

W. Rate Sheet Dated: 5/19/2020

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	99.596	99.346	99.065	2.750	99.275	99.025	98.744	2.375	97.612	97.440	97.268	3.125	95.840	95.690	95.540
2.875	99.602	99.352	99.070	2.875	99.280	99.030	98.748	2.500	97.616	97.444	97.272	3.250	97.323	97.173	97.023
3.000	99.607	99.357	99.075	3.000	99.283	99.033	98.752	2.625	97.620	97.448	97.277	3.375	97.325	97.175	97.025
3.125	99.611	99.361	99.080	3.125	99.287	99.037	98.756	2.750	98.794	98.642	98.489	3.500	97.327	97.177	97.027
3.250	100.702	100.452	100.233	3.250	100.181	99.931	99.712	2.875	98.798	98.646	98.493	3.625	97.322	97.172	97.022
3.375	100.606	100.356	100.137	3.375	100.185	99.935	99.716	3.000	98.801	98.649	98.496	Margin = 2.250		Index = 0.150	
3.500	100.610	100.360	100.142	3.500	100.188	99.938	99.719	3.125	98.805	98.652	98.500				
3.625	100.614	100.364	100.146	3.625	100.191	99.941	99.723	3.250	101.473	101.323	101.173				
3.750	102.226	102.076	101.926	3.750	101.569	101.419	101.269	3.375	101.476	101.326	101.176				
3.875	102.130	101.980	101.830	3.875	101.572	101.422	101.272	3.500	101.479	101.329	101.179				
4.000	102.134	101.984	101.834	4.000	101.607	101.457	101.307	3.625	101.483	101.333	101.183				
4.125	102.130	101.980	101.830	4.125	101.610	101.460	101.310	3.750	101.907	101.757	101.607				
4.250	102.906	102.806	102.665	4.250	102.276	102.176	102.035	3.875	101.910	101.760	101.610				
4.375	102.821	102.721	102.580	4.375	102.279	102.179	102.038	4.000	101.923	101.773	101.623				
4.500	102.824	102.724	102.583	4.500	102.281	102.181	102.040	4.125	101.926	101.776	101.626				
4.625	102.813	102.713	102.573	4.625	102.283	102.183	102.043	4.250	102.249	102.099	101.949				
4.750	104.123	104.023	103.923	4.750	103.481	103.381	103.281	4.375	102.251	102.101	101.951				
4.875	104.026	103.926	103.826	4.875	103.483	103.383	103.283	4.500	102.253	102.103	101.953				
6.250	105.696	105.546	105.396	6.250	105.166	105.016	104.866	4.625	102.255	102.105	101.955				

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	98.846	98.596	98.315	2.750	98.275	98.025	97.744	2.375	96.612	96.440	96.268	3.125	94.840	94.690	94.540
2.875	98.852	98.602	98.320	2.875	98.280	98.030	97.748	2.500	96.616	96.444	96.272	3.250	96.323	96.173	96.023
3.000	98.857	98.607	98.325	3.000	98.283	98.033	97.752	2.625	96.620	96.448	96.277	3.375	96.325	96.175	96.025
3.125	98.861	98.611	98.330	3.125	98.287	98.037	97.756	2.750	97.794	97.642	97.489	3.500	96.327	96.177	96.027
3.250	99.952	99.702	99.483	3.250	99.681	99.431	99.212	2.875	97.798	97.646	97.493	3.625	96.322	96.172	96.022
3.375	99.856	99.606	99.387	3.375	99.685	99.435	99.216	3.000	97.801	97.649	97.496	Margin = 2.250		Index = 0.150	
3.500	99.860	99.610	99.392	3.500	99.688	99.438	99.219	3.125	97.805	97.652	97.500	30 Year OTC			
3.625	99.864	99.614	99.396	3.625	99.691	99.441	99.223	3.250	100.473	100.323	100.173	Rate	30 Day	45 Day	60 Day
3.750	101.276	101.126	100.976	3.750	100.569	100.419	100.269	3.375	100.476	100.326	100.176	4.000	101.759	101.509	101.259
3.875	101.180	101.030	100.880	3.875	100.572	100.422	100.272	3.500	100.479	100.329	100.179	4.125	101.755	101.505	101.255
4.000	101.184	101.034	100.884	4.000	100.607	100.457	100.307	3.625	100.483	100.333	100.183	4.375	102.446	102.196	101.946
4.125	101.180	101.030	100.880	4.125	100.610	100.460	100.310	3.750	100.907	100.757	100.607	4.500	102.449	102.199	101.949
4.250	102.156	102.056	101.915	4.250	101.276	101.176	101.035	3.875	100.910	100.760	100.610	4.625	102.438	102.188	101.938
4.375	102.071	101.971	101.830	4.375	101.279	101.179	101.038	4.000	100.923	100.773	100.623	4.875	103.651	103.401	103.151
4.500	102.074	101.974	101.833	4.500	101.281	101.181	101.040	4.125	100.926	100.776	100.626	5.000	103.653	103.403	103.153
4.625	102.063	101.963	101.823	4.625	101.283	101.183	101.043	4.250	101.249	101.099	100.949	5.125	103.643	103.393	103.143
4.750	103.373	103.273	103.173	4.750	102.481	102.381	102.281	4.375	101.251	101.101	100.951	5.500	104.546	104.296	104.046
4.875	103.276	103.176	103.076	4.875	102.483	102.383	102.283	4.500	101.253	101.103	100.953	5.625	104.535	104.285	104.035
6.250	104.946	104.796	104.646	6.250	104.166	104.016	103.866	4.625	101.255	101.105	100.955	6.250	103.500	103.250	103.000

