

W. Rate Sheet Dated: 5/28/2020

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	99.831	99.581	99.300	2.750	99.510	99.260	98.979	2.375	97.709	97.510	97.311	3.125	95.729	95.579	95.429
2.875	99.836	99.586	99.305	2.875	99.514	99.264	98.983	2.500	97.714	97.515	97.315	3.250	97.232	97.082	96.932
3.000	99.841	99.591	99.310	3.000	99.517	99.267	98.986	2.625	97.718	97.519	97.320	3.375	97.234	97.084	96.934
3.125	99.845	99.595	99.314	3.125	99.521	99.271	98.990	2.750	98.903	98.743	98.583	3.500	97.236	97.086	96.936
3.250	100.968	100.718	100.515	3.250	100.447	100.197	99.993	2.875	98.907	98.747	98.587	3.625	97.231	97.081	96.931
3.375	100.872	100.622	100.419	3.375	100.450	100.200	99.997	3.000	98.910	98.750	98.590	Margin = 2.250		Index = 0.160	
3.500	100.876	100.626	100.423	3.500	100.454	100.204	100.000	3.125	98.914	98.754	98.594				
3.625	100.880	100.630	100.427	3.625	100.457	100.207	100.004	3.250	101.410	101.260	101.110				
3.750	102.320	102.170	102.020	3.750	101.663	101.513	101.363	3.375	101.414	101.264	101.114				
3.875	102.224	102.074	101.924	3.875	101.666	101.516	101.366	3.500	101.417	101.267	101.117				
4.000	102.228	102.078	101.928	4.000	101.701	101.551	101.401	3.625	101.420	101.270	101.120				
4.125	102.223	102.073	101.923	4.125	101.703	101.553	101.403	3.750	101.836	101.686	101.536				
4.250	102.922	102.822	102.712	4.250	102.292	102.192	102.082	3.875	101.839	101.689	101.539				
4.375	102.837	102.737	102.627	4.375	102.294	102.194	102.085	4.000	101.853	101.703	101.553				
4.500	102.839	102.739	102.630	4.500	102.296	102.196	102.087	4.125	101.855	101.705	101.555				
4.625	102.829	102.729	102.620	4.625	102.299	102.199	102.089	4.250	102.264	102.114	101.964				
4.750	103.754	103.654	103.504	4.750	103.112	103.012	102.862	4.375	102.267	102.117	101.967				
4.875	103.657	103.557	103.407	4.875	103.115	103.015	102.865	4.500	102.269	102.119	101.969				
6.250	104.821	104.671	104.521	6.250	104.291	104.141	103.991	4.625	102.271	102.121	101.971				

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	99.081	98.831	98.550	2.750	98.510	98.260	97.979	2.375	96.709	96.510	96.311	3.125	94.729	94.579	94.429
2.875	99.086	98.836	98.555	2.875	98.514	98.264	97.983	2.500	96.714	96.515	96.315	3.250	96.232	96.082	95.932
3.000	99.091	98.841	98.560	3.000	98.517	98.267	97.986	2.625	96.718	96.519	96.320	3.375	96.234	96.084	95.934
3.125	99.095	98.845	98.564	3.125	98.521	98.271	97.990	2.750	97.903	97.743	97.583	3.500	96.236	96.086	95.936
3.250	100.218	99.968	99.765	3.250	99.947	99.697	99.493	2.875	97.907	97.747	97.587	3.625	96.231	96.081	95.931
3.375	100.122	99.872	99.669	3.375	99.950	99.700	99.497	3.000	97.910	97.750	97.590	Margin = 2.250		Index = 0.160	
3.500	100.126	99.876	99.673	3.500	99.954	99.704	99.500	3.125	97.914	97.754	97.594	30 Year OTC			
3.625	100.130	99.880	99.677	3.625	99.957	99.707	99.504	3.250	100.410	100.260	100.110	Rate	30 Day	45 Day	60 Day
3.750	101.370	101.220	101.070	3.750	100.663	100.513	100.363	3.375	100.414	100.264	100.114	4.000	101.853	101.603	101.353
3.875	101.274	101.124	100.974	3.875	100.666	100.516	100.366	3.500	100.417	100.267	100.117	4.125	101.848	101.598	101.348
4.000	101.278	101.128	100.978	4.000	100.701	100.551	100.401	3.625	100.420	100.270	100.120	4.375	102.462	102.212	101.962
4.125	101.273	101.123	100.973	4.125	100.703	100.553	100.403	3.750	100.836	100.686	100.536	4.500	102.464	102.214	101.964
4.250	102.172	102.072	101.962	4.250	101.292	101.192	101.082	3.875	100.839	100.689	100.539	4.625	102.454	102.204	101.954
4.375	102.087	101.987	101.877	4.375	101.294	101.194	101.085	4.000	100.853	100.703	100.553	4.875	103.282	103.032	-4.265
4.500	102.089	101.989	101.880	4.500	101.296	101.196	101.087	4.125	100.855	100.705	100.555	5.000	103.285	103.035	-4.262
4.625	102.079	101.979	101.870	4.625	101.299	101.199	101.089	4.250	101.264	101.114	100.964	5.125	103.274	103.024	-4.273
4.750	103.004	102.904	102.754	4.750	102.112	102.012	101.862	4.375	101.267	101.117	100.967	5.500	-3.829	-4.079	-112.079
4.875	102.907	102.807	102.657	4.875	102.115	102.015	101.865	4.500	101.269	101.119	100.969	5.625	-3.840	-4.090	-112.090
6.250	104.071	103.921	103.771	6.250	103.291	103.141	102.991	4.625	101.271	101.121	100.971	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	99.103	98.853	98.603	4.750	101.000	100.750	100.500	
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.125	99.098	98.848	98.598					
4.125	99.273	99.023	98.773	6.250	103.750	103.500	103.250	4.375	99.712	99.462	99.212					
4.250	99.872	99.622	99.372					4.500	99.714	99.464	99.214					
4.375	99.887	99.637	99.387					4.625	99.704	99.454	99.204					
4.500	99.689	99.439	99.189					4.875	100.532	100.282	-7.015					
4.625	99.679	99.429	99.179					5.000	100.535	100.285	-7.012					
5.000	100.710	100.460	-6.837					5.125	100.524	100.274	-7.023					
5.125	100.699	100.449	-6.848					5.500	-6.579	-6.829	-114.829		30 yr DPA "3.5% DPA ; Lender Paid Only"			
5.250	101.099	100.849	-7.151					5.625	-6.590	-6.840	-114.840		Rate	30 Day	45 Day	60 Day
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 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

