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.: **7/5/2019**
45 Day Lock Exp.: **7/22/2019**
60 Day Lock Exp.: **8/5/2019**

W. Rate Sheet Dated: **6/5/2019** **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
3.750	102.399	102.249	102.099	3.750	101.796	101.646	101.496	2.375	97.818	97.668	97.518	3.125	99.511	99.361	99.211
3.875	102.931	102.781	102.631	3.875	102.184	102.034	101.884	2.500	98.311	98.161	98.011	3.250	100.003	99.853	99.703
4.000	103.457	103.307	103.157	4.000	102.576	102.426	102.276	2.625	98.797	98.647	98.497	3.375	100.371	100.221	100.071
4.125	103.888	103.738	103.588	4.125	102.920	102.770	102.620	2.750	99.318	99.168	99.018	3.500	100.709	100.559	100.409
4.250	102.981	102.881	102.781	4.250	102.370	102.270	102.170	2.875	99.806	99.656	99.506	3.625	100.169	100.019	99.869
4.375	103.431	103.331	103.231	4.375	102.807	102.707	102.607	3.000	100.289	100.139	99.989	Margin = 2.250		Index = 2.280	
4.500	103.886	103.786	103.686	4.500	103.199	103.099	102.999	3.125	100.754	100.604	100.454				
4.625	104.267	104.167	104.067	4.625	103.543	103.443	103.343	3.250	100.742	100.592	100.442				
4.750	104.392	104.292	104.192	4.750	102.977	102.877	102.777	3.375	101.166	101.016	100.866				
4.875	103.955	103.855	103.755	4.875	103.414	103.314	103.214	3.500	101.560	101.410	101.260				
5.000	104.333	104.233	104.133	5.000	103.806	103.706	103.606	3.625	101.915	101.765	101.615				
5.125	104.874	104.774	104.674	5.125	104.150	104.050	103.950	3.750	102.122	101.972	101.822				
5.250	103.952	103.852	103.752	5.250	103.381	103.281	103.181	3.875	102.487	102.337	102.187				
5.375	104.359	104.259	104.159	5.375	103.817	103.717	103.617	4.000	102.857	102.707	102.557				
5.500	104.737	104.637	104.537	5.500	104.209	104.109	104.009	4.125	103.178	103.028	102.878				
5.625	105.278	105.178	105.078	5.625	104.553	104.453	104.353	4.250	102.738	102.588	102.438				
5.750	104.887	104.787	104.687	5.750	104.316	104.216	104.116	4.375	103.153	103.003	102.853				
5.875	105.294	105.194	105.094	5.875	104.753	104.653	104.553	4.500	103.522	103.372	103.222				
6.000	105.672	105.572	105.472	6.000	105.145	105.045	104.945	4.625	103.844	103.694	103.544				

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
3.750	101.249	101.099	100.949	3.750	100.796	100.646	100.496	2.375	96.818	96.668	96.518	3.125	98.511	98.361	98.211
3.875	101.781	101.631	101.481	3.875	101.184	101.034	100.884	2.500	97.311	97.161	97.011	3.250	99.003	98.853	98.703
4.000	102.307	102.157	102.007	4.000	101.576	101.426	101.276	2.625	97.797	97.647	97.497	3.375	99.371	99.221	99.071
4.125	102.738	102.588	102.438	4.125	101.920	101.770	101.620	2.750	98.318	98.168	98.018	3.500	99.709	99.559	99.409
4.250	101.831	101.731	101.631	4.250	101.370	101.270	101.170	2.875	98.806	98.656	98.506	3.625	99.169	99.019	98.869
4.375	102.281	102.181	102.081	4.375	101.807	101.707	101.607	3.000	99.289	99.139	98.989	Margin = 2.250		Index = 2.280	
4.500	102.736	102.636	102.536	4.500	102.199	102.099	101.999	3.125	99.754	99.604	99.454	**30 Year OTC** "Borrower Paid Only for USDA"			
4.625	103.117	103.017	102.917	4.625	102.543	102.443	102.343	3.250	99.742	99.592	99.442	Rate	30 Day	45 Day	60 Day
4.750	103.242	103.142	103.042	4.750	101.977	101.877	101.777	3.375	100.166	100.016	99.866	4.750	101.998	101.748	101.498
4.875	102.805	102.705	102.605	4.875	102.414	102.314	102.214	3.500	100.560	100.410	100.260	4.875	102.405	102.155	101.905
5.000	103.183	103.083	102.983	5.000	102.806	102.706	102.606	3.625	100.915	100.765	100.615	5.000	102.783	102.533	102.283
5.125	103.724	103.624	103.524	5.125	103.150	103.050	102.950	3.750	101.122	100.972	100.822	5.125	103.324	103.074	102.824
5.250	102.802	102.702	102.602	5.250	102.381	102.281	102.181	3.875	101.487	101.337	101.187	5.250	102.402	102.152	101.902
5.375	103.209	103.109	103.009	5.375	102.817	102.717	102.617	4.000	101.857	101.707	101.557	5.375	102.809	102.559	102.309
5.500	103.587	103.487	103.387	5.500	103.209	103.109	103.009	4.125	102.178	102.028	101.878	5.500	103.187	102.937	102.687
5.625	104.128	104.028	103.928	5.625	103.553	103.453	103.353	4.250	101.738	101.588	101.438	5.625	103.728	103.478	103.228
5.750	103.737	103.637	103.537	5.750	103.316	103.216	103.116	4.375	102.153	102.003	101.853	5.750	103.337	103.087	102.837
5.875	104.144	104.044	103.944	5.875	103.753	103.653	103.553	4.500	102.522	102.372	102.222	5.875	103.744	103.494	103.244
6.000	104.522	104.422	104.322	6.000	104.145	104.045	103.945	4.625	102.844	102.694	102.544	6.000	104.122	103.872	103.622