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs					
	Standard	Specialty		Standard	Specialty
FICO Adjuster			Loan Size Adjuster		
FICO 720 +	0.250	0.250	\$0 - \$49,999	-2.500	-2.500
FICO 680- 719	0.000	0.000	\$50,000 - \$85,000	-0.500	-0.500
FICO 660 - 679	0.000	0.000	\$85,001 - \$125,000	0.000	0.000
FICO 640 - 659	-0.750	-0.750	\$125,001 - \$175,000	0.000	0.000
FICO 620 - 639	-1.000	-1.000	\$175,001 - \$275,000	0.000	0.000
FICO 600 - 619	N/A	N/A	\$275,001 up to HB	0.000	0.000
FICO 580 - 599	N/A	N/A			
NY	-0.250	-0.250	Non Owner Occupancy	-2.000	-2.000
2 Unit	0.000	0.000	VA Jumbo	N/A	N/A
USDA Streamline-Assist Refinance Option				-0.250	-0.250
VA C/O Refi with an LTV >90.000		Max Note Rate = 4.750		N/A	N/A

Specialty Adjustment	
203(k) / 203(k)s / 203(h) / Repair Escrow / VA & USDA Reno	-0.250
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750

DPA Advantage Adjustment	
203(k) / 203(k)s	-1.000
203(k) & 203(k)s are Borrower Paid only	

DPA Advantage Program "only Advantage Adjustments added ; FHA only"								30 yr DPA OTC "FHA Only ; Borrower Paid Only"				30 yr DPA "3.5% DPA ; Borrower Paid Only"			
								Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
30/25 Year				30/25 Year Lender Paid				4.000	99.009	98.759	98.509	4.750	101.000	100.750	100.500
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.125	99.005	98.755	98.505				
4.125	99.180	98.930	98.680	6.250	103.750	103.500	103.250	4.375	99.696	99.446	99.196				
4.250	99.856	99.606	99.356					4.500	99.699	99.449	99.199				
4.375	99.871	99.621	99.371					4.625	99.688	99.438	99.188				
4.500	99.674	99.424	99.174					4.875	100.901	100.651	100.401				
4.625	99.663	99.413	99.163					5.000	100.903	100.653	100.403				
5.000	101.078	100.828	100.578					5.125	100.893	100.643	100.393				
5.125	101.068	100.818	100.568					5.500	101.796	101.546	101.296				
5.250	101.468	101.218	100.968					5.625	101.785	101.535	101.285				
Borrower Paid Comp Only				Lender Paid Only				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 will not be accepted. Locks received after close (11pm ET) will be rejected.

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/18/2020

45 Day Lock Exp.:

7/3/2020

60 Day Lock Exp.:

7/20/2020

W. Rate Sheet Dated: 5/19/2020

Release Time: 10:00 am ET

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STANDARD GOVERNMENT HIGH BALANCE PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	97.071	96.821	96.540	2.750	97.180	96.930	96.649	2.375	94.392	94.220	94.048	3.125	94.325	94.175	94.025
2.875	97.077	96.827	96.545	2.875	97.185	96.935	96.653	2.500	94.396	94.224	94.052	3.250	95.933	95.783	95.633
3.000	97.082	96.832	96.550	3.000	97.188	96.938	96.657	2.625	94.400	94.228	94.057	3.375	95.935	95.785	95.635
3.125	97.086	96.836	96.555	3.125	97.192	96.942	96.661	2.750	96.699	96.547	96.394	3.500	95.937	95.787	95.637
3.250	98.302	98.052	97.833	3.250	98.211	97.961	97.742	2.875	96.703	96.551	96.398	3.625	95.932	95.782	95.632
3.375	98.206	97.956	97.737	3.375	98.215	97.965	97.746	3.000	96.706	96.554	96.401	Margin = 2.250		Index = 0.150	
3.500	98.210	97.960	97.742	3.500	98.218	97.968	97.749	3.125	96.710	96.557	96.405				
3.625	98.214	97.964	97.746	3.625	98.221	97.971	97.753	3.250	99.503	99.353	99.203				
3.750	99.639	99.489	99.339	3.750	99.412	99.262	99.112	3.375	99.506	99.356	99.206				
3.875	99.543	99.393	99.243	3.875	99.415	99.265	99.115	3.500	99.509	99.359	99.209				
4.000	99.547	99.397	99.247	4.000	99.450	99.300	99.150	3.625	99.513	99.363	99.213				
4.125	99.542	99.392	99.242	4.125	99.452	99.302	99.152	3.750	99.749	99.599	99.449				
4.250	100.319	100.219	100.078	4.250	100.118	100.018	99.878	3.875	99.752	99.602	99.452				
4.375	100.233	100.133	99.993	4.375	100.121	100.021	99.880	4.000	99.766	99.616	99.466				
4.500	100.236	100.136	99.995	4.500	100.123	100.023	99.883	4.125	99.768	99.618	99.468				
4.625	100.226	100.126	99.985	4.625	100.126	100.026	99.885	4.250	100.091	99.941	99.791				
4.750	100.661	100.561	100.461	4.750	100.448	100.348	100.248	4.375	100.094	99.944	99.794				
4.875	100.563	100.463	100.363	4.875	100.451	100.351	100.251	4.500	100.096	99.946	99.796				
6.250	102.046	101.896	101.746	6.250	101.946	101.796	101.646	4.625	100.098	99.948	99.798				

