

W. Rate Sheet Dated: 5/29/2020

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	99.987	99.737	99.456	2.750	99.666	99.416	99.135	2.375	97.827	97.631	97.436	3.125	95.729	95.579	95.429
2.875	99.992	99.742	99.461	2.875	99.670	99.420	99.139	2.500	97.831	97.636	97.440	3.250	97.232	97.082	96.932
3.000	99.997	99.747	99.466	3.000	99.674	99.424	99.142	2.625	97.835	97.640	97.445	3.375	97.234	97.084	96.934
3.125	100.002	99.752	99.470	3.125	99.677	99.427	99.146	2.750	98.974	98.810	98.646	3.500	97.236	97.086	96.936
3.250	101.030	100.780	100.577	3.250	100.509	100.259	100.056	2.875	98.978	98.814	98.650	3.625	97.231	97.081	96.931
3.375	100.934	100.684	100.481	3.375	100.513	100.263	100.060	3.000	98.981	98.817	98.653	Margin = 2.250		Index = 0.160	
3.500	100.938	100.688	100.485	3.500	100.516	100.266	100.063	3.125	98.984	98.820	98.656				
3.625	100.942	100.692	100.489	3.625	100.519	100.269	100.066	3.250	101.492	101.342	101.192				
3.750	102.336	102.086	101.936	3.750	101.679	101.429	101.279	3.375	101.496	101.346	101.196				
3.875	102.240	101.990	101.840	3.875	101.682	101.432	101.282	3.500	101.499	101.349	101.199				
4.000	102.243	101.993	101.843	4.000	101.717	101.467	101.317	3.625	101.502	101.352	101.202				
4.125	102.239	101.989	101.839	4.125	101.719	101.469	101.319	3.750	101.836	101.686	101.536				
4.250	102.969	102.869	102.769	4.250	102.338	102.238	102.138	3.875	101.839	101.689	101.539				
4.375	102.883	102.783	102.683	4.375	102.341	102.241	102.141	4.000	101.853	101.703	101.553				
4.500	102.886	102.786	102.686	4.500	102.343	102.243	102.143	4.125	101.855	101.705	101.555				
4.625	102.876	102.776	102.676	4.625	102.346	102.246	102.146	4.250	102.358	102.208	102.058				
4.750	103.764	103.614	103.464	4.750	103.122	102.972	102.822	4.375	102.361	102.211	102.061				
4.875	103.667	103.517	103.367	4.875	103.125	102.975	102.825	4.500	102.363	102.213	102.063				
6.250	104.851	104.701	104.551	6.250	104.321	104.171	104.021	4.625	102.365	102.215	102.065				

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	99.237	98.987	98.706	2.750	98.666	98.416	98.135	2.375	96.827	96.631	96.436	3.125	94.729	94.579	94.429
2.875	99.242	98.992	98.711	2.875	98.670	98.420	98.139	2.500	96.831	96.636	96.440	3.250	96.232	96.082	95.932
3.000	99.247	98.997	98.716	3.000	98.674	98.424	98.142	2.625	96.835	96.640	96.445	3.375	96.234	96.084	95.934
3.125	99.252	99.002	98.720	3.125	98.677	98.427	98.146	2.750	97.974	97.810	97.646	3.500	96.236	96.086	95.936
3.250	100.280	100.030	99.827	3.250	100.009	99.759	99.556	2.875	97.978	97.814	97.650	3.625	96.231	96.081	95.931
3.375	100.184	99.934	99.731	3.375	100.013	99.763	99.560	3.000	97.981	97.817	97.653	Margin = 2.250		Index = 0.160	
3.500	100.188	99.938	99.735	3.500	100.016	99.766	99.563	3.125	97.984	97.820	97.656	30 Year OTC			
3.625	100.192	99.942	99.739	3.625	100.019	99.769	99.566	3.250	100.492	100.342	100.192	Rate	30 Day	45 Day	60 Day
3.750	101.386	101.136	100.986	3.750	100.679	100.429	100.279	3.375	100.496	100.346	100.196	4.000	101.868	101.618	101.368
3.875	101.290	101.040	100.890	3.875	100.682	100.432	100.282	3.500	100.499	100.349	100.199	4.125	101.864	101.614	101.364
4.000	101.293	101.043	100.893	4.000	100.717	100.467	100.317	3.625	100.502	100.352	100.202	4.375	102.508	102.258	102.008
4.125	101.289	101.039	100.889	4.125	100.719	100.469	100.319	3.750	100.836	100.686	100.536	4.500	102.511	102.261	102.011
4.250	102.219	102.119	102.019	4.250	101.338	101.238	101.138	3.875	100.839	100.689	100.539	4.625	102.501	102.251	102.001
4.375	102.133	102.033	101.933	4.375	101.341	101.241	101.141	4.000	100.853	100.703	100.553	4.875	103.292	103.042	-4.302
4.500	102.136	102.036	101.936	4.500	101.343	101.243	101.143	4.125	100.855	100.705	100.555	5.000	103.295	103.045	-4.299
4.625	102.126	102.026	101.926	4.625	101.346	101.246	101.146	4.250	101.358	101.208	101.058	5.125	103.284	103.034	-4.310
4.750	103.014	102.864	102.714	4.750	102.122	101.972	101.822	4.375	101.361	101.211	101.061	5.500	104.096	103.846	-4.576
4.875	102.917	102.767	102.617	4.875	102.125	101.975	101.825	4.500	101.363	101.213	101.063	5.625	104.085	103.835	-4.587
6.250	104.101	103.951	103.801	6.250	103.321	103.171	103.021	4.625	101.365	101.215	101.065	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	99.118	98.868	98.618	4.750	101.000	100.750	100.500
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.125	99.114	98.864	98.614				
4.125	99.289	99.039	98.789	6.250	103.750	103.500	103.250	4.375	99.758	99.508	99.258				
4.250	99.919	99.669	99.419					4.500	99.761	99.511	99.261				
4.375	99.933	99.683	99.433					4.625	99.751	99.501	99.251				
4.500	99.736	99.486	99.236					4.875	100.542	100.292	-7.052				
4.625	99.726	99.476	99.226					5.000	100.545	100.295	-7.049				
5.000	100.720	100.470	-6.874					5.125	100.534	100.284	-7.060				
5.125	100.709	100.459	-6.884					5.500	101.346	101.096	-7.326				
5.250	101.109	100.859	-7.563					5.625	101.335	101.085	-7.337	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

