

W. Rate Sheet Dated: 5/21/2020

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	99.878	99.628	99.346	2.750	99.557	99.307	99.025	2.375	97.866	97.682	97.498	3.125	95.840	95.690	95.540
2.875	99.883	99.633	99.352	2.875	99.561	99.311	99.030	2.500	97.870	97.687	97.503	3.250	97.323	97.173	97.023
3.000	99.888	99.638	99.357	3.000	99.564	99.314	99.033	2.625	97.874	97.691	97.507	3.375	97.325	97.175	97.025
3.125	99.892	99.642	99.361	3.125	99.568	99.318	99.037	2.750	98.989	98.837	98.685	3.500	97.327	97.177	97.027
3.250	101.124	100.874	100.655	3.250	100.603	100.353	100.134	2.875	98.993	98.841	98.689	3.625	97.322	97.172	97.022
3.375	101.028	100.778	100.559	3.375	100.607	100.357	100.138	3.000	98.996	98.844	98.692	Margin = 2.250		Index = 0.150	
3.500	101.032	100.782	100.563	3.500	100.610	100.360	100.141	3.125	99.000	98.848	98.695				
3.625	101.036	100.786	100.567	3.625	100.613	100.363	100.144	3.250	101.489	101.339	101.189				
3.750	102.476	102.326	102.176	3.750	101.819	101.669	101.519	3.375	101.492	101.342	101.192				
3.875	102.380	102.230	102.080	3.875	101.822	101.672	101.522	3.500	101.495	101.345	101.195				
4.000	102.384	102.234	102.084	4.000	101.857	101.707	101.557	3.625	101.498	101.348	101.198				
4.125	102.380	102.230	102.080	4.125	101.860	101.710	101.560	3.750	101.922	101.772	101.622				
4.250	103.078	102.978	102.878	4.250	102.448	102.348	102.248	3.875	101.925	101.775	101.625				
4.375	102.993	102.893	102.793	4.375	102.450	102.350	102.250	4.000	101.939	101.789	101.639				
4.500	102.995	102.895	102.795	4.500	102.453	102.353	102.253	4.125	101.941	101.791	101.641				
4.625	102.985	102.885	102.785	4.625	102.455	102.355	102.255	4.250	102.225	102.075	101.925				
4.750	103.795	103.695	103.595	4.750	103.153	103.053	102.953	4.375	102.228	102.078	101.928				
4.875	103.698	103.598	103.498	4.875	103.155	103.055	102.955	4.500	102.230	102.080	101.930				
6.250	105.571	105.421	105.271	6.250	105.041	104.891	104.741	4.625	102.232	102.082	101.932				

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	99.128	98.878	98.596	2.750	98.557	98.307	98.025	2.375	96.866	96.682	96.498	3.125	94.840	94.690	94.540
2.875	99.133	98.883	98.602	2.875	98.561	98.311	98.030	2.500	96.870	96.687	96.503	3.250	96.323	96.173	96.023
3.000	99.138	98.888	98.607	3.000	98.564	98.314	98.033	2.625	96.874	96.691	96.507	3.375	96.325	96.175	96.025
3.125	99.142	98.892	98.611	3.125	98.568	98.318	98.037	2.750	97.989	97.837	97.685	3.500	96.327	96.177	96.027
3.250	100.374	100.124	99.905	3.250	100.103	99.853	99.634	2.875	97.993	97.841	97.689	3.625	96.322	96.172	96.022
3.375	100.278	100.028	99.809	3.375	100.107	99.857	99.638	3.000	97.996	97.844	97.692	Margin = 2.250		Index = 0.150	
3.500	100.282	100.032	99.813	3.500	100.110	99.860	99.641	3.125	98.000	97.848	97.695	30 Year OTC			
3.625	100.286	100.036	99.817	3.625	100.113	99.863	99.644	3.250	100.489	100.339	100.189	Rate	30 Day	45 Day	60 Day
3.750	101.526	101.376	101.226	3.750	100.819	100.669	100.519	3.375	100.492	100.342	100.192	4.000	102.009	101.759	101.509
3.875	101.430	101.280	101.130	3.875	100.822	100.672	100.522	3.500	100.495	100.345	100.195	4.125	102.005	101.755	101.505
4.000	101.434	101.284	101.134	4.000	100.857	100.707	100.557	3.625	100.498	100.348	100.198	4.375	102.618	102.368	102.118
4.125	101.430	101.280	101.130	4.125	100.860	100.710	100.560	3.750	100.922	100.772	100.622	4.500	102.620	102.370	102.120
4.250	102.328	102.228	102.128	4.250	101.448	101.348	101.248	3.875	100.925	100.775	100.625	4.625	102.610	102.360	102.110
4.375	102.243	102.143	102.043	4.375	101.450	101.350	101.250	4.000	100.939	100.789	100.639	4.875	103.323	103.073	102.823
4.500	102.245	102.145	102.045	4.500	101.453	101.353	101.253	4.125	100.941	100.791	100.641	5.000	103.325	103.075	102.825
4.625	102.235	102.135	102.035	4.625	101.455	101.355	101.255	4.250	101.225	101.075	100.925	5.125	103.315	103.065	102.815
4.750	103.045	102.945	102.845	4.750	102.153	102.053	101.953	4.375	101.228	101.078	100.928	5.500	104.421	-4.001	-4.251
4.875	102.948	102.848	102.748	4.875	102.155	102.055	101.955	4.500	101.230	101.080	100.930	5.625	104.410	-4.012	-4.262
6.250	104.821	104.671	104.521	6.250	104.041	103.891	103.741	4.625	101.232	101.082	100.932	6.250	103.500	103.250	103.000

