.961
3.625	101.461	101.286	101.261
3.750	101.689	101.495	101.489
3.875	102.086	101.892	101.886
3.990	102.292	102.098	102.092
4.000	102.392	102.198	102.192
4.125	102.582	102.388	102.382
4.250	102.429	102.302	102.229
4.375	102.734	102.607	102.534
4.500	102.996	102.869	102.796
4.625	103.103	102.976	102.903
4.750	103.674	103.547	103.474

30/25 Year 105-125

Rate	30 Day	45 Day	60 Day
2.750	97.390	97.290	97.190
2.875	98.060	97.960	97.860
2.990	98.514	98.414	98.314
3.000	98.614	98.514	98.414
3.125	99.018	98.918	98.818
3.250	99.172	99.072	98.972
3.375	99.715	99.615	99.515
3.500	100.162	100.062	99.962
3.625	100.727	100.627	100.527
3.750	101.609	101.509	101.409
3.875	102.055	101.955	101.855
3.990	102.292	102.192	102.092
4.000	102.392	102.292	102.192
4.125	102.659	102.559	102.459
4.250	103.259	103.159	103.059
4.375	103.603	103.503	103.403
4.500	103.893	103.793	103.693
4.625	104.191	104.091	103.991
4.750	N/A	N/A	N/A

30/25 Year >125

Rate	30 Day	45 Day	60 Day
2.750	97.198	97.098	96.998
2.875	97.872	97.772	97.672
2.990	98.327	98.227	98.127
3.000	98.427	98.327	98.227
3.125	98.830	98.730	98.630
3.250	98.980	98.880	98.780
3.375	99.527	99.427	99.327
3.500	99.975	99.875	99.775
3.625	100.675	100.575	100.475
3.750	101.606	101.506	101.406
3.875	102.055	101.955	101.855
3.990	102.292	102.192	102.092
4.000	102.392	102.292	102.192
4.125	102.659	102.559	102.459
4.250	103.068	102.968	102.868
4.375	103.416	103.316	103.216
4.500	103.705	103.605	103.505
4.625	104.303	104.203	104.103
4.750	96.936	96.836	96.736

30/25 Year High Balance

Rate	30 Day	45 Day	60 Day
2.750	97.287	97.100	97.087
2.875	97.854	97.667	97.654
2.990	98.280	98.093	98.080
3.000	98.380	98.193	98.180
3.125	98.601	98.414	98.401
3.250	98.304	98.130	98.104
3.375	98.772	98.598	98.572
3.500	99.171	98.997	98.971
3.625	99.353	99.179	99.153
3.750	99.518	99.324	99.318
3.875	99.902	99.708	99.702
3.990	100.132	99.938	99.932
4.000	100.232	100.038	100.032
4.125	100.399	100.205	100.199
4.250	99.792	99.665	99.592
4.375	100.112	99.985	99.912
4.500	100.415	100.288	100.215
4.625	100.569	100.442	100.369
4.750	100.429	100.302	100.229

30/25 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	95.692	95.592	95.492
2.875	96.332	96.232	96.132
2.990	96.728	96.628	96.528
3.000	96.828	96.728	96.628
3.125	97.086	96.986	96.886
3.250	97.007	96.907	96.807
3.375	97.535	97.435	97.335
3.500	97.972	97.872	97.772
3.625	98.419	98.319	98.219
3.750	99.238	99.138	99.038
3.875	99.671	99.571	99.471
3.990	99.932	99.832	99.732
4.000	100.032	99.932	99.832
4.125	100.199	100.099	99.999
4.250	99.592	99.492	99.392
4.375	99.912	99.812	99.712
4.500	100.215	100.115	100.015
4.625	100.369	100.269	100.169
4.750	N/A	N/A	N/A

30/25 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	95.500	95.400	95.300
2.875	96.144	96.044	95.944
2.990	96.541	96.441	96.341
3.000	96.641	96.541	96.441
3.125	96.898	96.798	96.698
3.250	96.815	96.715	96.615
3.375	97.347	97.247	97.147
3.500	97.785	97.685	97.585
3.625	98.367	98.267	98.167
3.750	99.235	99.135	99.035
3.875	99.671	99.571	99.471
3.990	99.932	99.832	99.732
4.000	100.032	99.932	99.832
4.125	100.199	100.099	99.999
4.250	99.592	99.492	99.392
4.375	99.912	99.812	99.712
4.500	100.215	100.115	100.015
4.625	100.369	100.269	100.169
4.750	93.491	93.391	93.291

