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.: **7/6/2020**
45 Day Lock Exp.: **7/20/2020**
60 Day Lock Exp.: **8/3/2020**

W. Rate Sheet Dated: **6/4/2020** **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	99.815	99.565	99.300	2.750	99.644	99.394	99.129	2.375	97.721	97.534	97.346	3.125	95.729	95.579	95.429
2.875	99.820	99.570	99.305	2.875	99.648	99.398	99.133	2.500	97.726	97.538	97.351	3.250	97.232	97.082	96.932
3.000	99.825	99.575	99.310	3.000	99.652	99.402	99.136	2.625	97.730	97.542	97.355	3.375	97.234	97.084	96.934
3.125	99.830	99.580	99.314	3.125	99.656	99.406	99.140	2.750	98.985	98.829	98.673	3.500	97.236	97.086	96.936
3.250	101.061	100.811	100.624	3.250	100.690	100.440	100.253	2.875	98.989	98.833	98.677	3.625	97.231	97.081	96.931
3.375	100.966	100.716	100.528	3.375	100.694	100.444	100.257	3.000	98.992	98.836	98.680	Margin = 2.250		Index = 0.170	
3.500	100.970	100.720	100.532	3.500	100.697	100.447	100.260	3.125	98.996	98.840	98.683				
3.625	100.974	100.724	100.536	3.625	100.701	100.451	100.263	3.250	101.414	101.264	101.114				
3.750	102.414	102.164	102.014	3.750	101.884	101.634	101.484	3.375	101.418	101.268	101.118				
3.875	102.318	102.068	101.918	3.875	101.887	101.637	101.487	3.500	101.421	101.271	101.121				
4.000	102.322	102.072	101.922	4.000	101.900	101.650	101.500	3.625	101.424	101.274	101.124				
4.125	102.317	102.067	101.917	4.125	101.902	101.652	101.502	3.750	101.860	101.710	101.560				
4.250	102.969	102.869	102.769	4.250	102.443	102.343	102.243	3.875	101.863	101.713	101.563				
4.375	102.883	102.783	102.683	4.375	102.446	102.346	102.246	4.000	101.877	101.727	101.577				
4.500	102.886	102.786	102.686	4.500	102.448	102.348	102.248	4.125	101.879	101.729	101.579				
4.625	102.876	102.776	102.676	4.625	102.451	102.351	102.251	4.250	102.296	102.146	101.996				
4.750	103.873	103.773	103.617	4.750	103.336	103.236	103.079	4.375	102.298	102.148	101.998				
4.875	103.776	103.676	103.519	4.875	103.338	103.238	103.082	4.500	102.300	102.150	102.000				
6.250	105.321	105.171	105.021	6.250	104.896	104.746	104.596	4.625	102.302	102.152	102.002				

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	99.065	98.815	98.550	2.750	98.644	98.394	98.129	2.375	96.721	96.534	96.346	3.125	94.729	94.579	94.429
2.875	99.070	98.820	98.555	2.875	98.648	98.398	98.133	2.500	96.726	96.538	96.351	3.250	96.232	96.082	95.932
3.000	99.075	98.825	98.560	3.000	98.652	98.402	98.136	2.625	96.730	96.542	96.355	3.375	96.234	96.084	95.934
3.125	99.080	98.830	98.564	3.125	98.656	98.406	98.140	2.750	97.985	97.829	97.673	3.500	96.236	96.086	95.936
3.250	100.311	100.061	99.874	3.250	100.190	99.940	99.753	2.875	97.989	97.833	97.677	3.625	96.231	96.081	95.931
3.375	100.216	99.966	99.778	3.375	100.194	99.944	99.757	3.000	97.992	97.836	97.680	Margin = 2.250		Index = 0.170	
3.500	100.220	99.970	99.782	3.500	100.197	99.947	99.760	3.125	97.996	97.840	97.683	**30 Year OTC**			
3.625	100.224	99.974	99.786	3.625	100.201	99.951	99.763	3.250	100.414	100.264	100.114	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.750	101.464	101.214	101.064	3.750	100.884	100.634	100.484	3.375	100.418	100.268	100.118	4.000	101.947	101.697	101.447
3.875	101.368	101.118	100.968	3.875	100.887	100.637	100.487	3.500	100.421	100.271	100.121	4.125	101.942	101.692	101.442
4.000	101.372	101.122	100.972	4.000	100.900	100.650	100.500	3.625	100.424	100.274	100.124	4.375	102.508	102.258	102.008
4.125	101.367	101.117	100.967	4.125	100.902	100.652	100.502	3.750	100.860	100.710	100.560	4.500	102.511	102.261	102.011
4.250	102.219	102.119	102.019	4.250	101.443	101.343	101.243	3.875	100.863	100.713	100.563	4.625	102.501	102.251	102.001
4.375	102.133	102.033	101.933	4.375	101.446	101.346	101.246	4.000	100.877	100.727	100.577	4.875	103.401	103.151	102.901
4.500	102.136	102.036	101.936	4.500	101.448	101.348	101.248	4.125	100.879	100.729	100.579	5.000	103.403	103.153	102.903
4.625	102.126	102.026	101.926	4.625	101.451	101.351	101.251	4.250	101.296	101.146	100.996	5.125	103.393	103.143	102.893
4.750	103.123	103.023	102.867	4.750	102.336	102.236	102.079	4.375	101.298	101.148	100.998	5.500	104.421	104.171	103.655
4.875	103.026	102.926	102.769	4.875	102.338	102.238	102.082	4.500	101.300	101.150	101.000	5.625	104.410	104.160	103.644
6.250	104.571	104.421	104.271	6.250	103.896	103.746	103.596	4.625	101.302	101.152	101.002	6.250	103.500	103.250	103.000

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

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

Specialty Adjustment

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

DPA Advantage Adjustment

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

DPA Advantage Program "only Advantage Adjustments added ; FHA only"

30/25 Year				30/25 Year Lender Paid			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.125	99.367	99.117	98.867	6.250	103.750	103.500	103.250
4.250	99.919	99.669	99.419				
4.375	99.933	99.683	99.433				
4.500	99.736	99.486	99.236				
4.625	99.726	99.476	99.226				
5.000	100.828	100.578	100.328				
5.125	100.818	100.568	100.318				
5.250	101.218	100.968	100.452				
Borrower Paid Comp Only				Lender Paid Only			

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

Rate	**30 Day**	**45 Day**	**60 Day**
4.000	99.197	98.947	98.697
4.125	99.192	98.942	98.692
4.375	99.758	99.508	99.258
4.500	99.761	99.511	99.261
4.625	99.751	99.501	99.251
4.875	100.651	100.401	100.151
5.000	100.653	100.403	100.153
5.125	100.643	100.393	100.143
5.500	101.671	101.421	100.905
5.625	101.660	101.410	100.894
6.250	100.750	100.500	100.250

