

W. Rate Sheet Dated: 6/16/2020

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	100.041	100.041	100.041	2.750	99.920	99.920	99.920	2.375	97.727	97.727	97.727	3.125	95.790	95.790	95.790
2.875	100.046	100.046	100.046	2.875	99.924	99.924	99.924	2.500	97.731	97.731	97.731	3.250	97.292	97.292	97.292
3.000	100.051	100.051	100.051	3.000	99.928	99.928	99.928	2.625	97.735	97.735	97.735	3.375	97.287	97.287	97.287
3.125	100.055	100.055	100.055	3.125	99.931	99.931	99.931	2.750	98.835	98.835	98.835	3.500	97.288	97.288	97.288
3.250	101.162	101.162	101.162	3.250	100.841	100.841	100.841	2.875	98.839	98.839	98.839	3.625	97.290	97.290	97.290
3.375	101.067	101.067	101.067	3.375	100.845	100.845	100.845	3.000	98.842	98.842	98.842	Margin = 2.250		Index = 0.190	
3.500	101.071	101.071	101.071	3.500	100.858	100.858	100.858	3.125	98.846	98.846	98.846				
3.625	101.075	101.075	101.075	3.625	100.862	100.862	100.862	3.250	101.354	101.354	101.354				
3.750	102.234	102.234	102.234	3.750	101.804	101.804	101.804	3.375	101.357	101.357	101.357				
3.875	102.138	102.138	102.138	3.875	101.806	101.806	101.806	3.500	101.381	101.381	101.381				
4.000	102.160	102.160	102.160	4.000	101.795	101.795	101.795	3.625	101.384	101.384	101.384				
4.125	102.164	102.164	102.164	4.125	101.798	101.798	101.798	3.750	101.836	101.836	101.836				
4.250	102.745	102.745	102.745	4.250	102.243	102.243	102.243	3.875	101.838	101.838	101.838				
4.375	102.648	102.648	102.648	4.375	102.245	102.245	102.245	4.000	101.827	101.827	101.827				
4.500	102.637	102.637	102.637	4.500	102.235	102.235	102.235	4.125	101.830	101.830	101.830				
4.625	102.640	102.640	102.640	4.625	102.237	102.237	102.237	4.250	102.275	102.275	102.275				
4.750	103.309	103.309	103.309	4.750	102.807	102.807	102.807	4.375	102.277	102.277	102.277				
4.875	103.212	103.212	103.212	4.875	102.809	102.809	102.809	4.500	102.267	102.267	102.267				
6.250	104.195	104.195	104.195	6.250	103.792	103.792	103.792	4.625	102.269	102.269	102.269				

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	99.291	99.291	99.291	2.750	98.920	98.920	98.920	2.375	96.727	96.727	96.727	3.125	94.790	94.790	94.790
2.875	99.296	99.296	99.296	2.875	98.924	98.924	98.924	2.500	96.731	96.731	96.731	3.250	96.292	96.292	96.292
3.000	99.301	99.301	99.301	3.000	98.928	98.928	98.928	2.625	96.735	96.735	96.735	3.375	96.287	96.287	96.287
3.125	99.305	99.305	99.305	3.125	98.931	98.931	98.931	2.750	97.835	97.835	97.835	3.500	96.288	96.288	96.288
3.250	100.412	100.412	100.412	3.250	100.341	100.341	100.341	2.875	97.839	97.839	97.839	3.625	96.290	96.290	96.290
3.375	100.317	100.317	100.317	3.375	100.345	100.345	100.345	3.000	97.842	97.842	97.842	Margin = 2.250		Index = 0.190	
3.500	100.321	100.321	100.321	3.500	100.358	100.358	100.358	3.125	97.846	97.846	97.846	30 Year OTC			
3.625	100.325	100.325	100.325	3.625	100.362	100.362	100.362	3.250	100.354	100.354	100.354	Rate	30 Day	45 Day	60 Day
3.750	101.284	101.284	101.284	3.750	100.804	100.804	100.804	3.375	100.357	100.357	100.357	4.000	101.785	101.785	101.785
3.875	101.188	101.188	101.188	3.875	100.806	100.806	100.806	3.500	100.381	100.381	100.381	4.125	101.789	101.789	101.789
4.000	101.210	101.210	101.210	4.000	100.795	100.795	100.795	3.625	100.384	100.384	100.384	4.375	102.273	102.273	102.273
4.125	101.214	101.214	101.214	4.125	100.798	100.798	100.798	3.750	100.836	100.836	100.836	4.500	102.262	102.262	102.262
4.250	101.995	101.995	101.995	4.250	101.243	101.243	101.243	3.875	100.838	100.838	100.838	4.625	102.265	102.265	102.265
4.375	101.898	101.898	101.898	4.375	101.245	101.245	101.245	4.000	100.827	100.827	100.827	4.875	102.837	102.837	102.837
4.500	101.887	101.887	101.887	4.500	101.235	101.235	101.235	4.125	100.830	100.830	100.830	5.000	102.827	102.827	102.827
4.625	101.890	101.890	101.890	4.625	101.237	101.237	101.237	4.250	101.275	101.275	101.275	5.125	102.829	102.829	102.829
4.750	102.559	102.559	102.559	4.750	101.807	101.807	101.807	4.375	101.277	101.277	101.277	5.500	104.844	104.844	104.844
4.875	102.462	102.462	102.462	4.875	101.809	101.809	101.809	4.500	101.267	101.267	101.267	5.625	104.847	104.847	104.847
6.250	103.445	103.445	103.445	6.250	102.792	102.792	102.792	4.625	101.269	101.269	101.269	6.250	103.500	103.500	103.500