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

FICO Adjuster		Loan Size Adjuster	
FICO 720 +	0.250	$0 - $49,999	-2.500
FICO 680- 719	0.250	$50,000 - $85,000	-0.500
FICO 660 - 679	0.250	$85,001 - $125,000	-0.500
FICO 640 - 659	0.000	$125,001 - $175,000	-0.125
FICO 620 - 639	-1.000	$175,001 - $275,000	0.000
FICO 600 - 619	-1.500	$275,001 up to HB	0.000
FICO 580 - 599	-2.000		
NY	-0.250	Non Owner Occupancy	-2.000
2 Unit	0.000	Refer / Manual UW	0.000
USDA Streamline-Assist Refinance Option			-0.250

Specialty Adjustment	
203(k) / 203(k)s / 203(h) / Repair Escrow / VA Reno	-0.500
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750

Max USDA-GRH Rate		
Today:	6/5/2019	4.500%

DPA Advantage Program "comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"

30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	N/A	N/A	N/A	4.250	N/A	N/A	N/A
4.500	N/A	N/A	N/A	4.500	N/A	N/A	N/A
4.750	N/A	N/A	N/A	4.750	N/A	N/A	N/A
5.000	N/A	N/A	N/A	5.000	N/A	N/A	N/A
5.250	100.000	99.750	99.500	5.250	101.456	101.206	100.956
5.750	102.000	101.750	101.500	5.750	101.596	101.346	101.096
5.875	102.250	102.000	101.750	5.875	102.033	101.783	101.533
6.250	102.750	102.500	102.250	6.250	102.449	102.199	101.949
Lender paid price cap after comp plan = 100.000							

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

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

Rate	30 Day	45 Day	60 Day
4.750	99.248	98.998	98.748
4.875	99.655	99.405	99.155
5.000	100.033	99.783	99.533
5.125	100.574	100.324	100.074
5.250	99.652	99.402	99.152
5.375	100.059	99.809	99.559
5.500	100.437	100.187	99.937
5.625	100.978	100.728	100.478
5.750	100.587	100.337	100.087
5.875	100.994	100.744	100.494
6.000	101.372	101.122	100.872

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.: **7/5/2019**
45 Day Lock Exp.: **7/22/2019**
60 Day Lock Exp.: **8/5/2019**

W. Rate Sheet Dated: **6/5/2019** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	101.055	100.905	100.755	3.750	100.452	100.302	100.152	2.375	94.318	94.168	94.018	3.125	97.82	97.673	97.523
3.875	101.588	101.438	101.288	3.875	100.840	100.690	100.540	2.500	94.811	94.661	94.511	3.250	98.47	98.322	98.172
4.000	102.113	101.963	101.813	4.000	101.232	101.082	100.932	2.625	95.297	95.147	94.997	3.375	98.84	98.690	98.540
4.125	102.545	102.395	102.245	4.125	101.576	101.426	101.276	2.750	97.631	97.481	97.331	3.500	99.18	99.028	98.878
4.250	101.950	101.850	101.750	4.250	101.338	101.238	101.138	2.875	98.119	97.969	97.819	3.625	98.64	98.488	98.338
4.375	102.400	102.300	102.200	4.375	101.775	101.675	101.575	3.000	98.602	98.452	98.302	Margin = 2.250		Index = 2.280	
4.500	102.855	102.755	102.655	4.500	102.167	102.067	101.967	3.125	99.066	98.916	98.766				
4.625	103.236	103.136	103.036	4.625	102.511	102.411	102.311	3.250	99.211	99.061	98.911				
4.750	103.298	103.198	103.098	4.750	101.883	101.783	101.683	3.375	99.635	99.485	99.335				
4.875	102.861	102.761	102.661	4.875	102.320	102.220	102.120	3.500	100.029	99.879	99.729				
5.000	103.239	103.139	103.039	5.000	102.712	102.612	102.512	3.625	100.384	100.234	100.084				
5.125	103.780	103.680	103.580	5.125	103.056	102.956	102.856	3.750	100.778	100.628	100.478				
5.250	102.639	102.539	102.439	5.250	102.068	101.968	101.868	3.875	101.143	100.993	100.843				
5.375	103.046	102.946	102.846	5.375	102.505	102.405	102.305	4.000	101.513	101.363	101.213				
5.500	103.424	103.324	103.224	5.500	102.897	102.797	102.697	4.125	101.834	101.684	101.534				
5.625	103.966	103.866	103.766	5.625	103.241	103.141	103.041	4.250	101.707	101.557	101.407				
5.750	103.012	102.912	102.812	5.750	102.441	102.341	102.241	4.375	102.121	101.971	101.821				
5.875	103.419	103.319	103.219	5.875	102.878	102.778	102.678	4.500	102.491	102.341	102.191				
6.000	103.797	103.697	103.597	6.000	103.270	103.170	103.070	4.625	102.813	102.663	102.513				