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.:

6/29/2020

45 Day Lock Exp.:

7/13/2020

60 Day Lock Exp.:

7/27/2020

W. Rate Sheet Dated: 5/28/2020

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	97.368	97.118	96.837	2.750	97.477	97.227	96.946	2.375	94.489	94.290	94.091	3.125	94.277	94.127	93.977
2.875	97.374	97.124	96.842	2.875	97.482	97.232	96.950	2.500	94.494	94.295	94.095	3.250	95.842	95.692	95.542
3.000	97.378	97.128	96.847	3.000	97.485	97.235	96.954	2.625	94.498	94.299	94.100	3.375	95.844	95.694	95.544
3.125	97.383	97.133	96.852	3.125	97.489	97.239	96.957	2.750	96.871	96.711	96.551	3.500	95.846	95.696	95.546
3.250	98.568	98.318	98.115	3.250	98.477	98.227	98.023	2.875	96.875	96.715	96.555	3.625	95.841	95.691	95.541
3.375	98.472	98.222	98.019	3.375	98.480	98.230	98.027	3.000	96.878	96.718	96.558	Margin = 2.250		Index = 0.160	
3.500	98.476	98.226	98.023	3.500	98.484	98.234	98.030	3.125	96.881	96.721	96.561				
3.625	98.480	98.230	98.027	3.625	98.487	98.237	98.034	3.250	99.440	99.290	99.140				
3.750	100.045	99.895	99.745	3.750	99.818	99.668	99.518	3.375	99.444	99.294	99.144				
3.875	99.949	99.799	99.649	3.875	99.821	99.671	99.521	3.500	99.447	99.297	99.147				
4.000	99.953	99.803	99.653	4.000	99.856	99.706	99.556	3.625	99.450	99.300	99.150				
4.125	99.948	99.798	99.648	4.125	99.858	99.708	99.558	3.750	99.991	99.841	99.691				
4.250	100.147	100.047	99.937	4.250	99.947	99.847	99.737	3.875	99.994	99.844	99.694				
4.375	100.062	99.962	99.852	4.375	99.949	99.849	99.740	4.000	100.008	99.858	99.708				
4.500	100.064	99.964	99.855	4.500	99.951	99.851	99.742	4.125	100.010	99.860	99.710				
4.625	100.054	99.954	99.845	4.625	99.954	99.854	99.744	4.250	99.919	99.769	99.619				
4.750	100.042	99.942	99.792	4.750	99.829	99.729	99.579	4.375	99.922	99.772	99.622				
4.875	99.944	99.844	99.694	4.875	99.832	99.732	99.582	4.500	99.924	99.774	99.624				
6.250	101.171	101.021	100.871	6.250	101.071	100.921	100.771	4.625	99.926	99.776	99.626				

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	96.618	96.368	96.087	2.750	96.047	95.797	95.516	2.375	94.559	94.360	94.161	3.125	92.267	92.117	91.967
2.875	96.624	96.374	96.092	2.875	96.052	95.802	95.520	2.500	94.564	94.365	94.165	3.250	93.832	93.682	93.532
3.000	96.628	96.378	96.097	3.000	96.055	95.805	95.524	2.625	94.568	94.369	94.170	3.375	93.834	93.684	93.534
3.125	96.633	96.383	96.102	3.125	96.059	95.809	95.527	2.750	95.472	95.312	95.152	3.500	93.836	93.686	93.536
3.250	97.818	97.568	97.365	3.250	97.547	97.297	97.093	2.875	95.476	95.316	95.156	3.625	93.831	93.681	93.531
3.375	97.722	97.472	97.269	3.375	97.550	97.300	97.097	3.000	95.479	95.319	95.159	Margin = 2.250		Index = 0.160	
3.500	97.726	97.476	97.273	3.500	97.554	97.304	97.100	3.125	95.483	95.323	95.162	30 Year OTC			
3.625	97.730	97.480	97.277	3.625	97.557	97.307	97.104	3.250	97.635	97.485	97.335	Rate	30 Day	45 Day	60 Day
3.750	99.095	98.945	98.795	3.750	98.388	98.238	98.088	3.375	97.639	97.489	97.339	4.000	99.578	99.328	99.078
3.875	98.999	98.849	98.699	3.875	98.391	98.241	98.091	3.500	97.642	97.492	97.342	4.125	99.573	99.323	99.073
4.000	99.003	98.853	98.703	4.000	98.426	98.276	98.126	3.625	97.645	97.495	97.345	4.375	99.687	99.437	99.187
4.125	98.998	98.848	98.698	4.125	98.428	98.278	98.128	3.750	98.061	97.911	97.761	4.500	99.689	99.439	99.189
4.250	99.397	99.297	99.187	4.250	98.517	98.417	98.307	3.875	98.064	97.914	97.764	4.625	99.679	99.429	99.179
4.375	99.312	99.212	99.102	4.375	98.519	98.419	98.310	4.000	98.078	97.928	97.778	4.875	99.569	99.319	-7.978
4.500	99.314	99.214	99.105	4.500	98.521	98.421	98.312	4.125	98.080	97.930	97.780	5.000	99.572	99.322	-7.975
4.625	99.304	99.204	99.095	4.625	98.524	98.424	98.314	4.250	97.864	97.714	97.564	5.125	99.562	99.312	-7.985
4.750	99.292	99.192	99.042	4.750	98.399	98.299	98.149	4.375	97.867	97.717	97.567	5.500	-7.729	-7.979	-115.979
4.875	99.194	99.094	98.944	4.875	98.402	98.302	98.152	4.500	97.869	97.719	97.569	5.625	-7.740	-7.990	-115.990
6.250	100.421	100.271	100.121	6.250	99.641	99.491	99.341	4.625	97.871	97.721	97.571	6.250	100.487	100.237	99.987