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

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

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

DPA Advantage Program "only Advantage Adjustments added ; FHA only"								30 yr DPA OTC "FHA Only ; Borrower Paid Only"				30 yr DPA "3.5% DPA ; Borrower Paid Only"			
								Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
30/25 Year				30/25 Year Lender Paid				4.000	99.259	99.009	98.759	4.750	101.000	100.750	100.500
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.125	99.255	99.005	98.755				
4.125	99.430	99.180	98.930	6.250	103.750	103.500	103.250	4.375	99.868	99.618	99.368				
4.250	100.028	99.778	99.528					4.500	99.870	99.620	99.370				
4.375	100.043	99.793	99.543					4.625	99.860	99.610	99.360				
4.500	99.845	99.595	99.345					4.875	100.573	100.323	100.073				
4.625	99.835	99.585	99.335					5.000	100.575	100.325	100.075				
5.000	100.750	100.500	100.250					5.125	100.565	100.315	100.065				
5.125	100.740	100.490	100.240					5.500	101.671	-6.751	-7.001				
5.250	101.140	-7.282	-7.532					5.625	101.660	-6.762	-7.012	30 yr DPA "3.5% DPA ; Lender Paid Only"			
Borrower Paid Comp Only				Lender Paid Only				6.250	100.750	100.500	100.250	Rate	30 Day	45 Day	60 Day
								6.250	102.750	102.500	102.250	6.250	102.750	102.500	102.250

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/22/2020

45 Day Lock Exp.:

7/6/2020

60 Day Lock Exp.:

7/20/2020

W. Rate Sheet Dated: 5/21/2020

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	97.353	97.103	96.821	2.750	97.462	97.212	96.930	2.375	94.646	94.462	94.278	3.125	94.325	94.175	94.025
2.875	97.358	97.108	96.827	2.875	97.466	97.216	96.935	2.500	94.650	94.467	94.283	3.250	95.933	95.783	95.633
3.000	97.363	97.113	96.832	3.000	97.469	97.219	96.938	2.625	94.654	94.471	94.287	3.375	95.935	95.785	95.635
3.125	97.367	97.117	96.836	3.125	97.473	97.223	96.942	2.750	96.894	96.742	96.590	3.500	95.937	95.787	95.637
3.250	98.724	98.474	98.255	3.250	98.633	98.383	98.164	2.875	96.898	96.746	96.594	3.625	95.932	95.782	95.632
3.375	98.628	98.378	98.159	3.375	98.637	98.387	98.168	3.000	96.901	96.749	96.597	Margin = 2.250		Index = 0.150	
3.500	98.632	98.382	98.163	3.500	98.640	98.390	98.171	3.125	96.905	96.753	96.600				
3.625	98.636	98.386	98.167	3.625	98.643	98.393	98.174	3.250	99.519	99.369	99.219				
3.750	99.889	99.739	99.589	3.750	99.662	99.512	99.362	3.375	99.522	99.372	99.222				
3.875	99.793	99.643	99.493	3.875	99.665	99.515	99.365	3.500	99.525	99.375	99.225				
4.000	99.797	99.647	99.497	4.000	99.700	99.550	99.400	3.625	99.528	99.378	99.228				
4.125	99.792	99.642	99.492	4.125	99.702	99.552	99.402	3.750	99.765	99.615	99.465				
4.250	100.490	100.390	100.290	4.250	100.290	100.190	100.090	3.875	99.768	99.618	99.468				
4.375	100.405	100.305	100.205	4.375	100.293	100.193	100.093	4.000	99.782	99.632	99.482				
4.500	100.408	100.308	100.208	4.500	100.295	100.195	100.095	4.125	99.784	99.634	99.484				
4.625	100.398	100.298	100.198	4.625	100.298	100.198	100.098	4.250	100.068	99.918	99.768				
4.750	100.332	100.232	100.132	4.750	100.120	100.020	99.920	4.375	100.070	99.920	99.770				
4.875	100.235	100.135	100.035	4.875	100.123	100.023	99.923	4.500	100.072	99.922	99.772				
6.250	101.921	101.771	101.621	6.250	101.821	101.671	101.521	4.625	100.074	99.924	99.774				

