

W. Rate Sheet Dated: 6/9/2020

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	100.118	100.118	100.118	2.750	99.827	99.827	99.827	2.375	98.027	98.027	98.027	3.125	95.840	95.840	95.840
2.875	100.123	100.123	100.123	2.875	99.831	99.831	99.831	2.500	98.031	98.031	98.031	3.250	97.323	97.323	97.323
3.000	100.128	100.128	100.128	3.000	99.834	99.834	99.834	2.625	98.035	98.035	98.035	3.375	97.325	97.325	97.325
3.125	100.133	100.133	100.133	3.125	99.838	99.838	99.838	2.750	99.115	99.115	99.115	3.500	97.327	97.327	97.327
3.250	101.145	101.145	101.145	3.250	100.654	100.654	100.654	2.875	99.119	99.119	99.119	3.625	97.322	97.322	97.322
3.375	101.050	101.050	101.050	3.375	100.658	100.658	100.658	3.000	99.122	99.122	99.122	Margin = 2.250		Index = 0.170	
3.500	101.054	101.054	101.054	3.500	100.661	100.661	100.661	3.125	99.126	99.126	99.126				
3.625	101.058	101.058	101.058	3.625	100.664	100.664	100.664	3.250	101.462	101.462	101.462				
3.750	102.685	102.685	102.685	3.750	102.055	102.055	102.055	3.375	101.466	101.466	101.466				
3.875	102.589	102.589	102.589	3.875	102.058	102.058	102.058	3.500	101.468	101.468	101.468				
4.000	102.593	102.593	102.593	4.000	102.090	102.090	102.090	3.625	101.472	101.472	101.472				
4.125	102.597	102.597	102.597	4.125	102.092	102.092	102.092	3.750	101.958	101.958	101.958				
4.250	103.132	103.132	103.132	4.250	102.524	102.524	102.524	3.875	101.961	101.961	101.961				
4.375	103.036	103.036	103.036	4.375	102.527	102.527	102.527	4.000	101.982	101.982	101.982				
4.500	103.051	103.051	103.051	4.500	102.529	102.529	102.529	4.125	101.984	101.984	101.984				
4.625	103.054	103.054	103.054	4.625	102.532	102.532	102.532	4.250	102.245	102.245	102.245				
4.750	103.882	103.882	103.882	4.750	103.260	103.260	103.260	4.375	102.247	102.247	102.247				
4.875	103.785	103.785	103.785	4.875	103.263	103.263	103.263	4.500	102.249	102.249	102.249				
6.250	104.296	104.296	104.296	6.250	103.774	103.774	103.774	4.625	102.252	102.252	102.252				

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	99.368	99.368	99.368	2.750	98.827	98.827	98.827	2.375	97.027	97.027	97.027	3.125	94.840	94.840	94.840
2.875	99.373	99.373	99.373	2.875	98.831	98.831	98.831	2.500	97.031	97.031	97.031	3.250	96.323	96.323	96.323
3.000	99.378	99.378	99.378	3.000	98.834	98.834	98.834	2.625	97.035	97.035	97.035	3.375	96.325	96.325	96.325
3.125	99.383	99.383	99.383	3.125	98.838	98.838	98.838	2.750	98.115	98.115	98.115	3.500	96.327	96.327	96.327
3.250	100.395	100.395	100.395	3.250	100.154	100.154	100.154	2.875	98.119	98.119	98.119	3.625	96.322	96.322	96.322
3.375	100.300	100.300	100.300	3.375	100.158	100.158	100.158	3.000	98.122	98.122	98.122	Margin = 2.250		Index = 0.170	
3.500	100.304	100.304	100.304	3.500	100.161	100.161	100.161	3.125	98.126	98.126	98.126	30 Year OTC			
3.625	100.308	100.308	100.308	3.625	100.164	100.164	100.164	3.250	100.462	100.462	100.462	Rate	30 Day	45 Day	60 Day
3.750	101.735	101.735	101.735	3.750	101.055	101.055	101.055	3.375	100.466	100.466	100.466	4.000	102.218	101.968	101.718
3.875	101.639	101.639	101.639	3.875	101.058	101.058	101.058	3.500	100.468	100.468	100.468	4.125	102.222	101.972	101.722
4.000	101.643	101.643	101.643	4.000	101.090	101.090	101.090	3.625	100.472	100.472	100.472	4.375	102.661	102.411	102.161
4.125	101.647	101.647	101.647	4.125	101.092	101.092	101.092	3.750	100.958	100.958	100.958	4.500	102.676	102.426	102.176
4.250	102.382	102.382	102.382	4.250	101.524	101.524	101.524	3.875	100.961	100.961	100.961	4.625	102.679	102.429	102.179
4.375	102.286	102.286	102.286	4.375	101.527	101.527	101.527	4.000	100.982	100.982	100.982	4.875	103.410	103.160	102.910
4.500	102.301	102.301	102.301	4.500	101.529	101.529	101.529	4.125	100.984	100.984	100.984	5.000	103.412	103.162	102.912
4.625	102.304	102.304	102.304	4.625	101.532	101.532	101.532	4.250	101.245	101.245	101.245	5.125	103.415	103.165	102.915
4.750	103.132	103.132	103.132	4.750	102.260	102.260	102.260	4.375	101.247	101.247	101.247	5.500	104.289	104.039	103.789
4.875	103.035	103.035	103.035	4.875	102.263	102.263	102.263	4.500	101.249	101.249	101.249	5.625	104.291	104.041	103.791
6.250	103.546	103.546	103.546	6.250	102.774	102.774	102.774	4.625	101.252	101.252	101.252	6.250	103.500	103.250	103.000