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@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.:

7/28/2020

W. Rate Sheet Dated: 5/29/2020

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	97.587	97.337	97.056	2.750	97.696	97.446	97.165	2.375	94.607	94.411	94.216	3.125	94.339	94.189	94.039
2.875	97.592	97.342	97.061	2.875	97.700	97.450	97.169	2.500	94.611	94.416	94.220	3.250	95.905	95.755	95.605
3.000	97.597	97.347	97.066	3.000	97.704	97.454	97.172	2.625	94.615	94.420	94.225	3.375	95.906	95.756	95.606
3.125	97.602	97.352	97.070	3.125	97.707	97.457	97.176	2.750	97.004	96.840	96.676	3.500	95.908	95.758	95.608
3.250	98.693	98.443	98.240	3.250	98.602	98.352	98.148	2.875	97.008	96.844	96.680	3.625	95.903	95.753	95.603
3.375	98.597	98.347	98.144	3.375	98.605	98.355	98.152	3.000	97.011	96.847	96.683	Margin = 2.250		Index = 0.160	
3.500	98.601	98.351	98.148	3.500	98.609	98.359	98.155	3.125	97.014	96.850	96.686				
3.625	98.605	98.355	98.152	3.625	98.612	98.362	98.159	3.250	99.585	99.435	99.285				
3.750	100.123	99.873	99.723	3.750	99.896	99.646	99.496	3.375	99.588	99.438	99.288				
3.875	100.027	99.777	99.627	3.875	99.899	99.649	99.499	3.500	99.591	99.441	99.291				
4.000	100.031	99.781	99.631	4.000	99.934	99.684	99.534	3.625	99.595	99.445	99.295				
4.125	100.026	99.776	99.626	4.125	99.937	99.687	99.537	3.750	100.054	99.904	99.754				
4.250	100.694	100.594	100.494	4.250	100.493	100.393	100.293	3.875	100.057	99.907	99.757				
4.375	100.608	100.508	100.408	4.375	100.496	100.396	100.296	4.000	100.071	99.921	99.771				
4.500	100.611	100.511	100.411	4.500	100.498	100.398	100.298	4.125	100.073	99.923	99.773				
4.625	100.601	100.501	100.401	4.625	100.501	100.401	100.301	4.250	100.513	100.363	100.213				
4.750	100.052	99.902	99.752	4.750	99.839	99.689	99.539	4.375	100.516	100.366	100.216				
4.875	99.954	99.804	99.654	4.875	99.842	99.692	99.542	4.500	100.518	100.368	100.218				
6.250	101.201	101.051	100.901	6.250	101.101	100.951	100.801	4.625	100.520	100.370	100.220				