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	96.828	96.578	96.328	4.750	N/A	N/A	N/A
4.125	96.648	96.398	96.148	6.250	99.750	99.500	99.250	4.125	96.823	96.573	96.323				
4.250	96.747	96.497	96.247					4.375	96.937	96.687	96.437				
4.375	96.762	96.512	96.262					4.500	96.939	96.689	96.439				
4.500	96.564	96.314	96.064					4.625	96.929	96.679	96.429				
4.625	96.554	96.304	96.054					4.875	96.819	96.569	-10.728				
5.000	96.647	96.397	-10.900					5.000	96.822	96.572	-10.725				
5.125	96.637	96.387	-10.910					5.125	96.812	96.562	-10.735				
5.250	96.849	96.599	-11.401					5.500	-10.479	-10.729	-118.729	30 yr DPA "3.5% DPA ; Lender Paid Only"			
Borrower Paid Comp Only				Lender Paid Only				5.625	-10.490	-10.740	-118.740	Rate	30 Day	45 Day	60 Day
								6.250	97.737	97.487	97.237	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: 5/28/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FHMA																			
30/25 Year				30/25 Years 105-125				30/25 Years >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	98.455	98.334	98.234	2.875	97.741	97.606	97.541	2.750	96.867	96.732	96.667	2.750	97.583	97.462	97.362	2.750	95.988	95.853	95.788
2.875	99.063	98.942	98.842	2.980	98.207	98.172	98.107	2.750	97.553	97.418	97.353	2.875	98.159	98.038	97.938	2.875	96.647	96.502	96.437
2.980	99.557	99.436	99.336	3.000	98.307	98.172	98.107	2.990	98.019	97.884	97.819	3.000	98.594	98.473	98.373	2.990	97.444	97.300	97.234
3.000	99.657	99.536	99.436	3.125	98.716	98.581	98.516	3.000	98.115	97.984	97.919	3.000	98.694	98.573	98.473	3.000	97.144	97.000	96.944
3.125	100.028	99.907	99.807	3.250	99.258	99.123	99.058	3.125	98.529	98.394	98.329	3.125	98.919	98.798	98.698	3.125	97.407	97.272	97.207
3.250	100.356	100.235	100.135	3.375	99.808	99.673	99.608	3.250	99.066	98.931	98.866	3.250	98.672	98.551	98.451	3.250	97.374	97.239	97.174
3.375	100.846	100.725	100.625	3.500	100.261	100.126	100.061	3.375	99.620	99.485	99.420	3.375	99.147	99.026	98.926	3.375	97.909	97.774	97.709
3.500	101.258	101.137	101.037	3.625	100.956	100.821	100.756	3.500	100.074	99.939	99.874	3.500	99.550	99.429	99.329	3.500	98.353	98.218	98.153
3.625	101.560	101.439	101.339	3.750	101.848	101.713	101.648	3.625	100.905	100.770	100.705	3.625	99.732	99.611	99.511	3.625	98.928	98.793	98.728
3.750	101.928	101.808	101.708	3.875	102.296	102.161	102.096	3.750	101.845	101.710	101.645	3.750	99.852	99.731	99.631	3.750	99.571	99.436	99.371
3.875	102.328	102.207	102.107	3.990	102.533	102.398	102.333	3.875	102.296	102.161	102.096	3.875	100.238	100.117	100.017	3.875	100.006	99.871	99.806
3.990	102.635	102.414	102.314	4.000	102.633	102.498	102.433	3.990	102.533	102.398	102.333	3.990	100.469	100.348	100.248	3.990	100.267	100.132	100.067
4.000	102.635	102.514	102.414	4.125	102.898	102.763	102.698	4.000	102.633	102.498	102.433	4.000	100.569	100.448	100.348	4.000	100.367	100.232	100.167
4.125	102.826	102.705	102.605	4.250	103.353	103.253	103.153	4.125	102.898	102.763	102.698	4.125	100.736	100.615	100.515	4.125	100.536	100.401	100.336
4.250	103.524	103.424	103.324	4.375	103.698	103.598	103.498	4.250	103.163	103.063	102.963	4.250	100.106	100.006	99.906	4.250	99.906	99.806	99.706
4.375	103.830	103.730	103.630	4.500	103.987	103.887	103.787	4.375	103.510	103.410	103.310	4.375	100.426	100.326	100.226	4.375	100.226	100.126	100.026
4.500	103.092	102.992	102.892	4.625	104.210	104.110	104.010	4.500	103.800	103.700	103.600	4.500	100.730	100.630	100.530	4.500	100.530	100.430	100.330
4.625	103.195	103.095	102.995	4.750	104.638	104.538	104.438	4.625	104.023	103.923	103.823	4.625	100.880	100.780	100.680	4.625	100.680	100.580	100.480
4.750	103.365	103.265	103.165	4.875	N/A	N/A	N/A	4.750	104.791	104.691	104.591	4.750	100.433	100.333	100.233	4.750	100.233	100.133	100.033