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

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

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

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

Lock Desk Policy

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

Flood Certification = $10.00 *UW Fee with option to buy out = $895 / $495 for streamline †IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee FHA ID# - 1358600006

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

For use by mortgage professionals only and should not be distributed to borrowers. Tax Service Fee = $80.00 "FHA only" (IA & ME exempt)

AFR Loan Center			
Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	7/6/2020
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	7/20/2020
		60 Day Lock Exp.:	8/3/2020

W. Rate Sheet Dated: 6/4/2020 **Release Time:** 10:00 am ET Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT

30/25 Year				20 Year				15/10 Year			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
2.750	97.415	97.165	96.900	2.750	97.674	97.424	97.159	2.375	94.501	94.314	94.126
2.875	97.420	97.170	96.905	2.875	97.678	97.428	97.163	2.500	94.506	94.318	94.131
3.000	97.425	97.175	96.910	3.000	97.682	97.432	97.166	2.625	94.510	94.322	94.135
3.125	97.430	97.180	96.914	3.125	97.686	97.436	97.170	2.750	97.015	96.859	96.703
3.250	98.724	98.474	98.286	3.250	98.783	98.533	98.345	2.875	97.019	96.863	96.707
3.375	98.628	98.378	98.191	3.375	98.787	98.537	98.349	3.000	97.022	96.866	96.710
3.500	98.632	98.382	98.195	3.500	98.790	98.540	98.352	3.125	97.026	96.870	96.713
3.625	98.636	98.386	98.199	3.625	98.793	98.543	98.356	3.250	99.507	99.357	99.207
3.750	100.201	99.951	99.801	3.750	100.102	99.852	99.702	3.375	99.510	99.360	99.210
3.875	100.105	99.855	99.705	3.875	100.105	99.855	99.705	3.500	99.513	99.363	99.213
4.000	100.109	99.859	99.709	4.000	100.117	99.867	99.717	3.625	99.516	99.366	99.216
4.125	100.105	99.855	99.705	4.125	100.120	99.870	99.720	3.750	100.077	99.927	99.777
4.250	100.694	100.594	100.494	4.250	100.598	100.498	100.398	3.875	100.080	99.930	99.780
4.375	100.608	100.508	100.408	4.375	100.601	100.501	100.401	4.000	100.094	99.944	99.794
4.500	100.611	100.511	100.411	4.500	100.603	100.503	100.403	4.125	100.096	99.946	99.796
4.625	100.601	100.501	100.401	4.625	100.606	100.506	100.406	4.250	100.451	100.301	100.151
4.750	100.161	100.061	99.904	4.750	100.053	99.953	99.797	4.375	100.453	100.303	100.153
4.875	100.063	99.963	99.807	4.875	100.056	99.956	99.800	4.500	100.455	100.305	100.155
6.250	101.671	101.521	101.371	6.250	101.676	101.526	101.376	4.625	100.457	100.307	100.157

5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**
3.125	94.339	94.189	94.039
3.250	95.905	95.755	95.605
3.375	95.906	95.756	95.606
3.500	95.908	95.758	95.608
3.625	95.903	95.753	95.603
Margin = 2.250		Index = 0.170	

SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.

30/25 Year				20 Year				15/10 Year			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
2.750	96.665	96.415	96.150	2.750	96.244	95.994	95.729	2.375	94.571	94.384	94.196
2.875	96.670	96.420	96.155	2.875	96.248	95.998	95.733	2.500	94.576	94.388	94.201
3.000	96.675	96.425	96.160	3.000	96.252	96.002	95.736	2.625	94.580	94.392	94.205
3.125	96.680	96.430	96.164	3.125	96.256	96.006	95.740	2.750	95.554	95.398	95.242
3.250	97.974	97.724	97.536	3.250	97.853	97.603	97.415	2.875	95.558	95.402	95.246
3.375	97.878	97.628	97.441	3.375	97.857	97.607	97.419	3.000	95.561	95.405	95.249
3.500	97.882	97.632	97.445	3.500	97.860	97.610	97.422	3.125	95.565	95.408	95.252
3.625	97.886	97.636	97.449	3.625	97.863	97.613	97.426	3.250	97.639	97.489	97.339
3.750	99.251	99.001	98.851	3.750	98.672	98.422	98.272	3.375	97.643	97.493	97.343
3.875	99.155	98.905	98.755	3.875	98.675	98.425	98.275	3.500	97.646	97.496	97.346
4.000	99.159	98.909	98.759	4.000	98.687	98.437	98.287	3.625	97.649	97.499	97.349
4.125	99.155	98.905	98.755	4.125	98.690	98.440	98.290	3.750	98.085	97.935	97.785
4.250	99.944	99.844	99.744	4.250	99.168	99.068	98.968	3.875	98.088	97.938	97.788
4.375	99.858	99.758	99.658	4.375	99.171	99.071	98.971	4.000	98.102	97.952	97.802
4.500	99.861	99.761	99.661	4.500	99.173	99.073	98.973	4.125	98.104	97.954	97.804
4.625	99.851	99.751	99.651	4.625	99.176	99.076	98.976	4.250	97.896	97.746	97.596
4.750	99.411	99.311	99.154	4.750	98.623	98.523	98.367	4.375	97.898	97.748	97.598
4.875	99.313	99.213	99.057	4.875	98.626	98.526	98.370	4.500	97.900	97.750	97.600
6.250	100.921	100.771	100.621	6.250	100.246	100.096	99.946	4.625	97.902	97.752	97.602

5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**
3.125	92.329	92.179	92.029
3.250	93.895	93.745	93.595
3.375	93.896	93.746	93.596
3.500	93.898	93.748	93.598
3.625	93.893	93.743	93.593
Margin = 2.250		Index = 0.170	

30 Year OTC			
Rate	**30 Day**	**45 Day**	**60 Day**
4.000	99.734	99.484	99.234
4.125	99.730	99.480	99.230
4.375	100.233	99.983	99.733
4.500	100.236	99.986	99.736
4.625	100.226	99.976	99.726
4.875	99.688	99.438	99.188
5.000	99.691	99.441	99.191
5.125	99.681	99.431	99.181
5.500	100.521	100.271	99.755
5.625	100.510	100.260	99.744
6.250	100.987	100.737	100.487

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

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

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

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

DPA Advantage Program "only Advantage Adjustments added ; FHA only"

30/25 Year				30/25 Year Lender Paid			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.125	96.805	96.555	96.305	6.250	99.750	99.500	99.250
4.250	97.294	97.044	96.794				
4.375	97.308	97.058	96.808				
4.500	97.111	96.861	96.611				
4.625	97.101	96.851	96.601				
5.000	96.766	96.516	96.266				
5.125	96.756	96.506	96.256				
5.250	96.968	96.718	96.202				
Borrower Paid Comp Only				Lender Paid Only			