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	99.035	99.035	99.035	4.750	101.000	101.000	101.000
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.125	99.039	99.039	99.039				
4.125	99.214	99.214	99.214	6.250	103.750	103.500	103.250	4.375	99.523	99.523	99.523				
4.250	99.695	99.695	99.695					4.500	99.512	99.512	99.512				
4.375	99.698	99.698	99.698					4.625	99.515	99.515	99.515				
4.500	99.487	99.487	99.487					4.875	100.087	100.087	100.087				
4.625	99.490	99.490	99.490					5.000	100.077	100.077	100.077				
5.000	100.252	100.252	100.252					5.125	100.079	100.079	100.079				
5.125	100.254	100.254	100.254					5.500	102.094	102.094	102.094				
5.250	100.654	100.654	100.654					5.625	102.097	102.097	102.097				
Borrower Paid Comp Only				Lender Paid Only				6.250	100.750	100.750	100.750				
								6.250	102.750	102.750	102.750	6.250	102.750	102.750	102.750

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.:

7/16/2020

45 Day Lock Exp.:

7/31/2020

60 Day Lock Exp.:

8/17/2020

W. Rate Sheet Dated: 6/16/2020

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	98.141	98.141	98.141	2.750	98.450	98.450	98.450	2.375	94.507	94.507	94.507	3.125	94.900	94.900	94.900
2.875	98.146	98.146	98.146	2.875	98.454	98.454	98.454	2.500	94.511	94.511	94.511	3.250	96.370	96.370	96.370
3.000	98.151	98.151	98.151	3.000	98.458	98.458	98.458	2.625	94.515	94.515	94.515	3.375	96.365	96.365	96.365
3.125	98.155	98.155	98.155	3.125	98.461	98.461	98.461	2.750	97.365	97.365	97.365	3.500	96.367	96.367	96.367
3.250	99.231	99.231	99.231	3.250	99.340	99.340	99.340	2.875	97.369	97.369	97.369	3.625	96.369	96.369	96.369
3.375	99.135	99.135	99.135	3.375	99.343	99.343	99.343	3.000	97.372	97.372	97.372	Margin = 2.250		Index = 0.190	
3.500	99.139	99.139	99.139	3.500	99.357	99.357	99.357	3.125	97.376	97.376	97.376				
3.625	99.144	99.144	99.144	3.625	99.360	99.360	99.360	3.250	99.853	99.853	99.853				
3.750	99.959	99.959	99.959	3.750	99.959	99.959	99.959	3.375	99.856	99.856	99.856				
3.875	99.863	99.863	99.863	3.875	99.961	99.961	99.961	3.500	99.879	99.879	99.879				
4.000	99.885	99.885	99.885	4.000	99.950	99.950	99.950	3.625	99.882	99.882	99.882				
4.125	99.889	99.889	99.889	4.125	99.953	99.953	99.953	3.750	99.991	99.991	99.991				
4.250	100.345	100.345	100.345	4.250	100.273	100.273	100.273	3.875	99.993	99.993	99.993				
4.375	100.248	100.248	100.248	4.375	100.275	100.275	100.275	4.000	99.982	99.982	99.982				
4.500	100.237	100.237	100.237	4.500	100.265	100.265	100.265	4.125	99.985	99.985	99.985				
4.625	100.240	100.240	100.240	4.625	100.267	100.267	100.267	4.250	100.305	100.305	100.305				
4.750	99.222	99.222	99.222	4.750	99.149	99.149	99.149	4.375	100.307	100.307	100.307				
4.875	99.125	99.125	99.125	4.875	99.152	99.152	99.152	4.500	100.297	100.297	100.297				
6.250	100.545	100.545	100.545	6.250	100.572	100.572	100.572	4.625	100.299	100.299	100.299				

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	97.391	97.391	97.391	2.750	97.020	97.020	97.020	2.375	94.577	94.577	94.577	3.125	92.890	92.890	92.890
2.875	97.396	97.396	97.396	2.875	97.024	97.024	97.024	2.500	94.581	94.581	94.581	3.250	94.360	94.360	94.360
3.000	97.401	97.401	97.401	3.000	97.028	97.028	97.028	2.625	94.585	94.585	94.585	3.375	94.355	94.355	94.355
3.125	97.405	97.405	97.405	3.125	97.031	97.031	97.031	2.750	95.404	95.404	95.404	3.500	94.357	94.357	94.357
3.250	98.481	98.481	98.481	3.250	98.410	98.410	98.410	2.875	95.407	95.407	95.407	3.625	94.359	94.359	94.359
3.375	98.385	98.385	98.385	3.375	98.413	98.413	98.413	3.000	95.411	95.411	95.411	Margin = 2.250		Index = 0.190	
3.500	98.389	98.389	98.389	3.500	98.427	98.427	98.427	3.125	95.414	95.414	95.414	30 Year OTC			
3.625	98.394	98.394	98.394	3.625	98.430	98.430	98.430	3.250	97.579	97.579	97.579	Rate	30 Day	45 Day	60 Day
3.750	99.009	99.009	99.009	3.750	98.529	98.529	98.529	3.375	97.582	97.582	97.582	4.000	99.510	99.510	99.510
3.875	98.913	98.913	98.913	3.875	98.531	98.531	98.531	3.500	97.606	97.606	97.606	4.125	99.514	99.514	99.514
4.000	98.935	98.935	98.935	4.000	98.520	98.520	98.520	3.625	97.609	97.609	97.609	4.375	99.873	99.873	99.873
4.125	98.939	98.939	98.939	4.125	98.523	98.523	98.523	3.750	98.061	98.061	98.061	4.500	99.862	99.862	99.862
4.250	99.595	99.595	99.595	4.250	98.843	98.843	98.843	3.875	98.063	98.063	98.063	4.625	99.865	99.865	99.865
4.375	99.498	99.498	99.498	4.375	98.845	98.845	98.845	4.000	98.052	98.052	98.052	4.875	98.750	98.750	98.750
4.500	99.487	99.487	99.487	4.500	98.835	98.835	98.835	4.125	98.055	98.055	98.055	5.000	98.739	98.739	98.739
4.625	99.490	99.490	99.490	4.625	98.837	98.837	98.837	4.250	97.875	97.875	97.875	5.125	98.742	98.742	98.742
4.750	98.472	98.472	98.472	4.750	97.719	97.719	97.719	4.375	97.877	97.877	97.877	5.500	100.944	100.944	100.944
4.875	98.375	98.375	98.375	4.875	97.722	97.722	97.722	4.500	97.867	97.867	97.867	5.625	100.947	100.947	100.947
6.250	99.795	99.795	99.795	6.250	99.142	99.142	99.142	4.625	97.869	97.869	97.869	6.250	99.861	99.861	99.861