30/25 Year >125 High Balance				20 Year				20/25 Year 105-125				20/25 Year 100-105				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	Rate	30 Day	45 Day	60 Day
2.750	95.795	95.660	95.595	2.875	99.763	99.642	99.563	2.875	98.956	98.821	98.756	2.875	98.893	98.693	98.693	2.750	100.378	100.261	100.149				
2.875	96.449	96.314	96.249	2.990	100.230	100.109	100.030	2.990	99.391	99.256	99.191	2.990	99.329	99.129	99.129	2.875	100.718	100.601	100.489				
9.90	96.856	96.721	96.656	3.000	100.330	100.209	100.130	3.000	99.491	99.356	99.291	3.000	99.429	99.229	99.229	2.990	100.925	100.817	100.710				
3.000	96.956	96.821	96.756	3.125	100.688	100.567	100.488	3.125	99.886	99.751	99.686	3.125	99.823	99.623	99.623	3.000	101.025	100.917	100.810				
3.125	97.220	97.085	97.020	3.250	100.682	100.561	100.482	3.250	100.296	100.161	100.096	3.250	100.296	100.096	100.096	3.125	101.532	101.432	101.327				
3.250	97.182	97.047	96.982	3.375	101.142	101.021	100.942	3.375	100.802	100.667	100.602	3.375	100.802	100.602	100.602	3.250	101.893	101.793	101.688				
3.375	97.721	97.586	97.521	3.500	101.533	101.412	101.333	3.500	101.232	101.097	101.032	3.500	101.232	101.032	101.032	3.375	102.236	102.136	102.031				
3.500	98.166	98.031	97.966	3.625	101.824	101.703	101.624	3.625	101.555	101.420	101.355	3.625	101.555	101.355	101.355	3.500	102.473	102.373	102.268				
3.625	98.787	98.742	98.677	3.750	102.181	102.060	101.981	3.750	102.075	101.940	101.875	3.750	101.919	101.719	101.719	3.625	102.766	102.666	102.561				
3.750	99.568	99.433	99.368	3.875	102.554	102.433	102.354	3.875	102.486	102.351	102.286	3.875	102.329	102.129	102.129	3.750	102.744	102.644	102.544				
3.875	100.096	99.931	99.806	3.990	102.743	102.622	102.543	3.990	102.702	102.567	102.502	3.990	102.546	102.346	102.346	3.875	103.069	102.969	102.869				
3.990	100.267	100.132	100.067	4.000	102.843	102.722	102.643	4.000	102.802	102.667	102.602	4.000	102.646	102.446	102.446	3.990	103.317	103.217	103.117				
4.000	100.267	100.132	100.067	4.125	102.995	102.874	102.795	4.125	103.058	102.923	102.858	4.125	102.902	102.702	102.702	4.000	103.417	103.317	103.217				
4.125	100.536	100.401	100.336	4.250	102.429	102.329	102.229	4.250	102.246	102.146	102.046	4.250	102.183	101.983	101.983	4.125	103.676	103.576	103.476				
4.250	99.906	99.806	99.706	4.375	102.706	102.606	102.506	4.375	102.550	102.450	102.350	4.375	102.487	102.287	102.287	4.250	102.881	102.781	102.681				
4.375	100.226	100.126	100.026	4.500	102.957	102.857	102.757	4.500	102.828	102.728	102.628	4.500	102.765	102.565	102.565	4.375	103.097	102.997	102.897				
4.500	100.530	100.430	100.330	4.625	103.055	102.955	102.855	4.625	103.044	102.944	102.844	4.625	102.981	102.781	102.781	4.500	103.209	103.109	103.009				
4.625	100.680	100.580	100.480	4.750	103.263	103.163	103.063	4.750	103.179	103.079	102.979	4.750	103.116	102.916	102.916	4.625	103.311	103.211	103.111				
4.750	100.733	100.633	100.533	4.875	103.512	103.412	103.312	4.875	103.454	103.354	103.254	4.875	103.397	103.197	103.197	4.750	102.771	102.671	102.571				