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	96.603	96.353	96.071	2.750	96.032	95.782	95.500	2.375	94.716	94.532	94.348	3.125	92.315	92.165	92.015
2.875	96.608	96.358	96.077	2.875	96.036	95.786	95.505	2.500	94.720	94.537	94.353	3.250	93.923	93.773	93.623
3.000	96.613	96.363	96.082	3.000	96.039	95.789	95.508	2.625	94.724	94.541	94.357	3.375	93.925	93.775	93.625
3.125	96.617	96.367	96.086	3.125	96.043	95.793	95.512	2.750	95.558	95.406	95.253	3.500	93.927	93.777	93.627
3.250	97.974	97.724	97.505	3.250	97.703	97.453	97.234	2.875	95.562	95.410	95.257	3.625	93.922	93.772	93.622
3.375	97.878	97.628	97.409	3.375	97.707	97.457	97.238	3.000	95.565	95.413	95.260	Margin = 2.250		Index = 0.150	
3.500	97.882	97.632	97.413	3.500	97.710	97.460	97.241	3.125	95.569	95.416	95.264	30 Year OTC			
3.625	97.886	97.636	97.417	3.625	97.713	97.463	97.244	3.250	97.714	97.564	97.414	Rate	30 Day	45 Day	60 Day
3.750	98.939	98.789	98.639	3.750	98.232	98.082	97.932	3.375	97.717	97.567	97.417	4.000	99.422	99.172	98.922
3.875	98.843	98.693	98.543	3.875	98.235	98.085	97.935	3.500	97.720	97.570	97.420	4.125	99.417	99.167	98.917
4.000	98.847	98.697	98.547	4.000	98.270	98.120	97.970	3.625	97.723	97.573	97.423	4.375	100.030	99.780	99.530
4.125	98.842	98.692	98.542	4.125	98.272	98.122	97.972	3.750	98.147	97.997	97.847	4.500	100.033	99.783	99.533
4.250	99.740	99.640	99.540	4.250	98.860	98.760	98.660	3.875	98.150	98.000	97.850	4.625	100.023	99.773	99.523
4.375	99.655	99.555	99.455	4.375	98.863	98.763	98.663	4.000	98.164	98.014	97.864	4.875	99.860	99.610	99.360
4.500	99.658	99.558	99.458	4.500	98.865	98.765	98.665	4.125	98.166	98.016	97.866	5.000	99.863	99.613	99.363
4.625	99.648	99.548	99.448	4.625	98.868	98.768	98.668	4.250	97.825	97.675	97.525	5.125	99.852	99.602	99.352
4.750	99.582	99.482	99.382	4.750	98.690	98.590	98.490	4.375	97.828	97.678	97.528	5.500	100.521	-7.901	-8.151
4.875	99.485	99.385	99.285	4.875	98.693	98.593	98.493	4.500	97.830	97.680	97.530	5.625	100.510	-7.912	-8.162
6.250	101.171	101.021	100.871	6.250	100.391	100.241	100.091	4.625	97.832	97.682	97.532	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 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	96.672	96.422	96.172	4.750	N/A	N/A	N/A
4.125	96.492	96.242	95.992	6.250	99.750	99.500	99.250	4.125	96.667	96.417	96.167				
4.250	97.090	96.840	96.590					4.375	97.280	97.030	96.780				
4.375	97.105	96.855	96.605					4.500	97.283	97.033	96.783				
4.500	96.908	96.658	96.408					4.625	97.273	97.023	96.773				
4.625	96.898	96.648	96.398					4.875	97.110	96.860	96.610				
5.000	96.938	96.688	96.438					5.000	97.113	96.863	96.613				
5.125	96.927	96.677	96.427					5.125	97.102	96.852	96.602				
5.250	96.890	-11.532	-11.782					5.500	97.771	-10.651	-10.901				
Borrower Paid Comp Only				Lender Paid Only				5.625	97.760	-10.662	-10.912	30 yr DPA "3.5% DPA ; Lender Paid Only"			
								6.250	98.487	98.237	97.987	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)	