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

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

DPA Advantage Program "only Advantage Adjustments added ; FHA only"								30 yr DPA OTC "FHA Only ; Borrower Paid Only"				30 yr DPA "3.5% DPA ; Borrower Paid Only"			
30/25 Year				30/25 Year Lender Paid				Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.000	96.760	96.760	96.760	4.750	N/A	N/A	N/A
4.125	96.589	96.589	96.589	6.250	99.750	99.500	99.250	4.125	96.764	96.764	96.764				
4.250	96.945	96.945	96.945					4.375	97.123	97.123	97.123				
4.375	96.948	96.948	96.948					4.500	97.112	97.112	97.112				
4.500	96.737	96.737	96.737					4.625	97.115	97.115	97.115				
4.625	96.740	96.740	96.740					4.875	96.000	96.000	96.000				
5.000	95.814	95.814	95.814					5.000	95.989	95.989	95.989				
5.125	95.817	95.817	95.817					5.125	95.992	95.992	95.992				
5.250	96.404	96.404	96.404					5.500	98.194	98.194	98.194	30 yr DPA "3.5% DPA ; Lender Paid Only"			
Borrower Paid Comp Only				Lender Paid Only				Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
								6.250	98.197	98.197	98.197	6.250	N/A	N/A	N/A
								6.250	97.111	97.111	97.111				

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: 6/16/2020

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	99.115	99.115	99.115	2.875	98.372	98.372	98.372	2.750	97.479	97.479	97.479	2.750	98.457	98.457	98.457	2.750	96.809	96.809	96.809
2.875	99.756	99.756	99.756	2.990	98.827	98.827	98.827	2.875	98.184	98.184	98.184	2.875	99.007	99.007	99.007	2.875	97.423	97.423	97.423
2.990	100.160	100.160	100.160	3.000	98.927	98.927	98.927	2.990	98.640	98.640	98.640	2.990	99.303	99.303	99.303	2.990	97.770	97.770	97.770
3.000	100.260	100.260	100.260	3.125	99.356	99.356	99.356	3.000	98.740	98.740	98.740	3.000	99.403	99.403	99.403	3.000	97.870	97.870	97.870
3.125	100.652	100.652	100.652	3.250	99.906	99.906	99.906	3.125	99.169	99.169	99.169	3.125	99.597	99.597	99.597	3.125	98.101	98.101	98.101
3.250	100.984	100.984	100.984	3.375	100.460	100.460	100.460	3.250	99.718	99.718	99.718	3.250	99.775	99.775	99.775	3.250	98.497	98.497	98.497
3.375	101.489	101.489	101.489	3.500	100.905	100.905	100.905	3.375	100.273	100.273	100.273	3.375	100.218	100.218	100.218	3.375	98.989	98.989	98.989
3.500	101.892	101.892	101.892	3.625	101.683	101.683	101.683	3.500	100.718	100.718	100.718	3.500	100.521	100.521	100.521	3.500	99.334	99.334	99.334
3.625	102.210	102.210	102.210	3.750	102.398	102.398	102.398	3.625	101.655	101.655	101.655	3.625	100.679	100.679	100.679	3.625	99.952	99.952	99.952
3.750	102.396	102.396	102.396	3.875	102.849	102.849	102.849	3.750	102.398	102.398	102.398	3.750	100.446	100.446	100.446	3.750	100.246	100.246	100.246
3.875	102.806	102.806	102.806	3.990	103.083	103.083	103.083	3.875	102.849	102.849	102.849	3.875	100.806	100.806	100.806	3.875	100.606	100.606	100.606
3.990	103.009	103.009	103.009	4.000	103.183	103.183	103.183	3.990	103.083	103.083	103.083	3.990	100.955	100.955	100.955	3.990	100.755	100.755	100.755
4.000	103.109	103.109	103.109	4.125	103.478	103.478	103.478	4.000	103.183	103.183	103.183	4.000	101.055	101.055	101.055	4.000	100.855	100.855	100.855
4.125	103.377	103.377	103.377	4.250	103.560	103.560	103.560	4.125	103.478	103.478	103.478	4.125	101.208	101.208	101.208	4.125	101.008	101.008	101.008
4.250	102.703	102.703	102.703	4.375	103.908	103.908	103.908	4.250	103.373	103.373	103.373	4.250	100.351	100.351	100.351	4.250	100.151	100.151	100.151
4.375	103.021	103.021	103.021	4.500	104.235	104.235	104.235	4.375	103.721	103.721	103.721	4.375	100.671	100.671	100.671	4.375	100.471	100.471	100.471
4.500	103.316	103.316	103.316	4.625	104.453	104.453	104.453	4.500	104.048	104.048	104.048	4.500	100.913	100.913	100.913	4.500	100.713	100.713	100.713
4.625	103.415	103.415	103.415	4.750	104.655	104.655	104.655	4.625	104.265	104.265	104.265	4.625	100.951	100.951	100.951	4.625	100.751	100.751	100.751
4.750	103.355	103.355	103.355	4.875	N/A	N/A	N/A	4.750	104.811	104.811	104.811	4.750	100.506	100.506	100.506	4.750	100.306	100.306	100.306