30 yr DPA OTC "FHA Only ; Borrower Paid Only"			
Rate	**30 Day**	**45 Day**	**60 Day**
4.000	96.984	96.734	96.484
4.125	96.980	96.730	96.480
4.375	97.483	97.233	96.983
4.500	97.486	97.236	96.986
4.625	97.476	97.226	96.976
4.875	96.938	96.688	96.438
5.000	96.941	96.691	96.441
5.125	96.931	96.681	96.431
5.500	97.771	97.521	97.005
5.625	97.760	97.510	96.994
6.250	98.237	97.987	97.737

30 yr DPA "3.5% DPA ; Borrower Paid Only"			
Rate	**30 Day**	**45 Day**	**60 Day**
4.750	N/A	N/A	N/A

30 yr DPA "3.5% DPA ; Lender Paid Only"			
Rate	**30 Day**	**45 Day**	**60 Day**
6.250	N/A	N/A	N/A

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Flood Certification = $10.00 *UW Fee with option to buy out = $895 / $495 for streamline †IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee | FHA ID# - 1358600006

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

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60 Day Lock Exp.: 8/3/2020

W. Rate Sheet Dated: 6/4/2020 **Release Time: 10:00 am ET** Prices are subject to change without notice.

Conforming FNMA

30/25 Year

Rate	30 Day	45 Day	60 Day
2.750	98.337	98.116	98.137
2.875	98.936	98.715	98.736
2.990	99.419	99.198	99.219
3.000	99.519	99.298	99.319
3.125	99.889	99.668	99.689
3.250	100.394	100.173	100.194
3.375	100.882	100.661	100.682
3.500	101.298	101.077	101.098
3.625	101.594	101.373	101.394
3.750	102.057	101.829	101.857
3.875	102.449	102.221	102.249
3.990	102.641	102.413	102.441
4.000	102.741	102.513	102.541
4.125	102.923	102.695	102.723
4.250	102.547	102.390	102.347
4.375	102.840	102.683	102.640
4.500	103.093	102.936	102.893
4.625	103.185	103.028	102.985
4.750	103.390	103.240	103.190

30/25 Year 105-125

Rate	30 Day	45 Day	60 Day
2.875	97.606	97.471	97.406
2.990	98.060	97.925	97.860
3.000	98.160	98.025	97.960
3.125	98.570	98.435	98.370
3.250	99.289	99.154	99.089
3.375	99.837	99.702	99.637
3.500	100.294	100.159	100.094
3.625	101.081	100.939	100.881
3.750	101.970	101.828	101.770
3.875	102.409	102.267	102.209
3.990	102.633	102.491	102.433
4.000	102.733	102.591	102.533
4.125	102.988	102.846	102.788
4.250	103.370	103.270	103.170
4.375	103.702	103.602	103.502
4.500	103.978	103.878	103.778
4.625	104.193	104.093	103.993
4.750	104.657	104.557	104.457
4.875	N/A	N/A	N/A

30/25 Year >125

Rate	30 Day	45 Day	60 Day
2.750	96.743	96.608	96.543
2.875	97.419	97.284	97.219
2.990	97.872	97.737	97.672
3.000	97.972	97.837	97.772
3.125	98.383	98.248	98.183
3.250	99.097	98.962	98.897
3.375	99.650	99.515	99.450
3.500	100.107	99.972	99.907
3.625	101.029	100.887	100.829
3.750	101.966	101.824	101.766
3.875	102.409	102.267	102.209
3.990	102.633	102.491	102.433
4.000	102.733	102.591	102.533
4.125	102.988	102.846	102.788
4.250	103.179	103.079	102.979
4.375	103.514	103.414	103.314
4.500	103.790	103.690	103.590
4.625	104.047	103.947	103.847
4.750	104.811	104.711	104.611

30/25 Year High Balance

Rate	30 Day	45 Day	60 Day
2.750	97.465	97.244	97.265
2.875	98.033	97.812	97.833
2.990	98.458	98.237	98.258
3.000	98.558	98.337	98.358
3.125	98.782	98.561	98.582
3.250	98.835	98.614	98.635
3.375	99.308	99.087	99.108
3.500	99.715	99.494	99.515
3.625	99.891	99.670	99.691
3.750	99.949	99.721	99.749
3.875	100.327	100.099	100.127
3.990	100.546	100.318	100.346
4.000	100.646	100.418	100.446
4.125	100.805	100.577	100.605
4.250	100.129	99.972	99.929
4.375	100.436	100.279	100.236
4.500	100.726	100.569	100.526
4.625	100.870	100.713	100.670
4.750	100.458	100.308	100.258

30/25 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	95.863	95.728	95.663
2.875	96.503	96.368	96.303
2.990	96.899	96.764	96.699
3.000	96.999	96.864	96.799
3.125	97.263	97.128	97.063
3.250	97.530	97.395	97.330
3.375	98.063	97.928	97.863
3.500	98.511	98.376	98.311
3.625	99.178	99.036	98.978
3.750	99.662	99.520	99.462
3.875	100.087	99.945	99.887
3.990	100.338	100.196	100.138
4.000	100.438	100.296	100.238
4.125	100.605	100.463	100.405
4.250	99.929	99.829	99.729
4.375	100.236	100.136	100.036
4.500	100.526	100.426	100.326
4.625	100.670	100.570	100.470
4.750	100.258	100.158	100.058

30/25 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	95.671	95.536	95.471
2.875	96.316	96.181	96.116
2.990	96.711	96.576	96.511
3.000	96.811	96.676	96.611
3.125	97.076	96.941	96.876
3.250	97.338	97.203	97.138
3.375	97.876	97.741	97.676
3.500	98.324	98.189	98.124
3.625	99.126	98.984	98.926
3.750	99.658	99.516	99.458
3.875	100.087	99.945	99.887
3.990	100.338	100.196	100.138
4.000	100.438	100.296	100.238
4.125	100.605	100.463	100.405
4.250	99.929	99.829	99.729
4.375	100.236	100.136	100.036
4.500	100.526	100.426	100.326
4.625	100.670	100.570	100.470
4.750	100.258	100.158	100.058

20 Year

Rate	30 Day	45 Day	60 Day
2.875	99.478	99.357	99.278
2.990	99.934	99.813	99.734
3.000	100.034	99.913	99.834
3.125	100.391	100.270	100.191
3.250	100.625	100.504	100.425
3.375	101.084	100.963	100.884
3.500	101.479	101.358	101.279
3.625	101.764	101.643	101.564
3.750	102.245	102.117	102.045
3.875	102.610	102.482	102.410
3.990	102.783	102.655	102.583
4.000	102.883	102.755	102.683
4.125	103.027	102.899	102.827
4.250	102.449	102.349	102.249
4.375	102.714	102.614	102.514
4.500	102.957	102.857	102.757
4.625	103.043	102.943	102.843
4.750	103.284	103.184	103.084
4.875	103.522	103.422	103.322