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	96.837	96.587	96.306	2.750	96.266	96.016	95.735	2.375	94.677	94.481	94.286	3.125	92.329	92.179	92.025
2.875	96.842	96.592	96.311	2.875	96.270	96.020	95.739	2.500	94.681	94.486	94.290	3.250	93.895	93.745	93.595
3.000	96.847	96.597	96.316	3.000	96.274	96.024	95.742	2.625	94.685	94.490	94.295	3.375	93.896	93.746	93.596
3.125	96.852	96.602	96.320	3.125	96.277	96.027	95.746	2.750	95.542	95.378	95.214	3.500	93.898	93.748	93.598
3.250	97.943	97.693	97.490	3.250	97.672	97.422	97.218	2.875	95.546	95.382	95.218	3.625	93.893	93.743	93.593
3.375	97.847	97.597	97.394	3.375	97.675	97.425	97.222	3.000	95.550	95.385	95.221	Margin = 2.250		Index = 0.160	
3.500	97.851	97.601	97.398	3.500	97.679	97.429	97.225	3.125	95.553	95.389	95.225	30 Year OTC			
3.625	97.855	97.605	97.402	3.625	97.682	97.432	97.229	3.250	97.717	97.567	97.417	Rate	30 Day	45 Day	60 Day
3.750	99.173	98.923	98.773	3.750	98.466	98.216	98.066	3.375	97.721	97.571	97.421	4.000	99.656	99.406	99.156
3.875	99.077	98.827	98.677	3.875	98.469	98.219	98.069	3.500	97.724	97.574	97.424	4.125	99.651	99.401	99.151
4.000	99.081	98.831	98.681	4.000	98.504	98.254	98.104	3.625	97.727	97.577	97.427	4.375	100.233	99.983	99.733
4.125	99.076	98.826	98.676	4.125	98.507	98.257	98.107	3.750	98.061	97.911	97.761	4.500	100.236	99.986	99.736
4.250	99.944	99.844	99.744	4.250	99.063	98.963	98.863	3.875	98.064	97.914	97.764	4.625	100.226	99.976	99.726
4.375	99.858	99.758	99.658	4.375	99.066	98.966	98.866	4.000	98.078	97.928	97.778	4.875	99.579	99.329	-8.015
4.500	99.861	99.761	99.661	4.500	99.068	98.968	98.868	4.125	98.080	97.930	97.780	5.000	99.582	99.332	-8.012
4.625	99.851	99.751	99.651	4.625	99.071	98.971	98.871	4.250	97.958	97.808	97.658	5.125	99.572	99.322	-8.022
4.750	99.302	99.152	99.002	4.750	98.409	98.259	98.109	4.375	97.961	97.811	97.661	5.500	100.196	99.946	-8.476
4.875	99.204	99.054	98.904	4.875	98.412	98.262	98.112	4.500	97.963	97.813	97.663	5.625	100.185	99.935	-8.487
6.250	100.451	100.301	100.151	6.250	99.671	99.521	99.371	4.625	97.965	97.815	97.665	6.250	100.517	100.267	100.017

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	96.906	96.656	96.406	4.750	N/A	N/A	N/A
4.125	96.726	96.476	96.226	6.250	99.750	99.500	99.250	4.125	96.901	96.651	96.401				
4.250	97.294	97.044	96.794					4.375	97.483	97.233	96.983				
4.375	97.308	97.058	96.808					4.500	97.486	97.236	96.986				
4.500	97.111	96.861	96.611					4.625	97.476	97.226	96.976				
4.625	97.101	96.851	96.601					4.875	96.829	96.579	-10.765				
5.000	96.657	96.407	-10.937					5.000	96.832	96.582	-10.762				
5.125	96.647	96.397	-10.947					5.125	96.822	96.572	-10.772				
5.250	96.859	96.609	-11.813					5.500	97.446	97.196	-11.226				
Borrower Paid Comp Only				Lender Paid Only				5.625	97.435	97.185	-11.237	30 yr DPA "3.5% DPA ; Lender Paid Only"			
								6.250	97.767	97.517	97.267	Rate	30 Day	45 Day	60 Day
												6.250	N/A	N/A	N/A