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	98.790	98.655	98.590	2.750	98.790	98.590	98.590	2.750	99.385	99.185	99.156	2.750	97.597	97.397	97.397	2.750	97.597	97.397	97.397	2.750	100.940	100.740	100.740
2.875	99.166	99.031	98.966	2.875	99.166	98.966	98.966	2.875	99.624	99.424	99.395	2.875	97.872	97.672	97.672	2.875	97.872	97.672	97.672	2.875	101.276	101.076	101.076
2.990	99.767	99.632	99.567	2.990	99.689	99.489	99.489	2.990	99.737	99.537	99.508	2.990	98.379	98.179	98.179	2.990	98.301	98.101	98.101	2.990	101.482	101.282	101.282
3.000	99.867	99.732	99.667	3.000	99.789	99.589	99.589	3.000	99.837	99.637	99.608	3.000	98.479	98.279	98.279	3.000	98.401	98.201	98.201	3.000	101.582	101.382	101.382
3.125	100.530	100.395	100.330	3.125	100.467	100.267	100.267	3.125	100.171	99.971	99.942	3.125	98.969	98.769	98.769	3.125	98.906	98.706	98.706	3.125	102.059	101.859	101.859
3.250	100.927	100.792	100.727	3.250	100.864	100.664	100.664	3.250	100.220	100.020	100.015	3.250	99.054	98.854	98.854	3.250	98.991	98.791	98.791	3.250	102.052	101.852	101.852
3.375	101.304	101.169	101.104	3.375	101.241	101.041	101.041	3.375	100.460	100.260	100.255	3.375	99.328	99.128	99.128	3.375	99.265	99.065	99.065	3.375	102.392	102.192	102.192
3.500	101.564	101.429	101.364	3.500	101.502	101.302	101.302	3.500	100.626	100.426	100.421	3.500	99.517	99.317	99.317	3.500	99.455	99.255	99.255	3.500	102.626	102.426	102.426
3.625	101.887	101.752	101.687	3.625	101.825	101.625	101.625	3.625	100.828	100.628	100.623	3.625	99.749	99.549	99.549	3.625	99.687	99.487	99.487	3.625	102.920	102.720	102.720
3.750	102.102	101.967	101.902	3.750	102.102	101.902	101.902	3.750	99.788	99.588	99.588	3.750	98.946	98.746	98.746	3.750	98.946	98.746	98.746	3.750	102.964	102.764	102.764
3.875	102.457	102.322	102.257	3.875	102.457	102.257	102.257	3.875	100.016	99.816	99.816	3.875	99.204	99.004	99.004	3.875	99.204	99.004	99.004	3.875	102.969	102.769	102.769
3.990	102.744	102.609	102.544	3.990	102.744	102.544	102.544	3.990	100.159	99.959	99.959	3.990	99.386	99.186	99.186	3.990	99.386	99.186	99.186	3.990	103.518	103.318	103.318
4.000	102.844	102.709	102.644	4.000	102.844	102.644	102.644	4.000	100.259	100.059	100.059	4.000	99.486	99.286	99.286	4.000	99.486	99.286	99.286	4.000	103.618	103.418	103.418
4.125	103.130	102.995	102.930	4.125	103.130	102.930	102.930	4.125	100.440	100.240	100.240	4.125	99.694	99.494	99.494	4.125	99.694	99.494	99.494	4.125	103.877	103.677	103.677
4.250	102.580	102.480	102.380	4.250	102.580	102.380	102.380	4.250	99.959	98.759	98.759	4.250	98.654	98.258	98.258	4.250	98.654	98.258	98.258	4.250	102.923	102.723	102.723
4.375	102.818	102.718	102.618	4.375	102.818	102.618	102.618	4.375	99.111	98.911	98.911	4.375	98.632	98.432	98.432	4.375	98.632	98.432	98.432	4.375	103.080	102.880	102.880
4.500	102.940	102.840	102.740	4.500	102.940	102.740	102.740	4.500	99.189	98.989	98.989	4.500	98.720	98.520	98.520	4.500	98.720	98.520	98.520	4.500	103.001	103.001	103.001
4.625	103.375	103.275	103.175	4.625	103.37	103.237	103.237	4.625	99.444	99.244	99.244	4.625	99.244	99.044	99.044	4.625	99.244	99.044	99.044	4.625	103.445	103.245	103.245
4.750	103.543	103.443	103.343	4.750	103.605	103.405	103.405	4.750	98.640	98.440	98.440	4.750	98.440	98.240	98.240	4.750	98.440	98.240	98.240	4.750	102.846	102.646	102.646

Applicable for all mortgages with greater than 15 year terms										
FICO	↓ / TVT →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
≥ 740		0.00%	-0.25%	-0.25%	-0.50%	-0.25%	-0.00%	-0.25%	-0.75%	-0.75%
720 – 739		0.00%	-0.25%	-0.50%	-0.50%	-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
> 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 ↓ \ ITV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
Investment property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-0.250	-0.250
Manufactured*	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year**	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
* Not applicable to 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 SEC 859 in conjunction with SEC 235)

** Not applicable to detached Condominium units (identified by SEC 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	0.00%
All other LTV & FICO combos	1.50%

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

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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
\$275,001 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. <i>For use by mortgage professionals only and should not be distributed to borrowers</i>				



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afwrwholesale.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.:

6/29/2020

7/13/2020

7/27/2020

W. Rate Sheet Dated: 5/28/2020

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	96.411	96.286	96.036	
2.750	97.264	97.139	96.889	
2.875	97.901	97.776	97.526	
3.000	98.581	98.456	98.206	
3.125	98.922	98.797	98.547	
3.250	99.148	99.023	98.773	
3.375	99.563	99.438	99.188	
3.500	99.883	99.758	99.508	
3.625	100.170	100.045	99.795	
3.750	100.368	100.243	99.993	
3.875	100.676	100.551	100.301	
4.000	100.993	100.868	100.618	
4.125	101.064	100.939	100.689	
4.250	100.673	100.548	100.298	
4.375	100.971	100.846	100.596	
4.500	101.261	101.136	100.886	
4.625	101.361	101.236	100.986	
4.750	101.471	101.346	101.096	
4.875	101.759	101.634	101.384	
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	95.260	95.135	94.885	
2.500	96.130	96.005	95.755	
2.625	96.939	96.814	96.564	
2.750	97.406	97.281	97.031	
2.875	98.124	97.999	97.749	
3.000	98.624	98.499	98.249	
3.125	99.033	98.908	98.658	
3.250	98.804	98.679	98.429	
3.375	99.316	99.191	98.941	
3.500	99.692	99.567	99.317	
3.625	99.959	99.834	99.584	
3.750	100.182	100.057	99.807	
3.875	100.567	100.442	100.192	
4.000	100.887	100.762	100.512	
4.125	101.016	100.891	100.641	