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	96.621	96.621	96.621		2.875	100.279	100.279	100.279		2.875	99.604	99.604	99.604		2.875	99.542	99.542	99.542		2.750	100.869	100.869	100.869	
2.875	97.235	97.235	97.235		2.990	100.723	100.723	100.723		2.990	100.016	100.016	100.016		2.990	99.953	99.953	99.953		2.875	101.208	101.208	101.208	
2.990	97.583	97.583	97.583		3.000	100.823	100.823	100.823		3.000	100.116	100.116	100.116		3.000	100.053	100.053	100.053		2.990	101.402	101.402	101.402	
3.000	97.683	97.683	97.683		3.125	101.209	101.209	101.209		3.125	100.538	100.538	100.538		3.125	100.476	100.476	100.476		3.000	101.502	101.502	101.502	
3.125	97.914	97.914	97.914		3.250	101.186	101.186	101.186		3.250	100.922	100.922	100.922		3.250	100.922	100.922	100.922		3.125	101.961	101.961	101.961	
3.250	98.309	98.309	98.309		3.375	101.683	101.683	101.683		3.375	101.469	101.469	101.469		3.375	101.469	101.469	101.469		3.250	102.251	102.251	102.251	
3.375	98.802	98.802	98.802		3.500	102.055	102.055	102.055		3.500	101.879	101.879	101.879		3.500	101.879	101.879	101.879		3.375	102.569	102.569	102.569	
3.500	99.147	99.147	99.147		3.625	102.370	102.370	102.370		3.625	102.224	102.224	102.224		3.625	102.224	102.224	102.224		3.500	102.817	102.817	102.817	
3.625	99.924	99.924	99.924		3.750	102.626	102.626	102.626		3.750	102.605	102.605	102.605		3.750	102.449	102.449	102.449		3.625	103.134	103.134	103.134	
3.750	100.246	100.246	100.246		3.875	103.029	103.029	103.029		3.875	103.050	103.050	103.050		3.875	102.894	102.894	102.894		3.750	103.993	103.993	103.993	
3.875	100.606	100.606	100.606		3.990	103.206	103.206	103.206		3.990	103.255	103.255	103.255		3.990	103.099	103.099	103.099		3.875	104.345	104.345	104.345	
3.990	100.755	100.755	100.755		4.000	103.306	103.306	103.306		4.000	103.355	103.355	103.355		4.000	103.199	103.199	103.199		3.990	104.586	104.586	104.586	
4.000	100.855	100.855	100.855		4.125	103.492	103.492	103.492		4.125	103.647	103.647	103.647		4.125	103.491	103.491	103.491		4.000	104.686	104.686	104.686	
4.125	101.008	101.008	101.008		4.250	102.594	102.594	102.594		4.250	102.428	102.428	102.428		4.250	102.366	102.366	102.366		4.125	103.973	103.973	103.973	
4.250	100.151	100.151	100.151		4.375	102.908	102.908	102.908		4.375	102.772	102.772	102.772		4.375	102.709	102.709	102.709		4.250	103.083	103.083	103.083	
4.375	100.471	100.471	100.471		4.500	103.187	103.187	103.187		4.500	103.081	103.081	103.081		4.500	103.019	103.019	103.019		4.375	103.285	103.285	103.285	
4.500	100.713	100.713	100.713		4.625	103.283	103.283	103.283		4.625	103.295	103.295	103.295		4.625	103.233	103.233	103.233		4.500	103.334	103.334	103.334	
4.625	100.751	100.751	100.751		4.750	103.237	103.237	103.237		4.750	103.169	103.169	103.169		4.750	103.107	103.107	103.107		4.625	103.273	103.273	103.273	
4.750	100.306	100.306	100.306		4.875	103.523	103.523	103.523		4.875	103.482	103.482	103.482		4.875	103.420	103.420	103.420		4.750	103.025	103.025	103.025	