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

W. Rate Sheet Dated: 5/29/2020

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	98.666	98.545	98.445	2.875	97.956	97.821	97.756	2.750	97.076	96.941	96.876	2.750	97.793	97.672	97.572	2.750	96.196	96.061	95.996
2.875	98.278	98.157	98.057	2.990	98.428	98.293	98.228	2.875	97.769	97.634	97.569	2.875	98.374	98.253	98.153	2.875	96.852	96.717	96.652
2.990	99.780	99.659	99.559	3.000	98.528	98.393	98.328	2.990	98.241	98.106	98.041	2.990	98.817	98.696	98.596	2.990	97.265	97.130	97.065
3.000	99.880	99.759	99.659	3.125	98.943	98.808	98.743	3.000	98.341	98.206	98.141	3.000	98.917	98.796	98.696	3.000	97.365	97.230	97.165
3.125	100.256	100.135	100.035	3.250	99.403	99.261	99.203	3.125	98.756	98.621	98.556	3.125	99.145	99.024	98.924	3.125	97.632	97.497	97.435
3.250	100.503	100.375	100.275	3.375	99.962	99.820	99.762	3.250	99.211	99.069	99.011	3.250	98.819	98.691	98.591	3.250	97.519	97.377	97.319
3.375	101.000	100.872	100.772	3.500	100.424	100.282	100.224	3.375	99.775	99.633	99.575	3.375	99.300	99.172	99.072	3.375	98.062	97.920	97.862
3.500	101.420	101.292	101.192	3.625	101.024	100.882	100.824	3.500	100.237	100.095	100.037	3.500	99.712	99.584	99.484	3.500	98.516	98.374	98.316
3.625	101.727	101.599	101.499	3.750	101.931	101.789	101.731	3.625	100.970	100.828	100.770	3.625	99.897	99.769	99.669	3.625	98.994	98.852	98.794
3.750	102.013	101.885	101.785	3.875	102.388	102.246	102.188	3.750	101.927	101.785	101.727	3.750	99.936	99.808	99.708	3.750	99.654	99.512	99.454
3.875	102.420	102.292	102.192	3.990	102.632	102.490	102.432	3.875	102.388	102.246	102.188	3.875	100.330	100.202	100.102	3.875	100.098	99.956	99.898
3.990	102.632	102.504	102.404	4.000	102.732	102.590	102.532	3.990	102.632	102.490	102.432	3.990	100.568	100.440	100.340	3.990	100.368	100.226	100.168
4.000	102.732	102.604	102.504	4.125	103.003	102.861	102.803	4.000	102.732	102.590	102.532	4.000	100.668	100.540	100.440	4.000	100.468	100.326	100.268
4.125	102.928	102.800	102.700	4.250	103.394	103.294	103.194	4.125	103.003	102.861	102.803	4.125	100.836	100.708	100.608	4.125	100.636	100.494	100.436
4.250	102.566	102.466	102.366	4.375	103.745	103.645	103.545	4.250	103.203	103.103	103.003	4.250	100.148	100.048	99.948	4.250	99.948	99.848	99.748
4.375	102.877	102.777	102.677	4.500	104.039	103.939	103.839	4.375	103.558	103.458	103.358	4.375	100.474	100.374	100.274	4.375	100.274	100.174	100.074
4.500	103.144	103.044	102.944	4.625	104.265	104.165	104.065	4.500	103.851	103.751	103.651	4.500	100.784	100.684	100.584	4.500	100.584	100.484	100.384
4.625	103.251	103.151	103.051	4.750	104.682	104.582	104.482	4.625	104.079	103.979	103.879	4.625	100.938	100.838	100.738	4.625	100.738	100.638	100.538
4.750	103.410	103.310	103.210	4.875	N/A	N/A	N/A	4.750	104.835	104.735	104.635	4.750	100.478	100.378	100.278	4.750	100.278	100.178	100.078
30/25 Year >125 High Balance				20 Year				20 Year 105-125				20 Year >125				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	96.003	95.868	95.803	2.875	99.980	99.859	99.780	2.875	99.173	99.038	98.973	2.875	99.110	98.910	98.910	2.750	100.533	100.413	100.304
2.875	96.665	96.530	96.465	2.990	100.454	100.333	100.254	2.990	99.614	99.479	99.414	2.990	99.552	99.352	99.352	2.875	100.881	100.761	100.652
2.990	97.078	96.943	96.878	3.000	100.554	100.433	100.354	3.000	99.714	99.579	99.514	3.000	99.652	99.452	99.452	2.990	101.093	100.973	100.864
3.000	97.178	97.043	96.978	3.125	100.917	100.796	100.717	3.125	100.114	99.979	99.914	3.125	100.051	99.851	99.851	3.000	101.193	101.073	100.964
3.125	97.445	97.310	97.245	3.250	100.830	100.702	100.630	3.250	100.444	100.302	100.244	3.250	100.444	100.244	100.244	3.125	101.678	101.558	101.449
3.250	97.327	97.185	97.127	3.375	101.298	101.170	101.098	3.375	100.959	100.817	100.759	3.375	100.959	100.759	100.759	3.250	101.974	101.874	101.769
3.375	97.875	97.733	97.675	3.500	101.696	101.568	101.496	3.500	101.397	101.255	101.197	3.500	101.397	101.197	101.197	3.375	102.322	102.222	102.117
3.500	98.329	98.187	98.129	3.625	101.993	101.865	101.793	3.625	101.723	101.581	101.523	3.625	101.723	101.523	101.523	3.500	102.564	102.464	102.359
3.625	98.940	98.798	98.740	3.750	102.267	102.139	102.067	3.750	102.160	102.018	101.960	3.750	102.004	101.804	101.804	3.625	102.863	102.763	102.658
3.750	99.650	99.508	99.450	3.875	102.648	102.520	102.448	3.875	102.580	102.438	102.380	3.875	102.423	102.223	102.223	3.750	102.793	102.693	102.593
3.875	100.098	99.956	99.898	3.990	102.841	102.713	102.641	3.990	102.802	102.660	102.602	3.990	102.646	102.446	102.446	3.875	103.122	103.022	102.922
3.990	100.368	100.226	100.168	4.000	102.941	102.813	102.741	4.000	102.902	102.760	102.702	4.000	102.746	102.546	102.546	3.990	103.378	103.278	103.178
4.000	100.468	100.326	100.268	4.125	103.098	102.970	102.898	4.125	103.164	103.022	102.964	4.125	103.008	102.808	102.808	4.000	103.478	103.378	103.278
4.125	100.636	100.494	100.436	4.250	102.473	102.373	102.273	4.250	102.288	102.188	102.088	4.250	102.226	102.026	102.026	4.125	103.743	103.643	103.543
4.250	99.948	99.848	99.748	4.375	102.755	102.655	102.555	4.375	102.599	102.499	102.399	4.375	102.536	102.336	102.336	4.250	102.931	102.831	102.731
4.375	100.274	100.174	100.074	4.500	103.011	102.911	102.811	4.500	102.880	102.780	102.680	4.500	102.817	102.617	102.617	4.375	103.152	103.052	102.952
4.500	100.584	100.484	100.384	4.625	103.112	103.012	102.912	4.625	103.100	103.000	102.900	4.625	103.037	102.837	102.837	4.500	103.265	103.165	103.065
4.625	100.738	100.638	100.538	4.750	103.310	103.210	103.110	4.750	103.225	103.125	103.025	4.750	103.162	102.962	102.962	4.625	103.371	103.271	103.171
4.750	100.278	100.178	100.078	4.875	103.564	103.464	103.364	4.875	103.504	103.404	103.304	4.875	103.441	103.241	103.241	4.750	102.815	102.715	102.615