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
3.750	99.905	99.755	99.605	3.750	99.452	99.302	99.152	2.375	95.068	94.918	94.768	3.125	96.823	96.673	96.523
3.875	100.438	100.288	100.138	3.875	99.840	99.690	99.540	2.500	95.561	95.411	95.261	3.250	97.472	97.322	97.172
4.000	100.963	100.813	100.663	4.000	100.232	100.082	99.932	2.625	96.047	95.897	95.747	3.375	97.840	97.690	97.540
4.125	101.395	101.245	101.095	4.125	100.576	100.426	100.276	2.750	97.412	97.262	97.112	3.500	98.178	98.028	97.878
4.250	100.800	100.700	100.600	4.250	100.338	100.238	100.138	2.875	97.900	97.750	97.600	3.625	97.638	97.488	97.338
4.375	101.250	101.150	101.050	4.375	100.775	100.675	100.575	3.000	98.383	98.233	98.083	Margin = 2.250		Index = 2.280	
4.500	101.705	101.605	101.505	4.500	101.167	101.067	100.967	3.125	98.848	98.698	98.548	**30 Year OTC** "Borrower Paid Only for USDA"			
4.625	102.086	101.986	101.886	4.625	101.511	101.411	101.311	3.250	98.648	98.498	98.348	Rate	30 Day	45 Day	60 Day
4.750	102.148	102.048	101.948	4.750	100.883	100.783	100.683	3.375	99.072	98.922	98.772	4.750	100.904	100.654	100.404
4.875	101.711	101.611	101.511	4.875	101.320	101.220	101.120	3.500	99.467	99.317	99.167	4.875	101.311	101.061	100.811
5.000	102.089	101.989	101.889	5.000	101.712	101.612	101.512	3.625	99.822	99.672	99.522	5.000	101.689	101.439	101.189
5.125	102.630	102.530	102.430	5.125	102.056	101.956	101.856	3.750	99.872	99.722	99.572	5.125	102.230	101.980	101.730
5.250	101.489	101.389	101.289	5.250	101.068	100.968	100.868	3.875	100.237	100.087	99.937	5.250	101.089	100.839	100.589
5.375	101.896	101.796	101.696	5.375	101.505	101.405	101.305	4.000	100.607	100.457	100.307	5.375	101.496	101.246	100.996
5.500	102.274	102.174	102.074	5.500	101.897	101.797	101.697	4.125	100.928	100.778	100.628	5.500	101.874	101.624	101.374
5.625	102.816	102.716	102.616	5.625	102.241	102.141	102.041	4.250	100.176	100.026	99.876	5.625	102.416	102.166	101.916
5.750	101.862	101.762	101.662	5.750	101.441	101.341	101.241	4.375	100.590	100.440	100.290	5.750	101.462	101.212	100.962
5.875	102.269	102.169	102.069	5.875	101.878	101.778	101.678	4.500	100.960	100.810	100.660	5.875	101.869	101.619	101.369
6.000	102.647	102.547	102.447	6.000	102.270	102.170	102.070	4.625	101.281	101.131	100.981	6.000	102.247	101.997	101.747

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

FICO Adjuster		FICO Adjuster	
FICO 720 +	0.250	FICO 620 - 639	-1.000
FICO 680- 719	0.250	FICO 600 - 619	-1.500
FICO 660 - 679	0.250	FICO 580 - 599	-2.000
FICO 640 - 659	0.000		
NY	-0.250	Non Owner Occupancy	-2.000
2 Unit	0.000	Refer / Manual UW	0.000
USDA Streamline-Assist Refinance Option			-0.250

Specialty Adjustment

203(k) / 203(k)s / 203(h) / Repair Escrow / VA Reno	-0.500
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750

Max USDA-GRH Rate

Today:	6/5/2019	4.500%

DPA Advantage Program "comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"

30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	N/A	N/A	N/A	4.250	N/A	N/A	N/A
4.500	N/A	N/A	N/A	4.500	N/A	N/A	N/A
4.750	N/A	N/A	N/A	4.750	N/A	N/A	N/A
5.000	N/A	N/A	N/A	5.000	N/A	N/A	N/A
5.250	98.687	98.437	98.187	5.250	100.143	99.893	99.643
5.750	100.125	99.875	99.625	5.750	99.721	99.471	99.221
5.875	100.375	100.125	99.875	5.875	100.158	99.908	99.658
6.250	99.250	99.000	98.750	6.250	98.949	98.699	98.449
Lender paid price cap after comp plan = 100.000							

DPA Advantage Adjustment

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

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

Rate	30 Day	45 Day	60 Day
4.750	98.154	97.904	97.654
4.875	98.561	98.311	98.061
5.000	98.939	98.689	98.439
5.125	99.480	99.230	98.980
5.250	98.339	98.089	97.839
5.375	98.746	98.496	98.246
5.500	99.124	98.874	98.624
5.625	99.666	99.416	99.166
5.750	98.712	98.462	98.212
5.875	99.119	98.869	98.619
6.000	99.497	99.247	98.997

Lock Desk Policy

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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.

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.:	7/5/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	7/22/2019
		60 Day Lock Exp.:	8/5/2019