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

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

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

DPA Advantage Program "only Advantage Adjustments added ; FHA only"								30 yr DPA OTC "FHA Only ; Borrower Paid Only"				30 yr DPA "3.5% DPA ; Borrower Paid Only"			
								Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
30/25 Year				30/25 Year Lender Paid				4.000	99.468	99.218	98.968	4.750	101.000	100.750	100.500
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.125	99.472	99.222	98.972				
4.125	99.647	99.397	99.147	6.250	103.750	103.500	103.250	4.375	99.911	99.661	99.411				
4.250	100.082	99.832	99.582					4.500	99.926	99.676	99.426				
4.375	100.086	99.836	99.586					4.625	99.929	99.679	99.429				
4.500	99.901	99.651	99.401					4.875	100.660	100.410	100.160				
4.625	99.904	99.654	99.404					5.000	100.662	100.412	100.162				
5.000	100.837	100.587	100.337					5.125	100.665	100.415	100.165				
5.125	100.840	100.590	100.340					5.500	101.539	101.289	101.039				
5.250	101.240	100.990	100.740					5.625	101.541	101.291	101.041	30 yr DPA "3.5% DPA ; Lender Paid Only"			
Borrower Paid Comp Only				Lender Paid Only				6.250	100.750	100.500	100.250	Rate	30 Day	45 Day	60 Day
												6.250	102.750	102.500	102.250

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/9/2020

45 Day Lock Exp.:

7/24/2020

60 Day Lock Exp.:

8/10/2020

W. Rate Sheet Dated: 6/9/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	97.718	97.718	97.718	2.750	97.857	97.857	97.857	2.375	94.807	94.807	94.807	3.125	94.450	94.450	94.450
2.875	97.723	97.723	97.723	2.875	97.861	97.861	97.861	2.500	94.811	94.811	94.811	3.250	95.996	95.996	95.996
3.000	97.728	97.728	97.728	3.000	97.864	97.864	97.864	2.625	94.815	94.815	94.815	3.375	95.997	95.997	95.997
3.125	97.733	97.733	97.733	3.125	97.868	97.868	97.868	2.750	97.145	97.145	97.145	3.500	95.999	95.999	95.999
3.250	98.808	98.808	98.808	3.250	98.747	98.747	98.747	2.875	97.149	97.149	97.149	3.625	95.994	95.994	95.994
3.375	98.712	98.712	98.712	3.375	98.750	98.750	98.750	3.000	97.152	97.152	97.152	Margin = 2.250		Index = 0.170	
3.500	98.716	98.716	98.716	3.500	98.754	98.754	98.754	3.125	97.156	97.156	97.156				
3.625	98.720	98.720	98.720	3.625	98.757	98.757	98.757	3.250	99.554	99.554	99.554				
3.750	100.473	100.473	100.473	3.750	100.272	100.272	100.272	3.375	99.558	99.558	99.558				
3.875	100.377	100.377	100.377	3.875	100.276	100.276	100.276	3.500	99.561	99.561	99.561				
4.000	100.380	100.380	100.380	4.000	100.308	100.308	100.308	3.625	99.564	99.564	99.564				
4.125	100.384	100.384	100.384	4.125	100.310	100.310	100.310	3.750	100.175	100.175	100.175				
4.250	100.857	100.857	100.857	4.250	100.679	100.679	100.679	3.875	100.178	100.178	100.178				
4.375	100.761	100.761	100.761	4.375	100.682	100.682	100.682	4.000	100.200	100.200	100.200				
4.500	100.776	100.776	100.776	4.500	100.684	100.684	100.684	4.125	100.202	100.202	100.202				
4.625	100.779	100.779	100.779	4.625	100.687	100.687	100.687	4.250	100.400	100.400	100.400				
4.750	100.169	100.169	100.169	4.750	99.978	99.978	99.978	4.375	100.402	100.402	100.402				
4.875	100.072	100.072	100.072	4.875	99.980	99.980	99.980	4.500	100.404	100.404	100.404				
6.250	100.646	100.646	100.646	6.250	100.554	100.554	100.554	4.625	100.407	100.407	100.407				

SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	96.968	96.968	96.968	2.750	96.427	96.427	96.427	2.375	94.877	94.877	94.877	3.125	92.440	92.440	92.440
2.875	96.973	96.973	96.973	2.875	96.431	96.431	96.431	2.500	94.881	94.881	94.881	3.250	93.986	93.986	93.986
3.000	96.978	96.978	96.978	3.000	96.434	96.434	96.434	2.625	94.885	94.885	94.885	3.375	93.987	93.987	93.987
3.125	96.983	96.983	96.983	3.125	96.438	96.438	96.438	2.750	95.684	95.684	95.684	3.500	93.989	93.989	93.989
3.250	98.058	98.058	98.058	3.250	97.817	97.817	97.817	2.875	95.688	95.688	95.688	3.625	93.984	93.984	93.984
3.375	97.962	97.962	97.962	3.375	97.820	97.820	97.820	3.000	95.691	95.691	95.691	Margin = 2.250		Index = 0.170	
3.500	97.966	97.966	97.966	3.500	97.824	97.824	97.824	3.125	95.694	95.694	95.694	30 Year OTC			
3.625	97.970	97.970	97.970	3.625	97.827	97.827	97.827	3.250	97.687	97.687	97.687	Rate	30 Day	45 Day	60 Day
3.750	99.523	99.523	99.523	3.750	98.842	98.842	98.842	3.375	97.691	97.691	97.691	4.000	100.005	99.755	99.505
3.875	99.427	99.427	99.427	3.875	98.846	98.846	98.846	3.500	97.693	97.693	97.693	4.125	100.009	99.759	99.509
4.000	99.430	99.430	99.430	4.000	98.878	98.878	98.878	3.625	97.697	97.697	97.697	4.375	100.386	100.136	99.886
4.125	99.434	99.434	99.434	4.125	98.880	98.880	98.880	3.750	98.183	98.183	98.183	4.500	100.401	100.151	99.901
4.250	100.107	100.107	100.107	4.250	99.249	99.249	99.249	3.875	98.186	98.186	98.186	4.625	100.404	100.154	99.904
4.375	100.011	100.011	100.011	4.375	99.252	99.252	99.252	4.000	98.207	98.207	98.207	4.875	99.697	99.447	99.197
4.500	100.026	100.026	100.026	4.500	99.254	99.254	99.254	4.125	98.209	98.209	98.209	5.000	99.700	99.450	99.200
4.625	100.029	100.029	100.029	4.625	99.257	99.257	99.257	4.250	97.845	97.845	97.845	5.125	99.702	99.452	99.202
4.750	99.419	99.419	99.419	4.750	98.548	98.548	98.548	4.375	97.847	97.847	97.847	5.500	100.389	100.139	99.889
4.875	99.322	99.322	99.322	4.875	98.550	98.550	98.550	4.500	97.849	97.849	97.849	5.625	100.391	100.141	99.891
6.250	99.896	99.896	99.896	6.250	99.124	99.124	99.124	4.625	97.852	97.852	97.852	6.250	99.949	99.699	99.449