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	96.321	96.071	95.790	2.750	95.750	95.500	95.219	2.375	94.462	94.290	94.118	3.125	92.315	92.165	92.015
2.875	96.327	96.077	95.795	2.875	95.755	95.505	95.223	2.500	94.466	94.294	94.122	3.250	93.923	93.773	93.623
3.000	96.332	96.082	95.800	3.000	95.758	95.508	95.227	2.625	94.470	94.298	94.127	3.375	93.925	93.775	93.625
3.125	96.336	96.086	95.805	3.125	95.762	95.512	95.231	2.750	95.363	95.210	95.058	3.500	93.927	93.777	93.627
3.250	97.552	97.302	97.083	3.250	97.281	97.031	96.812	2.875	95.367	95.214	95.062	3.625	93.922	93.772	93.622
3.375	97.456	97.206	96.987	3.375	97.285	97.035	96.816	3.000	95.370	95.217	95.065	Margin = 2.250		Index = 0.150	
3.500	97.460	97.210	96.992	3.500	97.288	97.038	96.819	3.125	95.373	95.221	95.069	30 Year OTC			
3.625	97.464	97.214	96.996	3.625	97.291	97.041	96.823	3.250	97.698	97.548	97.398	Rate	30 Day	45 Day	60 Day
3.750	98.689	98.539	98.389	3.750	97.982	97.832	97.682	3.375	97.701	97.551	97.401	4.000	99.172	98.922	98.672
3.875	98.593	98.443	98.293	3.875	97.985	97.835	97.685	3.500	97.704	97.554	97.404	4.125	99.167	98.917	98.667
4.000	98.597	98.447	98.297	4.000	98.020	97.870	97.720	3.625	97.708	97.558	97.408	4.375	99.858	99.608	99.358
4.125	98.592	98.442	98.292	4.125	98.022	97.872	97.722	3.750	98.132	97.982	97.832	4.500	99.861	99.611	99.361
4.250	99.569	99.469	99.328	4.250	98.688	98.588	98.448	3.875	98.135	97.985	97.835	4.625	99.851	99.601	99.351
4.375	99.483	99.383	99.243	4.375	98.691	98.591	98.450	4.000	98.148	97.998	97.848	4.875	100.188	99.938	99.688
4.500	99.486	99.386	99.245	4.500	98.693	98.593	98.453	4.125	98.151	98.001	97.851	5.000	100.191	99.941	99.691
4.625	99.476	99.376	99.235	4.625	98.696	98.596	98.455	4.250	97.849	97.699	97.549	5.125	100.181	99.931	99.681
4.750	99.911	99.811	99.711	4.750	99.018	98.918	98.818	4.375	97.851	97.701	97.551	5.500	100.646	100.396	100.146
4.875	99.813	99.713	99.613	4.875	99.021	98.921	98.821	4.500	97.853	97.703	97.553	5.625	100.635	100.385	100.135
6.250	101.296	101.146	100.996	6.250	100.516	100.366	100.216	4.625	97.855	97.705	97.555	6.250	101.362	101.112	100.862

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

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

DPA Advantage Program "only Advantage Adjustments added ; FHA only"								30 yr DPA OTC "FHA Only ; Borrower Paid Only"				30 yr DPA "3.5% DPA ; Borrower Paid Only"			
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	96.422	96.172	95.922	4.750	N/A	N/A	N/A
4.125	96.242	95.992	95.742	6.250	99.750	99.500	99.250	4.125	96.417	96.167	95.917				
4.250	96.919	96.669	96.419					4.375	97.108	96.858	96.608				
4.375	96.933	96.683	96.433					4.500	97.111	96.861	96.611				
4.500	96.736	96.486	96.236					4.625	97.101	96.851	96.601				
4.625	96.726	96.476	96.226					4.875	97.438	97.188	96.938				
5.000	97.266	97.016	96.766					5.000	97.441	97.191	96.941				
5.125	97.256	97.006	96.756					5.125	97.431	97.181	96.931				
5.250	97.218	96.968	96.718					5.500	97.896	97.646	97.396				
Borrower Paid Comp Only				Lender Paid Only				5.625	97.885	97.635	97.385	30 yr DPA "3.5% DPA ; Lender Paid Only"			
								6.250	98.612	98.362	98.112	Rate	30 Day	45 Day	60 Day
												6.250	N/A	N/A	N/A

Lock Desk Policy	
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018 . Locks are accepted on loans in <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.	
Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline †IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.	
For use by mortgage professionals only and should not be distributed to borrowers.	
Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)	

