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.: **7/20/2020**
45 Day Lock Exp.: **8/3/2020**
60 Day Lock Exp.: **8/18/2020**

W. Rate Sheet Dated: **6/19/2020** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	99.713	99.713	99.713	2.750	99.592	99.592	99.592	2.375	97.563	97.563	97.563	3.125	95.788	95.788	95.788
2.875	99.718	99.718	99.718	2.875	99.596	99.596	99.596	2.500	97.568	97.568	97.568	3.250	97.290	97.290	97.290
3.000	99.723	99.723	99.723	3.000	99.600	99.600	99.600	2.625	97.571	97.571	97.571	3.375	97.292	97.292	97.292
3.125	99.727	99.727	99.727	3.125	99.603	99.603	99.603	2.750	98.726	98.726	98.726	3.500	97.287	97.287	97.287
3.250	100.897	100.897	100.897	3.250	100.576	100.576	100.576	2.875	98.729	98.729	98.729	3.625	97.288	97.288	97.288
3.375	100.801	100.801	100.801	3.375	100.579	100.579	100.579	3.000	98.733	98.733	98.733	Margin = 2.250		Index = 0.190	
3.500	100.805	100.805	100.805	3.500	100.583	100.583	100.583	3.125	98.736	98.736	98.736				
3.625	100.809	100.809	100.809	3.625	100.596	100.596	100.596	3.250	101.147	101.147	101.147				
3.750	101.921	101.921	101.921	3.750	101.461	101.461	101.461	3.375	101.150	101.150	101.150				
3.875	101.825	101.825	101.825	3.875	101.494	101.494	101.494	3.500	101.154	101.154	101.154				
4.000	101.848	101.848	101.848	4.000	101.496	101.496	101.496	3.625	101.177	101.177	101.177				
4.125	101.851	101.851	101.851	4.125	101.486	101.486	101.486	3.750	101.687	101.687	101.687				
4.250	102.542	102.542	102.542	4.250	102.040	102.040	102.040	3.875	101.729	101.729	101.729				
4.375	102.445	102.445	102.445	4.375	102.042	102.042	102.042	4.000	101.731	101.731	101.731				
4.500	102.434	102.434	102.434	4.500	102.045	102.045	102.045	4.125	101.721	101.721	101.721				
4.625	102.437	102.437	102.437	4.625	102.034	102.034	102.034	4.250	102.307	102.307	102.307				
4.750	103.028	103.028	103.028	4.750	102.526	102.526	102.526	4.375	102.309	102.309	102.309				
4.875	102.931	102.931	102.931	4.875	102.528	102.528	102.528	4.500	102.311	102.311	102.311				
6.250	103.758	103.758	103.758	6.250	103.355	103.355	103.355	4.625	102.300	102.300	102.300				

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	98.963	98.963	98.963	2.750	98.592	98.592	98.592	2.375	96.563	96.563	96.563	3.125	94.788	94.788	94.788
2.875	98.968	98.968	98.968	2.875	98.596	98.596	98.596	2.500	96.568	96.568	96.568	3.250	96.290	96.290	96.290
3.000	98.973	98.973	98.973	3.000	98.600	98.600	98.600	2.625	96.571	96.571	96.571	3.375	96.292	96.292	96.292
3.125	98.977	98.977	98.977	3.125	98.603	98.603	98.603	2.750	97.726	97.726	97.726	3.500	96.287	96.287	96.287
3.250	100.147	100.147	100.147	3.250	100.076	100.076	100.076	2.875	97.729	97.729	97.729	3.625	96.288	96.288	96.288
3.375	100.051	100.051	100.051	3.375	100.079	100.079	100.079	3.000	97.733	97.733	97.733	Margin = 2.250		Index = 0.190	
3.500	100.055	100.055	100.055	3.500	100.083	100.083	100.083	3.125	97.736	97.736	97.736	**30 Year OTC**			
3.625	100.059	100.059	100.059	3.625	100.096	100.096	100.096	3.250	100.147	100.147	100.147	Rate	30 Day	45 Day	60 Day
3.750	100.971	100.971	100.971	3.750	100.461	100.461	100.461	3.375	100.150	100.150	100.150	4.000	101.473	101.473	101.473
3.875	100.875	100.875	100.875	3.875	100.494	100.494	100.494	3.500	100.154	100.154	100.154	4.125	101.476	101.476	101.476
4.000	100.898	100.898	100.898	4.000	100.496	100.496	100.496	3.625	100.177	100.177	100.177	4.375	102.070	102.070	102.070
4.125	100.901	100.901	100.901	4.125	100.486	100.486	100.486	3.750	100.687	100.687	100.687	4.500	102.059	102.059	102.059
4.250	101.792	101.792	101.792	4.250	101.040	101.040	101.040	3.875	100.729	100.729	100.729	4.625	102.062	102.062	102.062
4.375	101.695	101.695	101.695	4.375	101.042	101.042	101.042	4.000	100.731	100.731	100.731	4.875	102.556	102.556	102.556
4.500	101.684	101.684	101.684	4.500	101.045	101.045	101.045	4.125	100.721	100.721	100.721	5.000	102.545	102.545	102.545
4.625	101.687	101.687	101.687	4.625	101.034	101.034	101.034	4.250	101.307	101.307	101.307	5.125	102.548	102.548	102.548
4.750	102.278	102.278	102.278	4.750	101.526	101.526	101.526	4.375	101.309	101.309	101.309	5.500	103.906	103.906	103.906
4.875	102.181	102.181	102.181	4.875	101.528	101.528	101.528	4.500	101.311	101.311	101.311	5.625	103.909	103.909	103.909
6.250	103.008	103.008	103.008	6.250	102.355	102.355	102.355	4.625	101.300	101.300	101.300	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"