20 Year

Rate	30 Day	45 Day	60 Day
2.875	99.949	99.712	99.749
2.990	100.406	100.169	100.206
3.000	100.506	100.269	100.306
3.125	100.859	100.622	100.659
3.250	100.617	100.393	100.417
3.375	101.072	100.847	100.872
3.500	101.459	101.235	101.259
3.625	101.750	101.526	101.550
3.750	102.028	101.784	101.828
3.875	102.399	102.155	102.199
3.990	102.587	102.343	102.387
4.000	102.687	102.443	102.487
4.125	102.839	102.595	102.639
4.250	102.453	102.276	102.253
4.375	102.730	102.553	102.530
4.500	102.981	102.804	102.781
4.625	103.185	103.008	102.985
4.750	103.723	103.546	103.523
4.875	103.973	103.796	103.773

20 Year 105-125

Rate	30 Day	45 Day	60 Day
2.875	99.272	99.172	99.072
2.990	99.697	99.597	99.497
3.000	99.797	99.697	99.597
3.125	100.185	100.085	99.985
3.250	100.208	100.108	100.008
3.375	100.708	100.608	100.508
3.500	101.132	101.032	100.932
3.625	101.454	101.354	101.254
3.750	101.835	101.735	101.635
3.875	102.243	102.143	102.043
3.990	102.460	102.360	102.260
4.000	102.560	102.460	102.360
4.125	102.819	102.719	102.619
4.250	102.151	102.051	101.951
4.375	102.455	102.355	102.255
4.500	102.733	102.633	102.533
4.625	102.953	102.853	102.753
4.750	103.489	103.389	103.289
4.875	103.765	103.665	103.565

20 Year >125

Rate	30 Day	45 Day	60 Day
2.875	99.209	99.009	99.009
2.990	99.634	99.434	99.434
3.000	99.734	99.534	99.534
3.125	100.123	99.923	99.923
3.250	100.208	100.008	100.008
3.375	100.708	100.508	100.508
3.500	101.132	100.932	100.932
3.625	101.454	101.254	101.254
3.750	101.679	101.479	101.479
3.875	102.087	101.887	101.887
3.990	102.304	102.104	102.104
4.000	102.404	102.204	102.204
4.125	102.663	102.463	102.463
4.250	102.088	101.888	101.888
4.375	102.393	102.193	102.193
4.500	102.671	102.471	102.471
4.625	102.890	102.690	102.690
4.750	103.427	103.227	103.227
4.875	103.702	103.502	103.502

15 Year

Rate	30 Day	45 Day	60 Day
2.750	100.356	100.162	100.156
2.875	100.693	100.499	100.493
2.990	100.898	100.704	100.698
3.000	100.998	100.804	100.798
3.125	101.479	101.296	101.279
3.250	101.833	101.655	101.633
3.375	102.174	101.996	101.974
3.500	102.412	102.234	102.212
3.625	102.704	102.526	102.504
3.750	102.754	102.576	102.554
3.875	103.079	102.901	102.879
3.990	103.331	103.153	103.131
4.000	103.431	103.253	103.231
4.125	103.691	103.513	103.491
4.250	102.886	102.755	102.686
4.375	103.104	102.973	102.904
4.500	103.215	103.084	103.015
4.625	103.321	103.190	103.121
4.750	102.703	102.541	102.503

15 Year 105-125

Rate	30 Day	45 Day	60 Day
2.750	98.766	98.666	98.566
2.875	99.138	99.038	98.938
2.990	99.717	99.617	99.517
3.000	99.817	99.717	99.617
3.125	100.472	100.372	100.272
3.250	100.867	100.767	100.667
3.375	101.241	101.141	101.041
3.500	101.503	101.403	101.303
3.625	101.825	101.725	101.625
3.750	102.111	102.011	101.911
3.875	102.467	102.367	102.267
3.990	102.754	102.654	102.554
4.000	102.854	102.754	102.654
4.125	103.140	103.040	102.940
4.250	102.586	102.486	102.386
4.375	102.826	102.726	102.626
4.500	102.949	102.849	102.749
4.625	103.350	103.250	103.150
4.750	103.475	103.375	103.275

15 Year >125

Rate	30 Day	45 Day	60 Day
2.750	98.766	98.566	98.566
2.875	99.138	98.938	98.938
2.990	99.639	99.439	99.439
3.000	99.739	99.539	99.539
3.125	100.410	100.210	100.210
3.250	100.804	100.604	100.604
3.375	101.179	100.979	100.979
3.500	101.441	101.241	101.241
3.625	101.765	101.565	101.565
3.750	102.111	101.911	101.911
3.875	102.467	102.267	102.267
3.990	102.754	102.554	102.554
4.000	102.854	102.654	102.654
4.125	103.140	102.940	102.940
4.250	102.586	102.386	102.386
4.375	102.826	102.626	102.626
4.500	102.949	102.749	102.749
4.625	103.376	103.176	103.176
4.750	103.537	103.337	103.337

