

W. Rate Sheet Dated: 6/10/2020

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	100.149	100.149	100.149	2.750	99.858	99.858	99.858	2.375	98.023	98.023	98.023	3.125	95.840	95.840	95.840		
2.875	100.154	100.154	100.154	2.875	99.862	99.862	99.862	2.500	98.027	98.027	98.027	3.250	97.323	97.323	97.323		
3.000	100.160	100.160	100.160	3.000	99.866	99.866	99.866	2.625	98.031	98.031	98.031	3.375	97.325	97.325	97.325		
3.125	100.164	100.164	100.164	3.125	99.869	99.869	99.869	2.750	99.162	99.162	99.162	3.500	97.327	97.327	97.327		
3.250	101.208	101.208	101.208	3.250	100.717	100.717	100.717	2.875	99.166	99.166	99.166	3.625	97.322	97.322	97.322		
3.375	101.112	101.112	101.112	3.375	100.720	100.720	100.720	3.000	99.169	99.169	99.169	Margin = 2.250		Index = 0.170			
3.500	101.116	101.116	101.116	3.500	100.724	100.724	100.724	3.125	99.173	99.173	99.173						
3.625	101.120	101.120	101.120	3.625	100.727	100.727	100.727	3.250	101.556	101.556	101.556						
3.750	102.482	102.482	102.482	3.750	101.852	101.852	101.852	3.375	101.559	101.559	101.559						
3.875	102.386	102.386	102.386	3.875	101.855	101.855	101.855	3.500	101.562	101.562	101.562						
4.000	102.390	102.390	102.390	4.000	101.887	101.887	101.887	3.625	101.565	101.565	101.565						
4.125	102.394	102.394	102.394	4.125	101.889	101.889	101.889	3.750	101.856	101.856	101.856						
4.250	103.054	103.054	103.054	4.250	102.446	102.446	102.446	3.875	101.859	101.859	101.859						
4.375	102.957	102.957	102.957	4.375	102.449	102.449	102.449	4.000	101.881	101.881	101.881						
4.500	102.973	102.973	102.973	4.500	102.451	102.451	102.451	4.125	101.883	101.883	101.883						
4.625	102.976	102.976	102.976	4.625	102.453	102.453	102.453	4.250	102.303	102.303	102.303						
4.750	103.897	103.897	103.897	4.750	103.276	103.276	103.276	4.375	102.306	102.306	102.306						
4.875	103.800	103.800	103.800	4.875	103.279	103.279	103.279	4.500	102.308	102.308	102.308						
6.250	104.109	104.109	104.109	6.250	103.586	103.586	103.586	4.625	102.310	102.310	102.310						

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	99.399	99.399	99.399	2.750	98.858	98.858	98.858	2.375	97.023	97.023	97.023	3.125	94.840	94.840	94.840
2.875	99.404	99.404	99.404	2.875	98.862	98.862	98.862	2.500	97.027	97.027	97.027	3.250	96.323	96.323	96.323
3.000	99.410	99.410	99.410	3.000	98.866	98.866	98.866	2.625	97.031	97.031	97.031	3.375	96.325	96.325	96.325
3.125	99.414	99.414	99.414	3.125	98.869	98.869	98.869	2.750	98.162	98.162	98.162	3.500	96.327	96.327	96.327
3.250	100.458	100.458	100.458	3.250	100.217	100.217	100.217	2.875	98.166	98.166	98.166	3.625	96.322	96.322	96.322
3.375	100.362	100.362	100.362	3.375	100.220	100.220	100.220	3.000	98.169	98.169	98.169	Margin = 2.250		Index = 0.170	
3.500	100.366	100.366	100.366	3.500	100.224	100.224	100.224	3.125	98.173	98.173	98.173	30 Year OTC			
3.625	100.370	100.370	100.370	3.625	100.227	100.227	100.227	3.250	100.556	100.556	100.556	Rate	30 Day	45 Day	60 Day
3.750	101.532	101.532	101.532	3.750	100.852	100.852	100.852	3.375	100.559	100.559	100.559	4.000	102.015	101.765	101.515
3.875	101.436	101.436	101.436	3.875	100.855	100.855	100.855	3.500	100.562	100.562	100.562	4.125	102.019	101.769	101.519
4.000	101.440	101.440	101.440	4.000	100.887	100.887	100.887	3.625	100.565	100.565	100.565	4.375	102.582	102.332	102.082
4.125	101.444	101.444	101.444	4.125	100.889	100.889	100.889	3.750	100.856	100.856	100.856	4.500	102.598	102.348	102.098
4.250	102.304	102.304	102.304	4.250	101.446	101.446	101.446	3.875	100.859	100.859	100.859	4.625	102.601	102.351	102.101
4.375	102.207	102.207	102.207	4.375	101.449	101.449	101.449	4.000	100.881	100.881	100.881	4.875	103.425	103.175	102.925
4.500	102.223	102.223	102.223	4.500	101.451	101.451	101.451	4.125	100.883	100.883	100.883	5.000	103.428	103.178	102.928
4.625	102.226	102.226	102.226	4.625	101.453	101.453	101.453	4.250	101.303	101.303	101.303	5.125	103.430	103.180	102.930
4.750	103.147	103.147	103.147	4.750	102.276	102.276	102.276	4.375	101.306	101.306	101.306	5.500	104.351	104.101	103.851
4.875	103.050	103.050	103.050	4.875	102.279	102.279	102.279	4.500	101.308	101.308	101.308	5.625	104.354	104.104	103.854
6.250	103.359	103.359	103.359	6.250	102.586	102.586	102.586	4.625	101.310	101.310	101.310	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	99.265	99.015	98.765	4.750	101.000	100.750	100.500
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.125	99.269	99.019	98.769				
4.125	99.444	99.194	98.944	6.250	103.750	103.500	103.250	4.375	99.832	99.582	99.332				
4.250	100.004	99.754	99.504					4.500	99.848	99.598	99.348				
4.375	100.007	99.757	99.507					4.625	99.851	99.601	99.351				
4.500	99.823	99.573	99.323					4.875	100.675	100.425	100.175				
4.625	99.826	99.576	99.326					5.000	100.678	100.428	100.178				
5.000	100.853	100.603	100.353					5.125	100.680	100.430	100.180				
5.125	100.855	100.605	100.355					5.500	101.601	101.351	101.101				
5.250	101.255	101.005	100.755					5.625	101.604	101.354	101.104				
Borrower Paid Comp Only				Lender Paid Only				6.250	100.750	100.500	100.250				