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.:

6/22/2020

45 Day Lock Exp.:

7/6/2020

60 Day Lock Exp.:

7/20/2020

W. Rate Sheet Dated: 5/21/2020

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	98.799	98.699	98.571	3.000	98.641	98.533	98.441	2.750	97.212	97.104	97.012	2.750	97.614	97.514	97.386	2.750	96.020	95.912	95.820
2.875	99.401	99.301	99.173	3.125	99.047	98.939	98.847	2.875	97.893	97.785	97.693	2.875	98.186	98.086	97.958	2.875	96.665	96.557	96.465
2.990	99.891	99.791	99.663	3.250	99.346	99.246	99.146	2.990	98.354	98.246	98.154	2.990	98.618	98.518	98.390	2.990	97.068	96.960	96.868
3.000	99.991	99.891	99.763	3.375	99.893	99.793	99.693	3.000	98.454	98.346	98.254	3.000	98.718	98.618	98.490	3.000	97.168	97.060	96.968
3.125	100.361	100.261	100.133	3.500	100.347	100.247	100.147	3.125	98.859	98.751	98.659	3.125	98.941	98.841	98.713	3.125	97.427	97.319	97.227
3.250	100.443	100.343	100.222	3.625	100.966	100.856	100.766	3.250	99.154	99.054	98.954	3.250	99.759	98.659	98.538	3.250	97.462	97.362	97.262
3.375	100.930	100.830	100.709	3.750	101.855	101.745	101.655	3.375	99.706	99.606	99.506	3.375	99.231	99.131	99.010	3.375	97.994	97.894	97.794
3.500	101.343	101.243	101.122	3.875	102.304	102.194	102.104	3.500	100.159	100.059	99.959	3.500	99.635	99.535	99.414	3.500	98.439	98.339	98.239
3.625	101.647	101.547	101.426	3.990	102.544	102.434	102.344	3.625	100.914	100.804	100.714	3.625	99.819	99.719	99.598	3.625	98.938	98.828	98.738
3.750	101.935	101.834	101.714	4.000	102.644	102.534	102.444	3.750	101.852	101.742	101.652	3.750	99.858	99.757	99.637	3.750	99.578	99.468	99.378
3.875	102.335	102.234	102.114	4.125	102.909	102.799	102.709	3.875	102.304	102.194	102.104	3.875	100.244	100.143	100.023	3.875	100.013	99.903	99.813
3.990	102.544	102.443	102.323	4.250	103.331	103.231	103.131	3.990	102.544	102.434	102.344	3.990	100.478	100.377	100.257	3.990	99.728	99.618	99.508
4.000	102.644	102.543	102.423	4.375	103.676	103.576	103.476	4.000	102.644	102.534	102.444	4.000	100.578	100.477	100.357	4.000	99.738	99.628	99.518
4.125	102.835	102.734	102.614	4.500	103.967	103.867	103.767	4.125	102.909	102.799	102.709	4.125	100.745	100.643	100.524	4.125	100.545	100.435	100.345
4.250	102.501	102.401	102.301	4.625	104.194	104.094	103.994	4.250	103.140	103.040	102.940	4.250	100.083	99.983	99.883	4.250	99.883	99.783	99.683
4.375	102.807	102.707	102.607	4.750	104.602	104.502	104.402	4.375	103.489	103.389	103.289	4.375	100.404	100.304	100.204	4.375	100.204	100.104	100.004
4.500	103.070	102.970	102.870	4.875	104.918	104.818	104.718	4.500	103.780	103.680	103.580	4.500	100.708	100.608	100.508	4.500	100.508	100.408	100.308
4.625	103.175	103.075	102.975	4.990	100	100	100	4.625	104.006	103.906	103.806	4.625	100.862	100.762	100.662	4.625	100.662	100.562	100.462
4.750	103.328	103.228	103.128	5.000	N/A	N/A	N/A	4.750	104.755	104.655	104.555	4.750	100.396	100.296	100.196	4.750	100.196	100.096	99.996