W. Rate Sheet Dated: 6/5/2019 **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
3.500	99.754	99.654	99.554	3.500	97.498	97.398	97.298	3.500	97.498	97.398	97.298	4.375	101.813	101.713	101.613	4.375	100.799	100.699	100.599
3.625	100.189	100.089	99.989	3.625	97.956	97.856	97.756	3.625	97.956	97.856	97.756	4.500	102.255	102.155	102.055	4.500	101.287	101.187	101.087
3.750	100.875	100.775	100.675	3.750	98.799	98.699	98.599	3.750	98.638	98.538	98.438	4.625	102.469	102.369	102.269	4.625	101.628	101.528	101.428
3.875	101.399	101.299	101.199	3.875	99.386	99.286	99.186	3.875	99.230	99.130	99.030	4.750	102.317	102.217	102.117	4.750	101.829	101.729	101.629
3.990	101.972	101.872	101.772	3.990	100.028	99.928	99.828	3.990	99.872	99.772	99.672	4.875	102.781	102.681	102.581	4.875	102.390	102.290	102.190
4.000	102.072	101.972	101.872	4.000	100.128	100.028	99.928	4.000	99.972	99.872	99.772	4.990	103.132	103.032	102.932	4.990	102.779	102.679	102.579
4.125	102.243	102.143	102.043	4.125	100.429	100.329	100.229	4.125	100.188	100.088	99.988	5.000	103.232	103.132	103.032	5.000	102.879	102.779	102.679
4.250	102.359	102.259	102.159	4.250	101.284	101.184	101.084	4.250	101.093	100.993	100.893	5.125	103.140	103.040	102.940	5.125	102.860	102.760	102.660
4.375	102.805	102.705	102.605	4.375	101.791	101.691	101.591	4.375	101.603	101.503	101.403	5.250	102.659	102.559	102.459	5.250	102.614	102.514	102.414
4.500	103.224	103.124	103.024	4.500	102.256	102.156	102.056	4.500	102.068	101.968	101.868	5.375	103.087	102.987	102.887	5.375	103.077	102.977	102.877
4.625	103.261	103.161	103.061	4.625	102.420	102.320	102.220	4.625	102.233	102.133	102.033	5.500	103.486	103.386	103.286	5.500	103.486	103.386	103.286
4.750	103.415	103.315	103.215	4.750	102.927	102.827	102.727	4.750	102.924	102.824	102.724	5.625	103.717	103.617	103.517	5.625	103.717	103.617	103.517
4.875	103.735	103.635	103.535	4.875	103.344	103.244	103.144	4.875	103.344	103.244	103.144	5.750	102.668	102.568	102.468	5.750	102.668	102.568	102.468
4.990	103.993	103.893	103.793	4.990	103.640	103.540	103.440	4.990	103.640	103.540	103.440	5.875	103.106	103.006	102.906	5.875	103.106	103.006	102.906
5.000	104.093	103.993	103.893	5.000	103.740	103.640	103.540	5.000	103.740	103.640	103.540	5.990	103.453	103.353	103.253	5.990	103.453	103.353	103.253
5.125	104.293	104.193	104.093	5.125	104.013	103.913	103.813	5.125	104.013	103.913	103.813	6.000	103.553	103.453	103.353	6.000	103.553	103.453	103.353
5.250	104.607	104.507	104.407	5.250	104.562	104.462	104.362	5.250	104.652	104.552	104.452	6.125	103.784	103.684	103.584	6.125	103.784	103.684	103.584
5.375	104.857	104.757	104.657	5.375	104.847	104.747	104.647	5.375	104.941	104.841	104.741	6.250	101.644	101.523	101.444	6.250	101.644	101.517	101.444
5.500	105.065	104.965	104.865	5.500	105.079	104.979	104.879	5.500	105.173	105.073	104.973	6.375	102.093	101.972	101.893	6.375	102.093	101.966	101.893

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
4.375	100.611	100.511	100.411	3.375	N/A	N/A	N/A	3.750	100.482	100.382	100.282	3.875	100.884	100.684	100.684	3.375	101.078	100.978	100.878
4.500	101.099	100.999	100.899	3.500	N/A	N/A	N/A	3.875	101.040	100.940	100.840	3.990	101.527	101.327	101.327	3.500	101.392	101.292	101.192
4.625	101.441	101.341	101.241	3.625	100.677	100.577	100.477	3.990	101.683	101.583	101.483	4.000	101.627	101.427	101.427	3.625	102.057	101.957	101.857
4.750	101.826	101.726	101.626	3.750	101.222	101.122	101.022	4.000	101.783	101.683	101.583	4.125	101.788	101.588	101.588	3.750	102.116	102.016	101.916
4.875	102.390	102.290	102.190	3.875	101.638	101.538	101.438	4.125	101.944	101.844	101.744	4.250	101.739	101.539	101.539	3.875	102.163	102.063	101.963
4.990	102.779	102.679	102.579	3.990	102.029	101.929	101.829	4.250	101.802	101.702	101.602	4.375	102.188	101.988	101.988	3.990	102.401	102.301	102.201
5.000	102.879	102.779	102.679	4.000	102.129	102.029	101.929	4.375	102.250	102.150	102.050	4.500	102.636	102.436	102.436	4.000	102.501	102.401	102.301
5.125	102.860	102.760	102.660	4.125	102.437	102.337	102.237	4.500	102.699	102.599	102.499	4.625	102.768	102.568	102.568	4.125	103.220	103.120	103.020
5.250	102.659	102.559	102.459	4.250	102.726	102.626	102.526	4.625	102.831	102.731	102.631	4.750	102.749	102.549	102.549	4.250	103.223	103.123	103.023
5.375	103.087	102.987	102.887	4.375	103.116	103.016	102.916	4.750	102.811	102.711	102.611	4.875	103.144	102.944	102.944	4.375	103.612	103.512	103.412
5.500	103.486	103.386	103.286	4.500	103.552	103.452	103.352	4.875	103.207	103.107	103.007	4.990	103.428	103.228	103.228	4.500	103.896	103.796	103.696
5.625	103.717	103.617	103.517	4.625	103.529	103.429	103.329	4.990	103.490	103.390	103.290	5.000	103.528	103.328	103.328	4.625	103.875	103.775	103.675
5.750	102.668	102.568	102.468	4.750	103.980	103.880	103.780	5.000	103.590	103.490	103.390	5.125	103.791	103.591	103.591	4.750	103.707	103.607	103.507
5.875	103.106	103.006	102.906	4.875	104.329	104.229	104.129	5.125	103.854	103.754	103.654	5.250	103.854	103.654	103.654	4.875	103.911	103.811	103.711
5.990	103.453	103.353	103.253	4.990	104.596	104.496	104.396	5.250	104.010	103.910	103.810	5.375	104.081	103.881	103.881	4.990	103.934	103.834	103.734
6.000	103.553	103.453	103.353	5.000	104.696	104.596	104.496	5.375	104.237	104.137	104.037	5.500	104.303	104.103	104.103	5.000	104.034	103.934	103.834
6.125	103.784	103.684	103.584	5.125	104.877	104.777	104.677	5.500	104.459	104.359	104.259	5.625	104.503	104.303	104.303	5.125	104.140	104.040	103.940
6.250	101.644	101.523	101.444	5.250	104.920	104.820	104.720	5.625	104.660	104.560	104.460	5.750	104.846	104.646	104.646	5.250	103.890	103.790	103.690
6.375	102.093	101.972	101.893	5.375	105.082	104.982	104.882	5.750	105.065	104.965	104.865	5.875	105.111	104.911	104.911	5.375	104.053	103.953	103.853