W. Rate Sheet Dated: 5/19/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FNMA																			
30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year High Balance				30/25 Year 105-125 High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	98.531	98.431	98.310	2.875	97.803	97.703	97.603	2.750	96.944	96.844	96.744	2.750	97.345	97.245	97.124	2.750	95.750	95.650	95.550
2.875	99.125	99.025	98.904	2.990	98.255	98.155	98.055	2.875	97.615	97.515	97.415	2.875	97.909	97.809	97.688	2.875	96.387	96.287	96.187
2.990	99.607	99.507	99.386	3.000	98.355	98.255	98.155	2.990	98.067	97.967	97.867	2.990	98.334	98.234	98.113	2.990	96.782	96.682	96.582
3.000	99.707	99.607	99.486	3.125	98.757	98.657	98.557	3.000	98.167	98.067	97.967	3.000	98.434	98.334	98.213	3.000	96.882	96.782	96.682
3.125	100.071	99.971	99.850	3.250	99.091	98.991	98.891	3.125	98.569	98.469	98.369	3.125	98.653	98.553	98.432	3.125	97.139	97.039	96.939
3.250	100.188	100.088	99.974	3.375	99.631	99.531	99.431	3.250	98.899	98.799	98.699	3.250	98.410	98.310	98.196	3.250	97.113	97.013	96.913
3.375	100.669	100.569	100.455	3.500	100.076	99.976	99.876	3.375	99.444	99.344	99.244	3.375	98.876	98.776	98.662	3.375	97.638	97.538	97.438
3.500	101.075	100.975	100.861	3.625	100.665	100.562	100.465	3.500	99.889	99.789	99.689	3.500	99.273	99.173	99.059	3.500	98.074	97.974	97.874
3.625	101.373	101.273	101.159	3.750	101.542	101.439	101.342	3.625	100.614	100.511	100.414	3.625	99.453	99.353	99.239	3.625	98.545	98.442	98.345
3.750	101.622	101.522	101.408	3.875	101.984	101.881	101.784	3.750	101.538	101.435	101.338	3.750	99.482	99.382	99.268	3.750	99.202	99.099	99.002
3.875	102.015	101.915	101.801	3.990	102.219	102.116	102.019	3.875	101.984	101.881	101.784	3.875	99.864	99.764	99.650	3.875	99.633	99.530	99.433
3.990	102.220	102.120	102.006	4.000	102.319	102.216	102.119	3.990	102.219	102.116	102.019	3.990	100.093	99.993	99.879	3.990	99.892	99.789	99.692
4.000	102.320	102.220	102.106	4.125	102.584	102.482	102.384	4.000	102.319	102.216	102.119	4.000	100.193	100.093	99.979	4.000	99.992	99.889	99.792
4.125	102.511	102.411	102.297	4.250	103.180	103.080	102.980	4.125	102.584	102.481	102.384	4.125	100.356	100.256	100.142	4.125	100.156	100.054	99.956
4.250	102.350	102.250	102.150	4.375	103.522	103.422	103.322	4.250	102.989	102.889	102.789	4.250	99.932	99.832	99.732	4.250	99.732	99.632	99.532
4.375	102.653	102.553	102.453	4.500	103.809	103.709	103.609	4.375	103.334	103.234	103.134	4.375	100.249	100.149	100.049	4.375	100.049	99.949	99.849
4.500	102.915	102.815	102.715	4.625	104.086	103.986	103.886	4.500	103.621	103.521	103.421	4.500	100.553	100.453	100.353	4.500	100.353	100.253	100.153
4.625	103.017	102.917	102.817	4.750	104.838	104.738	104.638	4.625	104.199	104.099	103.999	4.625	100.702	100.602	100.502	4.625	100.502	100.402	100.302
4.750	103.564	103.464	103.364	4.875	N/A	N/A	N/A	4.750	96.936	96.836	96.736	4.750	100.632	100.532	100.432	4.750	100.432	100.332	100.232
30/25 Year >125 High Balance				20 Year				20 Year 105-125				20 Year >125				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	95.558	95.458	95.358	2.875	99.691	99.450	99.491	2.875	99.014	98.914	98.814	2.875	98.952	98.752	98.752	2.750	100.285	100.185	100.072
2.875	96.199	96.099	95.999	2.990	100.146	99.905	99.946	2.990	99.437	99.337	99.237	2.990	99.374	99.174	99.174	2.875	100.621	100.521	100.408
2.990	96.594	96.494	96.394	3.000	100.246	100.005	100.046	3.000	99.537	99.437	99.337	3.000	99.474	99.274	99.274	2.990	100.822	100.722	100.609
3.000	96.694	96.594	96.494	3.125	100.597	100.356	100.397	3.125	99.924	99.824	99.724	3.125	99.861	99.661	99.661	3.000	100.922	100.822	100.709
3.125	96.951	96.851	96.751	3.250	100.536	100.307	100.336	3.250	100.126	100.026	99.926	3.250	100.126	99.926	99.926	3.125	101.407	101.307	101.202
3.250	96.921	96.821	96.721	3.375	100.988	100.759	100.788	3.375	100.624	100.524	100.424	3.375	100.624	100.424	100.424	3.250	101.763	101.663	101.558
3.375	97.451	97.351	97.251	3.500	101.373	101.144	101.173	3.500	101.046	100.946	100.846	3.500	101.046	100.846	100.846	3.375	102.103	102.003	101.898
3.500	97.887	97.787	97.687	3.625	101.662	101.433	101.462	3.625	101.365	101.265	101.165	3.625	101.365	101.165	101.165	3.500	102.340	102.240	102.135
3.625	98.494	98.394	98.294	3.750	101.959	101.731	101.759	3.750	101.767	101.664	101.567	3.750	101.611	101.411	101.411	3.625	102.627	102.527	102.422
3.750	99.198	99.095	98.998	3.875	102.328	102.082	102.128	3.875	102.173	102.070	101.973	3.875	102.016	101.816	101.816	3.750	102.732	102.632	102.532
3.875	99.633	99.530	99.433	3.990	102.514	102.268	102.314	3.990	102.387	102.284	102.187	3.990	102.231	102.031	102.031	3.875	103.054	102.954	102.854
3.990	99.992	99.789	99.692	4.000	102.614	102.368	102.414	4.000	102.487	102.384	102.287	4.000	102.331	102.131	102.131	3.990	103.304	103.204	103.104
4.000	99.992	99.889	99.792	4.125	102.767	102.521	102.567	4.125	102.744	102.641	102.544	4.125	102.587	102.387	102.387	4.000	103.404	103.304	103.204
4.125	100.156	100.053	99.956	4.250	102.673	102.195	102.173	4.250	102.072	101.972	101.872	4.250	102.009	101.809	101.809	4.125	103.662	103.562	103.462
4.250	99.732	99.632	99.532	4.375	102.647	102.469	102.447	4.375	102.373	102.273	102.173	4.375	102.311	102.111	102.111	4.250	102.881	102.781	102.681
4.375	100.049	99.949	99.849	4.500	102.899	102.721	102.699	4.500	102.649	102.549	102.449	4.500	102.586	102.386	102.386	4.375	103.097	102.997	102.897
4.500	100.353	100.253	100.153	4.625	103.077	102.891	102.877	4.625	102.866	102.766	102.666	4.625	102.804	102.604	102.604	4.500	103.209	103.109	103.009
4.625	100.502	100.402	100.302	4.750	103.612	103.434	103.412	4.750	103.378	103.278	103.178	4.750	103.316	103.116	103.116	4.625	103.310	103.210	103.110
4.750	93.804	93.704	93.604	4.875	103.861	103.683	103.661	4.875	103.653	103.553	103.453	4.875	103.590	103.390	103.390	4.750	102.698	102.598	102.498