15 Year 105-125				15 Year >125				15 Year High Balance				15 Year 105-125 High Balance				15 Year >125 High Balance				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	99.306	99.306	99.306	2.750	99.306	99.306	99.306	2.750	99.802	99.802	99.802	2.750	99.809	99.809	99.809	2.750	99.809	99.809	99.809	2.750	101.369	101.369	101.369
2.875	99.711	99.711	99.711	2.875	99.681	99.681	99.681	2.875	100.040	100.040	100.040	2.875	98.343	98.343	98.343	2.875	98.313	98.313	98.313	2.875	101.708	101.708	101.708
2.990	100.304	100.304	100.304	2.990	100.235	100.235	100.235	2.990	100.147	100.147	100.147	2.990	98.849	98.849	98.849	2.990	98.780	98.780	98.780	2.990	101.902	101.902	101.902
3.000	100.404	100.404	100.404	3.000	100.335	100.335	100.335	3.000	100.247	100.247	100.247	3.000	98.949	98.949	98.949	3.000	98.880	98.880	98.880	3.000	102.002	102.002	102.002
3.125	100.926	100.926	100.926	3.125	100.864	100.864	100.864	3.125	100.568	100.568	100.568	3.125	99.333	99.333	99.333	3.125	99.271	99.271	99.271	3.125	102.461	102.461	102.461
3.250	101.308	101.308	101.308	3.250	101.245	101.245	101.245	3.250	100.515	100.515	100.515	3.250	99.372	99.372	99.372	3.250	99.309	99.309	99.309	3.250	102.393	102.393	102.393
3.375	101.658	101.658	101.658	3.375	101.595	101.595	101.595	3.375	100.739	100.739	100.739	3.375	99.628	99.628	99.628	3.375	99.565	99.565	99.565	3.375	102.710	102.710	102.710
3.500	101.929	101.929	101.929	3.500	101.867	101.867	101.867	3.500	100.913	100.913	100.913	3.500	99.825	99.825	99.825	3.500	99.763	99.763	99.763	3.500	102.958	102.958	102.958
3.625	102.276	102.276	102.276	3.625	102.214	102.214	102.214	3.625	101.134	101.134	101.134	3.625	100.076	100.076	100.076	3.625	100.014	100.014	100.014	3.625	103.275	103.275	103.275
3.750	102.373	102.373	102.373	3.750	102.373	102.373	102.373	3.750	99.972	99.972	99.972	3.750	99.152	99.152	99.152	3.750	99.152	99.152	99.152	3.750	103.181	103.181	103.181
3.875	102.758	102.758	102.758	3.875	102.758	102.758	102.758	3.875	100.218	100.218	100.218	3.875	99.431	99.431	99.431	3.875	99.431	99.431	99.431	3.875	103.533	103.533	103.533
3.990	103.035	103.035	103.035	3.990	103.035	103.035	103.035	3.990	100.355	100.355	100.355	3.990	99.604	99.604	99.604	3.990	99.604	99.604	99.604	3.990	103.774	103.774	103.774
4.000	103.135	103.135	103.135	4.000	103.135	103.135	103.135	4.000	100.455	100.455	100.455	4.000	99.704	99.704	99.704	4.000	99.704	99.704	99.704	4.000	103.874	103.874	103.874
4.125	103.449	103.449	103.449	4.125	103.449	103.449	103.449	4.125	100.655	100.655	100.655	4.125	99.931	99.931	99.931	4.125	99.931	99.931	99.931	4.125	104.161	104.161	104.161
4.250	102.806	102.806	102.806	4.250	102.806	102.806	102.806	4.250	99.098	99.098	99.098	4.250	98.621	98.621	98.621	4.250	98.621	98.621	98.621	4.250	103.061	103.061	103.061
4.375	103.026	103.026	103.026	4.375	103.026	103.026	103.026	4.375	99.237	99.237	99.237	4.375	98.778	98.778	98.778	4.375	98.778	98.778	98.778	4.375	103.210	103.210	103.210
4.500	103.168	103.168	103.168	4.500	103.225	103.225	103.225	4.500	99.272	99.272	99.272	4.500	98.906	98.906	98.906	4.500	98.963	98.963	98.963	4.500	103.296	103.296	103.296
4.625	103.556	103.556	103.556	4.625	103.619	103.619	103.619	4.625	99.415	99.415	99.415	4.625	99.215	99.215	99.215	4.625	99.215	99.215	99.215	4.625	103.399	103.399	103.399
4.750	103.819	103.819	103.819	4.750	103.882	103.882	103.882	4.750	98.832	98.832	98.832	4.750	98.632	98.632	98.632	4.750	98.632	98.632	98.632	4.750	103.087	103.087	103.087

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ TVT →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
≥ 740	0.00%	-0.25%	-0.25%	-0.50%	-0.25%	-0.25%	-0.25%	-0.75%	-0.75%
720 - 739	-0.25%	-0.50%	-0.50%	-0.50%	-0.50%	-0.50%	-1.00%	-1.00%	-1.00%
700 - 719	0.00%	-1.00%	-1.00%	-1.25%	-1.00%	-1.00%	-1.00%	-1.50%	-1.50%
680 - 699	0.00%	-0.50%	-1.25%	-1.75%	-1.50%	-1.25%	-1.25%	-1.50%	-1.50%
660 - 679	-0.25%	-1.25%	-2.50%	-3.00%	-3.00%	-2.50%	-2.50%	-2.50%	-2.50%
640 - 659	-0.75%	-1.50%	-3.00%	-3.25%	-3.50%	-3.00%	-3.00%	-3.00%	-3.00%
620 - 639	-0.75%	-1.75%	-3.25%	-3.25%	-3.50%	-3.50%	-3.50%	-3.75%	-3.75%

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

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

Product Features									
Product Feature ↓ \ ITV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
Investment property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-0.250	-0.250
Manufactured*	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year**	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O R/ft	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/ft R/ft	-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	0.00%
All other LTV & FICO combos	1.50%

*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.

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 -.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. <i>For use by mortgage professionals only and should not be distributed to borrowers.</i>															



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/16/2020

45 Day Lock Exp.:

7/31/2020

60 Day Lock Exp.:

8/17/2020

W. Rate Sheet Dated: 6/16/2020

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	
2.500	96.504	96.504	96.254	
2.625	97.593	97.593	97.343	
2.750	98.300	98.300	98.050	
2.875	98.915	98.915	98.665	
3.000	99.542	99.542	99.292	
3.125	99.886	99.886	99.636	
3.250	99.964	99.964	99.714	
3.375	100.384	100.384	100.134	
3.500	100.734	100.734	100.484	
3.625	101.023	101.023	100.773	
3.750	101.222	101.222	100.972	
3.875	101.544	101.544	101.294	
4.000	101.847	101.847	101.597	
4.125	101.967	101.967	101.717	
4.250	101.135	101.135	100.885	
4.375	101.445	101.445	101.195	
4.500	101.697	101.697	101.447	
4.625	101.793	101.793	101.543	
4.750	101.905	101.905	101.655	
4.875	103.189	103.189	102.939	