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
3.375	99.616	99.516	99.416	3.375	99.491	99.291	99.291	3.375	100.425	100.225	100.225	3.375	98.963	98.763	98.763	3.375	98.838	98.638	98.638	3.375	101.082	100.882	100.882
3.500	99.964	99.864	99.764	3.500	99.861	99.661	99.661	3.500	100.841	100.641	100.641	3.500	99.413	99.213	99.213	3.500	99.310	99.110	99.110	3.500	101.339	101.139	101.139
3.625	100.697	100.597	100.497	3.625	100.572	100.372	100.372	3.625	101.183	100.983	100.983	3.625	99.823	99.623	99.623	3.625	99.698	99.498	99.498	3.625	102.049	101.849	101.849
3.750	100.817	100.717	100.617	3.750	100.724	100.524	100.524	3.750	101.438	101.238	101.238	3.750	100.139	99.939	99.939	3.750	100.046	99.846	99.846	3.750	101.914	101.714	101.714
3.875	100.873	100.773	100.673	3.875	100.779	100.579	100.579	3.875	101.460	101.260	101.260	3.875	100.170	99.970	99.970	3.875	100.076	99.876	99.876	3.875	102.201	102.001	102.001
3.990	101.152	101.052	100.952	3.990	101.048	100.848	100.848	3.990	101.579	101.379	101.379	3.990	100.330	100.130	100.130	3.990	100.226	100.026	100.026	3.990	102.330	102.130	102.130
4.000	101.252	101.152	101.052	4.000	101.148	100.948	100.948	4.000	101.679	101.479	101.479	4.000	100.430	100.230	100.230	4.000	100.326	100.126	100.126	4.000	102.430	102.230	102.230
4.125	102.047	101.947	101.847	4.125	101.953	101.753	101.753	4.125	102.176	101.976	101.976	4.125	101.003	100.803	100.803	4.125	100.909	100.709	100.709	4.125	103.139	102.939	102.939
4.250	102.113	102.013	101.913	4.250	102.020	101.820	101.820	4.250	102.235	102.035	102.035	4.250	101.125	100.925	100.925	4.250	101.032	100.832	100.832	4.250	103.112	102.912	102.912
4.375	102.543	102.443	102.343	4.375	102.449	102.249	102.249	4.375	102.500	102.300	102.300	4.375	101.431	101.231	101.231	4.375	101.337	101.137	101.137	4.375	103.498	103.298	103.298
4.500	102.856	102.756	102.656	4.500	102.762	102.562	102.562	4.500	102.694	102.494	102.494	4.500	101.654	101.454	101.454	4.500	101.560	101.360	101.360	4.500	103.780	103.580	103.580
4.625	103.175	103.075	102.975	4.625	103.081	102.881	102.881	4.625	102.891	102.691	102.691	4.625	102.191	101.991	101.991	4.625	102.097	101.897	101.897	4.625	104.068	103.868	103.868
4.750	102.918	102.818	102.718	4.750	102.918	102.718	102.718	4.750	102.059	101.859	101.859	4.750	101.270	101.070	101.070	4.750	101.270	101.070	101.070	4.750	103.453	103.253	103.253
4.875	103.142	103.042	102.942	4.875	103.142	102.942	102.942	4.875	102.195	101.995	101.995	4.875	101.426	101.226	101.226	4.875	101.426	101.226	101.226	4.875	103.655	103.455	103.455
4.990	103.180	103.080	102.980	4.990	103.180	102.980	102.980	4.990	102.175	101.975	101.975	4.990	101.421	101.221	101.221	4.990	101.421	101.221	101.221	4.990	103.676	103.476	103.476
5.000	103.280	103.180	103.080	5.000	103.280	103.080	103.080	5.000	102.275	102.075	102.075	5.000	101.521	101.321	101.321	5.000	101.521	101.321	101.321	5.000	103.776	103.576	103.576
5.125	103.399	103.299	103.199	5.125	103.399	103.199	103.199	5.125	102.340	102.140	102.140	5.125	101.599	101.399	101.399	5.125	101.599	101.399	101.399	5.125	103.881	103.681	103.681
5.250	103.219	103.119	103.019	5.250	103.246	103.032	103.046	5.250	101.693	101.493	101.493	5.250	101.022	100.822	100.822	5.250	101.049	100.835	100.849	5.250	103.414	103.214	103.214
5.375	103.398	103.298	103.198	5.375	103.425	103.211	103.225	5.375	101.800	101.600	101.600	5.375	101.145	100.945	100.945	5.375	101.172	100.958	100.972	5.375	103.576	103.376	103.376

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	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250	-2.250
640 – 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	-2.750
620 – 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	-3.500

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	-1.000
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.