30/25 Year				30/25 Year Lender Paid			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.125	98.901	98.901	98.901	6.250	103.750	103.500	103.250
4.250	99.492	99.492	99.492				
4.375	99.495	99.495	99.495				
4.500	99.284	99.284	99.284				
4.625	99.287	99.287	99.287				
5.000	99.970	99.970	99.970				
5.125	99.973	99.973	99.973				
5.250	100.373	100.373	100.373				
Borrower Paid Comp Only				Lender Paid Only			

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

Rate	30 Day	45 Day	60 Day
4.000	98.723	98.723	98.723
4.125	98.726	98.726	98.726
4.375	99.320	99.320	99.320
4.500	99.309	99.309	99.309
4.625	99.312	99.312	99.312
4.875	99.806	99.806	99.806
5.000	99.795	99.795	99.795
5.125	99.798	99.798	99.798
5.500	101.156	101.156	101.156
5.625	101.159	101.159	101.159
6.250	100.750	100.750	100.750

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

Rate	30 Day	45 Day	60 Day
4.750	101.000	101.000	101.000

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

Rate	30 Day	45 Day	60 Day
6.250	102.750	102.750	102.750

Lock Desk Policy

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

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

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

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

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

30 Day Lock Exp.: **7/20/2020**
45 Day Lock Exp.: **8/3/2020**
60 Day Lock Exp.: **8/18/2020**

W. Rate Sheet Dated: **6/19/2020** **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	97.813	97.813	97.813	2.750	98.122	98.122	98.122	2.375	94.343	94.343	94.343	3.125	94.898	94.898	94.898
2.875	97.818	97.818	97.818	2.875	98.126	98.126	98.126	2.500	94.348	94.348	94.348	3.250	96.369	96.369	96.369
3.000	97.823	97.823	97.823	3.000	98.130	98.130	98.130	2.625	94.351	94.351	94.351	3.375	96.370	96.370	96.370
3.125	97.827	97.827	97.827	3.125	98.133	98.133	98.133	2.750	97.256	97.256	97.256	3.500	96.365	96.365	96.365
3.250	98.965	98.965	98.965	3.250	99.075	99.075	99.075	2.875	97.259	97.259	97.259	3.625	96.367	96.367	96.367
3.375	98.870	98.870	98.870	3.375	99.078	99.078	99.078	3.000	97.263	97.263	97.263	Margin = 2.250		Index = 0.190	
3.500	98.874	98.874	98.874	3.500	99.081	99.081	99.081	3.125	97.266	97.266	97.266				
3.625	98.878	98.878	98.878	3.625	99.095	99.095	99.095	3.250	99.646	99.646	99.646				
3.750	99.646	99.646	99.646	3.750	99.616	99.616	99.616	3.375	99.649	99.649	99.649				
3.875	99.550	99.550	99.550	3.875	99.649	99.649	99.649	3.500	99.652	99.652	99.652				
4.000	99.573	99.573	99.573	4.000	99.651	99.651	99.651	3.625	99.675	99.675	99.675				
4.125	99.576	99.576	99.576	4.125	99.641	99.641	99.641	3.750	99.842	99.842	99.842				
4.250	100.142	100.142	100.142	4.250	100.070	100.070	100.070	3.875	99.884	99.884	99.884				
4.375	100.045	100.045	100.045	4.375	100.072	100.072	100.072	4.000	99.886	99.886	99.886				
4.500	100.034	100.034	100.034	4.500	100.075	100.075	100.075	4.125	99.876	99.876	99.876				
4.625	100.037	100.037	100.037	4.625	100.064	100.064	100.064	4.250	100.337	100.337	100.337				
4.750	98.941	98.941	98.941	4.750	98.868	98.868	98.868	4.375	100.339	100.339	100.339				
4.875	98.843	98.843	98.843	4.875	98.871	98.871	98.871	4.500	100.341	100.341	100.341				
6.250	100.108	100.108	100.108	6.250	100.135	100.135	100.135	4.625	100.330	100.330	100.330				

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	97.063	97.063	97.063	2.750	96.692	96.692	96.692	2.375	94.413	94.413	94.413	3.125	92.888	92.888	92.888
2.875	97.068	97.068	97.068	2.875	96.696	96.696	96.696	2.500	94.418	94.418	94.418	3.250	94.359	94.359	94.359
3.000	97.073	97.073	97.073	3.000	96.700	96.700	96.700	2.625	94.421	94.421	94.421	3.375	94.360	94.360	94.360
3.125	97.077	97.077	97.077	3.125	96.703	96.703	96.703	2.750	95.295	95.295	95.295	3.500	94.355	94.355	94.355
3.250	98.215	98.215	98.215	3.250	98.145	98.145	98.145	2.875	95.298	95.298	95.298	3.625	94.357	94.357	94.357
3.375	98.120	98.120	98.120	3.375	98.148	98.148	98.148	3.000	95.302	95.302	95.302	Margin = 2.250		Index = 0.190	
3.500	98.124	98.124	98.124	3.500	98.151	98.151	98.151	3.125	95.305	95.305	95.305	30 Year OTC			
3.625	98.128	98.128	98.128	3.625	98.165	98.165	98.165	3.250	97.372	97.372	97.372	Rate	30 Day	45 Day	60 Day
3.750	98.696	98.696	98.696	3.750	98.186	98.186	98.186	3.375	97.375	97.375	97.375	4.000	99.198	99.198	99.198
3.875	98.600	98.600	98.600	3.875	98.219	98.219	98.219	3.500	97.379	97.379	97.379	4.125	99.201	99.201	99.201
4.000	98.623	98.623	98.623	4.000	98.221	98.221	98.221	3.625	97.402	97.402	97.402	4.375	99.670	99.670	99.670
4.125	98.626	98.626	98.626	4.125	98.211	98.211	98.211	3.750	97.912	97.912	97.912	4.500	99.659	99.659	99.659
4.250	99.392	99.392	99.392	4.250	98.640	98.640	98.640	3.875	97.954	97.954	97.954	4.625	99.662	99.662	99.662
4.375	99.295	99.295	99.295	4.375	98.642	98.642	98.642	4.000	97.956	97.956	97.956	4.875	98.468	98.468	98.468
4.500	99.284	99.284	99.284	4.500	98.645	98.645	98.645	4.125	97.946	97.946	97.946	5.000	98.458	98.458	98.458
4.625	99.287	99.287	99.287	4.625	98.634	98.634	98.634	4.250	97.907	97.907	97.907	5.125	98.461	98.461	98.461
4.750	98.191	98.191	98.191	4.750	97.438	97.438	97.438	4.375	97.909	97.909	97.909	5.500	100.006	100.006	100.006
4.875	98.093	98.093	98.093	4.875	97.441	97.441	97.441	4.500	97.911	97.911	97.911	5.625	100.009	100.009	100.009
6.250	99.358	99.358	99.358	6.250	98.705	98.705	98.705	4.625	97.900	97.900	97.900	6.250	99.424	99.424	99.424