20 Year 105-125

Rate	30 Day	45 Day	60 Day
2.875	98.819	98.684	98.619
2.990	99.242	99.107	99.042
3.000	99.342	99.207	99.142
3.125	99.738	99.603	99.538
3.250	100.326	100.191	100.126
3.375	100.832	100.697	100.632
3.500	101.266	101.131	101.066
3.625	101.579	101.444	101.379
3.750	102.195	102.053	101.995
3.875	102.596	102.454	102.396
3.990	102.799	102.657	102.599
4.000	102.899	102.757	102.699
4.125	103.146	103.004	102.946
4.250	102.258	102.158	102.058
4.375	102.551	102.451	102.351
4.500	102.815	102.715	102.615
4.625	103.025	102.925	102.825
4.750	103.193	103.093	102.993
4.875	103.455	103.355	103.255

20 Year >125

Rate	30 Day	45 Day	60 Day
2.875	98.756	98.556	98.556
2.990	99.180	98.980	98.980
3.000	99.280	99.080	99.080
3.125	99.676	99.476	99.476
3.250	100.326	100.126	100.126
3.375	100.832	100.632	100.632
3.500	101.266	101.066	101.066
3.625	101.579	101.379	101.379
3.750	102.039	101.839	101.839
3.875	102.440	102.240	102.240
3.990	102.643	102.443	102.443
4.000	102.743	102.543	102.543
4.125	102.990	102.790	102.790
4.250	102.196	101.996	101.996
4.375	102.488	102.288	102.288
4.500	102.753	102.553	102.553
4.625	102.962	102.762	102.762
4.750	103.131	102.931	102.931
4.875	103.392	103.192	103.192

15 Year

Rate	30 Day	45 Day	60 Day
2.750	100.452	100.231	100.252
2.875	100.793	100.572	100.593
2.990	101.006	100.785	100.806
3.000	101.106	100.885	100.906
3.125	101.601	101.396	101.401
3.250	101.958	101.753	101.758
3.375	102.290	102.085	102.090
3.500	102.513	102.308	102.313
3.625	102.793	102.588	102.593
3.750	102.564	102.408	102.364
3.875	102.874	102.718	102.674
3.990	103.111	102.955	102.911
4.000	103.211	103.055	103.011
4.125	103.454	103.297	103.254
4.250	102.771	102.623	102.571
4.375	102.976	102.828	102.776
4.500	103.081	102.933	102.881
4.625	103.169	103.021	102.969
4.750	102.657	102.500	102.457

15 Year 105-125

Rate	30 Day	45 Day	60 Day
2.750	98.863	98.728	98.663
2.875	99.241	99.106	99.041
2.990	99.834	99.699	99.634
3.000	99.934	99.799	99.734
3.125	100.599	100.464	100.399
3.250	100.992	100.857	100.792
3.375	101.358	101.223	101.158
3.500	101.601	101.466	101.401
3.625	101.909	101.767	101.709
3.750	101.920	101.778	101.720
3.875	102.262	102.120	102.062
3.990	102.531	102.389	102.331
4.000	102.631	102.489	102.431
4.125	102.898	102.756	102.698
4.250	102.469	102.369	102.269
4.375	102.695	102.595	102.495
4.500	102.812	102.712	102.612
4.625	103.268	103.168	103.068
4.750	103.428	103.328	103.228

15 Year >125

Rate	30 Day	45 Day	60 Day
2.750	98.863	98.663	98.663
2.875	99.241	99.041	99.041
2.990	99.756	99.556	99.556
3.000	99.856	99.656	99.656
3.125	100.536	100.336	100.336
3.250	100.930	100.730	100.730
3.375	101.295	101.095	101.095
3.500	101.538	101.338	101.338
3.625	101.846	101.646	101.646
3.750	101.920	101.720	101.720
3.875	102.262	102.062	102.062
3.990	102.531	102.331	102.331
4.000	102.631	102.431	102.431
4.125	102.898	102.698	102.698
4.250	102.469	102.269	102.269
4.375	102.695	102.495	102.495
4.500	102.812	102.612	102.612
4.625	103.330	103.130	103.130
4.750	103.491	103.291	103.291

15 Year High Balance

Rate	30 Day	45 Day	60 Day
2.750	99.460	99.239	99.260
2.875	99.699	99.478	99.499
2.990	99.818	99.597	99.618
3.000	99.918	99.697	99.718
3.125	100.244	100.023	100.044
3.250	100.286	100.081	100.086
3.375	100.519	100.314	100.319
3.500	100.674	100.469	100.474
3.625	100.868	100.663	100.668
3.750	99.611	99.411	99.411
3.875	99.829	99.629	99.629
3.990	99.964	99.764	99.764
4.000	100.064	99.864	99.864
4.125	100.233	100.033	100.033
4.250	98.853	98.653	98.653
4.375	98.998	98.798	98.798
4.500	99.072	98.872	98.872
4.625	99.315	99.115	99.115
4.750	98.528	98.328	98.328

15 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	97.671	97.471	97.471
2.875	97.947	97.747	97.747
2.990	98.446	98.246	98.246
3.000	98.546	98.346	98.346
3.125	99.042	98.842	98.842
3.250	99.120	98.920	98.920
3.375	99.387	99.187	99.187
3.500	99.562	99.362	99.362
3.625	99.784	99.584	99.584
3.750	98.767	98.567	98.567
3.875	99.017	98.817	98.817
3.990	99.184	98.984	98.984
4.000	99.284	99.084	99.084
4.125	99.477	99.277	99.277
4.250	98.351	98.151	98.151
4.375	98.517	98.317	98.317
4.500	98.603	98.403	98.403
4.625	99.115	98.915	98.915
4.750	98.328	98.128	98.128

15 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	97.671	97.471	97.471
2.875	97.947	97.747	97.747
2.990	98.368	98.168	98.168
3.000	98.468	98.268	98.268
3.125	98.979	98.779	98.779
3.250	99.058	98.858	98.858
3.375	99.324	99.124	99.124
3.500	99.499	99.299	99.299
3.625	99.721	99.521	99.521
3.750	98.767	98.567	98.567
3.875	99.017	98.817	98.817
3.990	99.184	98.984	98.984
4.000	99.284	99.084	99.084
4.125	99.477	99.277	99.277
4.250	98.351	98.151	98.151
4.375	98.517	98.317	98.317
4.500	98.603	98.403	98.403
4.625	99.115	98.915	98.915
4.750	98.328	98.128	98.128

10 Year

Rate	30 Day	45 Day	60 Day
2.750	100.983	100.783	100.783
2.875	101.320	101.120	101.120
2.990	101.532	101.332	101.332
3.000	101.632	101.432	101.432
3.125	102.100	101.900	101.900
3.250	102.112	101.912	101.912
3.375	102.440	102.240	102.240
3.500	102.660	102.460	102.460
3.625	102.940	102.740	102.740
3.750	102.761	102.561	102.561
3.875	103.069	102.869	102.869
3.990	103.307	103.107	103.107
4.000	103.407	103.207	103.207
4.125	103.649	103.449	103.449
4.250	102.812	102.612	102.612
4.375	102.961	102.761	102.761
4.500	103.074	102.874	102.874
4.625	103.296	103.096	103.096
4.750	102.731	102.531	102.531