Rate	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	98.945	98.810	98.745	98.745	2.750	98.945	98.745	98.745	2.750	99.539	99.339	99.310	2.750	97.751	97.551	97.551	2.750	97.751	97.551	97.551	2.750	101.096	100.896	100.896
2.875	99.329	99.194	99.129	99.129	2.875	99.329	99.129	99.129	2.875	99.982	99.582	99.553	2.875	98.030	97.830	97.830	2.875	98.030	97.830	97.830	2.875	101.439	101.239	101.239
3.000	99.628	99.693	99.628	99.628	2.990	99.750	99.550	99.550	2.990	99.901	99.701	99.672	2.990	98.436	98.236	98.236	2.990	98.358	98.158	98.158	2.990	101.651	101.451	101.451
3.000	99.928	99.793	99.728	99.728	3.000	99.850	99.650	99.650	3.000	100.001	99.801	99.772	3.000	98.536	98.336	98.336	3.000	98.458	98.258	98.258	3.000	101.751	101.551	101.551
3.125	100.603	100.468	100.403	100.403	3.125	100.540	100.340	100.340	3.125	100.340	100.140	100.111	3.125	99.065	98.865	98.865	3.125	99.002	98.802	98.802	3.125	102.238	102.038	102.038
3.250	101.008	100.866	100.808	100.808	3.250	100.945	100.745	100.745	3.250	100.298	100.098	100.099	3.250	99.132	98.932	98.932	3.250	99.069	98.869	98.869	3.250	102.132	101.932	101.932
3.375	101.392	101.250	101.192	101.192	3.375	101.329	101.129	101.129	3.375	100.543	100.343	100.338	3.375	99.413	99.213	99.213	3.375	99.350	99.150	99.150	3.375	102.477	102.277	102.277
3.500	101.659	101.517	101.459	101.459	3.500	101.597	101.397	101.397	3.500	100.710	100.510	100.505	3.500	99.605	99.405	99.405	3.500	99.543	99.343	99.343	3.500	102.717	102.517	102.517
3.625	101.984	101.842	101.784	101.784	3.625	101.922	101.722	101.722	3.625	100.920	100.720	100.715	3.625	99.841	99.641	99.641	3.625	99.779	99.579	99.579	3.625	103.016	102.816	102.816
3.750	102.151	102.009	101.951	101.951	3.750	102.151	101.951	101.951	3.750	99.836	99.636	99.636	3.750	99.894	98.794	98.794	3.750	99.894	98.794	98.794	3.750	102.995	102.795	102.795
3.875	102.515	102.373	102.315	102.315	3.875	102.515	102.315	102.315	3.875	100.066	99.866	99.866	3.875	99.259	99.059	99.059	3.875	99.259	99.059	99.059	3.875	103.321	103.121	103.121
3.990	102.805	102.663	102.605	102.605	3.990	102.805	102.605	102.605	3.990	100.216	100.016	100.016	3.990	99.443	99.243	99.243	3.990	99.443	99.243	99.243	3.990	103.579	103.379	103.379
4.000	102.905	102.763	102.705	102.705	4.000	102.905	102.705	102.705	4.000	100.316	100.116	100.116	4.000	99.543	99.343	99.343	4.000	99.543	99.343	99.343	4.000	103.679	103.479	103.479
4.125	103.196	103.054	102.996	102.996	4.125	103.196	102.996	102.996	4.125	100.502	100.302	100.302	4.125	99.755	99.555	99.555	4.125	99.755	99.555	99.555	4.125	103.943	103.743	103.743
4.250	103.631	102.531	102.431	102.500	4.250	102.631	102.431	102.431	4.250	99.007	98.807	98.807	4.250	98.507	98.307	98.307	4.250	98.507	98.307	98.307	4.250	102.971	102.771	102.771
4.375	102.873	102.773	102.673	102.673	4.375	102.873	102.673	102.673	4.375	99.161	98.961	98.961	4.375	98.682	98.482	98.482	4.375	98.682	98.482	98.482	4.375	103.132	102.932	102.932
4.500	102.999	102.899	102.799	102.799	4.500	102.999	102.799	102.799	4.500	99.241	99.041	99.041	4.500	98.775	98.575	98.575	4.500	98.775	98.575	98.575	4.500	103.252	103.052	103.052
4.625	103.418	103.318	103.218	103.218	4.625	103.480	103.280	103.280	4.625	99.498	99.298	99.298	4.625	99.298	99.098	99.098	4.625	99.298	99.098	99.098	4.625	103.503	103.303	103.303
4.750	103.588	103.488	103.388	103.388	4.750	103.650	103.450	103.450	4.750	98.984	98.484	98.484	4.750	98.484	98.284	98.284	4.750	98.484	98.284	98.284	4.750	102.890	102.690	102.690