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

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

Specialty Adjustment

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

DPA Advantage Adjustment

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

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

30/25 Year				30/25 Year Lender Paid			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.125	96.276	96.276	96.276	6.250	99.750	99.500	99.250
4.250	96.742	96.742	96.742				
4.375	96.745	96.745	96.745				
4.500	96.534	96.534	96.534				
4.625	96.537	96.537	96.537				
5.000	95.533	95.533	95.533				
5.125	95.536	95.536	95.536				
5.250	96.123	96.123	96.123				
Borrower Paid Comp Only				Lender Paid Only			

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

Rate	30 Day	45 Day	60 Day
4.000	96.448	96.448	96.448
4.125	96.451	96.451	96.451
4.375	96.920	96.920	96.920
4.500	96.909	96.909	96.909
4.625	96.912	96.912	96.912
4.875	95.718	95.718	95.718
5.000	95.708	95.708	95.708
5.125	95.711	95.711	95.711
5.500	97.256	97.256	97.256
5.625	97.259	97.259	97.259
6.250	96.674	96.674	96.674

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

Rate	30 Day	45 Day	60 Day
4.750	N/A	N/A	N/A

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

Rate	30 Day	45 Day	60 Day
6.250	N/A	N/A	N/A

Lock Desk Policy

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

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

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

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

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

30 Day Lock Exp.: **7/20/2020**
45 Day Lock Exp.: **8/3/2020**
60 Day Lock Exp.: **8/18/2020**

W. Rate Sheet Dated: 6/19/2020 **Release Time: 10:00 am ET** Prices are subject to change without notice.

Conforming FNMA

30/25 Year

Rate	30 Day	45 Day	60 Day
2.750	99.158	99.158	99.158
2.875	99.792	99.792	99.792
2.990	100.193	100.193	100.193
3.000	100.293	100.293	100.293
3.125	100.679	100.679	100.679
3.250	100.965	100.965	100.965
3.375	101.464	101.464	101.464
3.500	101.862	101.862	101.862
3.625	102.175	102.175	102.175
3.750	102.207	102.207	102.207
3.875	102.611	102.611	102.611
3.990	102.808	102.808	102.808
4.000	102.908	102.908	102.908
4.125	103.163	103.163	103.163
4.250	102.472	102.472	102.472
4.375	102.776	102.776	102.776
4.500	103.054	103.054	103.054
4.625	103.149	103.149	103.149
4.750	103.267	103.267	103.267

30/25 Year 105-125

Rate	30 Day	45 Day	60 Day
3.000	98.957	98.957	98.957
3.125	99.384	99.384	99.384
3.250	99.887	99.887	99.887
3.375	100.436	100.436	100.436
3.500	100.872	100.872	100.872
3.625	101.504	101.504	101.504
3.750	102.209	102.209	102.209
3.875	102.653	102.653	102.653
3.990	102.879	102.879	102.879
4.000	102.979	102.979	102.979
4.125	103.261	103.261	103.261
4.250	103.329	103.329	103.329
4.375	103.662	103.662	103.662
4.500	103.970	103.970	103.970
4.625	104.183	104.183	104.183
4.750	104.566	104.566	104.566
4.875	104.916	104.916	104.916
4.990	N/A	N/A	N/A
5.000	N/A	N/A	N/A

30/25 Year >125

Rate	30 Day	45 Day	60 Day
2.750	97.522	97.522	97.522
2.875	98.219	98.219	98.219
2.990	98.669	98.669	98.669
3.000	98.769	98.769	98.769
3.125	99.196	99.196	99.196
3.250	99.699	99.699	99.699
3.375	100.248	100.248	100.248
3.500	100.685	100.685	100.685
3.625	101.475	101.475	101.475
3.750	102.209	102.209	102.209
3.875	102.653	102.653	102.653
3.990	102.879	102.879	102.879
4.000	102.979	102.979	102.979
4.125	103.261	103.261	103.261
4.250	103.141	103.141	103.141
4.375	103.474	103.474	103.474
4.500	103.783	103.783	103.783
4.625	104.148	104.148	104.148
4.750	104.723	104.723	104.723