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	96.131	96.131	95.881	
2.500	97.003	97.003	96.753	
2.625	97.817	97.817	97.567	
2.750	98.327	98.327	98.077	
2.875	99.027	99.027	98.777	
3.000	99.540	99.540	99.290	
3.125	99.982	99.982	99.732	
3.250	99.683	99.683	99.433	
3.375	100.163	100.163	99.913	
3.500	100.544	100.544	100.294	
3.625	100.821	100.821	100.571	
3.750	101.109	101.109	100.859	
3.875	101.504	101.504	101.254	
4.000	101.836	101.836	101.586	
4.125	101.962	101.962	101.712	

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	96.739	96.739	96.489	
2.250	97.339	97.339	97.089	
2.375	97.878	97.878	97.628	
2.500	98.535	98.535	98.285	
2.625	98.975	98.975	98.725	
2.750	99.455	99.455	99.205	
2.875	99.795	99.795	99.545	
3.000	99.916	99.916	99.666	
3.125	100.360	100.360	100.110	
3.250	100.708	100.708	100.458	
3.375	101.007	101.007	100.757	
3.500	101.190	101.190	100.940	
3.625	101.037	101.037	100.787	
3.750	101.351	101.351	101.101	
3.875	101.501	101.501	101.251	

30 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.875	97.930	97.930	97.680	
3.000	98.556	98.556	98.306	
3.125	98.900	98.900	98.650	
3.250	98.384	98.384	98.134	
3.375	98.804	98.804	98.554	
3.500	99.154	99.154	98.904	
3.625	99.442	99.442	99.192	
3.750	98.925	98.925	98.675	
3.875	99.246	99.246	98.996	
4.000	99.549	99.549	99.299	
4.125	99.669	99.669	99.419	
4.250	98.399	98.399	98.149	
4.375	98.709	98.709	98.459	

20 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.875	98.330	98.330	98.080	
3.000	98.670	98.670	98.420	
3.125	98.791	98.791	98.541	
3.250	98.422	98.422	98.172	
3.375	98.770	98.770	98.520	
3.500	99.069	99.069	98.819	
3.625	99.252	99.252	99.002	
3.750	97.910	97.910	97.660	
3.875	98.224	98.224	97.974	
4.000	98.374	98.374	98.124	
4.125	98.717	98.717	98.467	
4.250	97.416	97.416	97.166	
4.375	97.729	97.729	97.479	

15 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.750	98.230	98.230	97.980	
2.875	98.570	98.570	98.320	
3.000	98.691	98.691	98.441	
3.125	98.322	98.322	98.072	
3.250	98.670	98.670	98.420	
3.375	98.969	98.969	98.719	
3.500	99.152	99.152	98.902	
3.625	97.810	97.810	97.560	
3.750	98.124	98.124	97.874	
3.875	98.274	98.274	98.024	
4.000	98.617	98.617	98.367	
4.125	97.316	97.316	97.066	
4.250	97.629	97.629	97.379	

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.:

7/16/2020

45 Day Lock Exp.:

7/31/2020

60 Day Lock Exp.:

8/17/2020

W. Rate Sheet Dated: 6/16/2020

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	99.003	99.003	99.003	3.375	100.573	100.573	100.573	3.375	100.573	100.573	100.573	2.750	98.370	98.370	98.370	3.375	99.346	99.346	99.346
2.875	99.654	99.654	99.654	3.500	100.979	100.979	100.979	3.500	100.979	100.979	100.979	2.875	99.021	99.021	99.021	3.500	99.752	99.752	99.752
2.990	100.220	100.220	100.220	3.625	101.324	101.324	101.324	3.625	101.324	101.324	101.324	2.990	99.587	99.587	99.587	3.625	100.097	100.097	100.097
3.000	100.320	100.320	100.320	3.750	101.578	101.578	101.578	3.750	101.578	101.578	101.578	3.000	99.687	99.687	99.687	3.750	99.603	99.603	99.603
3.125	100.709	100.709	100.709	3.875	101.929	101.929	101.929	3.875	101.929	101.929	101.929	3.125	100.076	100.076	100.076	3.875	99.954	99.954	99.954
3.250	100.982	100.982	100.982	3.990	102.160	102.160	102.160	3.990	102.160	102.160	102.160	3.250	99.755	99.755	99.755	3.990	100.185	100.185	100.185
3.375	101.448	101.448	101.448	4.000	102.260	102.260	102.260	4.000	102.260	102.260	102.260	3.375	100.221	100.221	100.221	4.000	100.285	100.285	100.285
3.500	101.854	101.854	101.854	4.125	102.393	102.393	102.393	4.125	102.393	102.393	102.393	3.500	100.627	100.627	100.627	4.125	100.418	100.418	100.418
3.625	102.199	102.199	102.199	4.250	101.691	101.691	101.691	4.250	101.691	101.691	101.691	3.625	100.972	100.972	100.972	4.250	99.339	99.339	99.339
3.750	102.453	102.453	102.453	4.375	102.004	102.004	102.004	4.375	102.004	102.004	102.004	3.750	100.478	100.478	100.478	4.375	99.652	99.652	99.652
3.875	102.804	102.804	102.804	4.500	102.009	102.009	102.009	4.500	102.009	102.009	102.009	3.875	100.829	100.829	100.829	4.500	99.657	99.657	99.657
3.990	103.035	103.035	103.035	4.625	102.107	102.107	102.107	4.625	102.107	102.107	102.107	3.990	101.060	101.060	101.060	4.625	99.755	99.755	99.755
4.000	103.135	103.135	103.135	4.750	102.100	102.100	102.100	4.750	102.100	102.100	102.100	4.000	101.160	101.160	101.160	4.750	99.439	99.439	99.439
4.125	103.268	103.268	103.268	4.875	102.400	102.400	102.400	4.875	102.400	102.400	102.400	4.125	101.293	101.293	101.293	4.875	99.739	99.739	99.739
4.250	102.566	102.566	102.566	4.990	102.525	102.525	102.525	4.990	102.525	102.525	102.525	4.250	100.214	100.214	100.214	4.990	99.864	99.864	99.864
4.375	102.879	102.879	102.879	5.000	102.625	102.625	102.625	5.000	102.625	102.625	102.625	4.375	100.527	100.527	100.527	5.000	99.964	99.964	99.964
4.500	103.134	103.134	103.134	5.125	102.649	102.649	102.649	5.125	102.649	102.649	102.649	4.500	100.782	100.782	100.782	5.125	98.720	98.720	98.720
4.625	103.232	103.232	103.232	5.250	103.426	103.426	103.426	5.250	103.426	103.426	103.426	4.625	100.880	100.880	100.880	5.250	99.497	99.497	99.497
4.750	103.225	103.225	103.225	5.375	104.648	104.648	104.648	5.375	104.648	104.648	104.648	4.750	100.564	100.564	100.564	5.375	100.569	100.569	100.569
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	99.346	99.346	99.346	2.750	99.364	99.364	99.364	3.375	101.104	101.104	101.104	3.375	101.104	101.104	101.104	2.750	100.967	100.967	100.967
3.500	99.752	99.752	99.752	2.875	100.100	100.100	100.100	3.500	101.506	101.506	101.506	3.500	101.506	101.506	101.506	2.875	101.337	101.337	101.337
3.625	100.097	100.097	100.097	2.990	100.557	100.557	100.557	3.625	101.794	101.794	101.794	3.625	101.794	101.794	101.794	2.990	101.385	101.385	101.385
3.750	99.603	99.603	99.603	3.000	100.657	100.657	100.657	3.750	102.083	102.083	102.083	3.750	102.083	102.083	102.083	3.000	101.485	101.485	101.485
3.875	99.954	99.954	99.954	3.125	101.128	101.128	101.128	3.875	102.484	102.484	102.484	3.875	102.484	102.484	102.484	3.125	101.979	101.979	101.979
3.990	100.185	100.185	100.185	3.250	101.098	101.098	101.098	3.990	102.721	102.721	102.721	3.990	102.721	102.721	102.721	3.250	102.349	102.349	102.349
4.000	100.285	100.285	100.285	3.375	101.604	101.604	101.604	4.000	102.821	102.821	102.821	4.000	102.821	102.821	102.821	3.375	102.664	102.664	102.664
4.125	100.418	100.418	100.418	3.500	102.006	102.006	102.006	4.125	102.952	102.952	102.952	4.125	102.952	102.952	102.952	3.500	102.864	102.864	102.864
4.250	99.339	99.339	99.339	3.625	102.294	102.294	102.294	4.250	102.534	102.534	102.534	4.250	102.534	102.534	102.534	3.625	102.719	102.719	102.719
4.375	99.652	99.652	99.652	3.750	102.583	102.583	102.583	4.375	102.728	102.728	102.728	4.375	102.728	102.728	102.728	3.750	103.036	103.036	103.036
4.500	99.657	99.657	99.657	3.875	102.984	102.984	102.984	4.500	102.144	102.144	102.144	4.500	102.144	102.144	102.144	3.875	103.187	103.187	103.187
4.625	99.755	99.755	99.755	3.990	103.221	103.221	103.221	4.625	102.212	102.212	102.212	4.625	102.212	102.212	102.212	3.990	103.434	103.434	103.434
4.750	99.439	99.439	99.439	4.000	103.321	103.321	103.321	4.750	102.631	102.631	102.631	4.750	102.631	102.631	102.631	4.000	103.534	103.534	103.534
4.875	99.739	99.739	99.739	4.125	103.452	103.452	103.452	4.875	102.881	102.881	102.881	4.875	102.881	102.881	102.881	4.125	102.642	102.642	102.642
4.990	99.864	99.864	99.864	4.250	103.034	103.034	103.034	4.990	103.199	103.199	103.199	4.990	103.199	103.199	103.199	4.250	102.958	102.958	102.958
5.000	99.964	99.964	99.964	4.375	103.228	103.228	103.228	5.000	103.299	103.299	103.299	5.000	103.299	103.299	103.299	4.375	103.212	103.212	103.212
5.125	98.720	98.720	98.720	4.500	103.394	103.394	103.394	5.125	103.573	103.573	103.573	5.125	103.573	103.573	103.573	4.500	103.338	103.338	103.338
5.250	99.497	99.497	99.497	4.625	103.462	103.462	103.462	5.250	103.572	103.572	103.572	5.250	103.572	103.572	103.572	4.625	102.832	102.832	102.832
5.375	100.569	100.569	100.569	4.750	103.881	103.881	103.881	5.375	104.818	104.818	104.818	5.375	104.818	104.818	104.818	4.750	102.970	102.970	102.970
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	102.967	102.967	102.967	2.750	103.217	103.217	103.217	2.750	100.004	100.004	100.004	2.750	102.004	102.004	102.004	2.750	102.254	102.254	102.254
2.875	101.337	101.337	101.337	2.875	101.337	101.337	101.337	2.875	100.374	100.374	100.374	2.875	100.374	100.374	100.374	2.875	100.374	100.374	100.374
2.990	101.385	101.385	101.385	2.990	101.385	101.385	101.385	2.990	100.422	100.422	100.422	2.990	100.422	100.422	100.422	2.990	100.422	100.422	100.422
3.000	101.485	101.485	101.485	3.000	101.485	101.485	101.485	3.000	100.522	100.522	100.522	3.000	100.522	100.522	100.522	3.000	100.522	100.522	100.522
3.125	101.979	101.979	101.979	3.125	101.979	101.979	101.979	3.125	100.110	100.110	100.110	3.125	100.110	100.110	100.110	3.125	100.110	100.110	100.110
3.250	102.349	102.349	102.349	3.250	102.349	102.349	102.349	3.250	100.480	100.480	100.480	3.250	100.480	100.480	100.480	3.250	100.480	100.480	100.480
3.375	102.664	102.664	102.664	3.375	102.664	102.664	102.664	3.375	100.795	100.795	100.795	3.375	100.795	100.795	100.795	3.375	100.795	100.795	100.795
3.500	102.864	102.864	102.864	3.500	102.864	102.864	102.864	3.500	100.995	100.995	100.995	3.500	100.995	100.995	100.995	3.500	100.995	100.995	100.995
3.625	102.719	102.719	102.719	3.625	102.719	102.719	102.719	3.625	99.695	99.695	99.695	3.625	99.695	99.695	99.695	3.625	99.695	99.695	99.695
3.750	103.036	103.036	103.036	3.750	103.036	103.036	103.036	3.750	100.012	100.012	100.012	3.750	100.012	100.012	100.012	3.750	100.012	100.012	100.012
3.875	103.187	103.187	103.187	3.875	103.187	103.187	103.187	3.875	100.163	100.163	100.163	3.875	100.163	100.163	100.163	3.875			