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%	-0.25%	-0.25%	-0.75%	-0.75%
720 - 739	-0.25%	-0.50%	-0.50%	-0.50%	-0.50%	-0.50%	-1.00%	-1.00%	-1.00%
700 - 719	0.00%	-1.00%	-1.00%	-1.25%	-1.00%	-1.00%	-1.00%	-1.50%	-1.50%
680 - 699	0.00%	-0.50%	-1.25%	-1.75%	-1.50%	-1.25%	-1.25%	-1.50%	-1.50%
660 - 679	-0.25%	-1.25%	-2.50%	-3.00%	-3.00%	-2.50%	-2.50%	-2.50%	-2.50%
640 - 659	-0.75%	-1.50%	-3.00%	-3.25%	-3.50%	-3.00%	-3.00%	-3.00%	-3.00%
620 - 639	-0.75%	-1.75%	-3.25%	-3.25%	-3.50%	-3.50%	-3.50%	-3.75%	-3.75%

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

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

Product Features									
Product Feature ↓ \ 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 R/EI	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/T R/EI	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

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

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

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

** Not applicable to detached Condominium units (identified by 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

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

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
FNMA HomeStyle Renovation	N/A
Texas Equity 50(a)(6)	0.000
Texas Equity 50(a)(4)	0.000
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 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 of business (11pm ET) will be rejected.