Applicable for all mortgages with greater than 15 year terms

FICO ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	-0.750
720 – 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	-1.000
700 – 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	-1.500
680 – 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	-1.500
660 – 679	-0.250	-1.250	-2.500	-3.000	-3.000	-2.500	-2.500	-2.500	-2.500
640 – 659	-0.750	-1.500	-3.000	-3.250	-3.500	-3.000	-3.000	-3.000	-3.000
620 – 639	-0.750	-1.750	-3.250	-3.250	-3.500	-3.500	-3.500	-3.750	-3.750

Cash-Out Refinance*

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

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

Product Features

Product Feature ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
Investment property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-0.250	-0.250
Manufactured*	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year**	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

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

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
FNMA HomeStyle Renovation	N/A
Texas Equity 50(a)(6)	0.000
Texas Equity 50(a)(4)	0.000
Loan Size	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	-0.500
$125,001 - $175,000	-0.375
$175,001 - $275,000	0.000
$275,001 up to HB	0.125

High LTV Refi Option LLPA Caps

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

HomeReady LLPA Caps*

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

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

Mortgages with Subordinate Financing *

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

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

Lock Desk Policy

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

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $70.00 (IA & ME exempt) FHA ID# - 1358600006

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

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	7/6/2020
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	7/20/2020
		60 Day Lock Exp.:	8/3/2020

W. Rate Sheet Dated: 6/4/2020 **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	96.362	96.237	95.987
2.750	97.215	97.090	96.840
2.875	97.854	97.729	97.479
3.000	98.543	98.418	98.168
3.125	98.885	98.760	98.510
3.250	99.206	99.081	98.831
3.375	99.624	99.499	99.249
3.500	99.954	99.829	99.579
3.625	100.250	100.125	99.875
3.750	100.530	100.405	100.155
3.875	100.847	100.722	100.472
4.000	101.172	101.047	100.797
4.125	101.253	101.128	100.878
4.250	100.680	100.555	100.305
4.375	100.980	100.855	100.605
4.500	101.273	101.148	100.898
4.625	101.372	101.247	100.997
4.750	101.494	101.369	101.119
4.875	101.785	101.660	101.410
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	95.085	94.960	94.710
2.500	95.957	95.832	95.582
2.625	96.772	96.647	96.397
2.750	97.241	97.116	96.866
2.875	97.968	97.843	97.593
3.000	98.475	98.350	98.100
3.125	98.891	98.766	98.516
3.250	98.807	98.682	98.432
3.375	99.325	99.200	98.950
3.500	99.707	99.582	99.332
3.625	99.980	99.855	99.605
3.750	100.308	100.183	99.933
3.875	100.696	100.571	100.321
4.000	101.018	100.893	100.643
4.125	101.148	101.023	100.773

15 Yr. Fixed

Rate	30 Day	45 Day	60 Day
1.500	N/A	N/A	N/A
1.625	N/A	N/A	N/A
1.750	N/A	N/A	N/A
1.875	N/A	N/A	N/A
2.000	N/A	N/A	N/A
2.125	95.950	95.825	95.575
2.250	96.533	96.408	96.158
2.375	97.103	96.978	96.728
2.500	97.769	97.644	97.394
2.625	98.207	98.082	97.832
2.750	98.683	98.558	98.308
2.875	99.017	98.892	98.642
3.000	99.129	99.004	98.754
3.125	99.751	99.626	99.376
3.250	100.091	99.966	99.716
3.375	100.382	100.257	100.007
3.500	100.560	100.435	100.185
3.625	100.391	100.266	100.016
3.750	100.702	100.577	100.327
3.875	100.850	100.725	100.475

30 Yr. High Balance Fixed

Rate	30 Day	45 Day	60 Day
2.875	96.744	96.619	96.369
3.000	97.433	97.308	97.058
3.125	97.775	97.650	97.400
3.250	97.252	97.127	96.877
3.375	97.670	97.545	97.295
3.500	98.000	97.875	97.625
3.625	98.296	98.171	97.921
3.750	98.173	98.048	97.798
3.875	98.490	98.365	98.115
4.000	98.814	98.689	98.439
4.125	98.896	98.771	98.521
4.250	97.818	97.693	97.443
4.375	98.118	97.993	97.743

20 Yr. High Balance Fixed

Rate	30 Day	45 Day	60 Day
2.875	97.558	97.433	97.183
3.000	97.891	97.766	97.516
3.125	98.004	97.879	97.629
3.250	97.813	97.688	97.438
3.375	98.153	98.028	97.778
3.500	98.444	98.319	98.069
3.625	98.623	98.498	98.248
3.750	97.265	97.140	96.890
3.875	97.576	97.451	97.201
4.000	97.724	97.599	97.349
4.125	98.089	97.964	97.714
4.250	96.987	96.862	96.612
4.375	97.302	97.177	96.927

15 Yr. High Balance Fixed

Rate	30 Day	45 Day	60 Day
2.750	97.458	97.333	97.083
2.875	97.791	97.666	97.416
3.000	97.904	97.779	97.529
3.125	97.713	97.588	97.338
3.250	98.053	97.928	97.678
3.375	98.344	98.219	97.969
3.500	98.523	98.398	98.148
3.625	97.165	97.040	96.790
3.750	97.476	97.351	97.101
3.875	97.624	97.499	97.249
4.000	97.989	97.864	97.614
4.125	96.887	96.762	96.512
4.250	97.202	97.077	96.827

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.

 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	30 Day Lock Exp.:	7/6/2020
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	7/20/2020
		60 Day Lock Exp.:	8/3/2020

W. Rate Sheet Dated: 6/4/2020 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Conforming FHLMC

30/25 Year

Rate	30 Day	45 Day	60 Day
2.750	98.451	98.289	98.113
2.875	99.147	98.992	98.823
2.990	99.797	99.655	99.493
3.000	99.897	99.755	99.593
3.125	100.303	100.172	100.017
3.250	100.619	100.480	100.314
3.375	101.101	100.972	100.813
3.500	101.487	101.379	101.225
3.625	101.833	101.733	101.596
3.750	102.145	101.962	101.798
3.875	102.504	102.327	102.168
3.990	102.766	102.593	102.439
4.000	102.866	102.693	102.539
4.125	102.967	102.798	102.647
4.250	102.401	102.301	102.196
4.375	102.711	102.611	102.511
4.500	103.009	102.909	102.809
4.625	103.114	103.014	102.914
4.750	103.274	103.158	102.958