Lock Desk Policy

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

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

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.:

7/10/2020

45 Day Lock Exp.:

7/27/2020

60 Day Lock Exp.:

8/10/2020

W. Rate Sheet Dated: 6/10/2020

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	97.749	97.749	97.749	2.750	97.888	97.888	97.888	2.375	94.803	94.803	94.803	3.125	94.450	94.450	94.450
2.875	97.754	97.754	97.754	2.875	97.892	97.892	97.892	2.500	94.807	94.807	94.807	3.250	95.996	95.996	95.996
3.000	97.760	97.760	97.760	3.000	97.896	97.896	97.896	2.625	94.811	94.811	94.811	3.375	95.997	95.997	95.997
3.125	97.764	97.764	97.764	3.125	97.899	97.899	97.899	2.750	97.192	97.192	97.192	3.500	95.999	95.999	95.999
3.250	98.870	98.870	98.870	3.250	98.809	98.809	98.809	2.875	97.196	97.196	97.196	3.625	95.994	95.994	95.994
3.375	98.775	98.775	98.775	3.375	98.813	98.813	98.813	3.000	97.199	97.199	97.199	Margin = 2.250		Index = 0.170	
3.500	98.779	98.779	98.779	3.500	98.816	98.816	98.816	3.125	97.203	97.203	97.203				
3.625	98.783	98.783	98.783	3.625	98.819	98.819	98.819	3.250	99.648	99.648	99.648				
3.750	100.270	100.270	100.270	3.750	100.069	100.069	100.069	3.375	99.652	99.652	99.652				
3.875	100.174	100.174	100.174	3.875	100.073	100.073	100.073	3.500	99.655	99.655	99.655				
4.000	100.177	100.177	100.177	4.000	100.104	100.104	100.104	3.625	99.658	99.658	99.658				
4.125	100.181	100.181	100.181	4.125	100.107	100.107	100.107	3.750	100.074	100.074	100.074				
4.250	100.779	100.779	100.779	4.250	100.601	100.601	100.601	3.875	100.077	100.077	100.077				
4.375	100.682	100.682	100.682	4.375	100.604	100.604	100.604	4.000	100.098	100.098	100.098				
4.500	100.698	100.698	100.698	4.500	100.606	100.606	100.606	4.125	100.100	100.100	100.100				
4.625	100.701	100.701	100.701	4.625	100.608	100.608	100.608	4.250	100.458	100.458	100.458				
4.750	100.185	100.185	100.185	4.750	99.993	99.993	99.993	4.375	100.461	100.461	100.461				
4.875	100.088	100.088	100.088	4.875	99.996	99.996	99.996	4.500	100.463	100.463	100.463				
6.250	100.459	100.459	100.459	6.250	100.366	100.366	100.366	4.625	100.465	100.465	100.465				

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	96.999	96.999	96.999	2.750	96.458	96.458	96.458	2.375	94.873	94.873	94.873	3.125	92.440	92.440	92.440
2.875	97.004	97.004	97.004	2.875	96.462	96.462	96.462	2.500	94.877	94.877	94.877	3.250	93.986	93.986	93.986
3.000	97.010	97.010	97.010	3.000	96.466	96.466	96.466	2.625	94.881	94.881	94.881	3.375	93.987	93.987	93.987
3.125	97.014	97.014	97.014	3.125	96.469	96.469	96.469	2.750	95.731	95.731	95.731	3.500	93.989	93.989	93.989
3.250	98.120	98.120	98.120	3.250	97.879	97.879	97.879	2.875	95.735	95.735	95.735	3.625	93.984	93.984	93.984
3.375	98.025	98.025	98.025	3.375	97.883	97.883	97.883	3.000	95.738	95.738	95.738	Margin = 2.250		Index = 0.170	
3.500	98.029	98.029	98.029	3.500	97.886	97.886	97.886	3.125	95.741	95.741	95.741	30 Year OTC			
3.625	98.033	98.033	98.033	3.625	97.889	97.889	97.889	3.250	97.781	97.781	97.781	Rate	30 Day	45 Day	60 Day
3.750	99.320	99.320	99.320	3.750	98.639	98.639	98.639	3.375	97.784	97.784	97.784	4.000	99.802	99.552	99.302
3.875	99.224	99.224	99.224	3.875	98.643	98.643	98.643	3.500	97.787	97.787	97.787	4.125	99.806	99.556	99.306
4.000	99.227	99.227	99.227	4.000	98.674	98.674	98.674	3.625	97.790	97.790	97.790	4.375	100.307	100.057	99.807
4.125	99.231	99.231	99.231	4.125	98.677	98.677	98.677	3.750	98.081	98.081	98.081	4.500	100.323	100.073	99.823
4.250	100.029	100.029	100.029	4.250	99.171	99.171	99.171	3.875	98.084	98.084	98.084	4.625	100.326	100.076	99.826
4.375	99.932	99.932	99.932	4.375	99.174	99.174	99.174	4.000	98.106	98.106	98.106	4.875	99.713	99.463	99.213
4.500	99.948	99.948	99.948	4.500	99.176	99.176	99.176	4.125	98.108	98.108	98.108	5.000	99.715	99.465	99.215
4.625	99.951	99.951	99.951	4.625	99.178	99.178	99.178	4.250	97.903	97.903	97.903	5.125	99.718	99.468	99.218
4.750	99.943	99.943	99.943	4.750	98.563	98.563	98.563	4.375	97.906	97.906	97.906	5.500	100.451	100.201	99.951
4.875	99.938	99.938	99.938	4.875	98.566	98.566	98.566	4.500	97.908	97.908	97.908	5.625	100.454	100.204	99.954
6.250	99.709	99.709	99.709	6.250	98.936	98.936	98.936	4.625	97.910	97.910	97.910	6.250	99.762	99.512	99.262