15 Year High Balance

Rate	30 Day	45 Day	60 Day
2.750	99.083	98.883	98.883
2.875	99.320	99.120	99.120
2.990	99.432	99.232	99.232
3.000	99.532	99.332	99.332
3.125	99.860	99.660	99.660
3.250	99.786	99.586	99.586
3.375	100.025	99.825	99.825
3.500	100.190	99.990	99.990
3.625	100.395	100.195	100.195
3.750	99.486	99.286	99.286
3.875	99.714	99.514	99.514
3.990	99.861	99.661	99.661
4.000	99.961	99.761	99.761
4.125	100.143	99.943	99.943
4.250	98.964	98.764	98.764
4.375	99.116	98.916	98.916
4.500	99.194	98.994	98.994
4.625	99.449	99.249	99.249
4.750	98.572	98.372	98.372

15 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	97.293	97.093	97.093
2.875	97.565	97.365	97.365
2.990	98.051	97.851	97.851
3.000	98.151	97.951	97.951
3.125	98.653	98.453	98.453
3.250	98.620	98.420	98.420
3.375	98.892	98.692	98.692
3.500	99.081	98.881	98.881
3.625	99.316	99.116	99.116
3.750	98.643	98.443	98.443
3.875	98.902	98.702	98.702
3.990	99.084	98.884	98.884
4.000	99.184	98.984	98.984
4.125	99.392	99.192	99.192
4.250	98.464	98.264	98.264
4.375	98.638	98.438	98.438
4.500	98.728	98.528	98.528
4.625	99.249	99.049	99.049
4.750	98.372	98.172	98.172

15 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	97.293	97.093	97.093
2.875	97.565	97.365	97.365
2.990	97.973	97.773	97.773
3.000	98.073	97.873	97.873
3.125	98.591	98.391	98.391
3.250	98.557	98.357	98.357
3.375	98.830	98.630	98.630
3.500	99.019	98.819	98.819
3.625	99.256	99.056	99.056
3.750	98.643	98.443	98.443
3.875	98.902	98.702	98.702
3.990	99.084	98.884	98.884
4.000	99.184	98.984	98.984
4.125	99.392	99.192	99.192
4.250	98.464	98.264	98.264
4.375	98.638	98.438	98.438
4.500	98.728	98.528	98.528
4.625	99.249	99.049	99.049
4.750	98.372	98.172	98.172

10 Year

Rate	30 Day	45 Day	60 Day
2.750	100.699	100.499	100.499
2.875	101.031	100.831	100.831
2.990	101.236	101.036	101.036
3.000	101.336	101.136	101.136
3.125	101.810	101.610	101.610
3.250	102.002	101.802	101.802
3.375	102.340	102.140	102.140
3.500	102.576	102.376	102.376
3.625	102.868	102.668	102.668
3.750	102.967	102.767	102.767
3.875	103.290	103.090	103.090
3.990	103.543	103.343	103.343
4.000	103.643	103.443	103.443
4.125	103.902	103.702	103.702
4.250	102.939	102.739	102.739
4.375	103.098	102.898	102.898
4.500	103.216	103.016	103.016
4.625	103.466	103.266	103.266
4.750	102.778	102.578	102.578

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	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	-0.750
720 – 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	-1.000
700 – 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	-1.500
680 – 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	-1.500
660 – 679	-0.250	-1.250	-2.500	-3.000	-3.000	-2.500	-2.500	-2.500	-2.500
640 – 659	-0.750	-1.500	-3.000	-3.250	-3.500	-3.000	-3.000	-3.000	-3.000
620 – 639	-0.750	-1.750	-3.250	-3.250	-3.500	-3.500	-3.500	-3.750	-3.750

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 ↓ \ 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%
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**	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

* Not applicableto MH Advantage properties (identified by SFC 859 in conjunction with SFC 235).
** Not applicable to detached Condominium units (identified by SFC 588).

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
FNMA HomeStyle Renovation	N/A
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

High LTV Refi Option LLPA Caps

Occupancy	Number of Units	LTV Ratio	<=15 yr Cap	>15 yr Cap
Primary	1	105.01 -115.00%	0.750	2.000
		>115.00%	0.000	0.750
	2	90.01 -100.00%	0.750	2.000
		>100.00%	0.000	0.750
	3-4	80.01 -90.00%	0.750	2.000
		>90.00%	0.000	0.750
Second Home	1	95.01 -105.00%	2.000	3.000
		>105.00%	1.500	2.000
Investment	1-4	80.01 -90.00%	2.000	3.000
		>90.00%	1.500	2.000

HomeReady LLPA Caps*

Product Feature	LLPA Caps
LTV > 80% and credit score ≥ 680	0.000
All other LTV & FICO combos	1.500

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

Mortgages with Subordinate Financing *

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

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

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -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.