Flood Certification = \$10.00	UW Fee with option to buyout = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70.00 (IA & ME exempt)	FHA ID# - 1358600005
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@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.:

6/29/2020

7/13/2020

7/28/2020

W. Rate Sheet Dated: 5/29/2020

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@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.: 7/28/2020

W. Rate Sheet Dated: 5/29/2020

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	Rate	30 Day	45 Day	60 Day
2.750	98.727	98.627	98.449	3.375	100.257	100.157	100.010	3.375	100.257	100.157	100.010	2.750	97.689	97.589	97.411	3.375	98.527	98.427	98.280				
2.875	99.400	99.300	99.134	3.500	100.622	100.522	100.400	3.500	100.622	100.522	100.400	2.875	98.362	98.262	98.096	3.500	98.892	98.792	98.670				
2.990	100.021	99.921	99.770	3.625	100.952	100.852	100.751	3.625	100.952	100.852	100.751	2.990	98.983	98.883	98.732	3.625	99.222	99.122	99.021				
3.000	100.121	100.021	99.870	3.750	101.212	101.112	100.898	3.750	101.212	101.112	100.898	3.000	99.083	98.983	98.832	3.750	99.049	98.949	98.735				
3.125	100.501	100.401	100.265	3.875	101.555	101.455	101.248	3.875	101.555	101.455	101.248	3.125	99.463	99.363	99.227	3.875	99.392	99.292	99.085				
3.250	100.674	100.574	100.413	3.990	101.800	101.700	101.503	3.990	101.800	101.700	101.503	3.250	98.944	98.844	98.683	3.990	99.637	99.537	99.340				
3.375	101.132	101.032	100.885	4.000	101.900	101.800	101.603	4.000	101.900	101.800	101.603	3.375	99.402	99.302	99.155	4.000	99.737	99.637	99.440				
3.500	101.497	101.397	101.275	4.125	102.000	101.900	101.704	4.125	102.000	101.900	101.704	3.500	99.767	99.667	99.545	4.125	99.837	99.737	99.541				
3.625	101.827	101.727	101.626	4.250	101.550	101.432	101.350	4.250	101.550	101.432	101.350	3.625	100.097	99.997	99.896	4.250	99.200	99.082	99.000				
3.750	102.087	101.987	101.773	4.375	101.847	101.741	101.647	4.375	101.847	101.741	101.647	3.750	99.924	99.824	99.610	4.375	99.497	99.391	99.297				
3.875	102.430	102.330	102.123	4.500	101.886	101.784	101.686	4.500	101.886	101.784	101.686	3.875	100.267	100.167	99.960	4.500	99.536	99.434	99.336				
3.990	102.675	102.575	102.378	4.625	101.988	101.888	101.788	4.625	101.988	101.888	101.788	3.990	100.512	100.412	100.215	4.625	99.638	99.538	99.438				
4.000	102.775	102.675	102.478	4.750	102.093	101.949	101.893	4.750	102.093	101.949	101.893	4.000	100.612	100.512	100.315	4.750	99.243	99.099	99.043				
4.125	102.875	102.775	102.579	4.875	102.406	102.284	102.206	4.875	102.406	102.284	102.206	4.125	100.712	100.612	100.416	4.875	99.556	99.434	99.356				
4.250	102.425	102.307	102.225	4.990	102.539	102.421	102.339	4.990	102.539	102.421	102.339	4.250	100.075	99.957	99.875	4.990	99.689	99.571	99.489				
4.375	102.722	102.616	102.522	5.000	102.639	102.521	102.439	5.000	102.639	102.521	102.439	4.375	100.372	100.266	100.172	5.000	99.789	99.671	99.589				
4.500	103.011	102.909	102.811	5.125	102.863	102.697	102.634	5.125	102.863	102.697	102.634	4.500	100.661	100.559	100.461	5.125	98.888	98.722	98.659				
4.625	103.113	103.013	102.913	5.250	103.633	103.473	103.410	5.250	103.633	103.473	103.410	4.625	100.763	100.663	100.563	5.250	99.658	99.498	99.435				
4.750	103.218	103.074	102.918	5.375	104.867	104.728	104.656	5.375	104.867	104.728	104.656	4.750	100.368	100.224	100.168	5.375	100.742	100.603	100.531				
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	Rate	30 Day	45 Day	60 Day
3.375	98.527	98.427	98.280	2.750	99.278	99.178	99.018	3.375	100.787	100.687	100.543	3.375	100.787	100.687	100.543	2.750	100.660	100.560	100.440				
3.500	98.892	98.792	98.670	2.875	100.027	99.927	99.779	3.500	101.184	101.084	100.945	3.500	101.184	101.084	100.945	2.875	101.020	100.920	100.804				
3.625	99.222	99.122	99.021	2.990	100.458	100.358	100.228	3.625	101.466	101.366	101.234	3.625	101.466	101.366	101.234	2.990	101.058	100.958	100.851				