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

6/22/2020

7/6/2020

7/20/2020

W. Rate Sheet Dated: 5/21/2020

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	96.925	96.800	96.550	
2.750	97.787	97.662	97.412	
2.875	98.459	98.334	98.084	
3.000	99.163	99.038	98.788	
3.125	99.533	99.408	99.158	
3.250	99.511	99.386	99.136	
3.375	99.969	99.844	99.594	
3.500	100.315	100.190	99.940	
3.625	100.624	100.499	100.249	
3.750	100.657	100.532	100.282	
3.875	100.985	100.860	100.610	
4.000	101.320	101.195	100.945	
4.125	101.403	101.278	101.028	
4.250	100.965	100.840	100.590	
4.375	101.279	101.154	100.904	
4.500	101.581	101.456	101.206	
4.625	101.581	101.456	101.206	
4.750	102.050	101.925	101.675	
4.875	102.350	102.225	101.975	
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	95.369	95.244	94.994	
2.500	96.237	96.112	95.862	
2.625	97.045	96.920	96.670	
2.750	97.513	97.388	97.138	
2.875	98.235	98.110	97.860	
3.000	98.737	98.612	98.362	
3.125	99.149	99.024	98.774	
3.250	98.862	98.737	98.487	
3.375	99.380	99.255	99.005	
3.500	99.760	99.635	99.385	
3.625	100.036	99.911	99.661	
3.750	100.162	100.037	99.787	
3.875	100.556	100.431	100.181	
4.000	100.879	100.754	100.504	
4.125	101.015	100.890	100.640	

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	96.213	96.088	95.838	
2.250	96.655	96.530	96.280	
2.375	97.156	97.031	96.781	
2.500	97.892	97.767	97.517	
2.625	98.330	98.205	97.955	
2.750	98.788	98.663	98.413	
2.875	99.061	98.936	98.686	
3.000	99.249	99.124	98.874	
3.125	99.811	99.686	99.436	
3.250	100.149	100.024	99.774	
3.375	100.455	100.330	100.080	
3.500	100.631	100.506	100.256	
3.625	100.793	100.668	100.418	
3.750	101.098	100.973	100.723	
3.875	101.247	101.122	100.872	

30 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.875	97.036	96.911	96.661	
3.000	97.740	97.615	97.365	
3.125	98.110	97.985	97.735	
3.250	97.266	97.141	96.891	
3.375	97.724	97.599	97.349	
3.500	98.071	97.946	97.696	
3.625	98.380	98.255	98.005	
3.750	98.036	97.911	97.661	
3.875	98.364	98.239	97.989	
4.000	98.699	98.574	98.324	
4.125	98.782	98.657	98.407	
4.250	98.043	97.918	97.668	
4.375	98.357	98.232	97.982	

20 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.875	97.663	97.538	97.288	
3.000	97.936	97.811	97.561	
3.125	98.123	97.998	97.748	
3.250	97.873	97.748	97.498	
3.375	98.211	98.086	97.836	
3.500	98.517	98.392	98.142	
3.625	98.693	98.568	98.318	
3.750	97.664	97.539	97.289	
3.875	97.968	97.843	97.593	
4.000	98.117	97.992	97.742	
4.125	98.480	98.355	98.105	
4.250	97.390	97.265	97.015	
4.375	97.709	97.584	97.334	

15 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.750	97.563	97.438	97.188	
2.875	97.836	97.711	97.461	
3.000	98.023	97.898	97.648	
3.125	97.773	97.648	97.398	
3.250	98.111	97.986	97.736	
3.375	98.417	98.292	98.042	
3.500	98.593	98.468	98.218	
3.625	97.564	97.439	97.189	
3.750	97.868	97.743	97.493	
3.875	98.017	97.892	97.642	
4.000	98.380	98.255	98.005	
4.125	97.290	97.165	96.915	
4.250	97.609	97.484	97.234	

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 Phone:

Lockdesk Hours:

Lockdesk@afwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/22/2020

45 Day Lock Exp.:

7/6/2020

60 Day Lock Exp.:

7/20/2020

W. Rate Sheet Dated: 5/21/2020

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	98.869	98.699	98.560	3.375	100.260	100.116	100.000	3.375	100.260	100.116	100.000	2.750	97.831	97.661	97.522	3.375	98.400	98.256	98.140				
2.875	99.563	99.402	99.271	3.500	100.636	100.499	100.398	3.500	100.636	100.499	100.398	2.875	98.525	98.364	98.233	3.500	98.776	98.639	98.538				
2.990	100.185	100.033	99.917	3.625	100.970	100.838	100.757	3.625	100.970	100.838	100.757	2.990	99.147	98.995	98.879	3.625	99.110	98.978	98.897				
3.000	100.285	100.133	100.017	3.750	101.192	101.046	100.869	3.750	101.192	101.046	100.869	3.000	99.247	99.095	98.979	3.750	98.956	98.810	98.633				
3.125	100.672	100.529	100.424	3.875	101.540	101.400	101.227	3.875	101.540	101.400	101.227	3.125	99.634	99.491	99.386	3.875	99.304	99.164	98.991				
3.250	100.678	100.525	100.399	3.990	101.793	101.657	101.489	3.990	101.793	101.657	101.489	3.250	98.818	98.665	98.539	3.990	99.557	99.421	99.253				
3.375	101.135	100.991	100.875	4.000	101.893	101.757	101.589	4.000	101.893	101.757	101.589	3.375	99.275	99.131	99.015	4.000	99.657	99.521	99.353				
3.500	101.511	101.374	101.273	4.125	101.993	101.861	101.696	4.125	101.993	101.861	101.696	3.500	99.651	99.514	99.413	4.125	99.757	99.625	99.460				
3.625	101.845	101.713	101.632	4.250	101.590	101.439	101.383	4.250	101.590	101.439	101.383	3.625	99.985	99.853	99.772	4.250	99.053	98.902	98.846				
3.750	102.067	101.921	101.744	4.375	101.893	101.748	101.693	4.375	101.893	101.748	101.693	3.750	99.831	99.685	99.508	4.375	99.356	99.211	99.156				
3.875	102.415	102.275	102.102	4.500	101.938	101.792	101.738	4.500	101.938	101.792	101.738	3.875	100.179	100.039	99.866	4.500	99.401	99.255	99.201				
3.990	102.668	102.532	102.364	4.625	102.039	101.897	101.839	4.625	102.039	101.897	101.839	3.990	100.432	100.296	100.128	4.625	99.502	99.360	99.302				
4.000	102.768	102.632	102.464	4.750	102.336	102.153	102.072	4.750	102.336	102.153	102.072	4.000	100.532	100.396	100.228	4.750	99.421	99.238	99.157				
4.125	102.868	102.736	102.571	4.875	102.641	102.487	102.401	4.875	102.641	102.487	102.401	4.125	100.632	100.500	100.335	4.875	99.726	99.572	99.486				
4.250	102.465	102.314	102.158	4.990	102.777	102.626	102.542	4.990	102.777	102.626	102.542	4.250	99.928	99.777	99.721	4.990	99.862	99.711	99.627				
4.375	102.768	102.623	102.568	5.000	102.877	102.726	102.642	5.000	102.877	102.726	102.642	4.375	100.231	100.086	100.031	5.000	99.962	99.811	99.727				
4.500	103.063	102.917	102.863	5.125	102.982	102.782	102.511	5.125	102.982	102.782	102.511	4.500	100.526	100.380	100.326	5.125	98.752	98.552	98.281				
4.625	103.164	103.022	102.964	5.250	103.760	103.560	103.298	5.250	103.760	103.560	103.298	4.625	100.627	100.485	100.427	5.250	99.530	99.330	99.068				
4.750	103.461	103.278	103.197	5.375	104.979	104.816	104.541	5.375	104.979	104.816	104.541	4.750	100.546	100.363	100.282	5.375	100.599	100.436	100.161				
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	98.400	98.256	98.140	2.750	99.461	99.361	99.219	3.375	100.791	100.691	100.549	3.375	100.791	100.691	100.549	2.750	100.643	100.543	100.443				
3.500	98.776	98.639	98.538	2.875	100.219	100.119	99.992	3.500	101.196	101.096	100.963	3.500	101.196	101.096	100.963	2.875	100.947	100.847	100.747				
3.625	99.110	98.978	98.897	2.990	100.657	100.557	100.448	3.625	101.489	101.389	101.264	3.625	101.489	101.389	101.264	2.990	101.065	100.965	100.865				
3.750	98.956	98.810	98.633	3.000	100.757	100.657	100.548	3.750	101.697	101.597	101.400	3.750	101.697	101.597	101.400	3.000	101.165	101.065	100.965				
3.875	99.304	99.164	98.991	3.125	101.201	101.101	100.999	3.875	102.095	101.995	101.805	3.875	102.095	101.995	101.805	3.125	101.732	101.632	101.532				