30/25 Year High Balance

Rate	30 Day	45 Day	60 Day
2.750	98.501	98.501	98.501
2.875	99.046	99.046	99.046
2.990	99.336	99.336	99.336
3.000	99.436	99.436	99.436
3.125	99.627	99.627	99.627
3.250	99.757	99.757	99.757
3.375	100.194	100.194	100.194
3.500	100.494	100.494	100.494
3.625	100.650	100.650	100.650
3.750	100.258	100.258	100.258
3.875	100.611	100.611	100.611
3.990	100.758	100.758	100.758
4.000	100.858	100.858	100.858
4.125	101.002	101.002	101.002
4.250	100.119	100.119	100.119
4.375	100.426	100.426	100.426
4.500	100.653	100.653	100.653
4.625	100.687	100.687	100.687
4.750	100.417	100.417	100.417

30/25 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	96.853	96.853	96.853
2.875	97.460	97.460	97.460
2.990	97.800	97.800	97.800
3.000	97.900	97.900	97.900
3.125	98.132	98.132	98.132
3.250	98.479	98.479	98.479
3.375	98.966	98.966	98.966
3.500	99.304	99.304	99.304
3.625	99.779	99.779	99.779
3.750	100.058	100.058	100.058
3.875	100.411	100.411	100.411
3.990	100.558	100.558	100.558
4.000	100.658	100.658	100.658
4.125	100.802	100.802	100.802
4.250	99.919	99.919	99.919
4.375	100.226	100.226	100.226
4.500	100.453	100.453	100.453
4.625	100.487	100.487	100.487
4.750	100.217	100.217	100.217

30/25 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	96.665	96.665	96.665
2.875	97.273	97.273	97.273
2.990	97.612	97.612	97.612
3.000	97.712	97.712	97.712
3.125	97.944	97.944	97.944
3.250	98.291	98.291	98.291
3.375	98.778	98.778	98.778
3.500	99.117	99.117	99.117
3.625	99.750	99.750	99.750
3.750	100.058	100.058	100.058
3.875	100.411	100.411	100.411
3.990	100.558	100.558	100.558
4.000	100.658	100.658	100.658
4.125	100.802	100.802	100.802
4.250	99.919	99.919	99.919
4.375	100.226	100.226	100.226
4.500	100.453	100.453	100.453
4.625	100.487	100.487	100.487
4.750	100.217	100.217	100.217

20 Year

Rate	30 Day	45 Day	60 Day
2.875	100.414	100.414	100.414
2.990	100.775	100.775	100.775
3.000	100.875	100.875	100.875
3.125	101.255	101.255	101.255
3.250	101.186	101.186	101.186
3.375	101.678	101.678	101.678
3.500	102.044	102.044	102.044
3.625	102.353	102.353	102.353
3.750	102.356	102.356	102.356
3.875	102.753	102.753	102.753
3.990	102.924	102.924	102.924
4.000	103.024	103.024	103.024
4.125	103.277	103.277	103.277
4.250	102.360	102.360	102.360
4.375	102.660	102.660	102.660
4.500	102.922	102.922	102.922
4.625	103.015	103.015	103.015
4.750	103.147	103.147	103.147
4.875	103.425	103.425	103.425

20 Year 105-125

Rate	30 Day	45 Day	60 Day
2.875	99.637	99.637	99.637
2.990	100.044	100.044	100.044
3.000	100.144	100.144	100.144
3.125	100.564	100.564	100.564
3.250	100.902	100.902	100.902
3.375	101.443	101.443	101.443
3.500	101.844	101.844	101.844
3.625	102.184	102.184	102.184
3.750	102.415	102.415	102.415
3.875	102.852	102.852	102.852
3.990	103.050	103.050	103.050
4.000	103.150	103.150	103.150
4.125	103.428	103.428	103.428
4.250	102.194	102.194	102.194
4.375	102.522	102.522	102.522
4.500	102.813	102.813	102.813
4.625	103.022	103.022	103.022
4.750	103.078	103.078	103.078
4.875	103.382	103.382	103.382

20 Year >125

Rate	30 Day	45 Day	60 Day
2.875	99.574	99.574	99.574
2.990	99.981	99.981	99.981
3.000	100.081	100.081	100.081
3.125	100.502	100.502	100.502
3.250	100.902	100.902	100.902
3.375	101.443	101.443	101.443
3.500	101.844	101.844	101.844
3.625	102.184	102.184	102.184
3.750	102.259	102.259	102.259
3.875	102.695	102.695	102.695
3.990	102.894	102.894	102.894
4.000	102.994	102.994	102.994
4.125	103.272	103.272	103.272
4.250	102.131	102.131	102.131
4.375	102.460	102.460	102.460
4.500	102.751	102.751	102.751
4.625	102.960	102.960	102.960
4.750	103.016	103.016	103.016
4.875	103.320	103.320	103.320

15 Year

Rate	30 Day	45 Day	60 Day
2.750	100.624	100.624	100.624
2.875	100.961	100.961	100.961
2.990	101.185	101.185	101.185
3.000	101.285	101.285	101.285
3.125	101.727	101.727	101.727
3.250	101.967	101.967	101.967
3.375	102.280	102.280	102.280
3.500	102.523	102.523	102.523
3.625	102.819	102.819	102.819
3.750	102.686	102.686	102.686
3.875	103.018	103.018	103.018
3.990	103.238	103.238	103.238
4.000	103.338	103.338	103.338
4.125	103.616	103.616	103.616
4.250	102.774	102.774	102.774
4.375	102.971	102.971	102.971
4.500	103.025	103.025	103.025
4.625	103.220	103.220	103.220
4.750	103.017	103.017	103.017