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

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	7/5/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	7/22/2019
		60 Day Lock Exp.:	8/5/2019

W. Rate Sheet Dated: 6/5/2019 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Conforming FHLMC

30/25 Year				30/25 Year >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
3.250	98.275	98.153	98.075	3.375	99.638	99.520	99.438	3.250	0.000	-0.122	-0.200	4.000	101.262	101.162	101.062	4.000	101.012	100.912	100.812
3.375	99.138	99.020	98.938	3.500	100.430	100.315	100.230	3.375	99.638	99.520	99.438	4.125	101.393	101.293	101.193	4.125	101.143	101.043	100.943
3.500	99.930	99.815	99.730	3.625	100.986	100.886	100.786	3.500	100.430	100.315	100.230	4.250	101.483	101.383	101.283	4.250	101.233	101.133	101.033
3.625	100.486	100.386	100.286	3.750	101.618	101.518	101.418	3.625	100.986	100.886	100.786	4.375	101.894	101.794	101.694	4.375	101.644	101.544	101.444
3.750	101.118	101.018	100.918	3.875	102.126	102.026	101.926	3.750	101.618	101.518	101.418	4.500	102.305	102.205	102.105	4.500	101.805	101.705	101.605
3.875	101.626	101.526	101.426	3.990	102.006	101.906	101.806	3.875	102.126	102.026	101.926	4.625	102.381	102.281	102.181	4.625	101.881	101.781	101.681
3.990	102.256	102.156	102.056	4.000	102.106	102.006	101.906	3.990	102.006	101.906	101.806	4.750	102.324	102.224	102.124	4.750	101.824	101.724	101.624
4.000	102.356	102.256	102.156	4.125	102.237	102.137	102.037	4.000	102.106	102.006	101.906	4.875	102.861	102.761	102.661	4.875	102.361	102.261	102.161
4.125	102.487	102.387	102.287	4.250	102.440	102.340	102.240	4.125	102.237	102.137	102.037	4.990	102.976	102.876	102.776	4.990	102.351	102.251	102.151
4.250	102.690	102.590	102.490	4.375	102.851	102.751	102.651	4.250	102.440	102.340	102.240	5.000	103.076	102.976	102.876	5.000	102.451	102.351	102.251
4.375	103.101	103.001	102.901	4.500	103.012	102.912	102.812	4.375	102.851	102.751	102.651	5.125	102.536	102.436	102.336	5.125	101.911	101.811	101.711
4.500	103.512	103.412	103.312	4.625	103.088	102.988	102.888	4.500	103.012	102.912	102.812	5.250	102.887	102.787	102.687	5.250	102.262	102.162	102.062
4.625	103.588	103.488	103.388	4.750	103.089	102.989	102.889	4.625	103.088	102.988	102.888	5.375	103.289	103.189	103.089	5.375	103.289	103.189	103.089
4.750	103.589	103.489	103.389	4.875	103.626	103.526	103.426	4.750	103.089	102.989	102.889	5.500	103.523	103.423	103.323	5.500	103.523	103.423	103.323
4.875	104.126	104.026	103.926	4.990	103.616	103.516	103.416	4.875	103.626	103.526	103.426	5.625	102.901	102.801	102.701	5.625	102.901	102.801	102.701
4.990	104.241	104.141	104.041	5.000	103.716	103.616	103.516	4.990	103.616	103.516	103.416	5.750	103.161	103.061	102.961	5.750	103.161	103.061	102.961
5.000	104.341	104.241	104.141	5.125	103.710	103.610	103.510	5.000	103.716	103.616	103.516	5.875	103.422	103.322	103.222	5.875	103.422	103.322	103.222
5.125	104.335	104.235	104.135	5.250	104.061	103.961	103.861	5.125	103.710	103.610	103.510	5.990	103.527	103.427	103.327	5.990	103.527	103.427	103.327
5.250	104.686	104.586	104.486	5.375	105.088	104.988	104.888	5.250	104.061	103.961	103.861	6.000	103.627	103.527	103.427	6.000	103.627	103.527	103.427

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
4.000	101.012	100.912	100.812	3.250	98.284	98.184	98.084	3.000	N/A	N/A	N/A	3.000	N/A	N/A	N/A	3.375	101.332	101.232	101.132
4.125	101.143	101.043	100.943	3.375	99.124	99.024	98.924	3.125	0.000	#N/A	#N/A	3.125	0.000	#N/A	#N/A	3.500	101.215	101.115	101.015
4.250	101.233	101.133	101.033	3.500	99.955	99.855	99.755	3.250	0.000	-0.100	-0.200	3.250	0.000	-0.100	-0.200	3.625	101.645	101.545	101.445
4.375	101.644	101.544	101.444	3.625	100.650	100.550	100.450	3.375	99.124	99.024	98.924	3.375	99.249	99.149	99.049	3.750	102.411	102.311	102.211
4.500	101.805	101.705	101.605	3.750	101.167	101.067	100.967	3.500	99.955	99.855	99.755	3.500	100.080	99.980	99.880	3.875	102.562	102.462	102.362
4.625	101.881	101.781	101.681	3.875	101.810	101.710	101.610	3.625	100.650	100.550	100.450	3.625	100.775	100.675	100.575	3.990	102.862	102.762	102.662
4.750	101.824	101.724	101.624	3.990	102.190	102.090	101.990	3.750	101.167	101.067	100.967	3.750	101.292	101.192	101.092	4.000	102.962	102.862	102.762
4.875	102.361	102.261	102.161	4.000	102.290	102.190	102.090	3.875	101.810	101.710	101.610	3.875	101.935	101.835	101.735	4.125	102.809	102.709	102.609
4.990	102.351	102.251	102.151	4.125	102.714	102.614	102.514	3.990	102.440	102.340	102.240	3.990	102.440	102.340	102.240	4.250	103.470	103.370	103.270
5.000	102.451	102.351	102.251	4.250	102.946	102.846	102.746	4.000	102.540	102.440	102.340	4.000	102.540	102.440	102.340	4.375	103.856	103.756	103.656
5.125	101.911	101.811	101.711	4.375	103.295	103.195	103.095	4.125	102.964	102.864	102.764	4.125	102.964	102.864	102.764	4.500	103.094	102.980	102.894
5.250	102.262	102.162	102.062	4.500	103.699	103.599	103.499	4.250	103.196	103.096	102.996	4.250	103.196	103.096	102.996	4.625	103.471	103.359	103.271
5.375	103.289	103.189	103.089	4.625	103.843	103.743	103.643	4.375	103.545	103.445	103.345	4.375	103.545	103.445	103.345	4.750	103.887	103.777	103.687
5.500	103.523	103.423	103.323	4.750	104.144	104.044	103.944	4.500	103.949	103.849	103.749	4.500	103.949	103.849	103.749	4.875	104.248	104.138	104.048
5.625	102.901	102.801	102.701	4.875	104.516	104.416	104.316	4.625	104.093	103.993	103.893	4.625	104.093	103.993	103.893	4.990	103.666	103.566	103.466
5.750	103.161	103.061	102.961	4.990	104.663	104.563	104.463	4.750	104.394	104.294	104.194	4.750	104.394	104.294	104.194	5.000	103.766	103.666	103.566
5.875	103.422	103.322	103.222	5.000	104.763	104.663	104.563	4.875	104.766	104.666	104.566	4.875	104.766	104.666	104.566	5.125	104.118	104.018	103.918
5.990	103.527	103.427	103.327	5.125	104.711	104.611	104.511	4.990	104.913	104.813	104.713	4.990	104.913	104.813	104.713	5.250	104.275	104.175	104.075
6.000	103.627	103.527	103.427	5.250	105.021	104.921	104.821	5.000	105.013	104.913	104.813	5.000	105.013	104.913	104.813	5.375	104.514	104.414	104.314