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	6/17/2020
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	7/2/2020
		60 Day Lock Exp.:	7/17/2020

W. Rate Sheet Dated: **5/18/2020** **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
2.625	97.142	97.017	96.767
2.750	98.020	97.895	97.645
2.875	98.648	98.523	98.273
3.000	99.290	99.165	98.915
3.125	99.617	99.492	99.242
3.250	99.616	99.491	99.241
3.375	100.026	99.901	99.651
3.500	100.334	100.209	99.959
3.625	100.608	100.483	100.233
3.750	100.794	100.669	100.419
3.875	101.084	100.959	100.709
4.000	101.385	101.260	101.010
4.125	101.450	101.325	101.075
4.250	101.208	101.083	100.833
4.375	101.481	101.356	101.106
4.500	101.764	101.639	101.389
4.625	101.859	101.734	101.484
4.750	102.244	102.119	101.869
4.875	102.521	102.396	102.146
4.990	#VALUE!	#VALUE!	#VALUE!

20 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	96.186	96.061	95.811
2.500	97.058	96.933	96.683
2.625	97.869	97.744	97.494
2.750	98.329	98.204	97.954
2.875	99.019	98.894	98.644
3.000	99.489	99.364	99.114
3.125	99.869	99.744	99.494
3.250	99.603	99.478	99.228
3.375	100.074	99.949	99.699
3.500	100.415	100.290	100.040
3.625	100.651	100.526	100.276
3.750	100.829	100.704	100.454
3.875	101.166	101.041	100.791
4.000	101.444	101.319	101.069
4.125	101.543	101.418	101.168

15 Yr. Fixed

Rate	30 Day	45 Day	60 Day
1.500	N/A	N/A	N/A
1.625	N/A	N/A	N/A
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	95.944	95.819	95.569
2.250	97.034	96.909	96.659
2.375	97.522	97.397	97.147
2.500	98.238	98.113	97.863
2.625	98.659	98.534	98.284
2.750	99.101	98.976	98.726
2.875	99.361	99.236	98.986
3.000	99.540	99.415	99.165
3.125	99.974	99.849	99.599
3.250	100.298	100.173	99.923
3.375	100.595	100.470	100.220
3.500	100.770	100.645	100.395
3.625	100.942	100.817	100.567
3.750	101.239	101.114	100.864
3.875	101.383	101.258	101.008

30 Yr. High Balance Fixed

Rate	30 Day	45 Day	60 Day
2.875	96.944	96.819	96.569
3.000	97.586	97.461	97.211
3.125	97.913	97.788	97.538
3.250	97.382	97.257	97.007
3.375	97.791	97.666	97.416
3.500	98.100	97.975	97.725
3.625	98.374	98.249	97.999
3.750	98.024	97.899	97.649
3.875	98.313	98.188	97.938
4.000	98.615	98.490	98.240
4.125	98.680	98.555	98.305
4.250	98.221	98.096	97.846
4.375	98.494	98.369	98.119

20 Yr. High Balance Fixed

Rate	30 Day	45 Day	60 Day
2.875	97.976	97.851	97.601
3.000	98.236	98.111	97.861
3.125	98.414	98.289	98.039
3.250	97.943	97.818	97.568
3.375	98.266	98.141	97.891
3.500	98.563	98.438	98.188
3.625	98.738	98.613	98.363
3.750	97.762	97.637	97.387
3.875	98.058	97.933	97.683
4.000	98.202	98.077	97.827
4.125	98.557	98.432	98.182
4.250	97.430	97.305	97.055
4.375	97.739	97.614	97.364

15 Yr. High Balance Fixed

Rate	30 Day	45 Day	60 Day
2.750	97.876	97.751	97.501
2.875	98.136	98.011	97.761
3.000	98.314	98.189	97.939
3.125	97.843	97.718	97.468
3.250	98.166	98.041	97.791
3.375	98.463	98.338	98.088
3.500	98.638	98.513	98.263
3.625	97.662	97.537	97.287
3.750	97.958	97.833	97.583
3.875	98.102	97.977	97.727
4.000	98.457	98.332	98.082
4.125	97.330	97.205	96.955
4.250	97.639	97.514	97.264

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.: 6/17/2020
45 Day Lock Exp.: 7/2/2020
60 Day Lock Exp.: 7/17/2020

W. Rate Sheet Dated: 5/18/2020 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Conforming FHLMC

30/25 Year

Rate	30 Day	45 Day	60 Day
2.750	98.748	98.648	98.371
2.875	99.421	99.321	99.067
2.990	100.023	99.923	99.695
3.000	100.123	100.023	99.795
3.125	100.505	100.405	100.198
3.250	100.574	100.474	100.221
3.375	101.042	100.942	100.711
3.500	101.405	101.305	101.091
3.625	101.735	101.635	101.434
3.750	101.914	101.814	101.555
3.875	102.253	102.153	101.907
3.990	102.497	102.397	102.164
4.000	102.597	102.497	102.264
4.125	102.698	102.598	102.370
4.250	102.456	102.353	102.256
4.375	102.753	102.651	102.553
4.500	103.040	102.937	102.840
4.625	103.141	103.039	102.941
4.750	103.618	103.490	103.256