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	96.039	95.914	95.664	
2.250	96.476	96.351	96.101	
2.375	97.049	96.924	96.674	
2.500	97.714	97.589	97.339	
2.625	98.149	98.024	97.774	
2.750	98.623	98.498	98.248	
2.875	98.953	98.828	98.578	
3.000	99.063	98.938	98.688	
3.125	99.669	99.544	99.294	
3.250	100.005	99.880	99.630	
3.375	100.291	100.166	99.916	
3.500	100.470	100.345	100.095	
3.625	100.481	100.356	100.106	
3.750	100.782	100.657	100.407	
3.875	100.929	100.804	100.554	

30 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.875	96.478	96.353	96.103	
3.000	97.159	97.034	96.784	
3.125	97.499	97.374	97.124	
3.250	97.099	96.974	96.724	
3.375	97.514	97.389	97.139	
3.500	97.833	97.708	97.458	
3.625	98.121	97.996	97.746	
3.750	97.821	97.696	97.446	
3.875	98.129	98.004	97.754	
4.000	98.446	98.321	98.071	
4.125	98.517	98.392	98.142	
4.250	97.815	97.690	97.440	
4.375	98.113	97.988	97.738	

20 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.875	97.498	97.373	97.123	
3.000	97.828	97.703	97.453	
3.125	97.937	97.812	97.562	
3.250	97.731	97.606	97.356	
3.375	98.067	97.942	97.692	
3.500	98.353	98.228	97.978	
3.625	98.532	98.407	98.157	
3.750	97.357	97.232	96.982	
3.875	97.657	97.532	97.282	
4.000	97.804	97.679	97.429	
4.125	98.168	98.043	97.793	
4.250	97.013	96.888	96.638	
4.375	97.326	97.201	96.951	

15 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.750	97.398	97.273	97.023	
2.875	97.728	97.603	97.353	
3.000	97.837	97.712	97.462	
3.125	97.631	97.506	97.256	
3.250	97.967	97.842	97.592	
3.375	98.253	98.128	97.878	
3.500	98.432	98.307	98.057	
3.625	97.257	97.132	96.882	
3.750	97.557	97.432	97.182	
3.875	97.704	97.579	97.329	
4.000	98.068	97.943	97.693	
4.125	96.913	96.788	96.538	
4.250	97.226	97.101	96.851	

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.: 6/29/2020
45 Day Lock Exp.: 7/13/2020
60 Day Lock Exp.: 7/27/2020