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
3.375	101.832	101.732	101.632	3.375	101.832	101.732	101.632	3.375	100.894	100.794	100.694	3.375	101.394	101.294	101.194	3.375	101.394	101.294	101.194
3.500	101.715	101.615	101.515	3.500	101.715	101.615	101.515	3.500	100.662	100.562	100.462	3.500	101.162	101.062	100.962	3.500	101.162	101.062	100.962
3.625	102.145	102.045	101.945	3.625	102.145	102.045	101.945	3.625	101.092	100.992	100.892	3.625	101.592	101.492	101.392	3.625	101.592	101.492	101.392
3.750	102.911	102.811	102.711	3.750	102.911	102.811	102.711	3.750	101.858	101.758	101.658	3.750	102.358	102.258	102.158	3.750	102.358	102.258	102.158
3.875	102.812	102.712	102.612	3.875	102.812	102.712	102.612	3.875	102.009	101.909	101.809	3.875	102.259	102.159	102.059	3.875	102.259	102.159	102.059
3.990	103.112	103.012	102.912	3.990	103.112	103.012	102.912	3.990	102.309	102.209	102.109	3.990	102.559	102.459	102.359	3.990	102.559	102.459	102.359
4.000	103.212	103.112	103.012	4.000	103.212	103.112	103.012	4.000	102.409	102.309	102.209	4.000	102.659	102.559	102.459	4.000	102.659	102.559	102.459
4.125	103.059	102.959	102.859	4.125	103.059	102.959	102.859	4.125	101.756	101.656	101.556	4.125	102.006	101.906	101.806	4.125	102.006	101.906	101.806
4.250	103.720	103.620	103.520	4.250	103.720	103.620	103.520	4.250	102.417	102.317	102.217	4.250	102.667	102.567	102.467	4.250	102.667	102.567	102.467
4.375	103.731	103.631	103.531	4.375	103.731	103.631	103.531	4.375	102.803	102.703	102.603	4.375	102.678	102.578	102.478	4.375	102.678	102.578	102.478
4.500	102.969	102.855	102.769	4.500	102.969	102.855	102.769	4.500	101.437	101.323	101.237	4.500	101.312	101.198	101.112	4.500	101.312	101.198	101.112
4.625	103.346	103.234	103.146	4.625	103.346	103.234	103.146	4.625	101.814	101.702	101.614	4.625	101.689	101.577	101.489	4.625	101.689	101.577	101.489
4.750	103.762	103.652	103.562	4.750	103.762	103.652	103.562	4.750	102.230	102.120	102.030	4.750	102.105	101.995	101.905	4.750	102.105	101.995	101.905
4.875	104.248	104.138	104.048	4.875	104.248	104.138	104.048	4.875	102.591	102.481	102.391	4.875	102.591	102.481	102.391	4.875	102.591	102.481	102.391
4.990	103.666	103.566	103.466	4.990	103.666	103.566	103.466	4.990	101.759	101.659	101.559	4.990	101.759	101.659	101.559	4.990	101.759	101.659	101.559
5.000	103.766	103.666	103.566	5.000	103.766	103.666	103.566	5.000	101.859	101.759	101.659	5.000	101.859	101.759	101.659	5.000	101.859	101.759	101.659
5.125	104.118	104.018	103.918	5.125	104.118	104.018	103.918	5.125	102.211	102.111	102.011	5.125	102.211	102.111	102.011	5.125	102.211	102.111	102.011
5.250	104.275	104.175	104.075	5.250	104.275	104.175	104.075	5.250	102.368	102.268	102.168	5.250	102.368	102.268	102.168	5.250	102.368	102.268	102.168
5.375	104.514	104.414	104.314	5.375	104.514	104.414	104.314	5.375	102.607	102.507	102.407	5.375	102.607	102.507	102.407	5.375	102.607	102.507	102.407

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	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250	-2.250	-2.250
640 – 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	-2.750	-2.750
620 – 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	-3.500	-3.500

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.