30/25 Year 105-125

Rate	30 Day	45 Day	60 Day
3.375	100.167	100.067	99.836
3.500	100.530	100.430	100.216
3.625	100.860	100.760	100.559
3.750	101.039	100.939	100.680
3.875	101.378	101.278	101.032
3.990	101.622	101.522	101.289
4.000	101.722	101.622	101.389
4.125	101.823	101.723	101.495
4.250	101.581	101.478	101.381
4.375	101.878	101.776	101.678
4.500	101.915	101.812	101.715
4.625	102.016	101.914	101.816
4.750	102.493	102.365	102.131
4.875	102.797	102.679	102.466
4.990	102.928	102.812	102.604
5.000	103.028	102.912	102.704
5.125	103.243	103.096	103.043
5.250	104.003	103.855	103.803
5.375	105.227	105.094	105.027

30/25 Year >125

Rate	30 Day	45 Day	60 Day
3.375	100.167	100.067	99.836
3.500	100.530	100.430	100.216
3.625	100.860	100.760	100.559
3.750	101.039	100.939	100.680
3.875	101.378	101.278	101.032
3.990	101.622	101.522	101.289
4.000	101.722	101.622	101.389
4.125	101.823	101.723	101.495
4.250	101.581	101.478	101.381
4.375	101.878	101.776	101.678
4.500	101.915	101.812	101.715
4.625	102.016	101.914	101.816
4.750	102.493	102.365	102.131
4.875	102.797	102.679	102.466
4.990	102.928	102.812	102.604
5.000	103.028	102.912	102.704
5.125	103.243	103.096	103.043
5.250	104.003	103.855	103.803
5.375	105.227	105.094	105.027

30/25 Year SC

Rate	30 Day	45 Day	60 Day
2.750	96.460	96.360	96.083
2.875	97.133	97.033	96.779
2.990	97.735	97.635	97.407
3.000	97.835	97.735	97.507
3.125	98.217	98.117	97.910
3.250	98.852	98.752	98.499
3.375	99.320	99.220	98.989
3.500	99.683	99.583	99.369
3.625	100.013	99.913	99.712
3.750	99.442	99.342	99.083
3.875	99.781	99.681	99.435
3.990	100.025	99.925	99.692
4.000	100.125	100.025	99.792
4.125	100.226	100.126	99.898
4.250	99.857	99.754	99.657
4.375	100.154	100.052	99.954
4.500	100.441	100.338	100.241
4.625	100.542	100.440	100.342
4.750	100.645	100.517	100.283

30/25 Year SC 105-125

Rate	30 Day	45 Day	60 Day
3.375	98.445	98.345	98.114
3.500	98.808	98.708	98.494
3.625	99.138	99.038	98.837
3.750	98.567	98.467	98.208
3.875	98.906	98.806	98.560
3.990	99.150	99.050	98.817
4.000	99.250	99.150	98.917
4.125	99.351	99.251	99.023
4.250	98.982	98.879	98.782
4.375	99.279	99.177	99.079
4.500	99.316	99.213	99.116
4.625	99.417	99.315	99.217
4.750	99.520	99.392	99.158
4.875	99.824	99.706	99.493
4.990	99.955	99.839	99.631
5.000	100.055	99.939	99.731
5.125	100.270	100.123	100.070
5.250	100.094	99.946	99.894
5.375	101.168	101.035	100.968

30/25 Year SC >125

Rate	30 Day	45 Day	60 Day
3.375	98.445	98.345	98.114
3.500	98.808	98.708	98.494
3.625	99.138	99.038	98.837
3.750	98.567	98.467	98.208
3.875	98.906	98.806	98.560
3.990	99.150	99.050	98.817
4.000	99.250	99.150	98.917
4.125	99.351	99.251	99.023
4.250	98.982	98.879	98.782
4.375	99.279	99.177	99.079
4.500	99.316	99.213	99.116
4.625	99.417	99.315	99.217
4.750	99.520	99.392	99.158
4.875	99.824	99.706	99.493
4.990	99.955	99.839	99.631
5.000	100.055	99.939	99.731
5.125	100.270	100.123	100.070
5.250	100.094	99.946	99.894
5.375	101.168	101.035	100.968