15 Year 105-125				15 Year >125				15 Year High Balance				15 Year 105-125 High Balance				15 Year >125 High Balance				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	98.696	98.596	98.496	2.750	98.696	98.496	98.496	2.750	99.169	98.969	98.956	2.750	97.380	97.180	97.180	2.750	97.380	97.180	97.180	2.750	100.627	100.427	100.427
2.875	99.064	98.864	98.864	2.875	99.064	98.864	98.864	2.875	99.405	99.205	99.192	2.875	97.648	97.448	97.448	2.875	97.648	97.448	97.448	2.875	100.960	100.760	100.760
2.990	99.653	99.553	99.453	2.990	99.575	99.375	99.375	2.990	99.516	99.316	99.303	2.990	98.147	97.947	97.947	2.990	98.069	97.869	97.869	2.990	101.160	100.960	100.960
3.000	99.753	99.653	99.553	3.000	99.675	99.475	99.475	3.000	99.616	99.416	99.403	3.000	98.247	98.047	98.047	3.000	98.169	97.969	97.969	3.000	101.260	101.060	101.060
3.125	100.404	100.304	100.204	3.125	100.342	100.142	100.142	3.125	99.942	99.742	99.729	3.125	98.739	98.539	98.539	3.125	98.677	98.477	98.477	3.125	101.731	101.531	101.531
3.250	100.797	100.697	100.597	3.250	100.734	100.534	100.534	3.250	99.935	99.735	99.730	3.250	98.769	98.569	98.569	3.250	98.706	98.506	98.506	3.250	101.931	101.731	101.731
3.375	101.168	101.068	100.968	3.375	101.106	100.906	100.906	3.375	100.173	99.973	99.968	3.375	99.038	98.838	98.838	3.375	98.976	98.776	98.776	3.375	102.268	102.068	102.068
3.500	101.428	101.328	101.228	3.500	101.366	101.166	101.166	3.500	100.338	100.138	100.133	3.500	99.226	99.026	99.026	3.500	99.164	98.964	98.964	3.500	102.503	102.303	102.303
3.625	101.754	101.651	101.554	3.625	101.745	101.545	101.545	3.625	100.541	100.341	100.336	3.625	99.468	99.268	99.268	3.625	99.459	99.259	99.259	3.625	102.790	102.590	102.590
3.750	102.090	101.987	101.890	3.750	102.090	101.890	101.890	3.750	99.777	99.577	99.572	3.750	98.935	98.735	98.735	3.750	98.935	98.735	98.735	3.750	102.943	102.743	102.743
3.875	102.442	102.339	102.242	3.875	102.442	102.242	102.242	3.875	100.002	99.802	99.802	3.875	99.190	98.990	98.990	3.875	99.190	98.990	98.990	3.875	103.264	103.064	103.064
3.990	102.727	102.624	102.527	3.990	102.727	102.527	102.527	3.990	100.146	99.946	99.946	3.990	99.369	99.169	99.169	3.990	99.369	99.169	99.169	3.990	103.515	103.315	103.315
4.000	102.827	102.724	102.627	4.000	102.827	102.627	102.627	4.000	100.246	100.046	100.046	4.000	99.469	99.269	99.269	4.000	99.469	99.269	99.269	4.000	103.615	103.415	103.415
4.125	103.111	103.008	102.911	4.125	103.111	102.911	102.911	4.125	100.426	100.226	100.226	4.125	99.675	99.475	99.475	4.125	99.675	99.475	99.475	4.125	103.872	103.672	103.672
4.250	102.582	102.482	102.382	4.250	102.582	102.382	102.382	4.250	98.961	98.761	98.761	4.250	98.462	98.262	98.262	4.250	98.462	98.262	98.262	4.250	102.934	102.734	102.734
4.375	102.819	102.719	102.619	4.375	102.819	102.619	102.619	4.375	99.111	98.911	98.911	4.375	98.633	98.433	98.433	4.375	98.633	98.433	98.433	4.375	103.093	102.893	102.893
4.500	102.943	102.843	102.743	4.500	102.943	102.743	102.743	4.500	99.189	98.989	98.989	4.500	98.723	98.523	98.523	4.500	98.723	98.523	98.523	4.500	103.209	103.009	103.009
4.625	103.339	103.239	103.139	4.625	103.367	103.167	103.167	4.625	99.442	99.242	99.242	4.625	99.242	99.042	99.042	4.625	99.242	99.042	99.042	4.625	103.453	103.253	103.253
4.750	103.471	103.371	103.271	4.750	103.533	103.333	103.333	4.750	98.568	98.368	98.368	4.750	98.368	98.168	98.168	4.750	98.368	98.168	98.168	4.750	102.773	102.573	102.573