W. Rate Sheet Dated: 5/28/2020

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	98.465	98.365	98.187	3.375	100.132	100.032	99.887	3.375	100.132	100.032	99.887	2.750	97.427	97.327	97.149	3.375	98.402	98.302	98.157
2.875	99.148	99.048	98.883	3.500	100.505	100.405	100.283	3.500	100.505	100.405	100.283	2.875	98.110	98.010	97.845	3.500	98.775	98.675	98.553
2.990	99.780	99.680	99.533	3.625	100.841	100.741	100.638	3.625	100.841	100.741	100.638	2.990	98.742	98.642	98.495	3.625	99.111	99.011	98.908
3.000	99.880	99.780	99.633	3.750	101.138	101.038	100.843	3.750	101.138	101.038	100.843	3.000	98.842	98.742	98.595	3.750	98.975	98.875	98.680
3.125	100.272	100.172	100.040	3.875	101.488	101.388	101.200	3.875	101.488	101.388	101.200	3.125	99.234	99.134	99.002	3.875	99.325	99.225	99.037
3.250	100.540	100.440	100.282	3.990	101.738	101.638	101.460	3.990	101.738	101.638	101.460	3.250	98.810	98.710	98.552	3.990	99.575	99.475	99.297
3.375	101.007	100.907	100.762	4.000	101.838	101.738	101.560	4.000	101.838	101.738	101.560	3.375	99.277	99.177	99.032	4.000	99.675	99.575	99.397
3.500	101.380	101.280	101.158	4.125	101.937	101.837	101.664	4.125	101.937	101.837	101.664	3.500	99.650	99.550	99.428	4.125	99.774	99.674	99.501
3.625	101.716	101.616	101.513	4.250	101.519	101.400	101.319	4.250	101.519	101.400	101.319	3.625	99.986	99.886	99.783	4.250	99.169	99.050	98.969
3.750	102.013	101.913	101.718	4.375	101.820	101.714	101.620	4.375	101.820	101.714	101.620	3.750	99.850	99.750	99.555	4.375	99.470	99.364	99.270
3.875	102.363	102.263	102.075	4.500	101.862	101.760	101.662	4.500	101.862	101.760	101.662	3.875	100.200	100.100	99.912	4.500	99.512	99.410	99.312
3.990	102.613	102.513	102.335	4.625	101.964	101.864	101.764	4.625	101.964	101.864	101.764	3.990	100.450	100.350	100.172	4.625	99.614	99.514	99.414
4.000	102.713	102.613	102.435	4.750	102.077	101.972	101.876	4.750	102.077	101.972	101.876	4.000	100.550	100.450	100.272	4.750	99.727	99.627	99.476
4.125	102.812	102.712	102.539	4.875	102.393	102.271	102.156	4.875	102.393	102.271	102.156	4.125	100.649	100.549	100.376	4.875	99.543	99.443	99.306
4.250	102.934	102.834	102.659	4.990	102.529	102.411	102.295	4.990	102.529	102.411	102.295	4.250	100.044	99.925	99.844	4.990	99.679	99.561	99.445
4.375	102.695	102.589	102.495	5.000	102.629	102.511	102.395	5.000	102.629	102.511	102.395	4.375	100.345	100.239	100.145	5.000	99.779	99.661	99.545
4.500	102.987	102.885	102.787	5.125	102.859	102.692	102.606	5.125	102.859	102.692	102.606	4.500	100.637	100.535	100.437	5.125	98.884	98.717	98.631
4.625	103.089	102.989	102.889	5.250	103.633	103.472	103.386	5.250	103.633	103.472	103.386	4.625	100.739	100.639	100.539	5.250	99.658	99.497	99.411
4.750	103.202	103.057	102.951	5.375	104.867	104.728	104.633	5.375	104.867	104.728	104.633	4.750	100.352	100.207	100.101	5.375	100.742	100.603	100.508
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	98.402	98.302	98.157	2.750	99.800	99.800	99.837	3.375	100.694	100.594	100.450	3.375	100.694	100.594	100.450	2.750	100.512	100.412	100.293
3.500	98.775	98.675	98.553	2.875	99.840	99.740	99.610	3.500	101.095	100.995	100.859	3.500	101.095	100.995	100.859	2.875	100.876	100.776	100.661
3.625	99.111	99.011	98.908	2.990	100.279	100.179	100.066	3.625	101.387	101.287	101.153	3.625	101.387	101.287	101.153	2.990	100.915	100.815	100.707
3.750	98.975	98.875	98.680	3.000	100.379	100.279	100.166	3.750	101.707	101.607	101.409	3.750	101.707	101.607	101.409	3.000	101.015	100.915	100.807
3.875	99.325	99.225	99.037	3.125	100.820	100.720	100.619	3.875	102.099	101.999	101.809	3.875	102.099	101.999	101.809	3.125	101.685	101.585	101.452
3.990	99.575	99.475	99.297	3.250	100.652	100.552	100.399	3.990	102.325	102.225	102.040	3.990	102.325	102.225	102.040	3.250	102.047	101.947	101.816
4.000	99.675	99.575	99.397	3.375	101.194	101.094	100.950	4.000	102.425	102.325	102.140	4.000	102.425	102.325	102.140	3.375	102.358	102.258	102.130
4.125	99.774	99.674	99.501	3.500	101.595	101.495	101.359	4.125	102.559	102.459	102.277	4.125	102.559	102.459	102.277	3.500	102.552	102.452	102.323
4.250	99.169	99.050	98.969	3.625	101.887	101.787	101.653	4.250	102.636	102.536	102.436	4.250	102.636	102.536	102.436	3.625	102.574	102.474	102.374
4.375	99.470	99.364	99.270	3.750	102.027	101.927	101.909	4.375	102.821	102.721	102.621	4.375	102.821	102.721	102.621	3.750	102.885	102.785	102.685
4.500	99.512	99.410	99.312	3.875	102.599	102.499	102.309	4.500	102.260	102.160	102.060	4.500	102.260	102.160	102.060	3.875	103.034	102.934	102.834
4.625	99.614	99.514	99.414	3.990	102.825	102.725	102.540	4.625	102.340	102.240	102.140	4.625	102.340	102.240	102.140	3.990	103.301	103.201	103.101
4.750	99.227	99.082	98.976	4.000	102.925	102.825	102.640	4.750	102.756	102.656	102.506	4.750	102.756	102.656	102.506	4.000	103.401	103.301	103.201
4.875	99.543	99.421	99.306	4.125	103.059	102.959	102.777	4.875	103.011	102.911	102.765	4.875	103.011	102.911	102.765	4.125	102.618	102.518	102.418
4.990	99.679	99.561	99.445	4.250	103.136	103.036	102.936	4.990	103.328	103.228	103.083	4.990	103.328	103.228	103.083	4.250	102.938	102.838	102.738
5.000	99.779	99.661	99.545	4.375	103.321	103.221	103.121	5.000	103.428	103.328	103.183	5.000	103.428	103.328	103.183	4.375	103.195	103.095	102.995
5.125	98.884	98.717	98.631	4.500	103.510	103.410	103.310	5.125	103.712	103.612	103.467	5.125	103.712	103.612	103.467	4.500	103.328	103.228	103.128
5.250	99.658	99.497	99.411	4.625	103.590	103.490	103.390	5.250	103.862	103.762	103.612	5.250	103.862	103.762	103.612	4.625	102.549	102.449	102.349
5.375	100.742	100.603	100.508	4.750	104.006	103.906	103.756	5.375	105.114	105.010	104.864	5.375	105.114	105.002	104.864	4.750	102.690	102.590	102.490
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	102.512	102.412	102.293	2.750	102.762	102.662	102.543	2.750	99.549	99.449	99.330	2.750	101.549	101.449	101.330	2.750	101.799	101.699	101.580
2.875	100.876	100.776	100.661	2.875	100.876	100.776	100.661	2.875	99.913	99.813	99.698	2.875	99.913	99.813	99.698	2.875	99.913	99.813	99.698
2.990	100.915	100.815	100.707	2.990	100.915	100.815	100.707	2.990	99.952	99.852	99.744	2.990	99.952	99.852	99.744	2.990	99.952	99.852	99.744
3.000	101.015	100.915	100.807	3.000	101.015	100.915	100.807	3.000	100.052	99.952	99.844	3.000	100.052	99.952	99.844	3.000	100.052	99.952	99.844
3.125	101.685	101.585	101.452	3.125	101.685	101.585	101.452	3.125	99.910	99.810	99.677	3.125	99.910	99.810	99.677	3.125	99.910	99.810	99.677
3.250	102.047	101.947	101.816	3.250	102.047	101.947	101.816	3.250	100.272	100.172	100.041	3.250	100.272	100.172	100.041	3.250	100.272	100.172	100.041
3.375	102.358	102.258	102.130	3.375	102.358	102.258	102.130	3.375	100.583	100.483	100.355	3.375	100.583	100.483	100.355	3.375	100.583	100.483	100.355
3.500	102.552	102.452	102.323	3.500	102.552	102.452	102.323	3.500	100.777	100.677	100.548	3.500	100.777	100.677	100.548	3.500	100.777	100.677	100.548
3.625	102.574	102.474	102.374	3.625	102.574	102.474	102.374	3.625	99.613	99.513	99.413	3.625	99.613	99.513	99.413	3.625	99.613	99.513	99.413
3.750	102.885	102.785	102.685	3.750	102.885	102.785	102.685	3.750	99.924	99.824	99.724	3.750	99.924	99.824	99.724	3.750	99.924	99.824	99.724
3.875	103.034	102.934	102.834	3															