20 Year

Rate	30 Day	45 Day	60 Day
2.750	99.196	99.096	98.938
2.875	99.932	99.832	99.690
2.990	100.351	100.251	100.118
3.000	100.451	100.351	100.218
3.125	100.884	100.784	100.661
3.250	100.629	100.529	100.360
3.375	101.154	101.054	100.899
3.500	101.551	101.451	101.304
3.625	101.838	101.738	101.599
3.750	102.041	101.941	101.741
3.875	102.429	102.329	102.138
3.990	102.649	102.549	102.367
4.000	102.749	102.649	102.467
4.125	102.884	102.784	102.603
4.250	103.107	103.007	102.907
4.375	103.290	103.190	103.090
4.500	103.479	103.379	103.279
4.625	103.560	103.460	103.360
4.750	104.325	104.225	104.022

20 Year 105-125

Rate	30 Day	45 Day	60 Day
3.375	100.654	100.554	100.399
3.500	101.051	100.951	100.804
3.625	101.338	101.238	101.099
3.750	101.541	101.441	101.241
3.875	101.929	101.829	101.638
3.990	102.149	102.049	101.867
4.000	102.249	102.149	101.967
4.125	102.384	102.284	102.103
4.250	102.607	102.507	102.407
4.375	102.790	102.690	102.590
4.500	102.229	102.129	102.029
4.625	102.310	102.210	102.110
4.750	103.075	102.975	102.772
4.875	103.328	103.228	103.028
4.990	103.645	103.545	103.345
5.000	103.745	103.645	103.445
5.125	104.024	103.924	103.726
5.250	104.147	104.035	103.947
5.375	105.396	105.285	105.196

20 Year >125

Rate	30 Day	45 Day	60 Day
3.375	100.654	100.554	100.399
3.500	101.051	100.951	100.804
3.625	101.338	101.238	101.099
3.750	101.541	101.441	101.241
3.875	101.929	101.829	101.638
3.990	102.149	102.049	101.867
4.000	102.249	102.149	101.967
4.125	102.384	102.284	102.103
4.250	102.607	102.507	102.407
4.375	102.790	102.690	102.590
4.500	102.229	102.129	102.029
4.625	102.310	102.210	102.110
4.750	103.075	102.975	102.772
4.875	103.328	103.228	103.028
4.990	103.645	103.545	103.345
5.000	103.745	103.645	103.445
5.125	104.024	103.924	103.726
5.250	104.147	104.035	103.947
5.375	105.396	105.285	105.196

15 Year

Rate	30 Day	45 Day	60 Day
2.750	100.663	100.526	100.463
2.875	100.960	100.823	100.760
2.990	101.069	100.935	100.869
3.000	101.169	101.035	100.969
3.125	101.726	101.626	101.526
3.250	102.076	101.976	101.876
3.375	102.402	102.302	102.202
3.500	102.598	102.496	102.398
3.625	102.713	102.613	102.513
3.750	103.023	102.922	102.823
3.875	103.171	103.071	102.971
3.990	103.430	103.330	103.230
4.000	103.530	103.430	103.330
4.125	102.771	102.671	102.571
4.250	103.090	102.990	102.890
4.375	103.353	103.252	103.153
4.500	103.493	103.393	103.293
4.625	102.825	102.725	102.625
4.750	102.968	102.868	102.768

15 Year 105-125

Rate	30 Day	45 Day	60 Day
2.750	102.663	102.526	102.463
2.875	100.960	100.823	100.760
2.990	101.069	100.935	100.869
3.000	101.169	101.035	100.969
3.125	101.726	101.626	101.526
3.250	102.076	101.976	101.876
3.375	102.402	102.302	102.202
3.500	102.598	102.496	102.398
3.625	102.713	102.613	102.513
3.750	103.023	102.922	102.823
3.875	103.171	103.071	102.971
3.990	103.430	103.330	103.230
4.000	103.530	103.430	103.330
4.125	102.771	102.671	102.571
4.250	103.090	102.990	102.890
4.375	103.353	103.252	103.153
4.500	103.493	103.393	103.293
4.625	102.825	102.725	102.625
4.750	102.968	102.868	102.768

15 Year >125

Rate	30 Day	45 Day	60 Day
2.750	102.913	102.776	102.713
2.875	100.960	100.823	100.760
2.990	101.069	100.935	100.869
3.000	101.169	101.035	100.969
3.125	101.726	101.626	101.526
3.250	102.076	101.976	101.876
3.375	102.402	102.302	102.202
3.500	102.598	102.496	102.398
3.625	102.713	102.613	102.513
3.750	103.023	102.922	102.823
3.875	103.171	103.071	102.971
3.990	103.430	103.330	103.230
4.000	103.530	103.430	103.330
4.125	102.771	102.671	102.571
4.250	103.090	102.990	102.890
4.375	103.353	103.252	103.153
4.500	103.493	103.393	103.293
4.625	102.825	102.725	102.625
4.750	102.968	102.868	102.768