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ TV →	< 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%	-0.00%	-0.25%	-0.25%	-0.25%	-0.75%	-0.75%
720 – 739	0.00%	-0.25%	-0.50%	-0.75%	-0.50%	-0.50%	-0.50%	-1.00%	-1.00%
700 – 719	0.00%	-0.50%	-1.00%	-1.25%	-1.00%	-1.00%	-1.00%	-1.50%	-1.50%
680 – 699	0.00%	-0.50%	-1.25%	-1.75%	-1.50%	-1.25%	-1.25%	-1.50%	-1.50%
660 – 679	-0.25%	-1.25%	-2.50%	-3.00%	-3.00%	-2.50%	-2.50%	-2.50%	-2.50%
640 – 659	-0.75%	-1.50%	-3.00%	-3.25%	-3.50%	-3.00%	-3.00%	-3.00%	-3.00%
620 – 639	-0.75%	-1.75%	-3.25%	-3.25%	-3.50%	-3.50%	-3.50%	-3.75%	-3.75%

Cash-Out Refinance*				
FICO ↓ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%
> 740	-0.375	-0.625	-0.625	-0.875
720 – 739	-0.375	-1.000	-1.000	-1.125
700 – 719	-0.375	-1.000	-1.000	-1.125
680 – 699	-0.375	-1.125	-1.125	-1.750
660 – 679	-0.625	-1.125	-1.125	-1.875
640 – 659	-0.625	-1.625	-1.625	-2.625
620 – 639	-0.625	-1.625	-1.625	-3.125

* Not applicable to student loan cash-out refinances (identified by SFC 841).

Product Features									
Product Feature ↓ \ 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 Ref	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/O Ref	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
* Not applicable MH Advantage properties (identified by SFC 859 in conjunction with SFC 235).									
** Not applicable to detached Condominium units (identified by SFC 588).									

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

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

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

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

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

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
FNMA HomeStyle Renovation	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
\$275,0001 up to HB	0.125

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

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

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

Lock Desk Policy

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

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/18/2020

45 Day Lock Exp.:

7/3/2020

60 Day Lock Exp.:

7/20/2020

W. Rate Sheet Dated: 5/19/2020

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@afwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 6/18/2020
45 Day Lock Exp.: 7/3/2020
60 Day Lock Exp.: 7/20/2020