30/25 Year 105-125

Rate	30 Day	45 Day	60 Day
3.375	100.226	100.097	99.938
3.500	100.612	100.504	100.350
3.625	100.958	100.858	100.721
3.750	101.270	101.087	100.923
3.875	101.629	101.452	101.293
3.990	101.891	101.718	101.564
4.000	101.991	101.818	101.664
4.125	102.092	101.923	101.772
4.250	101.526	101.426	101.321
4.375	101.836	101.736	101.636
4.500	101.884	101.784	101.684
4.625	101.989	101.889	101.789
4.750	102.149	102.033	101.833
4.875	102.474	102.360	102.184
4.990	102.613	102.502	102.329
5.000	102.713	102.602	102.429
5.125	102.788	102.688	102.581
5.250	103.572	103.472	103.371
5.375	104.810	104.710	104.610

30/25 Year >125

Rate	30 Day	45 Day	60 Day
3.375	100.226	100.097	99.938
3.500	100.612	100.504	100.350
3.625	100.958	100.858	100.721
3.750	101.270	101.087	100.923
3.875	101.629	101.452	101.293
3.990	101.891	101.718	101.564
4.000	101.991	101.818	101.664
4.125	102.092	101.923	101.772
4.250	101.526	101.426	101.321
4.375	101.836	101.736	101.636
4.500	101.884	101.784	101.684
4.625	101.989	101.889	101.789
4.750	102.149	102.033	101.833
4.875	102.474	102.360	102.184
4.990	102.613	102.502	102.329
5.000	102.713	102.602	102.429
5.125	102.788	102.688	102.581
5.250	103.572	103.472	103.371
5.375	104.810	104.710	104.610

30/25 Year SC

Rate	30 Day	45 Day	60 Day
2.750	97.413	97.251	97.075
2.875	98.109	97.954	97.785
2.990	98.759	98.617	98.455
3.000	98.859	98.717	98.555
3.125	99.265	99.134	98.979
3.250	98.928	98.789	98.623
3.375	99.410	99.281	99.122
3.500	99.796	99.688	99.534
3.625	100.142	100.042	99.905
3.750	100.045	99.862	99.698
3.875	100.404	100.227	100.068
3.990	100.666	100.493	100.339
4.000	100.766	100.593	100.439
4.125	100.867	100.698	100.547
4.250	99.927	99.827	99.722
4.375	100.237	100.137	100.037
4.500	100.535	100.435	100.335
4.625	100.640	100.540	100.440
4.750	100.487	100.371	100.171

30/25 Year SC 105-125

Rate	30 Day	45 Day	60 Day
3.375	98.535	98.406	98.247
3.500	98.921	98.813	98.659
3.625	99.267	99.167	99.030
3.750	99.170	98.987	98.823
3.875	99.529	99.352	99.193
3.990	99.791	99.618	99.464
4.000	99.891	99.718	99.564
4.125	99.992	99.823	99.672
4.250	99.052	98.952	98.847
4.375	99.362	99.262	99.162
4.500	99.410	99.310	99.210
4.625	99.515	99.415	99.315
4.750	99.362	99.246	99.046
4.875	99.687	99.573	99.397
4.990	99.826	99.715	99.542
5.000	99.926	99.815	99.642
5.125	98.814	98.714	98.607
5.250	99.598	99.498	99.397
5.375	100.686	100.586	100.486

30/25 Year SC >125

Rate	30 Day	45 Day	60 Day
3.375	98.535	98.406	98.247
3.500	98.921	98.813	98.659
3.625	99.267	99.167	99.030
3.750	99.170	98.987	98.823
3.875	99.529	99.352	99.193
3.990	99.791	99.618	99.464
4.000	99.891	99.718	99.564
4.125	99.992	99.823	99.672
4.250	99.052	98.952	98.847
4.375	99.362	99.262	99.162
4.500	99.410	99.310	99.210
4.625	99.515	99.415	99.315
4.750	99.362	99.246	99.046
4.875	99.687	99.573	99.397
4.990	99.826	99.715	99.542
5.000	99.926	99.815	99.642
5.125	98.814	98.714	98.607
5.250	99.598	99.498	99.397
5.375	100.686	100.586	100.486

20 Year

Rate	30 Day	45 Day	60 Day
2.750	98.950	98.743	98.695
2.875	99.725	99.530	99.481
2.990	100.178	100.002	99.954
3.000	100.278	100.102	100.054
3.125	100.736	100.567	100.519
3.250	100.736	100.555	100.488
3.375	101.289	101.119	101.052
3.500	101.700	101.535	101.468
3.625	101.997	101.838	101.771
3.750	102.370	102.147	102.061
3.875	102.771	102.555	102.468
3.990	103.003	102.796	102.710
4.000	103.103	102.896	102.810
4.125	103.241	103.034	102.948
4.250	103.145	103.045	102.945
4.375	103.333	103.233	103.133
4.500	103.526	103.426	103.326
4.625	103.606	103.506	103.406
4.750	104.079	103.927	103.803

20 Year 105-125

Rate	30 Day	45 Day	60 Day
3.375	100.789	100.619	100.552
3.500	101.200	101.035	100.968
3.625	101.497	101.338	101.271
3.750	101.870	101.647	101.561
3.875	102.271	102.055	101.968
3.990	102.503	102.296	102.210
4.000	102.603	102.396	102.310
4.125	102.741	102.534	102.448
4.250	102.645	102.545	102.445
4.375	102.833	102.733	102.633
4.500	102.276	102.176	102.076
4.625	102.356	102.256	102.156
4.750	102.829	102.677	102.553
4.875	103.087	102.939	102.815
4.990	103.411	103.261	103.136
5.000	103.511	103.361	103.236
5.125	103.797	103.649	103.525
5.250	103.805	103.705	103.605
5.375	105.059	104.959	104.859

20 Year >125

Rate	30 Day	45 Day	60 Day
3.375	100.789	100.619	100.552
3.500	101.200	101.035	100.968
3.625	101.497	101.338	101.271
3.750	101.870	101.647	101.561
3.875	102.271	102.055	101.968
3.990	102.503	102.296	102.210
4.000	102.603	102.396	102.310
4.125	102.741	102.534	102.448
4.250	102.645	102.545	102.445
4.375	102.833	102.733	102.633
4.500	102.276	102.176	102.076
4.625	102.356	102.256	102.156
4.750	102.829	102.677	102.553
4.875	103.087	102.939	102.815
4.990	103.411	103.261	103.136
5.000	103.511	103.361	103.236
5.125	103.797	103.649	103.525
5.250	103.805	103.705	103.605
5.375	105.059	104.959	104.859