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

Specialty Adjustment	
203(k) / 203(k)s / 203(h) / Repair Escrow / VA & USDA Reno	-0.250
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750
DPA Advantage Adjustment	
203(k) / 203(k)s	-1.000
203(k) & 203(k)s are Borrower Paid only	

DPA Advantage Program "only Advantage Adjustments added ; FHA only"								30 yr DPA OTC "FHA Only ; Borrower Paid Only"				30 yr DPA "3.5% DPA ; Borrower Paid Only"			
30/25 Year				30/25 Year Lender Paid				Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.000	97.255	97.005	96.755	4.750	N/A	N/A	N/A
4.125	97.084	96.834	96.584	6.250	99.750	99.500	99.250	4.125	97.259	97.009	96.759				
4.250	97.457	97.207	96.957					4.375	97.636	97.386	97.136				
4.375	97.461	97.211	96.961					4.500	97.651	97.401	97.151				
4.500	97.276	97.026	96.776					4.625	97.654	97.404	97.154				
4.625	97.279	97.029	96.779					4.875	96.947	96.697	96.447				
5.000	96.775	96.525	96.275					5.000	96.950	96.700	96.450				
5.125	96.777	96.527	96.277					5.125	96.952	96.702	96.452				
5.250	96.990	96.740	96.490					5.500	97.639	97.389	97.139	30 yr DPA "3.5% DPA ; Lender Paid Only"			
Borrower Paid Comp Only				Lender Paid Only				5.625	97.641	97.391	97.141	Rate	30 Day	45 Day	60 Day
								6.250	97.199	96.949	96.699	6.250	N/A	N/A	N/A