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	97.052	96.802	96.552	4.750	N/A	N/A	N/A
4.125	96.881	96.631	96.381	6.250	99.750	99.500	99.250	4.125	97.056	96.806	96.556				
4.250	97.379	97.129	96.879					4.375	97.557	97.307	97.057				
4.375	97.382	97.132	96.882					4.500	97.573	97.323	97.073				
4.500	97.198	96.948	96.698					4.625	97.576	97.326	97.076				
4.625	97.201	96.951	96.701					4.875	96.963	96.713	96.463				
5.000	96.790	96.540	96.290					5.000	96.965	96.715	96.465				
5.125	96.793	96.543	96.293					5.125	96.968	96.718	96.468				
5.250	97.005	96.755	96.505					5.500	97.701	97.451	97.201	30 yr DPA "3.5% DPA ; Lender Paid Only"			
Borrower Paid Comp Only				Lender Paid Only				5.625	97.704	97.454	97.204	Rate	30 Day	45 Day	60 Day
								6.250	97.012	96.762	96.512	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: 6/10/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FNMA																			
30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year High Balance				30/25 Year 105-125 High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	98.993	98.993	98.993	2.750	97.532	97.532	97.532	2.750	97.344	97.344	97.344	2.750	98.023	98.023	98.023	2.750	96.362	96.362	96.362
2.875	99.638	99.638	99.638	2.875	98.241	98.241	98.241	2.875	98.053	98.053	98.053	2.875	98.576	98.576	98.576	2.875	96.979	96.979	96.979
2.990	100.046	100.046	100.046	2.990	98.703	98.703	98.703	2.990	98.516	98.516	98.516	2.990	98.876	98.876	98.876	2.990	97.333	97.333	97.333
3.000	100.146	100.146	100.146	3.000	98.803	98.803	98.803	3.000	98.616	98.616	98.616	3.000	98.976	98.976	98.976	3.000	97.433	97.433	97.433
3.125	100.553	100.553	100.553	3.125	99.248	99.248	99.248	3.125	99.060	99.060	99.060	3.125	99.179	99.179	99.179	3.125	97.674	97.674	97.674
3.250	100.897	100.897	100.897	3.250	99.806	99.806	99.806	3.250	99.618	99.618	99.618	3.250	99.313	99.313	99.313	3.250	98.022	98.022	98.022
3.375	101.418	101.418	101.418	3.375	100.378	100.378	100.378	3.375	100.191	100.191	100.191	3.375	99.769	99.769	99.769	3.375	98.529	98.529	98.529
3.500	101.841	101.841	101.841	3.500	100.847	100.847	100.847	3.500	100.659	100.659	100.659	3.500	100.090	100.090	100.090	3.500	98.896	98.896	98.896
3.625	102.161	102.161	102.161	3.625	101.667	101.667	101.667	3.625	101.399	101.399	101.399	3.625	100.246	100.246	100.246	3.625	99.552	99.552	99.552
3.750	102.452	102.452	102.452	3.750	102.391	102.391	102.391	3.750	102.391	102.391	102.391	3.750	100.295	100.295	100.295	3.750	100.034	100.034	100.034
3.875	102.866	102.866	102.866	3.875	102.845	102.845	102.845	3.875	102.845	102.845	102.845	3.875	100.658	100.658	100.658	3.875	100.437	100.437	100.437
3.990	103.063	103.063	103.063	3.990	103.074	103.074	103.074	3.990	103.074	103.074	103.074	3.990	100.803	100.803	100.803	3.990	100.603	100.603	100.603
4.000	103.163	103.163	103.163	4.000	103.174	103.174	103.174	4.000	103.174	103.174	103.174	4.000	100.903	100.903	100.903	4.000	100.703	100.703	100.703
4.125	103.375	103.375	103.375	4.125	103.459	103.459	103.459	4.125	103.459	103.459	103.459	4.125	101.050	101.050	101.050	4.125	100.850	100.850	100.850
4.250	102.737	102.737	102.737	4.250	103.580	103.580	103.580	4.250	103.393	103.393	103.393	4.250	100.290	100.290	100.290	4.250	100.090	100.090	100.090
4.375	103.046	103.046	103.046	4.375	103.920	103.920	103.920	4.375	103.732	103.732	103.732	4.375	100.604	100.604	100.604	4.375	100.404	100.404	100.404
4.500	103.331	103.331	103.331	4.500	104.234	104.234	104.234	4.500	104.046	104.046	104.046	4.500	100.836	100.836	100.836	4.500	100.636	100.636	100.636
4.625	103.423	103.423	103.423	4.625	104.445	104.445	104.445	4.625	104.561	104.561	104.561	4.625	100.866	100.866	100.866	4.625	100.666	100.666	100.666
4.750	103.694	103.694	103.694	4.750	N/A	N/A	N/A	4.750	96.936	96.936	96.936	4.750	100.657	100.657	100.657	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	96.174	96.174	96.174	2.875	100.100	100.100	100.100	2.875	99.475	99.475	99.475	2.875	99.412	99.412	99.412	2.750	100.928	100.928	100.928
2.875	96.791	96.791	96.791	2.990	100.548	100.548	100.548	2.990	99.893	99.893	99.893	2.990	99.830	99.830	99.830	2.875	101.282	101.282	101.282
2.990	97.146	97.146	97.146	3.000	100.648	100.648	100.648	3.000	99.993	99.993	99.993	3.000	99.930	99.930	99.930	2.990	101.494	101.494	101.494