15 Year

Rate	30 Day	45 Day	60 Day
2.750	100.566	100.434	100.366
2.875	100.935	100.808	100.735
2.990	100.978	100.860	100.778
3.000	101.078	100.960	100.878
3.125	101.755	101.645	101.555
3.250	102.123	102.014	101.923
3.375	102.439	102.333	102.239
3.500	102.633	102.526	102.433
3.625	102.493	102.393	102.293
3.750	102.809	102.709	102.609
3.875	102.960	102.860	102.760
3.990	103.229	103.129	103.029
4.000	103.329	103.229	103.129
4.125	102.619	102.519	102.419
4.250	102.943	102.843	102.743
4.375	103.202	103.102	103.002
4.500	103.337	103.237	103.137
4.625	102.757	102.657	102.557
4.750	102.899	102.799	102.699

15 Year 105-125

Rate	30 Day	45 Day	60 Day
2.750	102.566	102.434	102.366
2.875	100.935	100.808	100.735
2.990	100.978	100.860	100.778
3.000	101.078	100.960	100.878
3.125	101.755	101.645	101.555
3.250	102.123	102.014	101.923
3.375	102.439	102.333	102.239
3.500	102.633	102.526	102.433
3.625	102.493	102.393	102.293
3.750	102.809	102.709	102.609
3.875	102.960	102.860	102.760
3.990	103.229	103.129	103.029
4.000	103.329	103.229	103.129
4.125	102.619	102.519	102.419
4.250	102.943	102.843	102.743
4.375	103.202	103.102	103.002
4.500	103.337	103.237	103.137
4.625	102.757	102.657	102.557
4.750	102.899	102.799	102.699

15 Year >125

Rate	30 Day	45 Day	60 Day
2.750	102.816	102.684	102.616
2.875	100.935	100.808	100.735
2.990	100.978	100.860	100.778
3.000	101.078	100.960	100.878
3.125	101.755	101.645	101.555
3.250	102.123	102.014	101.923
3.375	102.439	102.333	102.239
3.500	102.633	102.526	102.433
3.625	102.493	102.393	102.293
3.750	102.809	102.709	102.609
3.875	102.960	102.860	102.760
3.990	103.229	103.129	103.029
4.000	103.329	103.229	103.129
4.125	102.619	102.519	102.419
4.250	102.943	102.843	102.743
4.375	103.202	103.102	103.002
4.500	103.337	103.237	103.137
4.625	102.757	102.657	102.557
4.750	102.899	102.799	102.699

15 Year SC

Rate	30 Day	45 Day	60 Day
2.750	99.603	99.471	99.403
2.875	99.972	99.845	99.772
2.990	100.015	99.897	99.815
3.000	100.115	99.997	99.915
3.125	99.980	99.870	99.780
3.250	100.348	100.239	100.148
3.375	100.664	100.558	100.464
3.500	100.858	100.751	100.658
3.625	99.527	99.427	99.327
3.750	99.843	99.743	99.643
3.875	99.994	99.894	99.794
3.990	100.263	100.163	100.063
4.000	100.363	100.263	100.163
4.125	99.281	99.181	99.081
4.250	99.605	99.505	99.405
4.375	99.864	99.764	99.664
4.500	99.999	99.899	99.799
4.625	98.825	98.725	98.625
4.750	100.253	100.153	100.053

15 Year SC 105-125

Rate	30 Day	45 Day	60 Day
2.750	101.603	101.471	101.403
2.875	99.972	99.845	99.772
2.990	100.015	99.897	99.815
3.000	100.115	99.997	99.915
3.125	99.980	99.870	99.780
3.250	100.348	100.239	100.148
3.375	100.664	100.558	100.464
3.500	100.858	100.751	100.658
3.625	99.527	99.427	99.327
3.750	99.843	99.743	99.643
3.875	99.994	99.894	99.794
3.990	100.263	100.163	100.063
4.000	100.363	100.263	100.163
4.125	99.281	99.181	99.081
4.250	99.605	99.505	99.405
4.375	99.864	99.764	99.664
4.500	99.999	99.899	99.799
4.625	98.825	98.725	98.625
4.750	100.253	100.153	100.053

15 Year SC >125

Rate	30 Day	45 Day	60 Day
2.750	101.853	101.721	101.653
2.875	99.972	99.845	99.772
2.990	100.015	99.897	99.815
3.000	100.115	99.997	99.915
3.125	99.980	99.870	99.780
3.250	100.348	100.239	100.148
3.375	100.664	100.558	100.464
3.500	100.858	100.751	100.658
3.625	99.527	99.427	99.327
3.750	99.843	99.743	99.643
3.875	99.994	99.894	99.794
3.990	100.263	100.163	100.063
4.000	100.363	100.263	100.163
4.125	99.281	99.181	99.081
4.250	99.605	99.505	99.405
4.375	99.864	99.764	99.664
4.500	99.999	99.899	99.799
4.625	98.825	98.725	98.625
4.750	100.253	100.153	100.053

Applicable for all mortgages with terms greater than 15 years

FICO ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	97.01 – 105.00%	>105%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	-0.750	-0.750
720 – 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	-1.000	-1.000
700 – 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	-1.500	-1.500
680 – 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	-1.500	-1.500
660 – 679	-0.250	-1.250	-2.500	-3.000	-3.000	-2.500	-2.500	-2.500	-2.500	-2.500
640 – 659	-0.750	-1.500	-3.000	-3.250	-3.500	-3.000	-3.000	-3.000	-3.000	-3.000
620 – 639	-0.750	-1.750	-3.250	-3.250	-3.500	-3.500	-3.500	-3.750	-3.750	-3.750

Cash Out Refi

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

Program Features

Product Feature ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	97.01 – 105.00%	>105%
High LTV *	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
Condo **	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
Manufactured ****	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2 Unit	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000
Investment	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home ***	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-0.250	-0.250	-0.250
SC Purchase & R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
SC C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A	N/A

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

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	0.000
Texas Equity 50(a)(4)	0.000
OTC "Construction Conversion"	-1.000
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to SC	0.125

Subordination

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

Subordination Enhanced Reflief Refi

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

Enhanced Reflief Refi LLPA Caps

Occupancy	Number of Units	LTV Ratio	<=15 yr Cap	>15 yr Cap
Primary	1	105.01 -115.00%	0.750	2.000
		>115.00%	0.000	0.750
	2	90.01 -100.00%	0.750	2.000
		>100.00%	0.000	0.750
	3-4	85.01-95.00%	0.750	2.000
		>95.00%	0.000	0.750
Second Home	1	95.01 -105.00%	2.000	3.000
		>105.00%	1.500	2.000
Investment	1	90.01-100.00%	2.000	3.000
		>100.00%	1.500	2.000
	2-4	80.01 -90.00%	2.000	3.000
		>90.00%	1.500	2.000

Lock Desk Policy

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

Flood Certification = \$10.00 UW Fee with option to buy out = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee Tax Service Fee = \$70.00 (IA & ME exempt) FHA ID# - 1358600006

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

AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **7/6/2020**
45 Day Lock Exp.: **7/20/2020**
60 Day Lock Exp.: **8/3/2020**