3.990	99.557	99.421	99.253	3.250	100.748	100.648	100.497	3.990	102.324	102.224	102.043	3.990	102.324	102.224	102.043	3.250	102.093	101.993	101.893				
4.000	99.657	99.521	99.353	3.375	101.291	101.191	101.049	4.000	102.424	102.324	102.143	4.000	102.424	102.324	102.143	3.375	102.424	102.324	102.224				
4.125	99.757	99.625	99.460	3.500	101.696	101.596	101.463	4.125	102.559	102.459	102.281	4.125	102.559	102.459	102.281	3.500	102.618	102.518	102.418				
4.250	99.053	98.902	98.846	3.625	101.989	101.889	101.764	4.250	102.718	102.618	102.513	4.250	102.718	102.618	102.513	3.625	102.681	102.581	102.481				
4.375	99.356	99.211	99.156	3.750	102.197	102.097	101.900	4.375	102.905	102.805	102.703	4.375	102.905	102.805	102.703	3.750	102.994	102.894	102.794				
4.500	99.401	99.255	99.201	3.875	102.595	102.495	102.305	4.500	102.345	102.245	102.145	4.500	102.345	102.245	102.145	3.875	103.143	103.043	102.943				
4.625	99.502	99.360	99.302	3.990	102.824	102.724	102.543	4.625	102.428	102.328	102.228	4.625	102.428	102.328	102.228	3.990	103.411	103.311	103.211				
4.750	99.421	99.238	99.157	4.000	102.924	102.824	102.643	4.750	102.956	102.856	102.723	4.750	102.956	102.856	102.723	4.000	103.511	103.411	103.311				
4.875	99.726	99.572	99.486	4.125	103.059	102.959	102.781	4.875	103.215	103.115	102.985	4.875	103.215	103.115	102.985	4.125	102.703	102.603	102.503				
4.990	99.862	99.711	99.627	4.250	103.218	103.118	103.013	4.990	103.535	103.435	103.306	4.990	103.535	103.435	103.306	4.250	103.024	102.924	102.824				
5.000	99.962	99.811	99.727	4.375	103.405	103.305	103.203	5.000	103.635	103.535	103.406	5.000	103.635	103.535	103.406	4.375	103.286	103.186	103.086				
5.125	98.752	98.552	98.281	4.500	103.595	103.495	103.395	5.125	103.918	103.818	103.688	5.125	103.918	103.818	103.688	4.500	103.428	103.328	103.228				
5.250	99.530	99.330	99.068	4.625	103.678	103.578	103.478	5.250	103.949	103.849	103.711	5.250	103.949	103.849	103.711	4.625	102.802	102.702	102.602				
5.375	100.599	100.436	100.161	4.750	104.206	104.106	103.973	5.375	105.201	105.089	104.765	5.375	105.201	105.089	104.765	4.750	102.944	102.844	102.744				
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	102.643	102.543	102.443	2.750	102.893	102.793	102.693	2.750	99.680	99.580	99.480	2.750	101.680	101.580	101.480	2.750	101.930	101.830	101.730				
2.875	100.947	100.847	100.747	2.875	100.947	100.847	100.747	2.875	99.984	99.884	99.784	2.875	99.984	99.884	99.784	2.875	99.984	99.884	99.784				
2.990	101.065	100.965	100.865	2.990	101.065	100.965	100.865	2.990	100.102	100.002	99.902	2.990	100.102	100.002	99.902	2.990	100.102	100.002	99.902				
3.000	101.165	101.065	100.965	3.000	101.165	101.065	100.965	3.000	100.202	100.102	100.002	3.000	100.202	100.102	100.002	3.000	100.202	100.102	100.002				
3.125	101.312	101.212	101.112	3.125	101.312	101.212	101.112	3.125	99.957	99.857	99.757	3.125	99.957	99.857	99.757	3.125	99.957	99.857	99.757				
3.250	102.093	101.993	101.893	3.250	102.093	101.993	101.893	3.250	100.318	100.218	100.118	3.250	100.318	100.218	100.118	3.250	100.318	100.218	100.118				
3.375	102.424	102.324	102.224	3.375	102.424	102.324	102.224	3.375	100.649	100.549	100.449	3.375	100.649	100.549	100.449	3.375	100.649	100.549	100.449				
3.500	102.618	102.518	102.418	3.500	102.618	102.518	102.418	3.500	100.843	100.743	100.643	3.500	100.843	100.743	100.643	3.500	100.843	100.743	100.643				
3.625	102.681	102.581	102.481	3.625	102.681	102.581	102.481	3.625	99.713	99.613	99.513	3.625	99.713	99.613	99.513	3.625	99.713	99.613	99.513				
3.750	102.944	102.844	102.744	3.750	102.944	102.844	102.744	3.750	100.026	99.926	99.826	3.750	100.026	99.926	99.826	3.750	100.026	99.926	99.826				
3.875	103.143	103.043	102.943	3.875	103.143	103.043	102.943	3.875	100.175	100.075	99.975	3.875	100.175	100.075	99.975	3.875	100.175	100.075	99.975				
3.990	103.411	103.311	103.211	3.990	103.411	103.311	103.211	3.990	100.443	100.343	100.243	3.990	100.443	100.343	100.2								