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.:

7/16/2020

45 Day Lock Exp.:

7/31/2020

60 Day Lock Exp.:

8/17/2020

W. Rate Sheet Dated: 6/16/2020

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	99.158	99.158	99.158	2.750	99.613	99.613	99.613	2.750	100.997	100.997	100.997	2.750	98.175	98.175	98.175	2.750	99.734	99.734	99.734
2.875	99.808	99.808	99.808	2.875	100.345	100.345	100.345	2.875	101.365	101.365	101.365	2.875	98.825	98.825	98.825	2.875	100.102	100.102	100.102
2.990	100.368	100.368	100.368	2.990	100.800	100.800	100.800	2.990	101.413	101.413	101.413	2.990	99.385	99.385	99.385	2.990	100.150	100.150	100.150
3.000	100.468	100.468	100.468	3.000	100.900	100.900	100.900	3.000	101.513	101.513	101.513	3.000	99.485	99.485	99.485	3.000	100.250	100.250	100.250
3.125	100.855	100.855	100.855	3.125	101.368	101.368	101.368	3.125	102.040	102.040	102.040	3.125	99.872	99.872	99.872	3.125	99.871	99.871	99.871
3.250	101.026	101.026	101.026	3.250	101.111	101.111	101.111	3.250	102.409	102.409	102.409	3.250	99.449	99.449	99.449	3.250	100.240	100.240	100.240
3.375	101.489	101.489	101.489	3.375	101.615	101.615	101.615	3.375	102.724	102.724	102.724	3.375	99.912	99.912	99.912	3.375	100.555	100.555	100.555
3.500	101.895	101.895	101.895	3.500	102.011	102.011	102.011	3.500	102.923	102.923	102.923	3.500	100.318	100.318	100.318	3.500	100.754	100.754	100.754
3.625	102.235	102.235	102.235	3.625	102.301	102.301	102.301	3.625	102.687	102.687	102.687	3.625	100.658	100.658	100.658	3.625	99.363	99.363	99.363
3.750	102.513	102.513	102.513	3.750	102.644	102.644	102.644	3.750	103.002	103.002	103.002	3.750	100.188	100.188	100.188	3.750	99.678	99.678	99.678
3.875	102.863	102.863	102.863	3.875	103.042	103.042	103.042	3.875	103.154	103.154	103.154	3.875	100.538	100.538	100.538	3.875	99.830	99.830	99.830
3.990	103.090	103.090	103.090	3.990	103.277	103.277	103.277	3.990	103.399	103.399	103.399	3.990	100.765	100.765	100.765	3.990	100.075	100.075	100.075
4.000	103.190	103.190	103.190	4.000	103.377	103.377	103.377	4.000	103.499	103.499	103.499	4.000	100.865	100.865	100.865	4.000	100.175	100.175	100.175
4.125	103.324	103.324	103.324	4.125	103.510	103.510	103.510	4.125	102.688	102.688	102.688	4.125	100.999	100.999	100.999	4.125	98.991	98.991	98.991
4.250	102.659	102.659	102.659	4.250	103.127	103.127	103.127	4.250	103.001	103.001	103.001	4.250	99.957	99.957	99.957	4.250	99.304	99.304	99.304
4.375	102.971	102.971	102.971	4.375	103.321	103.321	103.321	4.375	103.252	103.252	103.252	4.375	100.269	100.269	100.269	4.375	99.555	99.555	99.555
4.500	103.226	103.226	103.226	4.500	103.486	103.486	103.486	4.500	103.381	103.381	103.381	4.500	100.524	100.524	100.524	4.500	99.684	99.684	99.684
4.625	103.323	103.323	103.323	4.625	103.554	103.554	103.554	4.625	102.816	102.816	102.816	4.625	100.621	100.621	100.621	4.625	98.522	98.522	98.522
4.750	103.335	103.335	103.335	4.750	103.990	103.990	103.990	4.750	102.954	102.954	102.954	4.750	100.324	100.324	100.324	4.750	99.993	99.993	99.993

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

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

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

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

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

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

7/16/2020

45 Day Lock Exp.:

7/31/2020

60 Day Lock Exp.:

8/17/2020

W. Rate Sheet Dated: 6/16/2020

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)