3.750	99.049	98.949	98.735	3.000	100.558	100.458	100.328	3.750	101.877	101.777	101.559	3.750	101.877	101.777	101.559	3.000	101.158	101.058	100.951				
3.875	99.392	99.292	99.085	3.125	100.996	100.896	100.778	3.875	102.264	102.164	101.955	3.875	102.264	102.164	101.955	3.125	101.759	101.659	101.555				
3.990	99.637	99.537	99.340	3.250	100.755	100.655	100.499	3.990	102.484	102.384	102.180	3.990	102.484	102.384	102.180	3.250	102.118	102.018	101.915				
4.000	99.737	99.637	99.440	3.375	101.287	101.187	101.043	4.000	102.584	102.484	102.280	4.000	102.584	102.484	102.280	3.375	102.424	102.324	102.224				
4.125	99.837	99.737	99.541	3.500	101.684	101.584	101.445	4.125	102.715	102.615	102.414	4.125	102.715	102.615	102.414	3.500	102.616	102.516	102.416				
4.250	99.200	99.082	98.900	3.625	101.966	101.866	101.734	4.250	102.657	102.557	102.457	4.250	102.657	102.557	102.457	3.625	102.632	102.532	102.432				
4.375	99.497	99.391	99.297	3.750	102.377	102.277	102.059	4.375	102.838	102.738	102.638	4.375	102.838	102.738	102.638	3.750	102.941	102.841	102.741				
4.500	99.536	99.434	99.336	3.875	102.764	102.664	102.455	4.500	102.876	102.776	102.676	4.500	102.876	102.776	102.676	3.875	103.089	102.989	102.889				
4.625	99.638	99.538	99.438	3.990	102.984	102.884	102.680	4.625	102.356	102.256	102.156	4.625	102.356	102.256	102.156	3.990	103.349	103.249	103.149				
4.750	99.243	99.099	99.043	4.000	103.084	102.984	102.780	4.750	102.759	102.659	102.559	4.750	102.759	102.659	102.559	4.000	103.449	103.349	103.249				
4.875	99.556	99.454	99.356	4.125	103.215	103.115	102.914	4.875	103.011	102.911	102.811	4.875	103.011	102.911	102.811	4.125	102.615	102.515	102.415				
4.990	99.689	99.571	99.489	4.250	103.157	103.057	102.957	4.990	103.330	103.230	103.130	4.990	103.330	103.230	103.130	4.250	102.928	102.828	102.728				
5.000	99.789	99.671	99.589	4.375	103.338	103.238	103.138	5.000	103.430	103.330	103.230	5.000	103.430	103.330	103.230	4.375	103.180	103.080	102.980				
5.125	98.888	98.722	98.659	4.500	103.526	103.426	103.326	5.125	103.716	103.616	103.516	5.125	103.716	103.616	103.516	4.500	103.312	103.212	103.112				
5.250	99.658	99.498	99.435	4.625	103.606	103.506	103.406	5.250	103.862	103.762	103.662	5.250	103.862	103.762	103.662	4.625	102.829	102.729	102.629				
5.375	100.742	100.603	100.531	4.750	104.009	103.909	103.809	5.375	105.114	105.014	104.888	5.375	105.114	105.002	104.888	4.750	102.968	102.868	102.768				
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	Rate	30 Day	45 Day	60 Day
2.750	102.660	102.560	102.440	2.750	102.910	102.810	102.690	2.750	99.697	99.597	99.477	2.750	101.697	101.597	101.477	2.750	101.947	101.847	101.727				
2.875	101.020	100.920	100.804	2.875	101.020	100.920	100.804	2.875	100.057	99.957	99.841	2.875	100.057	99.957	99.841	2.875	100.057	99.957	99.841				
2.990	101.058	100.958	100.851	2.990	101.058	100.958	100.851	2.990	100.095	99.995	99.888	2.990	100.095	99.995	99.888	2.990	100.095	99.995	99.888				
3.000	101.158	101.058	100.951	3.000	101.158	101.058	100.951	3.000	100.195	100.095	99.988	3.000	100.195	100.095	99.988	3.000	100.195	100.095	99.988				
3.125	101.759	101.659	101.555	3.125	101.759	101.659	101.555	3.125	99.984	99.884	99.780	3.125	99.984	99.884	99.780	3.125	99.984	99.884	99.780				
3.250	102.118	102.018	101.915	3.250	102.118	102.018	101.915	3.250	100.343	100.243	100.140	3.250	100.343	100.243	100.140	3.250	100.343	100.243	100.140				
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	102.616	102.50																					



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.:

7/28/2020

W. Rate Sheet Dated: 5/29/2020

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%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/29/2020

45 Day Lock Exp.:

7/13/2020

60 Day Lock Exp.:

7/28/2020

W. Rate Sheet Dated: 5/29/2020

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)