3.000	97.246	97.246	97.246	3.125	101.049	101.049	101.049	3.125	100.431	100.431	100.431	3.125	100.369	100.369	100.369	3.000	101.594	101.594	101.594
3.125	97.486	97.486	97.486	3.250	101.102	101.102	101.102	3.250	100.826	100.826	100.826	3.250	100.826	100.826	100.826	3.125	102.060	102.060	102.060
3.250	97.834	97.834	97.834	3.375	101.617	101.617	101.617	3.375	101.391	101.391	101.391	3.375	101.391	101.391	101.391	3.250	102.346	102.346	102.346
3.375	98.342	98.342	98.342	3.500	102.008	102.008	102.008	3.500	101.825	101.825	101.825	3.500	101.825	101.825	101.825	3.375	102.664	102.664	102.664
3.500	98.708	98.708	98.708	3.625	102.324	102.324	102.324	3.625	102.169	102.169	102.169	3.625	102.169	102.169	102.169	3.500	102.902	102.902	102.902
3.625	99.524	99.524	99.524	3.750	102.634	102.634	102.634	3.750	102.601	102.601	102.601	3.750	102.444	102.444	102.444	3.625	103.210	103.210	103.210
3.750	100.034	100.034	100.034	3.875	103.041	103.041	103.041	3.875	103.047	103.047	103.047	3.875	102.891	102.891	102.891	3.750	103.002	103.002	103.002
3.875	100.437	100.437	100.437	3.990	103.211	103.211	103.211	3.990	103.247	103.247	103.247	3.990	103.090	103.090	103.090	3.875	103.340	103.340	103.340
3.990	100.603	100.603	100.603	4.000	103.311	103.311	103.311	4.000	103.347	103.347	103.347	4.000	103.190	103.190	103.190	3.990	103.566	103.566	103.566
4.000	100.703	100.703	100.703	4.125	103.490	103.490	103.490	4.125	103.628	103.628	103.628	4.125	103.471	103.471	103.471	4.000	103.666	103.666	103.666
4.125	100.850	100.850	100.850	4.250	102.627	102.627	102.627	4.250	102.447	102.447	102.447	4.250	102.384	102.384	102.384	4.125	103.939	103.939	103.939
4.250	100.990	100.990	100.990	4.375	102.931	102.931	102.931	4.375	102.781	102.781	102.781	4.375	102.719	102.719	102.719	4.250	103.152	103.152	103.152
4.375	100.404	100.404	100.404	4.500	103.200	103.200	103.200	4.500	103.078	103.078	103.078	4.500	103.016	103.016	103.016	4.375	103.344	103.344	103.344
4.500	100.636	100.636	100.636	4.625	103.289	103.289	103.289	4.625	103.284	103.284	103.284	4.625	103.221	103.221	103.221	4.500	103.394	103.394	103.394
4.625	100.666	100.666	100.666	4.750	103.574	103.574	103.574	4.750	103.491	103.491	103.491	4.750	103.429	103.429	103.429	4.625	103.322	103.322	103.322
4.750	93.699	93.699	93.699	4.750	103.850	103.850	103.850	4.875	103.795	103.795	103.795	4.875	103.732	103.732	103.732	4.750	103.027	103.027	103.027
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	99.365	99.365	99.365	2.750	99.365	99.365	99.365	2.750	99.857	99.857	99.857	2.750	98.094	98.094	98.094	2.750	98.094	98.094	98.094
2.875	99.778	99.778	99.778	2.875	99.754	99.754	99.754	2.875	100.104	100.104	100.104	2.875	98.400	98.400	98.400	2.875	98.376	98.376	98.376
2.990	100.379	100.379	100.379	2.990	100.310	100.310	100.310	2.990	100.226	100.226	100.226	2.990	98.911	98.911	98.911	2.990	98.842	98.842	98.842
3.000	100.479	100.479	100.479	3.000	100.410	100.410	100.410	3.000	100.326	100.326	100.326	3.000	99.011	99.011	99.011	3.000	98.942	98.942	98.942
3.125	101.016	101.016	101.016	3.125	100.953	100.953	100.953	3.125	100.651	100.651	100.651	3.125	99.407	99.407	99.407	3.125	99.344	99.344	99.344
3.250	101.403	101.403	101.403	3.250	101.340	101.340	101.340	3.250	100.606	100.606	100.606	3.250	99.463	99.463	99.463	3.250	99.400	99.400	99.400
3.375	101.752	101.752	101.752	3.375	101.690	101.690	101.690	3.375	100.828	100.828	100.828	3.375	99.716	99.716	99.716	3.375	99.654	99.654	99.654
3.500	102.014	102.014	102.014	3.500	101.952	101.952	101.952	3.500	100.994	100.994	100.994	3.500	99.906	99.906	99.906	3.500	99.844	99.844	99.844
3.625	102.353	102.353	102.353	3.625	102.290	102.290	102.290	3.625	101.211	101.211	101.211	3.625	100.154	100.154	100.154	3.625	100.091	100.091	100.091
3.750	102.380	102.380	102.380	3.750	102.380	102.380	102.380	3.750	99.981	99.981	99.981	3.750	99.159	99.159	99.159	3.750	99.159	99.159	99.159
3.875	102.750	102.750	102.750	3.875	102.750	102.750	102.750	3.875	100.217	100.217	100.217	3.875	99.427	99.427	99.427	3.875	99.427	99.427	99.427
3.990	103.011	103.011	103.011	3.990	103.011	103.011	103.011	3.990	100.344	100.344	100.344	3.990	99.589	99.589	99.589	3.990	99.589	99.589	99.589
4.000	103.111	103.111	103.111	4.000	103.111	103.111	103.111	4.000	100.444	100.444	100.444	4.000	99.689	99.689	99.689	4.			