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

W. Rate Sheet Dated: 6/9/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FHMA																				
30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year High Balance				30/25 Year 105-125 High Balance				
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	
2.750	99.046	99.046	99.046	2.750	97.586	97.586	97.586	2.750	97.398	97.398	97.398	2.750	98.026	98.026	98.026	2.750	96.366	96.366	96.366	
2.875	99.693	99.693	99.693	2.875	98.297	98.297	98.297	2.875	98.109	98.109	98.109	2.875	98.581	98.581	98.581	2.875	96.985	96.985	96.985	
2.990	100.108	100.108	100.108	2.990	98.763	98.763	98.763	2.990	98.575	98.575	98.575	2.990	98.905	98.905	98.905	2.990	97.360	97.360	97.360	
3.000	100.208	100.208	100.208	3.000	98.863	98.863	98.863	3.000	98.675	98.675	98.675	3.000	99.005	99.005	99.005	3.000	97.460	97.460	97.460	
3.125	100.617	100.617	100.617	3.125	99.313	99.313	99.313	3.125	99.126	99.126	99.126	3.125	99.212	99.212	99.212	3.125	97.708	97.708	97.708	
3.250	100.936	100.936	100.936	3.250	99.846	99.846	99.846	3.250	99.659	99.659	99.659	3.250	99.322	99.322	99.322	3.250	98.032	98.032	98.032	
3.375	101.463	101.463	101.463	3.375	100.425	100.425	100.425	3.375	100.238	100.238	100.238	3.375	99.784	99.784	99.784	3.375	98.546	98.546	98.546	
3.500	101.896	101.896	101.896	3.500	100.903	100.903	100.903	3.500	100.715	100.715	100.715	3.500	100.108	100.108	100.108	3.500	98.915	98.915	98.915	
3.625	102.222	102.222	102.222	3.625	101.699	101.699	101.699	3.625	101.669	101.669	101.669	3.625	100.270	100.270	100.270	3.625	99.547	99.547	99.547	
3.750	102.492	102.492	102.492	3.750	102.433	102.433	102.433	3.750	102.433	102.433	102.433	3.750	100.355	100.355	100.355	3.750	100.096	100.096	100.096	
3.875	102.913	102.913	102.913	3.875	102.894	102.894	102.894	3.875	102.894	102.894	102.894	3.875	100.723	100.723	100.723	3.875	100.504	100.504	100.504	
3.990	103.116	103.116	103.116	3.990	103.131	103.131	103.131	3.990	103.131	103.131	103.131	3.990	100.875	100.875	100.875	3.990	100.675	100.675	100.675	
4.000	103.216	103.216	103.216	4.000	103.231	103.231	103.231	4.000	103.231	103.231	103.231	4.000	100.975	100.975	100.975	4.000	100.775	100.775	100.775	
4.125	103.432	103.432	103.432	4.125	103.521	103.521	103.521	4.125	103.521	103.521	103.521	4.125	101.122	101.122	101.122	4.125	100.922	100.922	100.922	
4.250	102.836	102.836	102.836	4.250	103.681	103.681	103.681	4.250	103.494	103.494	103.494	4.250	100.410	100.410	100.410	4.250	100.210	100.210	100.210	
4.375	103.150	103.150	103.150	4.375	104.027	104.027	104.027	4.375	103.839	103.839	103.839	4.375	100.708	100.708	100.708	4.375	100.508	100.508	100.508	
4.500	103.437	103.437	103.437	4.500	104.344	104.344	104.344	4.500	104.156	104.156	104.156	4.500	100.941	100.941	100.941	4.500	100.741	100.741	100.741	
4.625	103.532	103.532	103.532	4.625	104.557	104.557	104.557	4.625	104.605	104.605	104.605	4.625	101.077	101.077	101.077	4.625	100.877	100.877	100.877	
4.750	103.745	103.745	103.745	4.750	N/A	N/A	N/A	4.750	96.936	96.936	96.936	4.750	100.808	100.808	100.808	4.750	N/A	N/A	N/A	
30/25 Year >125 High Balance				20 Year				20 Year 105-125				20 Year >125				15 Year				
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	
2.750	96.178	96.178	96.178	2.875	100.155	100.155	100.155	2.875	99.531	99.531	99.531	2.875	99.468	99.468	99.468	2.750	100.954	100.954	100.954	
2.875	96.797	96.797	96.797	2.900	100.610	100.610	100.610	2.900	99.953	99.953	99.953	2.900	99.990	99.990	99.990	2.875	101.315	101.315	101.315	
2.990	97.172	97.172	97.172	3.000	100.710	100.710	100.710	3.000	100.053	100.053	100.053	3.000	99.990	99.990	99.990	2.990	101.536	101.536	101.536	
3.000	97.272	97.272	97.272	3.125	101.114	101.114	101.114	3.125	100.498	100.498	100.498	3.125	100.435	100.435	100.435	3.000	101.636	101.636	101.636	
3.125	97.521	97.521	97.521	3.250	101.142	101.142	101.142	3.250	100.867	100.867	100.867	3.250	100.867	100.867	100.867	3.125	102.108	102.108	102.108	
3.250	97.845	97.845	97.845	3.375	101.662	101.662	101.662	3.375	101.439	101.439	101.439	3.375	101.439	101.439	101.439	3.250	102.354	102.354	102.354	
3.375	98.359	98.359	98.359	3.500	102.064	102.064	102.064	3.500	101.882	101.882	101.882	3.500	101.882	101.882	101.882	3.375	102.679	102.679	102.679	
3.500	98.727	98.727	98.727	3.625	102.386	102.386	102.386	3.625	102.232	102.232	102.232	3.625	102.232	102.232	102.232	3.500	102.919	102.919	102.919	
3.625	99.517	99.517	99.517	3.750	102.676	102.676	102.676	3.750	102.644	102.644	102.644	3.750	102.488	102.488	102.488	3.625	103.321	103.321	103.321	
3.750	100.096	100.096	100.096	3.875	103.089	103.089	103.089	3.875	103.098	103.098	103.098	3.875	102.942	102.942	102.942	3.750	102.998	102.998	102.998	
3.875	100.504	100.504	100.504	3.990	103.265	103.265	103.265	3.990	103.304	103.304	103.304	3.990	103.148	103.148	103.148	3.875	103.341	103.341	103.341	
3.990	100.675	100.675	100.675	4.000	103.365	103.365	103.365	4.000	103.404	103.404	103.404	4.000	103.248	103.248	103.248	3.990	103.571	103.571	103.571	
4.000	100.775	100.775	100.775	4.125	103.548	103.548	103.548	4.125	103.691	103.691	103.691	4.125	103.535	103.535	103.535	4.000	103.671	103.671	103.671	
4.125	100.922	100.922	100.922	4.250	102.727	102.727	102.727	4.250	102.549	102.549	102.549	4.250	102.487	102.487	102.487	4.125	103.948	103.948	103.948	
4.250	100.210	100.210	100.210	4.375	103.037	103.037	103.037	4.375	102.890	102.890	102.890	4.375	102.828	102.828	102.828	4.250	103.145	103.145	103.145	
4.375	100.508	100.508	100.508	4.500	103.307	103.307	103.307	4.500	103.189	103.189	103.189	4.500	103.127	103.127	103.127	4.375	103.341	103.341	103.341	
4.500	100.741	100.741	100.741	4.625	103.399	103.399	103.399	4.625	103.399	103.399	103.399	4.625	103.336	103.336	103.336	4.500	103.390	103.390	103.390	
4.625	100.877	100.877	100.877	4.750	103.626	103.626	103.626	4.750	103.545	103.545	103.545	4.750	103.483	103.483	103.483	4.625	103.321	103.321	103.321	
4.750	93.799	93.799	93.799	4.875	103.906	103.906	103.906	4.875	103.854	103.854	103.854	4.875	103.791	103.791	103.791	4.750	103.020	103.020	103.020	
15 Year 105-125				15 Year >125				15 Year High Balance				15 Year 105-125 High Balance				15 Year >125 High Balance				
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	
2.750	99.391	99.391	99.391	2.750	99.391	99.391	99.391	2.750	99.880	99.880	99.880	2.750	98.117	98.117	98.117	2.750	98.117	98.117	98.117	
2.875	99.788	99.788	99.788	2.875	99.788	99.788	99.788	2.875	100.134	100.134	100.134	2.875	98.407	98.407	98.407	2.875	98.407	98.407	98.407	
2.990	100.374	100.374	100.374	2.990	100.305	100.305	100.305	2.990	100.255	100.255	100.255	2.990	98.893	98.893	98.893	2.990	98.824	98.824	98.824	
3.000	100.474	100.474	100.474	3.000	100.405	100.405	100.405	3.000	100.355	100.355	100.355	3.000	98.993	98.993	98.993	3.000	98.924	98.924	98.924	
3.125	101.019	101.019	101.019	3.125	100.956	100.956	100.956	3.125	100.687	100.687	100.687	3.125	99.398	99.398	99.398	3.125	99.335	99.335	99.335	
3.250	101.412	101.412	101.412	3.250	101.349	101.349	101.349	3.250	100.612	100.612	100.612	3.250	99.470	99.470	99.470	3.250	99.407	99.407	99.407	
3.375	101.768	101.768	101.768	3.375	101.705	101.705	101.705	3.375	100.840	100.840	100.840	3.375	99.729	99.729	99.729	3.375	99.666	99.666	99.666	
3.500	102.035	102.035	102.035	3.500	101.973	101.973	101.973	3.500	101.006	101.006	101.006	3.500	99.922	99.922	99.922	3.500	99.860	99.860	99.860	
3.625	102.374	102.374	102.374	3.625	102.311	102.311	102.311	3.625	101.226	101.226	101.226	3.625	100.169	100.169	100.169	3.625	100.106	100.106	100.106	
3.750	102.378	102.378	102.378	3.750	102.378	102.378	102.378	3.750	99.975	99.975	99.975	3.750	99.155	99.155	99.155	3.750	99.155	99.155	99.155	
3.875	102.754	102.754	102.754	3.875	102.754	102.754	102.754	3.875	100.214	100.214	100.214	3.875	99.427	99.427	99.427	3.875	99.427	99.427	99.427	
3.990	103.016	103.016	103.016	3.990	103.016	103.016	103.016	3.990	100.345	100.345	100.345	3.990	99.590	99.590	99.590	3.990	99.590	99.590	99.590	
4.000	103.116	103.116	103.116	4.000	103.116	103.116	103.116	4.000	100.445	100.445	100.445	4.000	99.690	99.690	99.690					