15 Year 105-125

Rate	30 Day	45 Day	60 Day
2.750	99.119	99.119	99.119
2.875	99.606	99.606	99.606
2.990	100.191	100.191	100.191
3.000	100.291	100.291	100.291
3.125	100.807	100.807	100.807
3.250	101.181	101.181	101.181
3.375	101.525	101.525	101.525
3.500	101.791	101.791	101.791
3.625	102.122	102.122	102.122
3.750	102.224	102.224	102.224
3.875	102.588	102.588	102.588
3.990	102.839	102.839	102.839
4.000	102.939	102.939	102.939
4.125	103.247	103.247	103.247
4.250	102.652	102.652	102.652
4.375	102.869	102.869	102.869
4.500	103.073	103.073	103.073
4.625	103.452	103.452	103.452
4.750	103.709	103.709	103.709

15 Year >125

Rate	30 Day	45 Day	60 Day
2.750	99.119	99.119	99.119
2.875	99.521	99.521	99.521
2.990	100.122	100.122	100.122
3.000	100.222	100.222	100.222
3.125	100.744	100.744	100.744
3.250	101.119	101.119	101.119
3.375	101.463	101.463	101.463
3.500	101.729	101.729	101.729
3.625	102.059	102.059	102.059
3.750	102.224	102.224	102.224
3.875	102.588	102.588	102.588
3.990	102.839	102.839	102.839
4.000	102.939	102.939	102.939
4.125	103.247	103.247	103.247
4.250	102.652	102.652	102.652
4.375	102.869	102.869	102.869
4.500	103.130	103.130	103.130
4.625	103.515	103.515	103.515
4.750	103.771	103.771	103.771

15 Year High Balance

Rate	30 Day	45 Day	60 Day
2.750	99.619	99.619	99.619
2.875	99.854	99.854	99.854
2.990	99.957	99.957	99.957
3.000	100.057	100.057	100.057
3.125	100.374	100.374	100.374
3.250	100.393	100.393	100.393
3.375	100.613	100.613	100.613
3.500	100.783	100.783	100.783
3.625	100.991	100.991	100.991
3.750	99.829	99.829	99.829
3.875	100.061	100.061	100.061
3.990	100.185	100.185	100.185
4.000	100.285	100.285	100.285
4.125	100.480	100.480	100.480
4.250	98.954	98.954	98.954
4.375	99.093	99.093	99.093
4.500	99.127	99.127	99.127
4.625	99.267	99.267	99.267
4.750	98.725	98.725	98.725

15 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	97.914	97.914	97.914
2.875	98.299	98.299	98.299
2.990	98.763	98.763	98.763
3.000	98.863	98.863	98.863
3.125	99.254	99.254	99.254
3.250	99.407	99.407	99.407
3.375	99.658	99.658	99.658
3.500	99.851	99.851	99.851
3.625	100.094	100.094	100.094
3.750	99.167	99.167	99.167
3.875	99.431	99.431	99.431
3.990	99.586	99.586	99.586
4.000	99.686	99.686	99.686
4.125	99.911	99.911	99.911
4.250	98.632	98.632	98.632
4.375	98.791	98.791	98.791
4.500	98.927	98.927	98.927
4.625	99.067	99.067	99.067
4.750	98.525	98.525	98.525

15 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	97.914	97.914	97.914
2.875	98.214	98.214	98.214
2.990	98.694	98.694	98.694
3.000	98.794	98.794	98.794
3.125	99.191	99.191	99.191
3.250	99.345	99.345	99.345
3.375	99.596	99.596	99.596
3.500	99.789	99.789	99.789
3.625	100.031	100.031	100.031
3.750	99.167	99.167	99.167
3.875	99.431	99.431	99.431
3.990	99.586	99.586	99.586
4.000	99.686	99.686	99.686
4.125	99.911	99.911	99.911
4.250	98.632	98.632	98.632
4.375	98.791	98.791	98.791
4.500	98.927	98.927	98.927
4.625	99.067	99.067	99.067
4.750	98.525	98.525	98.525

10 Year

Rate	30 Day	45 Day	60 Day
2.750	101.184	101.184	101.184
2.875	101.521	101.521	101.521
2.990	101.708	101.708	101.708
3.000	101.808	101.808	101.808
3.125	102.262	102.262	102.262
3.250	102.265	102.265	102.265
3.375	102.578	102.578	102.578
3.500	102.821	102.821	102.821
3.625	103.117	103.117	103.117
3.750	103.030	103.030	103.030
3.875	103.363	103.363	103.363
3.990	103.583	103.583	103.583
4.000	103.683	103.683	103.683
4.125	103.961	103.961	103.961
4.250	102.912	102.912	102.912
4.375	103.060	103.060	103.060
4.500	103.144	103.144	103.144
4.625	103.242	103.242	103.242
4.750	102.979	102.979	102.979

Applicable for all mortgages with greater than 15 year terms

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

Cash-Out Refinance*

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

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

Product Features

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

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

All Loan Type Adjustments

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

High LTV Refi Option LLPA Caps

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

HomeReady LLPA Caps*

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

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

Mortgages with Subordinate Financing *

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

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

Lock Desk Policy

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

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

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

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

30 Day Lock Exp.: **7/20/2020**
45 Day Lock Exp.: **8/3/2020**
60 Day Lock Exp.: **8/18/2020**

W. Rate Sheet Dated: **6/19/2020** **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@afrwholesale.com
Lockdesk Phone:	1-877-588-2706
Lockdesk Hours:	10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:	7/20/2020
45 Day Lock Exp.:	8/3/2020
60 Day Lock Exp.:	8/18/2020

W. Rate Sheet Dated: 6/19/2020 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Conforming FHLMC

30/25 Year

Rate	30 Day	45 Day	60 Day
2.750	98.883	98.883	98.883
2.875	99.539	99.539	99.539
2.990	100.125	100.125	100.125
3.000	100.225	100.225	100.225
3.125	100.618	100.618	100.618
3.250	100.880	100.880	100.880
3.375	101.380	101.380	101.380
3.500	101.750	101.750	101.750
3.625	102.088	102.088	102.088
3.750	102.212	102.212	102.212
3.875	102.585	102.585	102.585
3.990	102.813	102.813	102.813
4.000	102.913	102.913	102.913
4.125	103.057	103.057	103.057
4.250	102.321	102.321	102.321
4.375	102.633	102.633	102.633
4.500	102.891	102.891	102.891
4.625	102.987	102.987	102.987
4.750	103.047	103.047	103.047