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ TV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
≥ 740	0.00%	-0.25%	-0.25%	-0.00%	-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%

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 Ref	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/O Ref	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
* Not applicable MH Advantage properties (identified by SFC 859 in conjunction with SFC 235).									
** Not applicable to detached Condominium units (identified by SFC 588).									

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

Cash-Out Refinance*				
FICO ↓ TVT →	< 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).

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.

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)
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@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/10/2020

45 Day Lock Exp.:

7/27/2020

60 Day Lock Exp.:

8/10/2020

W. Rate Sheet Dated: 6/10/2020

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	96.992	96.992	96.742	
2.750	97.744	97.744	97.494	
2.875	98.387	98.387	98.137	
3.000	99.074	99.074	98.824	
3.125	99.427	99.427	99.177	
3.250	99.712	99.712	99.462	
3.375	100.142	100.142	99.892	
3.500	100.499	100.499	100.249	
3.625	100.794	100.794	100.544	
3.750	101.078	101.078	100.828	
3.875	101.407	101.407	101.157	
4.000	101.714	101.714	101.464	
4.125	101.833	101.833	101.583	
4.250	101.099	101.099	100.849	
4.375	101.414	101.414	101.164	
4.500	101.671	101.671	101.421	
4.625	101.766	101.766	101.516	
4.750	102.030	102.030	101.780	
4.875	102.316	102.316	102.066	
4.990	#VALUE!	#VALUE!	#VALUE!	

20 Yr. Fixed				
Rate	30 Day	45 Day	60 Day	
1.750	N/A	N/A	N/A	
1.875	N/A	N/A	N/A	
2.000	N/A	N/A	N/A	
2.125	N/A	N/A	N/A	
2.250	N/A	N/A	N/A	
2.375	95.770	95.770	95.520	
2.500	96.645	96.645	96.395	
2.625	97.469	97.469	97.219	
2.750	97.953	97.953	97.703	
2.875	98.691	98.691	98.441	
3.000	99.213	99.213	98.963	
3.125	99.664	99.664	99.414	
3.250	99.412	99.412	99.162	
3.375	99.945	99.945	99.695	
3.500	100.331	100.331	100.081	
3.625	100.608	100.608	100.358	
3.750	100.968	100.968	100.718	
3.875	101.368	101.368	101.118	
4.000	101.704	101.704	101.454	
4.125	101.832	101.832	101.582	

15 Yr. Fixed				
Rate	30 Day	45 Day	60 Day	
1.500	N/A	N/A	N/A	
1.625	N/A	N/A	N/A	
1.750	N/A	N/A	N/A	
1.875	N/A	N/A	N/A	
2.000	N/A	N/A	N/A	
2.125	96.421	96.421	96.171	
2.250	97.092	97.092	96.842	
2.375	97.669	97.669	97.419	
2.500	98.341	98.341	98.091	
2.625	98.787	98.787	98.537	
2.750	99.273	99.273	99.023	
2.875	99.618	99.618	99.368	
3.000	99.745	99.745	99.495	
3.125	100.288	100.288	100.038	
3.250	100.639	100.639	100.389	
3.375	100.940	100.940	100.690	
3.500	101.122	101.122	100.872	
3.625	100.981	100.981	100.731	
3.750	101.298	101.298	101.048	
3.875	101.449	101.449	101.199	