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ LTV →	< 60.0%	60.01 – 70.0%	70.01 – 75.0%	75.01 – 80.0%	80.01 – 85.0%	85.01 – 90.0%	90.01 – 95.0%	95.01 – 97.0%	>97.0%
≥ 740	0.00%	-0.25%	-0.25%	-0.50%	-0.25%	-0.25%	-0.25%	-0.75%	-0.75%
720 – 739	0.00%	-0.25%	-0.50%	-0.75%	-0.50%	-0.50%	-0.50%	-1.00%	-1.00%
700 – 719	0.00%	-0.50%	-1.00%	-1.25%	-1.00%	-1.00%	-1.00%	-1.50%	-1.50%
680 – 699	0.00%	-0.50%	-1.25%	-1.75%	-1.50%	-1.25%	-1.25%	-1.50%	-1.50%
660 – 679	-0.25%	-1.25%	-2.50%	-3.00%	-3.00%	-2.50%	-2.50%	-2.50%	-2.50%
640 – 659	-0.75%	-1.50%	-3.00%	-3.25%	-3.50%	-3.00%	-3.00%	-3.00%	-3.00%
620 – 639	-0.75%	-1.75%	-3.25%	-3.25%	-3.50%	-3.50%	-3.50%	-3.75%	-3.75%

Cash-Out Refinance*				
FICO ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 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).

[illegible]

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

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

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

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

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

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

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

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -.0118. 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 Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

7/9/2020

7/24/2020

8/10/2020

W. Rate Sheet Dated: 6/9/2020

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	96.111	96.111	95.861	
2.750	96.999	96.999	96.749	
2.875	97.677	97.677	97.427	
3.000	98.417	98.417	98.167	
3.125	98.806	98.806	98.556	
3.250	99.057	99.057	98.807	
3.375	99.520	99.520	99.270	
3.500	99.884	99.884	99.634	
3.625	100.212	100.212	99.962	
3.750	100.574	100.574	100.324	
3.875	100.921	100.921	100.671	
4.000	101.274	101.274	101.024	
4.125	101.366	101.366	101.116	
4.250	100.637	100.637	100.387	
4.375	100.962	100.962	100.712	
4.500	101.274	101.274	101.024	
4.625	101.379	101.379	101.129	
4.750	101.549	101.549	101.299	
4.875	101.861	101.861	101.611	
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	94.999	94.999	94.749	
2.500	95.891	95.891	95.641	
2.625	96.733	96.733	96.483	
2.750	97.230	97.230	96.980	
2.875	98.002	98.002	97.752	
3.000	98.549	98.549	98.299	
3.125	99.000	99.000	98.750	
3.250	98.744	98.744	98.494	
3.375	99.303	99.303	99.053	
3.500	99.714	99.714	99.464	
3.625	100.007	100.007	99.757	
3.750	100.420	100.420	100.170	
3.875	100.837	100.837	100.587	
4.000	101.181	101.181	100.931	
4.125	101.320	101.320	101.070	

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	95.849	95.849	95.599	
2.250	96.497	96.497	96.247	
2.375	97.083	97.083	96.833	
2.500	97.773	97.773	97.523	
2.625	98.232	98.232	97.982	
2.750	98.735	98.735	98.485	
2.875	99.086	99.086	98.836	
3.000	99.207	99.207	98.957	
3.125	99.747	99.747	99.497	
3.250	100.105	100.105	99.855	
3.375	100.412	100.412	100.162	
3.500	100.597	100.597	100.347	
3.625	100.587	100.587	100.337	
3.750	100.912	100.912	100.662	
3.875	101.065	101.065	100.815	

30 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.875	96.630	96.630	96.380	
3.000	97.369	97.369	97.119	
3.125	97.759	97.759	97.509	
3.250	98.009	98.009	97.759	
3.375	98.472	98.472	98.222	
3.500	98.836	98.836	98.586	
3.625	99.164	99.164	98.914	
3.750	98.903	98.903	98.653	
3.875	99.250	99.250	99.000	
4.000	99.603	99.603	99.353	
4.125	99.695	99.695	99.445	
4.250	98.343	98.343	98.093	
4.375	98.668	98.668	98.418	

20 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.875	97.610	97.610	97.360	
3.000	97.960	97.960	97.710	
3.125	98.082	98.082	97.832	
3.250	97.809	97.809	97.559	
3.375	98.167	98.167	97.917	
3.500	98.474	98.474	98.224	
3.625	98.660	98.660	98.410	
3.750	97.464	97.464	97.214	
3.875	97.789	97.789	97.539	
4.000	97.942	97.942	97.692	
4.125	98.325	98.325	98.075	
4.250	97.156	97.156	96.906	
4.375	97.490	97.490	97.240	