15 Year SC

Rate	30 Day	45 Day	60 Day
2.750	99.950	99.813	99.750
2.875	100.247	100.110	100.047
2.990	100.356	100.222	100.156
3.000	100.456	100.322	100.256
3.125	99.951	99.851	99.751
3.250	100.301	100.201	100.101
3.375	100.627	100.527	100.427
3.500	100.823	100.721	100.623
3.625	99.754	99.654	99.554
3.750	100.064	99.963	99.864
3.875	100.212	100.112	100.012
3.990	100.471	100.371	100.271
4.000	100.571	100.471	100.371
4.125	99.443	99.343	99.243
4.250	99.762	99.662	99.562
4.375	100.025	99.924	99.825
4.500	100.165	100.065	99.965
4.625	98.893	98.793	98.693
4.750	100.484	100.384	100.284

15 Year SC 105-125

Rate	30 Day	45 Day	60 Day
2.750	101.950	101.813	101.750
2.875	100.247	100.110	100.047
2.990	100.356	100.222	100.156
3.000	100.456	100.322	100.256
3.125	99.951	99.851	99.751
3.250	100.301	100.201	100.101
3.375	100.627	100.527	100.427
3.500	100.823	100.721	100.623
3.625	99.754	99.654	99.554
3.750	100.064	99.963	99.864
3.875	100.212	100.112	100.012
3.990	100.471	100.371	100.271
4.000	100.571	100.471	100.371
4.125	99.443	99.343	99.243
4.250	99.762	99.662	99.562
4.375	100.025	99.924	99.825
4.500	100.165	100.065	99.965
4.625	98.893	98.793	98.693
4.750	100.484	100.384	100.284

15 Year SC >125

Rate	30 Day	45 Day	60 Day
2.750	102.200	102.063	102.000
2.875	100.247	100.110	100.047
2.990	100.356	100.222	100.156
3.000	100.456	100.322	100.256
3.125	99.951	99.851	99.751
3.250	100.301	100.201	100.101
3.375	100.627	100.527	100.427
3.500	100.823	100.721	100.623
3.625	99.754	99.654	99.554
3.750	100.064	99.963	99.864
3.875	100.212	100.112	100.012
3.990	100.471	100.371	100.271
4.000	100.571	100.471	100.371
4.125	99.443	99.343	99.243
4.250	99.762	99.662	99.562
4.375	100.025	99.924	99.825
4.500	100.165	100.065	99.965
4.625	98.893	98.793	98.693
4.750	100.484	100.384	100.284

Applicable for all mortgages with terms greater than 15 years

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%	97.01 – 105.00%	>105%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	-0.750	-0.750
720 – 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	-1.000	-1.000
700 – 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	-1.500	-1.500
680 – 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	-1.500	-1.500
660 – 679	-0.250	-1.250	-2.500	-3.000	-3.000	-2.500	-2.500	-2.500	-2.500	-2.500
640 – 659	-0.750	-1.500	-3.000	-3.250	-3.500	-3.000	-3.000	-3.000	-3.000	-3.000
620 – 639	-0.750	-1.750	-3.250	-3.250	-3.500	-3.500	-3.500	-3.750	-3.750	-3.750

Cash Out Refi

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

Program 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 – 105.00%	>105%
High LTV *	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
Condo **	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
Manufactured ****	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2 Unit	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000
Investment	-2.125	-2.125	-2.125	-3.375	-4.125	-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	-0.250
SC Purchase & R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
SC C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A	N/A

*Applies to Enhanced Relief Refi Only **Detached Condos are not subject to this Adj. ***Enhanced Relief Refi Mortgages are not subject to the Second Home Adj. ****CHOICEHome properties are not subject to this Adj.

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	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

Subordination

LTV	TLTV	< 720	≥ 720
≤ 75%	≤ 80%	-0.375	-0.375
≤ 65%	>80% & ≤ 95%	-0.875	-0.625
>65% & ≤ 75%	>80% & ≤ 95%	-1.125	-0.875
>75% & ≤ 95%	>75% & ≤ 95%	-1.375	-1.125
≤ 97%	>95% & ≤ 97%	-1.875	-1.875
> 97%	> 97%	-1.875	-1.875

Subordination Enhanced Reflief Refi

LTV	TLTV	< 720	≥ 720
≤ 75%	≤ 80%	-0.375	-0.375
≤ 65%	>80% & ≤ 95%	-0.875	-0.625
>65% & ≤ 75%	>80% & ≤ 95%	-1.125	-0.875
>75% & ≤ 80%	>75% & ≤ 95%	-1.375	-1.125
>80% & ≤ 90%	>81% & ≤ 95%	-1.375	-0.875
>90% & ≤ 95%	>91% & ≤ 95%	-0.875	-0.625
All	> 95%	-1.875	-1.875

Enhanced Reflief Refi 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	85.01-95.00%	0.750	2.000
		>95.00%	0.000	0.750
Second Home	1	95.01 -105.00%	2.000	3.000
		>105.00%	1.500	2.000
Investment	1	90.01-100.00%	2.000	3.000
		>100.00%	1.500	2.000
	2-4	80.01 -90.00%	2.000	3.000
		>90.00%	1.500	2.000

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.