30/25 Year 105-125

Rate	30 Day	45 Day	60 Day
3.375	100.505	100.505	100.505
3.500	100.875	100.875	100.875
3.625	101.213	101.213	101.213
3.750	101.337	101.337	101.337
3.875	101.710	101.710	101.710
3.990	101.938	101.938	101.938
4.000	102.038	102.038	102.038
4.125	102.182	102.182	102.182
4.250	101.446	101.446	101.446
4.375	101.758	101.758	101.758
4.500	101.766	101.766	101.766
4.625	101.862	101.862	101.862
4.750	101.922	101.922	101.922
4.875	102.230	102.230	102.230
4.990	102.355	102.355	102.355
5.000	102.455	102.455	102.455
5.125	102.389	102.389	102.389
5.250	103.165	103.165	103.165
5.375	104.387	104.387	104.387

30/25 Year >125

Rate	30 Day	45 Day	60 Day
3.375	100.505	100.505	100.505
3.500	100.875	100.875	100.875
3.625	101.213	101.213	101.213
3.750	101.337	101.337	101.337
3.875	101.710	101.710	101.710
3.990	101.938	101.938	101.938
4.000	102.038	102.038	102.038
4.125	102.182	102.182	102.182
4.250	101.446	101.446	101.446
4.375	101.758	101.758	101.758
4.500	101.766	101.766	101.766
4.625	101.862	101.862	101.862
4.750	101.922	101.922	101.922
4.875	102.230	102.230	102.230
4.990	102.355	102.355	102.355
5.000	102.455	102.455	102.455
5.125	102.389	102.389	102.389
5.250	103.165	103.165	103.165
5.375	104.387	104.387	104.387

30/25 Year SC

Rate	30 Day	45 Day	60 Day
2.750	98.250	98.250	98.250
2.875	98.906	98.906	98.906
2.990	99.492	99.492	99.492
3.000	99.592	99.592	99.592
3.125	99.985	99.985	99.985
3.250	99.653	99.653	99.653
3.375	100.153	100.153	100.153
3.500	100.523	100.523	100.523
3.625	100.861	100.861	100.861
3.750	100.237	100.237	100.237
3.875	100.610	100.610	100.610
3.990	100.838	100.838	100.838
4.000	100.938	100.938	100.938
4.125	101.082	101.082	101.082
4.250	99.969	99.969	99.969
4.375	100.281	100.281	100.281
4.500	100.539	100.539	100.539
4.625	100.635	100.635	100.635
4.750	100.386	100.386	100.386

30/25 Year SC 105-125

Rate	30 Day	45 Day	60 Day
3.375	99.278	99.278	99.278
3.500	99.648	99.648	99.648
3.625	99.986	99.986	99.986
3.750	99.362	99.362	99.362
3.875	99.735	99.735	99.735
3.990	99.963	99.963	99.963
4.000	100.063	100.063	100.063
4.125	100.207	100.207	100.207
4.250	99.094	99.094	99.094
4.375	99.406	99.406	99.406
4.500	99.414	99.414	99.414
4.625	99.510	99.510	99.510
4.750	99.261	99.261	99.261
4.875	99.569	99.569	99.569
4.990	99.694	99.694	99.694
5.000	99.794	99.794	99.794
5.125	98.460	98.460	98.460
5.250	99.236	99.236	99.236
5.375	100.308	100.308	100.308

30/25 Year SC >125

Rate	30 Day	45 Day	60 Day
3.375	99.278	99.278	99.278
3.500	99.648	99.648	99.648
3.625	99.986	99.986	99.986
3.750	99.362	99.362	99.362
3.875	99.735	99.735	99.735
3.990	99.963	99.963	99.963
4.000	100.063	100.063	100.063
4.125	100.207	100.207	100.207
4.250	99.094	99.094	99.094
4.375	99.406	99.406	99.406
4.500	99.414	99.414	99.414
4.625	99.510	99.510	99.510
4.750	99.261	99.261	99.261
4.875	99.569	99.569	99.569
4.990	99.694	99.694	99.694
5.000	99.794	99.794	99.794
5.125	98.460	98.460	98.460
5.250	99.236	99.236	99.236
5.375	100.308	100.308	100.308

20 Year

Rate	30 Day	45 Day	60 Day
2.750	99.378	99.378	99.378
2.875	100.112	100.112	100.112
2.990	100.561	100.561	100.561
3.000	100.661	100.661	100.661
3.125	101.128	101.128	101.128
3.250	101.009	101.009	101.009
3.375	101.511	101.511	101.511
3.500	101.909	101.909	101.909
3.625	102.199	102.199	102.199
3.750	102.359	102.359	102.359
3.875	102.758	102.758	102.758
3.990	102.990	102.990	102.990
4.000	103.090	103.090	103.090
4.125	103.222	103.222	103.222
4.250	102.812	102.812	102.812
4.375	103.005	103.005	103.005
4.500	103.170	103.170	103.170
4.625	103.237	103.237	103.237
4.750	103.726	103.726	103.726