W. Rate Sheet Dated: 5/19/2020

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	98.541	98.426	98.219	3.375	100.008	99.900	99.725	3.375	100.008	99.900	99.725	2.750	97.503	97.388	97.181	3.375	98.148	98.040	97.865
2.875	99.227	99.118	98.921	3.500	100.384	100.281	100.119	3.500	100.384	100.281	100.119	2.875	98.189	98.080	97.883	3.500	98.524	98.421	98.259
2.990	99.848	99.744	99.559	3.625	100.723	100.623	100.472	3.625	100.723	100.623	100.472	2.990	98.810	98.706	98.521	3.625	98.863	98.763	98.612
3.000	99.948	99.844	99.659	3.750	100.926	100.809	100.622	3.750	100.926	100.809	100.622	3.000	98.910	98.806	98.621	3.750	98.960	98.873	98.886
3.125	100.343	100.243	100.071	3.875	101.274	101.160	100.978	3.875	101.274	101.160	100.978	3.125	99.305	99.205	99.033	3.875	99.038	98.924	98.742
3.250	100.401	100.288	100.100	3.990	101.528	101.417	101.240	3.990	101.528	101.417	101.240	3.250	98.541	98.428	98.240	3.990	99.292	99.181	99.004
3.375	100.883	100.775	100.600	4.000	101.628	101.517	101.340	4.000	101.628	101.517	101.340	3.375	99.023	98.915	98.740	4.000	99.392	99.281	99.104
3.500	101.259	101.156	100.994	4.125	101.730	101.622	101.448	4.125	101.730	101.622	101.448	3.500	99.399	99.296	99.134	4.125	99.494	99.386	99.212
3.625	101.598	101.498	101.347	4.250	101.475	101.347	101.275	4.250	101.475	101.347	101.275	3.625	99.738	99.638	99.487	4.250	98.938	98.810	98.738
3.750	101.801	101.684	101.497	4.375	101.778	101.654	101.578	4.375	101.778	101.654	101.578	3.750	99.565	99.448	99.261	4.375	99.241	99.117	99.041
3.875	102.149	102.035	101.853	4.500	101.823	101.698	101.623	4.500	101.823	101.698	101.623	3.875	99.913	99.799	99.617	4.500	99.286	99.161	99.086
3.990	102.403	102.292	102.115	4.625	101.923	101.800	101.723	4.625	101.923	101.800	101.723	3.990	100.167	100.056	99.879	4.625	99.386	99.263	99.186
4.000	102.503	102.392	102.215	4.750	102.334	102.179	102.055	4.750	102.334	102.179	102.055	4.000	100.267	100.156	99.979	4.750	99.419	99.264	99.140
4.125	102.605	102.497	102.323	4.875	102.645	102.506	102.383	4.875	102.645	102.506	102.383	4.125	100.369	100.261	100.087	4.875	99.730	99.591	99.468
4.250	102.350	102.222	102.150	4.990	102.781	102.645	102.524	4.990	102.781	102.645	102.524	4.250	99.813	99.685	99.613	4.990	99.866	99.730	99.609
4.375	102.653	102.529	102.453	5.000	102.881	102.745	102.624	5.000	102.881	102.745	102.624	4.375	100.116	99.992	99.916	5.000	99.966	99.830	99.709
4.500	102.948	102.823	102.748	5.125	103.152	102.977	102.952	5.125	103.152	102.977	102.952	4.500	100.411	100.286	100.211	5.125	98.922	98.747	98.722
4.625	103.048	102.925	102.848	5.250	103.920	103.744	103.720	5.250	103.920	103.744	103.720	4.625	100.511	100.388	100.311	5.250	99.690	99.514	99.490
4.750	103.459	103.304	103.180	5.375	105.147	104.995	104.947	5.375	105.147	104.995	104.947	4.750	100.544	100.389	100.265	5.375	100.767	100.615	100.567
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	98.148	98.040	97.865	2.750	99.122	99.022	98.846	3.375	100.549	100.449	100.285	3.375	100.549	100.449	100.285	2.750	100.383	100.283	100.174
3.500	98.524	98.421	98.259	2.875	99.874	99.774	99.610	3.500	100.955	100.855	100.695	3.500	100.955	100.855	100.695	2.875	100.683	100.583	100.481
3.625	98.863	98.763	98.612	2.990	100.305	100.205	100.055	3.625	101.251	101.151	100.997	3.625	101.251	101.151	100.997	2.990	100.796	100.696	100.596
3.750	98.690	98.573	98.386	3.000	100.405	100.305	100.155	3.750	101.421	101.321	101.130	3.750	101.421	101.321	101.130	3.000	100.896	100.796	100.696
3.875	99.038	98.924	98.742	3.125	100.849	100.749	100.605	3.875	101.819	101.719	101.535	3.875	101.819	101.719	101.535	3.125	101.552	101.452	101.352
3.990	99.292	99.181	99.004	3.250	100.509	100.409	100.235	3.990	102.050	101.950	101.773	3.990	102.050	101.950	101.773	3.250	101.908	101.808	101.708
4.000	99.392	99.281	99.104	3.375	101.049	100.949	100.785	4.000	102.150	102.050	101.873	4.000	102.150	102.050	101.873	3.375	102.240	102.140	102.040
4.125	99.494	99.386	99.212	3.500	101.455	101.355	101.195	4.125	102.286	102.186	102.012	4.125	102.286	102.186	102.012	3.500	102.439	102.339	102.239
4.250	98.938	98.810	98.738	3.625	101.751	101.651	101.497	4.250	102.507	102.407	102.307	4.250	102.507	102.407	102.307	3.625	102.607	102.507	102.407
4.375	99.241	99.117	99.041	3.750	101.921	101.821	101.630	4.375	102.693	102.593	102.493	4.375	102.693	102.593	102.493	3.750	102.921	102.821	102.721
4.500	99.286	99.161	99.086	3.875	102.319	102.219	102.035	4.500	102.937	102.837	102.737	4.500	102.937	102.837	102.737	3.875	103.073	102.973	102.873
4.625	99.386	99.263	99.186	3.990	102.550	102.450	102.273	4.625	102.919	102.819	102.619	4.625	102.919	102.819	102.619	3.990	103.340	103.240	103.140
4.750	99.419	99.264	99.140	4.000	102.650	102.550	102.373	4.750	102.924	102.824	102.661	4.750	102.924	102.824	102.661	4.000	103.440	103.340	103.240
4.875	99.730	99.591	99.468	4.125	102.786	102.686	102.512	4.875	103.181	103.081	102.922	4.875	103.181	103.081	102.922	4.125	102.715	102.615	102.515
4.990	99.866	99.730	99.609	4.250	103.007	102.907	102.807	4.990	103.499	103.399	103.240	4.990	103.499	103.399	103.240	4.250	103.042	102.942	102.842
5.000	99.966	99.830	99.709	4.375	103.193	103.093	102.993	5.000	103.599	103.499	103.340	5.000	103.599	103.499	103.340	4.375	103.311	103.211	103.111
5.125	98.922	98.747	98.722	4.500	103.387	103.287	103.187	5.125	103.877	103.777	103.619	5.125	103.877	103.777	103.619	4.500	103.460	103.360	103.260
5.250	99.690	99.514	99.490	4.625	103.469	103.369	103.269	5.250	104.067	103.948	103.867	5.250	104.067	103.948	103.867	4.625	103.024	102.924	102.824
5.375	100.767	100.615	100.567	4.750	104.174	104.074	103.911	5.375	105.118	105.018	104.859	5.375	105.118	105.018	104.859	4.750	103.169	103.069	102.969
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	102.383	102.283	102.174	2.750	102.633	102.533	102.424	2.750	99.420	99.320	99.211	2.750	101.420	101.320	101.211	2.750	101.670	101.570	101.461
2.875	100.683	100.583	100.481	2.875	100.683	100.583	100.481	2.875	99.720	99.620	99.518	2.875	99.720	99.620	99.518	2.875	99.720	99.620	99.518
2.990	100.796	100.696	100.596	2.990	100.796	100.696	100.596	2.990	99.833	99.733	99.633	2.990	99.833	99.733	99.633	2.990	99.833	99.733	99.633
3.000	100.896	100.796	100.696	3.000	100.896	100.796	100.696	3.000	99.933	99.833	99.733	3.000	99.933	99.833	99.733	3.000	99.933	99.833	99.733
3.125	101.552	101.452	101.352	3.125	101.552	101.452	101.352	3.125	99.777	99.677	99.577	3.125	99.777	99.677	99.577	3.125	99.777	99.677	99.577
3.250	101.908	101.808	101.708	3.250	101.908	101.808	101.708	3.250	100.133	100.033	99.933	3.250	100.133	100.033	99.933	3.250	100.133	100.033	99.933
3.375	102.240	102.140	102.040	3.375	102.240	102.140	102.040	3.375	100.465	100.365	100.265	3.375	100.465	100.365	100.265	3.375	100.465	100.365	100.265
3.500	102.439	102.339	102.239	3.500	102.439	102.339	102.239	3.500	100.664	100.564	100.464	3.500	100.664	100.564	100.464	3.500	100.664	100.564	100.464
3.625	102.607	102.507	102.407	3.625	102.607	102.507	102.407												