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

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	7/5/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	7/22/2019
		60 Day Lock Exp.:	8/5/2019

W. Rate Sheet Dated: 6/5/2019 **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
3.250	98.180	98.059	97.980	3.250	98.176	98.076	97.976	3.375	101.144	101.044	100.944	4.000	101.034	100.934	100.834	3.375	100.737	100.637	100.537
3.375	99.035	98.915	98.835	3.375	99.000	98.900	98.800	3.500	101.050	100.950	100.850	4.125	101.147	101.047	100.947	3.500	100.487	100.387	100.287
3.500	99.820	99.703	99.620	3.500	99.827	99.727	99.627	3.625	101.477	101.377	101.277	4.250	101.380	101.280	101.180	3.625	100.914	100.814	100.714
3.625	100.409	100.309	100.209	3.625	100.506	100.406	100.306	3.750	102.081	101.981	101.881	4.375	101.784	101.684	101.584	3.750	101.518	101.418	101.318
3.750	101.035	100.935	100.835	3.750	101.020	100.920	100.820	3.875	102.408	102.308	102.208	4.500	102.188	102.088	101.988	3.875	101.845	101.745	101.645
3.875	101.540	101.440	101.340	3.875	101.659	101.559	101.459	3.990	102.705	102.605	102.505	4.625	102.300	102.200	102.100	3.990	102.142	102.042	101.942
3.990	102.122	102.022	101.922	3.990	102.015	101.915	101.815	4.000	102.805	102.705	102.605	4.750	102.226	102.126	102.026	4.000	102.242	102.142	102.042
4.000	102.222	102.122	102.022	4.000	102.115	102.015	101.915	4.125	102.717	102.617	102.517	4.875	102.780	102.680	102.580	4.125	101.689	101.589	101.489
4.125	102.335	102.235	102.135	4.125	102.540	102.440	102.340	4.250	103.320	103.220	103.120	4.990	102.893	102.793	102.693	4.250	102.292	102.192	102.092
4.250	102.602	102.502	102.402	4.250	102.759	102.659	102.559	4.375	103.706	103.606	103.506	5.000	102.993	102.893	102.793	4.375	102.678	102.578	102.478
4.375	103.006	102.906	102.806	4.375	103.109	103.009	102.909	4.500	103.015	102.914	102.815	5.125	102.458	102.358	102.258	4.500	101.358	101.257	101.158
4.500	103.410	103.310	103.210	4.500	103.501	103.401	103.301	4.625	103.395	103.295	103.195	5.250	102.808	102.708	102.608	4.625	101.738	101.638	101.538
4.625	103.522	103.422	103.322	4.625	103.675	103.575	103.475	4.750	103.811	103.711	103.611	5.375	103.228	103.128	103.028	4.750	102.154	102.054	101.954
4.750	103.510	103.410	103.310	4.750	103.936	103.836	103.736	4.875	104.171	104.071	103.971	5.500	103.459	103.359	103.259	4.875	102.514	102.414	102.314
4.875	104.064	103.964	103.864	4.875	104.307	104.207	104.107	4.990	103.557	103.457	103.357	5.625	102.829	102.729	102.629	4.990	101.650	101.550	101.450
4.990	104.177	104.077	103.977	4.990	104.453	104.353	104.253	5.000	103.657	103.557	103.457	5.750	103.101	103.001	102.901	5.000	101.750	101.650	101.550
5.000	104.277	104.177	104.077	5.000	104.553	104.453	104.353	5.125	104.009	103.909	103.809	5.875	103.363	103.263	103.163	5.125	102.102	102.002	101.902
5.125	104.273	104.173	104.073	5.125	104.558	104.458	104.358	5.250	104.167	104.067	103.967	5.990	103.467	103.367	103.267	5.250	102.260	102.160	102.060
5.250	104.623	104.523	104.423	5.250	104.868	104.768	104.668	5.375	104.407	104.307	104.207	6.000	103.567	103.467	103.367	5.375	102.500	102.400	102.300

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	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

Mortgages with Subordinate Financing

LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

HP LLPA Cap

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

Product Features

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

All Loan Type Adjustments

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

Lock Desk Policy

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

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

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

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

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**7/5/2019**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**7/22/2019**
		60 Day Lock Exp.:	**8/5/2019**

W. Rate Sheet Dated: **6/5/2019** **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
3.750	99.160	99.035	98.910
3.875	99.547	99.422	99.297
4.000	99.896	99.771	99.646
4.125	100.214	100.089	99.964
4.250	100.519	100.394	100.269
4.375	100.821	100.696	100.571
4.500	101.063	100.938	100.813
4.625	101.369	101.244	101.119
4.750	101.687	101.562	101.437
4.875	101.953	101.828	101.703
5.000	102.206	102.081	101.956
5.125	102.478	102.353	102.228
5.250	102.753	102.628	102.503

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	98.864	98.739	98.614
3.375	99.512	99.387	99.262
3.500	100.157	100.032	99.907
3.625	100.703	100.578	100.453
3.750	101.202	101.077	100.952
3.875	101.722	101.597	101.472
4.000	101.929	101.804	101.679
4.125	102.148	102.023	101.898
4.250	102.457	102.332	102.207
4.375	102.748	102.623	102.498
4.500	102.944	102.819	102.694

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	99.044	98.919	98.794
3.375	99.429	99.304	99.179
3.500	99.830	99.705	99.580
3.625	100.209	100.084	99.959
3.750	100.623	100.498	100.373
3.875	100.973	100.848	100.723
4.000	101.367	101.242	101.117
4.125	101.670	101.545	101.420
4.250	101.981	101.856	101.731
4.375	102.265	102.140	102.015
4.500	102.494	102.369	102.244

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	-	-0.250	-0.625	n/a	n/a	n/a
720-739	0.500	0.375	0.250	0.250	-	-0.500	-0.750	-1.000	n/a
740-759	0.500	0.375	0.250	0.250	-	-0.250	-0.500	-0.750	n/a
760-779	0.500	0.375	0.375	0.375	0.125	-0.125	-0.250	-0.500	n/a
780-850	0.500	0.500	0.500	0.375	0.250	0.000	-0.125	-0.375	n/a
Purpose									
Cash-Out Refi[1]	-	-	-0.250	-0.750	-1.250	n/a	n/a	n/a	n/a
Purchase	0.375	0.375	0.250	0.250	0.250	0.250	-	-	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]	-0.750	-0.750	-1.000	-1.000	-1.250	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	-0.250	-0.750	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)