20 Year 105-125

Rate	30 Day	45 Day	60 Day
3.375	101.011	101.011	101.011
3.500	101.409	101.409	101.409
3.625	101.699	101.699	101.699
3.750	101.859	101.859	101.859
3.875	102.258	102.258	102.258
3.990	102.490	102.490	102.490
4.000	102.590	102.590	102.590
4.125	102.722	102.722	102.722
4.250	102.312	102.312	102.312
4.375	102.505	102.505	102.505
4.500	101.920	101.920	101.920
4.625	101.987	101.987	101.987
4.750	102.476	102.476	102.476
4.875	102.725	102.725	102.725
4.990	103.041	103.041	103.041
5.000	103.141	103.141	103.141
5.125	103.419	103.419	103.419
5.250	103.333	103.333	103.333
5.375	104.686	104.686	104.686

20 Year >125

Rate	30 Day	45 Day	60 Day
3.375	101.011	101.011	101.011
3.500	101.409	101.409	101.409
3.625	101.699	101.699	101.699
3.750	101.859	101.859	101.859
3.875	102.258	102.258	102.258
3.990	102.490	102.490	102.490
4.000	102.590	102.590	102.590
4.125	102.722	102.722	102.722
4.250	102.312	102.312	102.312
4.375	102.505	102.505	102.505
4.500	101.920	101.920	101.920
4.625	101.987	101.987	101.987
4.750	102.476	102.476	102.476
4.875	102.725	102.725	102.725
4.990	103.041	103.041	103.041
5.000	103.141	103.141	103.141
5.125	103.419	103.419	103.419
5.250	103.333	103.333	103.333
5.375	104.686	104.686	104.686

15 Year

Rate	30 Day	45 Day	60 Day
2.750	100.651	100.651	100.651
2.875	101.020	101.020	101.020
2.990	101.075	101.075	101.075
3.000	101.175	101.175	101.175
3.125	101.780	101.780	101.780
3.250	102.145	102.145	102.145
3.375	102.462	102.462	102.462
3.500	102.657	102.657	102.657
3.625	102.633	102.633	102.633
3.750	102.948	102.948	102.948
3.875	103.096	103.096	103.096
3.990	103.339	103.339	103.339
4.000	103.439	103.439	103.439
4.125	102.701	102.701	102.701
4.250	103.009	103.009	103.009
4.375	103.256	103.256	103.256
4.500	103.389	103.389	103.389
4.625	103.025	103.025	103.025
4.750	103.162	103.162	103.162

15 Year 105-125

Rate	30 Day	45 Day	60 Day
2.750	102.651	102.651	102.651
2.875	101.020	101.020	101.020
2.990	101.075	101.075	101.075
3.000	101.175	101.175	101.175
3.125	101.780	101.780	101.780
3.250	102.145	102.145	102.145
3.375	102.462	102.462	102.462
3.500	102.657	102.657	102.657
3.625	102.633	102.633	102.633
3.750	102.948	102.948	102.948
3.875	103.096	103.096	103.096
3.990	103.339	103.339	103.339
4.000	103.439	103.439	103.439
4.125	102.701	102.701	102.701
4.250	103.009	103.009	103.009
4.375	103.256	103.256	103.256
4.500	103.389	103.389	103.389
4.625	103.025	103.025	103.025
4.750	103.162	103.162	103.162

15 Year >125

Rate	30 Day	45 Day	60 Day
2.750	102.901	102.901	102.901
2.875	101.020	101.020	101.020
2.990	101.075	101.075	101.075
3.000	101.175	101.175	101.175
3.125	101.780	101.780	101.780
3.250	102.145	102.145	102.145
3.375	102.462	102.462	102.462
3.500	102.657	102.657	102.657
3.625	102.633	102.633	102.633
3.750	102.948	102.948	102.948
3.875	103.096	103.096	103.096
3.990	103.339	103.339	103.339
4.000	103.439	103.439	103.439
4.125	102.701	102.701	102.701
4.250	103.009	103.009	103.009
4.375	103.256	103.256	103.256
4.500	103.389	103.389	103.389
4.625	103.025	103.025	103.025
4.750	103.162	103.162	103.162

15 Year SC

Rate	30 Day	45 Day	60 Day
2.750	99.688	99.688	99.688
2.875	100.057	100.057	100.057
2.990	100.112	100.112	100.112
3.000	100.212	100.212	100.212
3.125	99.911	99.911	99.911
3.250	100.276	100.276	100.276
3.375	100.593	100.593	100.593
3.500	100.788	100.788	100.788
3.625	99.609	99.609	99.609
3.750	99.924	99.924	99.924
3.875	100.072	100.072	100.072
3.990	100.315	100.315	100.315
4.000	100.415	100.415	100.415
4.125	99.304	99.304	99.304
4.250	99.612	99.612	99.612
4.375	99.859	99.859	99.859
4.500	99.992	99.992	99.992
4.625	99.031	99.031	99.031
4.750	100.501	100.501	100.501

15 Year SC 105-125

Rate	30 Day	45 Day	60 Day
2.750	101.688	101.688	101.688
2.875	100.057	100.057	100.057
2.990	100.112	100.112	100.112
3.000	100.212	100.212	100.212
3.125	99.911	99.911	99.911
3.250	100.276	100.276	100.276
3.375	100.593	100.593	100.593
3.500	100.788	100.788	100.788
3.625	99.609	99.609	99.609
3.750	99.924	99.924	99.924
3.875	100.072	100.072	100.072
3.990	100.315	100.315	100.315
4.000	100.415	100.415	100.415
4.125	99.304	99.304	99.304
4.250	99.612	99.612	99.612
4.375	99.859	99.859	99.859
4.500	99.992	99.992	99.992
4.625	99.031	99.031	99.031
4.750	100.501	100.501	100.501