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/29/2020

45 Day Lock Exp.:

7/13/2020

60 Day Lock Exp.:

7/27/2020

W. Rate Sheet Dated: 5/28/2020

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	98.465	98.365	98.187	2.750	99.080	98.980	98.837	2.750	100.512	100.412	100.293	2.750	97.077	96.977	96.799	2.750	99.249	99.149	99.030
2.875	99.148	99.048	98.883	2.875	99.840	99.740	99.610	2.875	100.876	100.776	100.661	2.875	97.760	97.660	97.495	2.875	99.613	99.513	99.398
2.990	99.780	99.680	99.533	2.990	100.279	100.179	100.066	2.990	100.915	100.815	100.707	2.990	98.392	98.292	98.145	2.990	99.652	99.552	99.444
3.000	99.880	99.780	99.633	3.000	100.379	100.279	100.166	3.000	101.015	100.915	100.807	3.000	98.492	98.392	98.245	3.000	99.752	99.652	99.544
3.125	100.272	100.172	100.040	3.125	100.820	100.720	100.619	3.125	101.685	101.585	101.452	3.125	98.884	98.784	98.652	3.125	99.610	99.510	99.377
3.250	100.540	100.440	100.282	3.250	100.652	100.552	100.399	3.250	102.047	101.947	101.816	3.250	98.460	98.360	98.202	3.250	99.972	99.872	99.741
3.375	101.007	100.907	100.762	3.375	101.194	101.094	100.950	3.375	102.358	102.258	102.130	3.375	98.927	98.827	98.682	3.375	100.283	100.183	100.055
3.500	101.380	101.280	101.158	3.500	101.595	101.495	101.359	3.500	102.552	102.452	102.323	3.500	99.300	99.200	99.078	3.500	100.477	100.377	100.248
3.625	101.716	101.616	101.513	3.625	101.887	101.787	101.653	3.625	102.574	102.474	102.374	3.625	99.636	99.536	99.433	3.625	99.313	99.213	99.113
3.750	102.013	101.913	101.718	3.750	102.207	102.107	101.909	3.750	102.885	102.785	102.685	3.750	99.500	99.400	99.205	3.750	99.624	99.524	99.424
3.875	102.363	102.263	102.075	3.875	102.599	102.499	102.309	3.875	103.034	102.934	102.834	3.875	99.850	99.750	99.562	3.875	99.773	99.673	99.573
3.990	102.613	102.513	102.335	3.990	102.825	102.725	102.540	3.990	103.301	103.201	103.101	3.990	100.100	100.000	99.822	3.990	100.040	99.940	99.840
4.000	102.713	102.613	102.435	4.000	102.925	102.825	102.640	4.000	103.401	103.301	103.201	4.000	100.200	100.100	99.922	4.000	100.140	100.040	99.940
4.125	102.812	102.712	102.539	4.125	103.059	102.959	102.777	4.125	102.618	102.518	102.418	4.125	100.299	100.199	100.026	4.125	98.977	98.877	98.777
4.250	102.394	102.275	102.194	4.250	103.136	103.036	102.936	4.250	102.938	102.838	102.738	4.250	99.694	99.575	99.494	4.250	99.297	99.197	99.097
4.375	102.695	102.589	102.495	4.375	103.321	103.221	103.121	4.375	103.195	103.095	102.995	4.375	99.995	99.889	99.795	4.375	99.554	99.454	99.354
4.500	102.987	102.885	102.787	4.500	103.510	103.410	103.310	4.500	103.328	103.228	103.128	4.500	100.287	100.185	100.087	4.500	99.687	99.587	99.487
4.625	103.089	102.989	102.889	4.625	103.590	103.490	103.390	4.625	102.549	102.449	102.349	4.625	100.389	100.289	100.189	4.625	98.317	98.217	98.117
4.750	103.202	103.057	102.951	4.750	104.006	103.906	103.756	4.750	102.690	102.590	102.490	4.750	100.002	99.857	99.751	4.750	99.746	99.646	99.546

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.:

6/29/2020

45 Day Lock Exp.:

7/13/2020

60 Day Lock Exp.:

7/27/2020

W. Rate Sheet Dated: 5/28/2020

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)