30 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.875	97.402	97.402	97.152	
3.000	98.088	98.088	97.838	
3.125	98.441	98.441	98.191	
3.250	98.035	98.035	97.785	
3.375	98.465	98.465	98.215	
3.500	98.822	98.822	98.572	
3.625	99.116	99.116	98.866	
3.750	98.834	98.834	98.584	
3.875	99.162	99.162	98.912	
4.000	99.469	99.469	99.219	
4.125	99.588	99.588	99.338	
4.250	98.296	98.296	98.046	
4.375	98.611	98.611	98.361	

20 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.875	98.148	98.148	97.898	
3.000	98.493	98.493	98.243	
3.125	98.620	98.620	98.370	
3.250	98.350	98.350	98.100	
3.375	98.701	98.701	98.451	
3.500	99.002	99.002	98.752	
3.625	99.184	99.184	98.934	
3.750	97.851	97.851	97.601	
3.875	98.168	98.168	97.918	
4.000	98.319	98.319	98.069	
4.125	98.665	98.665	98.415	
4.250	97.390	97.390	97.140	
4.375	97.702	97.702	97.452	

15 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.750	98.048	98.048	97.798	
2.875	98.393	98.393	98.143	
3.000	98.520	98.520	98.270	
3.125	98.250	98.250	98.000	
3.250	98.601	98.601	98.351	
3.375	98.902	98.902	98.652	
3.500	99.084	99.084	98.834	
3.625	97.751	97.751	97.501	
3.750	98.068	98.068	97.818	
3.875	98.219	98.219	97.969	
4.000	98.565	98.565	98.315	
4.125	97.290	97.290	97.040	
4.250	97.602	97.602	97.352	

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@afwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/10/2020