15 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.750	97.510	97.510	97.260	
2.875	97.860	97.860	97.610	
3.000	97.982	97.982	97.732	
3.125	97.709	97.709	97.459	
3.250	98.067	98.067	97.817	
3.375	98.374	98.374	98.124	
3.500	98.560	98.560	98.310	
3.625	97.364	97.364	97.114	
3.750	97.689	97.689	97.439	
3.875	97.842	97.842	97.592	
4.000	98.225	98.225	97.975	
4.125	97.056	97.056	96.806	
4.250	97.390	97.390	97.140	

Applicable for all mortgages with greater than 15 year terms							
FICO ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250
720 – 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500
700 – 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000
680 – 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250

Product Features							
Product Feature ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%
Manufactured Home^	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
Escrow Waiver**	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	N/A

^Does not apply to MH Advantage products

** Escrow Waiver allowed between 80.01% - 89.99% LTV for CA properties only. Standard price adjustment of (0.125) will apply.

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Conventional OTC	-1.000
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to HB	0.125

Lock Desk Policy

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/9/2020

45 Day Lock Exp.:

7/24/2020

60 Day Lock Exp.:

8/10/2020

W. Rate Sheet Dated: 6/9/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FHLMC																			
30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year SC				30/25 Year SC 105-125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	98.566	98.566	98.566	3.375	100.377	100.377	100.377	3.375	100.377	100.377	100.377	2.750	97.903	97.903	97.903	3.375	99.091	99.091	99.091
2.875	99.275	99.275	99.275	3.500	100.776	100.776	100.776	3.500	100.776	100.776	100.776	2.875	98.612	98.612	98.612	3.500	99.490	99.490	99.490
2.990	99.947	99.947	99.947	3.625	101.135	101.135	101.135	3.625	101.135	101.135	101.135	2.990	99.284	99.284	99.284	3.625	99.849	99.849	99.849
3.000	100.047	100.047	100.047	3.750	101.511	101.511	101.511	3.750	101.511	101.511	101.511	3.000	99.384	99.384	99.384	3.750	99.601	99.601	99.601
3.125	100.466	100.466	100.466	3.875	101.882	101.882	101.882	3.875	101.882	101.882	101.882	3.125	99.803	99.803	99.803	3.875	99.972	99.972	99.972
3.250	100.755	100.755	100.755	3.990	102.151	102.151	102.151	3.990	102.151	102.151	102.151	3.250	99.469	99.469	99.469	3.990	100.241	100.241	100.241
3.375	101.252	101.252	101.252	4.000	102.251	102.251	102.251	4.000	102.251	102.251	102.251	3.375	99.966	99.966	99.966	4.000	100.341	100.341	100.341
3.500	101.651	101.651	101.651	4.125	102.357	102.357	102.357	4.125	102.357	102.357	102.357	3.500	100.365	100.365	100.365	4.125	100.447	100.447	100.447
3.625	102.010	102.010	102.010	4.250	101.539	101.539	101.539	4.250	101.539	101.539	101.539	3.625	100.724	100.724	100.724	4.250	99.156	99.156	99.156
3.750	102.386	102.386	102.386	4.375	101.858	101.858	101.858	4.375	101.858	101.858	101.858	3.750	100.476	100.476	100.476	4.375	99.475	99.475	99.475
3.875	102.757	102.757	102.757	4.500	101.914	101.914	101.914	4.500	101.914	101.914	101.914	3.875	100.847	100.847	100.847	4.500	99.531	99.531	99.531
3.990	103.026	103.026	103.026	4.625	102.019	102.019	102.019	4.625	102.019	102.019	102.019	3.990	101.116	101.116	101.116	4.625	99.636	99.636	99.636
4.000	103.126	103.126	103.126	4.750	102.141	102.141	102.141	4.750	102.141	102.141	102.141	4.000	101.216	101.216	101.216	4.750	99.479	99.479	99.479
4.125	103.232	103.232	103.232	4.875	102.473	102.473	102.473	4.875	102.473	102.473	102.473	4.125	101.322	101.322	101.322	4.875	99.811	99.811	99.811
4.250	102.414	102.414	102.414	4.990	102.619	102.619	102.619	4.990	102.619	102.619	102.619	4.250	100.031	100.031	100.031	4.990	99.957	99.957	99.957
4.375	102.733	102.733	102.733	5.000	102.719	102.719	102.719	5.000	102.719	102.719	102.719	4.375	100.350	100.350	100.350	5.000	100.057	100.057	100.057
4.500	103.039	103.039	103.039	5.125	102.675	102.675	102.675	5.125	102.675	102.675	102.675	4.500	100.656	100.656	100.656	5.125	98.703	98.703	98.703
4.625	103.144	103.144	103.144	5.250	103.469	103.469	103.469	5.250	103.469	103.469	103.469	4.625	100.761	100.761	100.761	5.250	99.497	99.497	99.497
4.750	103.266	103.266	103.266	5.375	104.709	104.709	104.709	5.375	104.709	104.709	104.709	4.750	100.604	100.604	100.604	5.375	100.587	100.587	100.587
30/25 Year SC >125				20 Year				20 Year 105-125				20 Year >125				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	99.091	99.091	99.091	2.750	99.262	99.262	99.262	3.375	100.917	100.917	100.917	3.375	100.917	100.917	100.917	2.750	100.776	100.776	100.776