[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.: 6/17/2020
45 Day Lock Exp.: 7/2/2020
60 Day Lock Exp.: 7/17/2020

W. Rate Sheet Dated: 5/18/2020 **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	98.978	98.878	98.587	2.750	99.362	99.262	99.088	2.750	100.729	100.577	100.529	2.750	96.340	96.240	95.949	2.750	99.716	99.564	99.516
2.875	99.638	99.538	99.269	2.875	100.084	99.984	99.824	2.875	101.021	100.871	100.821	2.875	97.000	96.900	96.631	2.875	100.008	99.858	99.808
2.990	100.220	100.120	99.879	2.990	100.492	100.392	100.243	2.990	101.130	100.980	100.930	2.990	97.582	97.482	97.241	2.990	100.117	99.967	99.917
3.000	100.320	100.220	99.979	3.000	100.592	100.492	100.343	3.000	101.230	101.080	101.030	3.000	97.682	97.582	97.341	3.000	100.217	100.067	100.017
3.125	100.691	100.591	100.371	3.125	101.014	100.914	100.776	3.125	101.737	101.607	101.537	3.125	98.053	97.953	97.733	3.125	99.662	99.532	99.462
3.250	100.736	100.636	100.402	3.250	100.792	100.692	100.538	3.250	102.084	101.955	101.884	3.250	98.664	98.564	98.330	3.250	100.009	99.880	99.809
3.375	101.192	101.092	100.878	3.375	101.307	101.207	101.063	3.375	102.403	102.273	102.203	3.375	99.120	99.020	98.806	3.375	100.328	100.198	100.128
3.500	101.547	101.447	101.249	3.500	101.692	101.592	101.460	3.500	102.596	102.463	102.396	3.500	99.475	99.375	99.177	3.500	100.521	100.388	100.321
3.625	101.866	101.766	101.583	3.625	101.975	101.875	101.747	3.625	102.739	102.639	102.539	3.625	99.794	99.694	99.511	3.625	99.480	99.380	99.280
3.750	102.079	101.979	101.722	3.750	102.198	102.098	101.896	3.750	103.044	102.944	102.844	3.750	99.257	99.157	98.900	3.750	99.785	99.685	99.585
3.875	102.410	102.310	102.066	3.875	102.575	102.475	102.284	3.875	103.190	103.090	102.990	3.875	99.588	99.488	99.244	3.875	99.931	99.831	99.731
3.990	102.647	102.547	102.313	3.990	102.791	102.691	102.505	3.990	103.447	103.346	103.247	3.990	99.825	99.725	99.491	3.990	100.188	100.087	99.988
4.000	102.747	102.647	102.413	4.000	102.891	102.791	102.605	4.000	103.547	103.446	103.347	4.000	99.925	99.825	99.591	4.000	100.288	100.187	100.088
4.125	102.844	102.744	102.518	4.125	103.021	102.921	102.740	4.125	102.798	102.698	102.598	4.125	100.022	99.922	99.696	4.125	99.170	99.070	98.970
4.250	102.643	102.540	102.443	4.250	103.291	103.191	103.091	4.250	103.110	103.010	102.910	4.250	99.694	99.591	99.494	4.250	99.482	99.382	99.282
4.375	102.933	102.831	102.733	4.375	103.471	103.371	103.271	4.375	103.366	103.265	103.166	4.375	99.984	99.882	99.784	4.375	99.738	99.637	99.538
4.500	103.215	103.113	103.015	4.500	103.657	103.557	103.457	4.500	103.502	103.402	103.302	4.500	100.266	100.164	100.066	4.500	99.874	99.774	99.674
4.625	103.313	103.213	103.113	4.625	103.739	103.639	103.539	4.625	102.823	102.723	102.623	4.625	100.364	100.264	100.164	4.625	98.591	98.491	98.391
4.750	103.681	103.553	103.351	4.750	104.385	104.285	104.113	4.750	102.962	102.862	102.762	4.750	100.358	100.230	100.028	4.750	100.178	100.078	99.978

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

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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.

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com	30 Day Lock Exp.:	**6/17/2020**
Lockdesk Phone:	1-877-588-2706	45 Day Lock Exp.:	**7/2/2020**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	60 Day Lock Exp.:	**7/17/2020**

W. Rate Sheet Dated: **5/18/2020** **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 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

[1]Full Am. [2]ARMs 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)