45 Day Lock Exp.:

7/27/2020

60 Day Lock Exp.:

8/10/2020

W. Rate Sheet Dated: 6/10/2020

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	98.745	98.745	98.745	3.375	100.499	100.499	100.499	3.375	100.499	100.499	100.499	2.750	98.082	98.082	98.082	3.375	99.213	99.213	99.213				
2.875	99.431	99.431	99.431	3.500	100.902	100.902	100.902	3.500	100.902	100.902	100.902	2.875	98.768	98.768	98.768	3.500	99.616	99.616	99.616				
2.990	100.062	100.062	100.062	3.625	101.236	101.236	101.236	3.625	101.236	101.236	101.236	2.990	99.399	99.399	99.399	3.625	99.950	99.950	99.950				
3.000	100.162	100.162	100.162	3.750	101.557	101.557	101.557	3.750	101.557	101.557	101.557	3.000	99.499	99.499	99.499	3.750	99.647	99.647	99.647				
3.125	100.562	100.562	100.562	3.875	101.918	101.918	101.918	3.875	101.918	101.918	101.918	3.125	99.899	99.899	99.899	3.875	100.008	100.008	100.008				
3.250	100.895	100.895	100.895	3.990	102.152	102.152	102.152	3.990	102.152	102.152	102.152	3.250	99.609	99.609	99.609	3.990	100.242	100.242	100.242				
3.375	101.374	101.374	101.374	4.000	102.252	102.252	102.252	4.000	102.252	102.252	102.252	3.375	100.088	100.088	100.088	4.000	100.342	100.342	100.342				
3.500	101.777	101.777	101.777	4.125	102.388	102.388	102.388	4.125	102.388	102.388	102.388	3.500	100.491	100.491	100.491	4.125	100.478	100.478	100.478				
3.625	102.111	102.111	102.111	4.250	101.657	101.657	101.657	4.250	101.657	101.657	101.657	3.625	100.825	100.825	100.825	4.250	99.274	99.274	99.274				
3.750	102.432	102.432	102.432	4.375	101.972	101.972	101.972	4.375	101.972	101.972	101.972	3.750	100.522	100.522	100.522	4.375	99.589	99.589	99.589				
3.875	102.793	102.793	102.793	4.500	101.984	101.984	101.984	4.500	101.984	101.984	101.984	3.875	100.883	100.883	100.883	4.500	99.601	99.601	99.601				
3.990	103.027	103.027	103.027	4.625	102.082	102.082	102.082	4.625	102.082	102.082	102.082	3.990	101.117	101.117	101.117	4.625	99.699	99.699	99.699				
4.000	103.127	103.127	103.127	4.750	102.308	102.308	102.308	4.750	102.308	102.308	102.308	4.000	101.217	101.217	101.217	4.750	99.646	99.646	99.646				
4.125	103.263	103.263	103.263	4.875	102.622	102.622	102.622	4.875	102.622	102.622	102.622	4.125	101.353	101.353	101.353	4.875	99.960	99.960	99.960				
4.250	102.532	102.532	102.532	4.990	102.750	102.750	102.750	4.990	102.750	102.750	102.750	4.250	100.149	100.149	100.149	4.990	100.088	100.088	100.088				
4.375	102.847	102.847	102.847	5.000	102.850	102.850	102.850	5.000	102.850	102.850	102.850	4.375	100.464	100.464	100.464	5.000	100.188	100.188	100.188				
4.500	103.109	103.109	103.109	5.125	102.810	102.810	102.810	5.125	102.810	102.810	102.810	4.500	100.726	100.726	100.726	5.125	98.838	98.838	98.838				
4.625	103.207	103.207	103.207	5.250	103.568	103.568	103.568	5.250	103.568	103.568	103.568	4.625	100.824	100.824	100.824	5.250	99.596	99.596	99.596				
4.750	103.433	103.433	103.433	5.375	104.807	104.807	104.807	5.375	104.807	104.807	104.807	4.750	100.771	100.771	100.771	5.375	100.685	100.685	100.685				
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	99.213	99.213	99.213	2.750	99.456	99.456	99.456	3.375	101.092	101.092	101.092	3.375	101.092	101.092	101.092	2.750	100.913	100.913	100.913				
3.500	99.616	99.616	99.616	2.875	100.228	100.228	100.228	3.500	101.497	101.497	101.497	3.500	101.497	101.497	101.497	2.875	101.287	101.287	101.287				
3.625	99.950	99.950	99.950	2.990	100.680	100.680	100.680	3.625	101.790	101.790	101.790	3.625	101.790	101.790	101.790	2.990	101.340	101.340	101.340				
3.750	99.647	99.647	99.647	3.000	100.780	100.780	100.780	3.750	102.156	102.156	102.156	3.750	102.156	102.156	102.156	3.000	101.440	101.440	101.440				
3.875	100.008	100.008	100.008	3.125	101.260	101.260	101.260	3.875	102.560	102.560	102.560	3.875	102.560	102.560	102.560	3.125	101.991	101.991	101.991				
3.990	100.242	100.242	100.242	3.250	101.034	101.034	101.034	3.990	102.800	102.800	102.800	3.990	102.800	102.800	102.800	3.250	102.364	102.364	102.364				
4.000	100.342	100.342	100.342	3.375	101.592	101.592	101.592	4.000	102.900	102.900	102.900	4.000	102.900	102.900	102.900	3.375	102.684	102.684	102.684				
4.125	100.478	100.478	100.478	3.500	101.997	101.997	101.997	4.125	103.032	103.032	103.032	4.125	103.032	103.032	103.032	3.500	102.881	102.881	102.881				
4.250	99.274	99.274	99.274	3.625	102.290	102.290	102.290	4.250	102.733	102.733	102.733	4.250	102.733	102.733	102.733	3.625	102.767	102.767	102.767				
4.375	99.589	99.589	99.589	3.750	102.656	102.656	102.656	4.375	102.927	102.927	102.927	4.375	102.927	102.927	102.927	3.750	103.085	103.085	103.085				
4.500	99.601	99.601	99.601	3.875	103.060	103.060	103.060	4.500	102.341	102.341	102.341	4.500	102.341	102.341	102.341	3.875	103.238	103.238	103.238				
4.625	99.699	99.699	99.699	3.990	103.300	103.300	103.300	4.625	102.408	102.408	102.408	4.625	102.408	102.408	102.408	3.990	103.487	103.487	103.487				
4.750	99.646	99.646	99.646	4.000	103.400	103.400	103.400	4.750	102.938	102.938	102.938	4.750	102.938	102.938	102.938	4.000	103.587	103.587	103.587				
4.875	99.960	99.960	99.960	4.125	103.532	103.532	103.532	4.875	103.187	103.187	103.187	4.875	103.187	103.187	103.187	4.125	102.694	102.694	102.694				
4.990	100.088	100.088	100.088	4.250	103.233	103.233	103.233	4.990	103.504	103.504	103.504	4.990	103.504	103.504	103.504	4.250	103.010	103.010	103.010				
5.000	100.188	100.188	100.188	4.375	103.427	103.427	103.427	5.000	103.604	103.604	103.604	5.000	103.604	103.604	103.604	4.375	103.261	103.261	103.261				
5.125	98.838	98.838	98.838	4.500	103.591	103.591	103.591	5.125	103.881	103.881	103.881	5.125	103.881	103.881	103.881	4.500	103.386	103.386	103.386				
5.250	99.596	99.596	99.596	4.625	103.658	103.658	103.658	5.250	103.783	103.783	103.783	5.250	103.783	103.783	103.783	4.625	102.797	102.797	102.797				
5.375	100.685	100.685	100.685	4.750	104.188	104.188	104.188	5.375	105.031	105.031	105.031	5.375	105.031	105.031	105.031	4.750	102.935	102.935	102.935				
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	102.913	102.913	102.913	2.750	103.163	103.163	103.163	2.750	99.950	99.950	99.950	2.750	101.950	101.950	101.950	2.750	102.200	102.200	102.200				
2.875	101.287	101.287	101.287	2.875	101.287	101.287	101.287	2.875	100.324	100.324	100.324	2.875	100.324	100.324	100.324	2.875	100.324	100.324	100.324				
2.990	101.340	101.340	101.340	2.990	101.340	101.340	101.340	2.990	100.377	100.377	100.377	2.990	100.377	100.377	100.377	2.990	100.377	100.377	100.377				
3.000	101.440	101.440	101.440	3.000	101.440	101.440	101.440	3.000	100.477	100.477	100.477	3.000	100.477	100.477	100.477	3.000	100.477	100.477	100.477				
3.125	101.991	101.991	101.991	3.125	101.991	101.991	101.991	3.125	100.216	100.216	100.216	3.125	100.216	100.216	100.216	3.125	100.216	100.216	100.216				
3.250	102.364	102.364	102.364	3.250	102.364	102.364	102.364	3.250	100.589	100.589	100.589	3.250	100.589	100.589	100.589	3.250	100.589	100.589	100.589				
3.375	102.684	102.684	102.684	3.375	102.684	102.684	102.684	3.375	100.909	100.909	100.909	3.375	100.909	100.909	100.909	3.375	100.909	100.909	100.909				
3.500	102.881	102.881	102.881	3.500	102.881	102.881	102.881	3.500	101.106	101.106	101.106	3.500	101.106	101.106	101.106	3.500	101.106	101.106	101.106				
3.625	102.767	102.767	102.767	3.625	102.767	102.767	102.767	3.625	99.807	99.807	99.807	3.625	99.807	99.807	99.807	3.625	99.807	99.807	99.807				
3.750	103.085	103.085	103.085	3.750	103.085	103.085	103.085	3.750	100.125	100.125	100.125	3.750	100.125	100.125	100.125	3.750	100.125	100.125	100.125				
3.875	103.238	103.238	103.238	3.875	103.238	103.238	103.238	3.875	100.278	100.278	100.278	3.875	100.278	100.278	100.278	3.875	100.278	100.278	100.278				
3.990	103.487	103.487	103.487	3.990	103.487	103.487	103.487	3.990	100.527	100.527	100.527	3.990	100.527	100.527	100.527	3.990	100.527	100.527	100.527				
4.000	103.587	103.587	103.																				