W. Rate Sheet Dated: **6/4/2020** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Home Possible

30/25 Year

Rate	30 Day	45 Day	60 Day
2.750	98.590	98.422	98.282
2.875	99.279	99.121	98.986
2.990	99.918	99.778	99.649
3.000	100.018	99.878	99.749
3.125	100.415	100.285	100.161
3.250	100.676	100.521	100.383
3.375	101.148	101.006	100.873
3.500	101.526	101.406	101.277
3.625	101.867	101.766	101.640
3.750	102.265	102.070	101.928
3.875	102.619	102.430	102.292
3.990	102.875	102.691	102.556
4.000	102.975	102.791	102.656
4.125	103.077	102.897	102.764
4.250	102.510	102.410	102.298
4.375	102.815	102.715	102.615
4.500	103.109	103.009	102.909
4.625	103.212	103.112	103.012
4.750	103.291	103.191	103.077

20 Year

Rate	30 Day	45 Day	60 Day
2.750	99.118	98.928	98.880
2.875	99.883	99.706	99.658
2.990	100.330	100.169	100.121
3.000	100.430	100.269	100.221
3.125	100.876	100.731	100.676
3.250	100.730	100.549	100.482
3.375	101.278	101.105	101.038
3.500	101.683	101.518	101.451
3.625	101.975	101.817	101.749
3.750	102.388	102.165	102.079
3.875	102.784	102.569	102.483
3.990	103.014	102.803	102.717
4.000	103.114	102.903	102.817
4.125	103.249	103.042	102.956
4.250	103.256	103.156	103.056
4.375	103.442	103.342	103.242
4.500	103.632	103.532	103.432
4.625	103.713	103.613	103.513
4.750	104.089	103.989	103.889

15 Year

Rate	30 Day	45 Day	60 Day
2.750	100.714	100.566	100.514
2.875	101.079	100.937	100.879
2.990	101.120	100.987	100.920
3.000	101.220	101.087	101.020
3.125	101.875	101.766	101.675
3.250	102.240	102.131	102.040
3.375	102.552	102.446	102.352
3.500	102.748	102.641	102.548
3.625	102.567	102.463	102.367
3.750	102.881	102.779	102.681
3.875	103.031	102.930	102.831
3.990	103.300	103.200	103.100
4.000	103.400	103.300	103.200
4.125	102.664	102.564	102.464
4.250	102.987	102.887	102.787
4.375	103.246	103.146	103.046
4.500	103.380	103.280	103.180
4.625	102.789	102.689	102.589
4.750	102.930	102.830	102.730

Super Conforming - 30-20 Year

Rate	30 Day	45 Day	60 Day
2.750	97.202	97.034	96.894
2.875	97.891	97.733	97.598
2.990	98.530	98.390	98.261
3.000	98.630	98.490	98.361
3.125	99.027	98.897	98.773
3.250	98.635	98.480	98.342
3.375	99.107	98.965	98.832
3.500	99.485	99.365	99.236
3.625	99.826	99.725	99.599
3.750	99.815	99.620	99.478
3.875	100.169	99.980	99.842
3.990	100.425	100.241	100.106
4.000	100.525	100.341	100.206
4.125	100.627	100.447	100.314
4.250	99.686	99.586	99.474
4.375	99.991	99.891	99.791
4.500	100.285	100.185	100.085
4.625	100.388	100.288	100.188
4.750	100.154	100.054	99.940

Super Conforming - 15 Year

Rate	30 Day	45 Day	60 Day
2.750	99.451	99.303	99.251
2.875	99.816	99.674	99.616
2.990	99.857	99.724	99.657
3.000	99.957	99.824	99.757
3.125	99.800	99.691	99.600
3.250	100.165	100.056	99.965
3.375	100.477	100.371	100.277
3.500	100.673	100.566	100.473
3.625	99.301	99.197	99.101
3.750	99.615	99.513	99.415
3.875	99.765	99.664	99.565
3.990	100.034	99.934	99.834
4.000	100.134	100.034	99.934
4.125	99.026	98.926	98.826
4.250	99.349	99.249	99.149
4.375	99.608	99.508	99.408
4.500	99.742	99.642	99.542
4.625	98.557	98.457	98.357
4.750	99.984	99.884	99.784

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.

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.: **7/6/2020**
45 Day Lock Exp.: **7/20/2020**
60 Day Lock Exp.: **8/3/2020**

W. Rate Sheet Dated: **6/4/2020** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Non-Conforming "Jumbo"

30 Yr. Fixed

All-in Price Cap "Before Lender Paid Comp - Max = $20,000" 101.850

Rate	30 Day	45 Day	60 Day
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
4.000	N/A	N/A	N/A
4.125	N/A	N/A	N/A
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A
4.625	N/A	N/A	N/A
4.750	N/A	N/A	N/A
4.875	N/A	N/A	N/A

15 Yr. Fixed

All-in Price Cap "Before Lender Paid Comp - Max = $20,000" 101.850

Rate	30 Day	45 Day	60 Day
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
4.000	N/A	N/A	N/A
4.125	N/A	N/A	N/A
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A

7/1 Hybrid ARMs

All-in Price Cap "Before Lender Paid Comp - Max = $20,000" 101.850

Rate	30 Day	45 Day	60 Day
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
4.000	N/A	N/A	N/A
4.125	N/A	N/A	N/A
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A
1 year LIBOR "Wall Street Journal"			
Margin	2.250	Cap	5/2/5

FICO/CLTV Adjuster

FICO	CLTV								
	<=55.00%	55.01-60.00%	60.01-65.00%	65.01-70.00%	70.01-75.00%	75.01-80.00%	80.01-85.00%	85.01-90.00%	90.01-95.00%
680-699	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
700-719	0.375	0.250	0.125	0.000	-0.250	-0.625	-1.000	-1.000	n/a
720-739	0.500	0.375	0.250	0.250	0.000	-0.500	-0.750	-0.750	n/a
740-759	0.500	0.375	0.250	0.250	0.000	-0.250	-0.500	-0.500	n/a
760-779	0.500	0.375	0.375	0.375	0.125	-0.125	-0.250	-0.250	n/a
780-850	0.500	0.500	0.500	0.375	0.250	0.000	-0.125	-0.125	n/a
Purpose									
Cash-Out Refi[1]	0.000	0.000	-0.250	-0.500	-0.875	n/a	n/a	n/a	n/a
Purchase	0.375	0.375	0.250	0.250	0.250	0.250	0.500	0.500	n/a
Other									
Interest Only[2]	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investor[1]	0.000	0.000	-0.250	-0.375	-0.500	n/a	n/a	n/a	n/a
> 80 LTV NO MI[1]	n/a	n/a	n/a	n/a	n/a	n/a	-0.375	-0.625	n/a

[1]Full Am. [2]ARMs Only
Locks that expire on a weekend or holiday will be extended to the next business day at .0125/day upon lock.

Lock Desk Policy

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)