15 Year SC >125

Rate	30 Day	45 Day	60 Day
2.750	101.938	101.938	101.938
2.875	100.057	100.057	100.057
2.990	100.112	100.112	100.112
3.000	100.212	100.212	100.212
3.125	99.911	99.911	99.911
3.250	100.276	100.276	100.276
3.375	100.593	100.593	100.593
3.500	100.788	100.788	100.788
3.625	99.609	99.609	99.609
3.750	99.924	99.924	99.924
3.875	100.072	100.072	100.072
3.990	100.315	100.315	100.315
4.000	100.415	100.415	100.415
4.125	99.304	99.304	99.304
4.250	99.612	99.612	99.612
4.375	99.859	99.859	99.859
4.500	99.992	99.992	99.992
4.625	99.031	99.031	99.031
4.750	100.501	100.501	100.501

Applicable for all mortgages with terms greater than 15 years

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

Cash Out Refi

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

Program Features

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

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

All Loan Type Adjustments

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

Subordination

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

Subordination Enhanced Reflief Refi

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

Enhanced Relief Refi LLPA Caps

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

Lock Desk Policy

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

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

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

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

30 Day Lock Exp.: 7/20/2020
45 Day Lock Exp.: 8/3/2020
60 Day Lock Exp.: 8/18/2020

W. Rate Sheet Dated: 6/19/2020 **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	98.960	98.960	98.960	2.750	99.456	99.456	99.456	2.750	100.790	100.790	100.790	2.750	97.977	97.977	97.977	2.750	99.527	99.527	99.527
2.875	99.613	99.613	99.613	2.875	100.188	100.188	100.188	2.875	101.160	101.160	101.160	2.875	98.630	98.630	98.630	2.875	99.897	99.897	99.897
2.990	100.195	100.195	100.195	2.990	100.635	100.635	100.635	2.990	101.215	101.215	101.215	2.990	99.212	99.212	99.212	2.990	99.952	99.952	99.952
3.000	100.295	100.295	100.295	3.000	100.735	100.735	100.735	3.000	101.315	101.315	101.315	3.000	99.312	99.312	99.312	3.000	100.052	100.052	100.052
3.125	100.686	100.686	100.686	3.125	101.197	101.197	101.197	3.125	101.890	101.890	101.890	3.125	99.703	99.703	99.703	3.125	99.721	99.721	99.721
3.250	100.924	100.924	100.924	3.250	101.085	101.085	101.085	3.250	102.255	102.255	102.255	3.250	99.347	99.347	99.347	3.250	100.086	100.086	100.086
3.375	101.422	101.422	101.422	3.375	101.584	101.584	101.584	3.375	102.568	102.568	102.568	3.375	99.845	99.845	99.845	3.375	100.399	100.399	100.399
3.500	101.792	101.792	101.792	3.500	101.981	101.981	101.981	3.500	102.763	102.763	102.763	3.500	100.215	100.215	100.215	3.500	100.594	100.594	100.594
3.625	102.128	102.128	102.128	3.625	102.268	102.268	102.268	3.625	102.693	102.693	102.693	3.625	100.551	100.551	100.551	3.625	99.369	99.369	99.369
3.750	102.273	102.273	102.273	3.750	102.415	102.415	102.415	3.750	103.008	103.008	103.008	3.750	99.948	99.948	99.948	3.750	99.684	99.684	99.684
3.875	102.644	102.644	102.644	3.875	102.812	102.812	102.812	3.875	103.156	103.156	103.156	3.875	100.319	100.319	100.319	3.875	99.832	99.832	99.832
3.990	102.868	102.868	102.868	3.990	103.042	103.042	103.042	3.990	103.398	103.398	103.398	3.990	100.543	100.543	100.543	3.990	100.074	100.074	100.074
4.000	102.968	102.968	102.968	4.000	103.142	103.142	103.142	4.000	103.498	103.498	103.498	4.000	100.643	100.643	100.643	4.000	100.174	100.174	100.174
4.125	103.113	103.113	103.113	4.125	103.273	103.273	103.273	4.125	102.778	102.778	102.778	4.125	100.788	100.788	100.788	4.125	99.081	99.081	99.081
4.250	102.368	102.368	102.368	4.250	102.855	102.855	102.855	4.250	103.082	103.082	103.082	4.250	99.666	99.666	99.666	4.250	99.385	99.385	99.385
4.375	102.678	102.678	102.678	4.375	103.046	103.046	103.046	4.375	103.325	103.325	103.325	4.375	99.976	99.976	99.976	4.375	99.628	99.628	99.628
4.500	102.934	102.934	102.934	4.500	103.211	103.211	103.211	4.500	103.452	103.452	103.452	4.500	100.232	100.232	100.232	4.500	99.755	99.755	99.755
4.625	103.032	103.032	103.032	4.625	103.278	103.278	103.278	4.625	103.039	103.039	103.039	4.625	100.330	100.330	100.330	4.625	98.745	98.745	98.745
4.750	103.095	103.095	103.095	4.750	103.773	103.773	103.773	4.750	103.177	103.177	103.177	4.750	100.084	100.084	100.084	4.750	100.216	100.216	100.216

Applicable for all mortgages with greater than 15 year terms

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

Mortgages with Subordinate Financing

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

HP LLPA Cap

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

Product Features

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

All Loan Type Adjustments

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

Lock Desk Policy

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

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

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

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com	30 Day Lock Exp.:	**7/20/2020**
Lockdesk Phone:	1-877-588-2706	45 Day Lock Exp.:	**8/3/2020**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	60 Day Lock Exp.:	**8/18/2020**

W. Rate Sheet Dated: **6/19/2020** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Non-Conforming "Jumbo"

30 Yr. Fixed

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

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

15 Yr. Fixed

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

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

7/1 Hybrid ARMs

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

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

FICO/CLTV Adjuster

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

[1]Full Am. [2]ARMs Only

Locks that expire on a weekend or holiday will be extended to the next business day at .0125/day upon lock.

Lock Desk Policy

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

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

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

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