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/10/2020

45 Day Lock Exp.:

7/27/2020

60 Day Lock Exp.:

8/10/2020

W. Rate Sheet Dated: 6/10/2020

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	98.745	98.745	98.745	2.750	99.456	99.456	99.456	2.750	100.913	100.913	100.913	2.750	97.732	97.732	97.732	2.750	99.650	99.650	99.650
2.875	99.431	99.431	99.431	2.875	100.228	100.228	100.228	2.875	101.287	101.287	101.287	2.875	98.418	98.418	98.418	2.875	100.024	100.024	100.024
2.990	100.062	100.062	100.062	2.990	100.680	100.680	100.680	2.990	101.340	101.340	101.340	2.990	99.049	99.049	99.049	2.990	100.077	100.077	100.077
3.000	100.162	100.162	100.162	3.000	100.780	100.780	100.780	3.000	101.440	101.440	101.440	3.000	99.149	99.149	99.149	3.000	100.177	100.177	100.177
3.125	100.562	100.562	100.562	3.125	101.260	101.260	101.260	3.125	101.991	101.991	101.991	3.125	99.549	99.549	99.549	3.125	99.916	99.916	99.916
3.250	100.895	100.895	100.895	3.250	101.034	101.034	101.034	3.250	102.364	102.364	102.364	3.250	99.259	99.259	99.259	3.250	100.289	100.289	100.289
3.375	101.374	101.374	101.374	3.375	101.592	101.592	101.592	3.375	102.684	102.684	102.684	3.375	99.738	99.738	99.738	3.375	100.609	100.609	100.609
3.500	101.777	101.777	101.777	3.500	101.997	101.997	101.997	3.500	102.881	102.881	102.881	3.500	100.141	100.141	100.141	3.500	100.806	100.806	100.806
3.625	102.111	102.111	102.111	3.625	102.290	102.290	102.290	3.625	102.767	102.767	102.767	3.625	100.475	100.475	100.475	3.625	99.507	99.507	99.507
3.750	102.432	102.432	102.432	3.750	102.656	102.656	102.656	3.750	103.085	103.085	103.085	3.750	100.172	100.172	100.172	3.750	99.825	99.825	99.825
3.875	102.793	102.793	102.793	3.875	103.060	103.060	103.060	3.875	103.238	103.238	103.238	3.875	100.533	100.533	100.533	3.875	99.978	99.978	99.978
3.990	103.027	103.027	103.027	3.990	103.300	103.300	103.300	3.990	103.487	103.487	103.487	3.990	100.767	100.767	100.767	3.990	100.227	100.227	100.227
4.000	103.127	103.127	103.127	4.000	103.400	103.400	103.400	4.000	103.587	103.587	103.587	4.000	100.867	100.867	100.867	4.000	100.327	100.327	100.327
4.125	103.263	103.263	103.263	4.125	103.532	103.532	103.532	4.125	102.694	102.694	102.694	4.125	101.003	101.003	101.003	4.125	99.061	99.061	99.061
4.250	102.532	102.532	102.532	4.250	103.233	103.233	103.233	4.250	103.010	103.010	103.010	4.250	99.799	99.799	99.799	4.250	99.377	99.377	99.377
4.375	102.847	102.847	102.847	4.375	103.427	103.427	103.427	4.375	103.261	103.261	103.261	4.375	100.114	100.114	100.114	4.375	99.628	99.628	99.628
4.500	103.109	103.109	103.109	4.500	103.591	103.591	103.591	4.500	103.386	103.386	103.386	4.500	100.376	100.376	100.376	4.500	99.753	99.753	99.753
4.625	103.207	103.207	103.207	4.625	103.658	103.658	103.658	4.625	102.797	102.797	102.797	4.625	100.474	100.474	100.474	4.625	98.565	98.565	98.565
4.750	103.433	103.433	103.433	4.750	104.188	104.188	104.188	4.750	102.935	102.935	102.935	4.750	100.421	100.421	100.421	4.750	99.864	99.864	99.864

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	
660 - 679	-0.250	-1.250	-2.500	-3.000	-3.000	-2.500	-2.500	-2.500	
640 - 659	-0.750	-1.500	-3.000	-3.250	-3.500	-3.000	-3.000	-3.000	
620 - 639	-0.750	-1.750	-3.250	-3.250	-3.500	-3.500	-3.500	-3.750	
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750	

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/10/2020

45 Day Lock Exp.:

7/27/2020

60 Day Lock Exp.:

8/10/2020

W. Rate Sheet Dated: 6/10/2020

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)