3.500	99.490	99.490	99.490	2.875	100.054	100.054	100.054	3.500	101.338	101.338	101.338	3.500	101.338	101.338	101.338	2.875	101.152	101.152	101.152
3.625	99.849	99.849	99.849	2.990	100.522	100.522	100.522	3.625	101.636	101.636	101.636	3.625	101.636	101.636	101.636	2.990	101.201	101.201	101.201
3.750	99.601	99.601	99.601	3.000	100.622	100.622	100.622	3.750	102.050	102.050	102.050	3.750	102.050	102.050	102.050	3.000	101.301	101.301	101.301
3.875	99.972	99.972	99.972	3.125	101.092	101.092	101.092	3.875	102.460	102.460	102.460	3.875	102.460	102.460	102.460	3.125	101.877	101.877	101.877
3.990	100.241	100.241	100.241	3.250	100.847	100.847	100.847	3.990	102.701	102.701	102.701	3.990	102.701	102.701	102.701	3.250	102.252	102.252	102.252
4.000	100.341	100.341	100.341	3.375	101.417	101.417	101.417	4.000	102.801	102.801	102.801	4.000	102.801	102.801	102.801	3.375	102.574	102.574	102.574
4.125	100.447	100.447	100.447	3.500	101.838	101.838	101.838	4.125	102.942	102.942	102.942	4.125	102.942	102.942	102.942	3.500	102.769	102.769	102.769
4.250	99.156	99.156	99.156	3.625	102.136	102.136	102.136	4.250	102.660	102.660	102.660	4.250	102.660	102.660	102.660	3.625	102.658	102.658	102.658
4.375	99.475	99.475	99.475	3.750	102.550	102.550	102.550	4.375	102.852	102.852	102.852	4.375	102.852	102.852	102.852	3.750	102.978	102.978	102.978
4.500	99.531	99.531	99.531	3.875	102.960	102.960	102.960	4.500	102.299	102.299	102.299	4.500	102.299	102.299	102.299	3.875	103.132	103.132	103.132
4.625	99.636	99.636	99.636	3.990	103.201	103.201	103.201	4.625	102.381	102.381	102.381	4.625	102.381	102.381	102.381	3.990	103.407	103.407	103.407
4.750	99.479	99.479	99.479	4.000	103.301	103.301	103.301	4.750	102.834	102.834	102.834	4.750	102.834	102.834	102.834	4.000	103.507	103.507	103.507
4.875	99.811	99.811	99.811	4.125	103.442	103.442	103.442	4.875	103.099	103.099	103.099	4.875	103.099	103.099	103.099	4.125	102.670	102.670	102.670
4.990	99.957	99.957	99.957	4.250	103.160	103.160	103.160	4.990	103.424	103.424	103.424	4.990	103.424	103.424	103.424	4.250	102.998	102.998	102.998
5.000	100.057	100.057	100.057	4.375	103.352	103.352	103.352	5.000	103.524	103.524	103.524	5.000	103.524	103.524	103.524	4.375	103.262	103.262	103.262
5.125	98.703	98.703	98.703	4.500	103.549	103.549	103.549	5.125	103.816	103.816	103.816	5.125	103.816	103.816	103.816	4.500	103.396	103.396	103.396
5.250	99.497	99.497	99.497	4.625	103.631	103.631	103.631	5.250	103.704	103.704	103.704	5.250	103.704	103.704	103.704	4.625	102.741	102.741	102.741
5.375	100.587	100.587	100.587	4.750	104.084	104.084	104.084	5.375	104.961	104.961	104.961	5.375	104.961	104.961	104.961	4.750	102.884	102.884	102.884
15 Year 105-125				15 Year >125				15 Year SC				15 Year SC 105-125				15 Year SC >125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	102.776	102.776	102.776	2.750	103.026	103.026	103.026	2.750	99.813	99.813	99.813	2.750	101.813	101.813	101.813	2.750	102.063	102.063	102.063
2.875	101.152	101.152	101.152	2.875	101.152	101.152	101.152	2.875	100.189	100.189	100.189	2.875	100.189	100.189	100.189	2.875	100.189	100.189	100.189
2.990	101.201	101.201	101.201	2.990	101.201	101.201	101.201	2.990	100.238	100.238	100.238	2.990	100.238	100.238	100.238	2.990	100.238	100.238	100.238
3.000	101.301	101.301	101.301	3.000	101.301	101.301	101.301	3.000	100.338	100.338	100.338	3.000	100.338	100.338	100.338	3.000	100.338	100.338	100.338
3.125	101.877	101.877	101.877	3.125	101.877	101.877	101.877	3.125	100.102	100.102	100.102	3.125	100.102	100.102	100.102	3.125	100.102	100.102	100.102
3.250	102.252	102.252	102.252	3.250	102.252	102.252	102.252	3.250	100.477	100.477	100.477	3.250	100.477	100.477	100.477	3.250	100.477	100.477	100.477
3.375	102.574	102.574	102.574	3.375	102.574	102.574	102.574	3.375	100.799	100.799	100.799	3.375	100.799	100.799	100.799	3.375	100.799	100.799	100.799
3.500	102.769	102.769	102.769	3.500	102.769	102.769	102.769	3.500	100.994	100.994	100.994	3.500	100.994	100.994	100.994	3.500	100.994	100.994	100.994
3.625	102.658	102.658	102.658	3.625	102.658	102.658	102.658	3.625	99.698	99.698	99.698	3.625	99.698	99.698	99.698	3.625	99.698	99.698	99.698
3.750	102.978	102.978	102.978	3.750	102.978	102.978	102.978	3.750	100.018	100.018	100.018	3.750	100.018	100.018	100.018	3.750	100.018	100.018	100.018
3.875	103.132	103.132	103.132	3.875	103.132	103.132	103.132	3.875	100.172	100.172	100.172	3.875	100.172	100.172	100.172	3.875	100.172</		



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.:

7/9/2020

45 Day Lock Exp.:

7/24/2020

60 Day Lock Exp.:

8/10/2020

W. Rate Sheet Dated: 6/9/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Home Possible																			
30/25 Year				20 Year				15 Year				Super Conforming - 30-20 Year				Super Conforming - 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	98.195	98.195	98.195	2.750	98.925	98.925	98.925	2.750	100.602	100.602	100.602	2.750	97.182	97.182	97.182	2.750	99.339	99.339	99.339
2.875	98.917	98.917	98.917	2.875	99.733	99.733	99.733	2.875	100.982	100.982	100.982	2.875	97.904	97.904	97.904	2.875	99.719	99.719	99.719
2.990	99.607	99.607	99.607	2.990	100.213	100.213	100.213	2.990	101.034	101.034	101.034	2.990	98.594	98.594	98.594	2.990	99.771	99.771	99.771
3.000	99.707	99.707	99.707	3.000	100.313	100.313	100.313	3.000	101.134	101.134	101.134	3.000	98.694	98.694	98.694	3.000	99.871	99.871	99.871
3.125	100.145	100.145	100.145	3.125	100.795	100.795	100.795	3.125	101.727	101.727	101.727	3.125	99.132	99.132	99.132	3.125	99.652	99.652	99.652
3.250	100.453	100.453	100.453	3.250	100.576	100.576	100.576	3.250	102.108	102.108	102.108	3.250	98.817	98.817	98.817	3.250	100.033	100.033	100.033
3.375	100.966	100.966	100.966	3.375	101.163	101.163	101.163	3.375	102.435	102.435	102.435	3.375	99.330	99.330	99.330	3.375	100.360	100.360	100.360
3.500	101.380	101.380	101.380	3.500	101.594	101.594	101.594	3.500	102.637	102.637	102.637	3.500	99.744	99.744	99.744	3.500	100.562	100.562	100.562
3.625	101.751	101.751	101.751	3.625	101.907	101.907	101.907	3.625	102.587	102.587	102.587	3.625	100.115	100.115	100.115	3.625	99.327	99.327	99.327
3.750	102.160	102.160	102.160	3.750	102.337	102.337	102.337	3.750	102.912	102.912	102.912	3.750	99.900	99.900	99.900	3.750	99.652	99.652	99.652
3.875	102.543	102.543	102.543	3.875	102.761	102.761	102.761	3.875	103.069	103.069	103.069	3.875	100.283	100.283	100.283	3.875	99.809	99.809	99.809
3.990	102.823	102.823	102.823	3.990	103.010	103.010	103.010	3.990	103.355	103.355	103.355	3.990	100.563	100.563	100.563	3.990	100.095	100.095	100.095
4.000	102.923	102.923	102.923	4.000	103.110	103.110	103.110	4.000	103.455	103.455	103.455	4.000	100.663	100.663	100.663	4.000	100.195	100.195	100.195
4.125	103.034	103.034	103.034	4.125	103.254	103.254	103.254	4.125	102.690	102.690	102.690	4.125	100.774	100.774	100.774	4.125	99.057	99.057	99.057
4.250	102.305	102.305	102.305	4.250	103.059	103.059	103.059	4.250	103.027	103.027	103.027	4.250	99.572	99.572	99.572	4.250	99.394	99.394	99.394
4.375	102.633	102.633	102.633	4.375	103.256	103.256	103.256	4.375	103.301	103.301	103.301	4.375	99.900	99.900	99.900	4.375	99.668	99.668	99.668
4.500	102.946	102.946	102.946	4.500	103.457	103.457	103.457	4.500	103.442	103.442	103.442	4.500	100.213	100.213	100.213	4.500	99.809	99.809	99.809
4.625	103.056	103.056	103.056	4.625	103.541	103.541	103.541	4.625	102.744	102.744	102.744	4.625	100.323	100.323	100.323	4.625	98.512	98.512	98.512
4.750	103.201	103.201	103.201	4.750	104.021	104.021	104.021	4.750	102.890	102.890	102.890	4.750	100.189	100.189	100.189	4.750	99.819	99.819	99.819

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%	> 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/9/2020

45 Day Lock Exp.:

7/24/2020

60 Day Lock Exp.:

8/10/2020

W. Rate Sheet Dated: 6/9/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Non-Conforming "Jumbo"

30 Yr. Fixed				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000"				101.850
Rate	30 Day	45 Day	60 Day	
3.375	N/A	N/A	N/A	
3.500	N/A	N/A	N/A	
3.625	N/A	N/A	N/A	
3.750	N/A	N/A	N/A	
3.875	N/A	N/A	N/A	
4.000	N/A	N/A	N/A	
4.125	N/A	N/A	N/A	
4.250	N/A	N/A	N/A	
4.375	N/A	N/A	N/A	
4.500	N/A	N/A	N/A	
4.625	N/A	N/A	N/A	
4.750	N/A	N/A	N/A	
4.875	N/A	N/A	N/A	

15 Yr. Fixed				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000"				101.850
Rate	30 Day	45 Day	60 Day	
3.000	N/A	N/A	N/A	
3.125	N/A	N/A	N/A	
3.250	N/A	N/A	N/A	
3.375	N/A	N/A	N/A	
3.500	N/A	N/A	N/A	
3.625	N/A	N/A	N/A	
3.750	N/A	N/A	N/A	
3.875	N/A	N/A	N/A	
4.000	N/A	N/A	N/A	
4.125	N/A	N/A	N/A	
4.250	N/A	N/A	N/A	
4.375	N/A	N/A	N/A	
4.500	N/A	N/A	N/A	

7/1 Hybrid ARMs				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000"				101.850
Rate	30 Day	45 Day	60 Day	
3.000	N/A	N/A	N/A	
3.125	N/A	N/A	N/A	
3.250	N/A	N/A	N/A	
3.375	N/A	N/A	N/A	
3.500	N/A	N/A	N/A	
3.625	N/A	N/A	N/A	
3.750	N/A	N/A	N/A	
3.875	N/A	N/A	N/A	
4.000	N/A	N/A	N/A	
4.125	N/A	N/A	N/A	
4.250	N/A	N/A	N/A	
4.375	N/A	N/A	N/A	
4.500	N/A	N/A	N/A	
1 year LIBOR "Wall Street Journal"				
Margin	2.250	Cap	5/2/5	

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

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

Lock Desk Policy

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

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

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

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

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