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.:

6/18/2020

45 Day Lock Exp.:

7/3/2020

60 Day Lock Exp.:

7/20/2020

W. Rate Sheet Dated: 5/19/2020

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	98.748	98.648	98.371	2.750	99.196	99.096	98.938	2.750	100.663	100.526	100.463	2.750	96.110	96.010	95.733	2.750	99.650	99.513	99.450
2.875	99.421	99.321	99.067	2.875	99.932	99.832	99.690	2.875	100.960	100.823	100.760	2.875	96.783	96.683	96.429	2.875	99.947	99.810	99.747
2.990	100.023	99.923	99.695	2.990	100.351	100.251	100.118	2.990	101.069	100.935	100.869	2.990	97.385	97.285	97.057	2.990	100.056	99.922	99.856
3.000	100.123	100.023	99.795	3.000	100.451	100.351	100.218	3.000	101.169	101.035	100.969	3.000	97.485	97.385	97.157	3.000	100.156	100.022	99.956
3.125	100.505	100.405	100.198	3.125	100.884	100.784	100.661	3.125	101.726	101.626	101.526	3.125	97.867	97.767	97.560	3.125	99.651	99.551	99.451
3.250	100.574	100.474	100.221	3.250	100.629	100.529	100.360	3.250	102.076	101.976	101.876	3.250	98.502	98.402	98.149	3.250	100.001	99.901	99.801
3.375	101.042	100.942	100.711	3.375	101.154	101.054	100.899	3.375	102.402	102.302	102.202	3.375	98.970	98.870	98.639	3.375	100.327	100.227	100.127
3.500	101.405	101.305	101.091	3.500	101.551	101.451	101.304	3.500	102.598	102.496	102.398	3.500	99.333	99.233	99.019	3.500	100.523	100.421	100.323
3.625	101.735	101.635	101.434	3.625	101.838	101.738	101.599	3.625	102.713	102.613	102.513	3.625	99.663	99.563	99.362	3.625	99.454	99.354	99.254
3.750	101.914	101.814	101.555	3.750	102.041	101.941	101.741	3.750	103.023	102.922	102.823	3.750	99.092	98.992	98.733	3.750	99.764	99.663	99.564
3.875	102.253	102.153	101.907	3.875	102.429	102.329	102.138	3.875	103.171	103.071	102.971	3.875	99.431	99.331	99.085	3.875	99.912	99.812	99.712
3.990	102.497	102.397	102.164	3.990	102.649	102.549	102.367	3.990	103.430	103.330	103.230	3.990	99.675	99.575	99.342	3.990	100.171	100.071	99.971
4.000	102.597	102.497	102.264	4.000	102.749	102.649	102.467	4.000	103.530	103.430	103.330	4.000	99.775	99.675	99.442	4.000	100.271	100.171	100.071
4.125	102.698	102.598	102.370	4.125	102.884	102.784	102.603	4.125	102.771	102.671	102.571	4.125	99.876	99.776	99.548	4.125	99.143	99.043	98.943
4.250	102.456	102.353	102.256	4.250	103.107	103.007	102.907	4.250	103.090	102.990	102.890	4.250	99.507	99.404	99.307	4.250	99.462	99.362	99.262
4.375	102.753	102.651	102.553	4.375	103.290	103.190	103.090	4.375	103.353	103.252	103.153	4.375	99.804	99.702	99.604	4.375	99.725	99.624	99.525
4.500	103.040	102.937	102.840	4.500	103.479	103.379	103.279	4.500	103.493	103.393	103.293	4.500	100.091	99.988	99.891	4.500	99.865	99.765	99.665
4.625	103.141	103.039	102.941	4.625	103.560	103.460	103.360	4.625	102.825	102.725	102.625	4.625	100.192	100.090	99.992	4.625	98.593	98.493	98.393
4.750	103.618	103.490	103.256	4.750	104.325	104.225	104.022	4.750	102.968	102.868	102.768	4.750	100.295	100.167	99.933	4.750	100.184	100.084	99.984

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

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

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

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

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

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

6/18/2020

45 Day Lock Exp.:

7/3/2020

60 Day Lock Exp.:

7/20/2020

W. Rate Sheet Dated: 5/19/2020

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)