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.:

6/22/2020

45 Day Lock Exp.:

7/6/2020

60 Day Lock Exp.:

7/20/2020

W. Rate Sheet Dated: 5/21/2020

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	98.541	98.426	98.219	2.750	99.122	99.022	98.846	2.750	100.383	100.283	100.174	2.750	97.153	97.038	96.831	2.750	99.120	99.020	98.911
2.875	99.227	99.118	98.921	2.875	99.874	99.774	99.610	2.875	100.683	100.583	100.481	2.875	97.839	97.730	97.533	2.875	99.420	99.320	99.218
2.990	99.848	99.744	99.559	2.990	100.305	100.205	100.055	2.990	100.796	100.696	100.596	2.990	98.460	98.356	98.171	2.990	99.533	99.433	99.333
3.000	99.948	99.844	99.659	3.000	100.405	100.305	100.155	3.000	100.896	100.796	100.696	3.000	98.560	98.456	98.271	3.000	99.633	99.533	99.433
3.125	100.343	100.243	100.071	3.125	100.849	100.749	100.605	3.125	101.552	101.452	101.352	3.125	98.955	98.855	98.683	3.125	99.477	99.377	99.277
3.250	100.401	100.288	100.100	3.250	100.509	100.409	100.235	3.250	101.908	101.808	101.708	3.250	98.191	98.078	97.890	3.250	99.833	99.733	99.633
3.375	100.883	100.775	100.600	3.375	101.049	100.949	100.785	3.375	102.240	102.140	102.040	3.375	98.673	98.565	98.390	3.375	100.165	100.065	99.965
3.500	101.259	101.156	100.994	3.500	101.455	101.355	101.195	3.500	102.439	102.339	102.239	3.500	99.049	98.946	98.784	3.500	100.364	100.264	100.164
3.625	101.598	101.498	101.347	3.625	101.751	101.651	101.497	3.625	102.607	102.507	102.407	3.625	99.388	99.288	99.137	3.625	99.339	99.239	99.139
3.750	101.801	101.684	101.497	3.750	101.921	101.821	101.630	3.750	102.921	102.821	102.721	3.750	99.215	99.098	98.911	3.750	99.653	99.553	99.453
3.875	102.149	102.035	101.853	3.875	102.319	102.219	102.035	3.875	103.073	102.973	102.873	3.875	99.563	99.449	99.267	3.875	99.805	99.705	99.605
3.990	102.403	102.292	102.115	3.990	102.550	102.450	102.273	3.990	103.340	103.240	103.140	3.990	99.817	99.706	99.529	3.990	100.072	99.972	99.872
4.000	102.503	102.392	102.215	4.000	102.650	102.550	102.373	4.000	103.440	103.340	103.240	4.000	99.917	99.806	99.629	4.000	100.172	100.072	99.972
4.125	102.605	102.497	102.323	4.125	102.786	102.686	102.512	4.125	102.715	102.615	102.515	4.125	100.019	99.911	99.737	4.125	99.068	98.968	98.868
4.250	102.350	102.222	102.150	4.250	103.007	102.907	102.807	4.250	103.042	102.942	102.842	4.250	99.463	99.335	99.263	4.250	99.395	99.295	99.195
4.375	102.653	102.529	102.453	4.375	103.193	103.093	102.993	4.375	103.311	103.211	103.111	4.375	99.766	99.642	99.566	4.375	99.664	99.564	99.464
4.500	102.948	102.823	102.748	4.500	103.387	103.287	103.187	4.500	103.460	103.360	103.260	4.500	100.061	99.936	99.861	4.500	99.813	99.713	99.613
4.625	103.048	102.925	102.848	4.625	103.469	103.369	103.269	4.625	103.024	102.923	102.824	4.625	100.161	100.038	99.961	4.625	98.792	98.691	98.592
4.750	103.459	103.304	103.180	4.750	104.174	104.074	103.911	4.750	103.169	103.069	102.969	4.750	100.194	100.039	99.915	4.750	100.213	100.113	100.013

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

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

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

Product Features										
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105%	> 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/22/2020

45 Day Lock Exp.:

7/6/2020

60 Day Lock Exp.:

7/20/2020

W. Rate Sheet Dated: 5/21/2020

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)