

W. Rate Sheet Dated: 6/22/2020

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	99.854	99.854	99.854	2.750	99.733	99.733	99.733	2.375	97.645	97.645	97.645	3.125	95.788	95.788	95.788
2.875	99.859	99.859	99.859	2.875	99.736	99.736	99.736	2.500	97.650	97.650	97.650	3.250	97.290	97.290	97.290
3.000	99.863	99.863	99.863	3.000	99.740	99.740	99.740	2.625	97.653	97.653	97.653	3.375	97.292	97.292	97.292
3.125	99.868	99.868	99.868	3.125	99.744	99.744	99.744	2.750	98.730	98.730	98.730	3.500	97.287	97.287	97.287
3.250	100.912	100.912	100.912	3.250	100.592	100.592	100.592	2.875	98.733	98.733	98.733	3.625	97.288	97.288	97.288
3.375	100.817	100.817	100.817	3.375	100.595	100.595	100.595	3.000	98.737	98.737	98.737	Margin = 2.250		Index = 0.190	
3.500	100.821	100.821	100.821	3.500	100.598	100.598	100.598	3.125	98.740	98.740	98.740				
3.625	100.825	100.825	100.825	3.625	100.612	100.612	100.612	3.250	101.194	101.194	101.194				
3.750	101.921	101.921	101.921	3.750	101.461	101.461	101.461	3.375	101.197	101.197	101.197				
3.875	101.825	101.825	101.825	3.875	101.494	101.494	101.494	3.500	101.200	101.200	101.200				
4.000	101.848	101.848	101.848	4.000	101.496	101.496	101.496	3.625	101.224	101.224	101.224				
4.125	101.851	101.851	101.851	4.125	101.486	101.486	101.486	3.750	101.609	101.609	101.609				
4.250	102.605	102.605	102.605	4.250	102.102	102.102	102.102	3.875	101.651	101.651	101.651				
4.375	102.507	102.507	102.507	4.375	102.105	102.105	102.105	4.000	101.653	101.653	101.653				
4.500	102.497	102.497	102.497	4.500	102.107	102.107	102.107	4.125	101.642	101.642	101.642				
4.625	102.500	102.500	102.500	4.625	102.097	102.097	102.097	4.250	102.228	102.228	102.228				
4.750	103.091	103.091	103.091	4.750	102.588	102.588	102.588	4.375	102.231	102.231	102.231				
4.875	102.993	102.993	102.993	4.875	102.591	102.591	102.591	4.500	102.233	102.233	102.233				
6.250	103.883	103.883	103.883	6.250	103.480	103.480	103.480	4.625	102.222	102.222	102.222				

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	99.104	99.104	99.104	2.750	98.733	98.733	98.733	2.375	96.645	96.645	96.645	3.125	94.788	94.788	94.788
2.875	99.109	99.109	99.109	2.875	98.736	98.736	98.736	2.500	96.650	96.650	96.650	3.250	96.290	96.290	96.290
3.000	99.113	99.113	99.113	3.000	98.740	98.740	98.740	2.625	96.653	96.653	96.653	3.375	96.292	96.292	96.292
3.125	99.118	99.118	99.118	3.125	98.744	98.744	98.744	2.750	97.730	97.730	97.730	3.500	96.287	96.287	96.287
3.250	100.162	100.162	100.162	3.250	100.092	100.092	100.092	2.875	97.733	97.733	97.733	3.625	96.288	96.288	96.288
3.375	100.067	100.067	100.067	3.375	100.095	100.095	100.095	3.000	97.737	97.737	97.737	Margin = 2.250		Index = 0.190	
3.500	100.071	100.071	100.071	3.500	100.098	100.098	100.098	3.125	97.740	97.740	97.740	30 Year OTC			
3.625	100.075	100.075	100.075	3.625	100.112	100.112	100.112	3.250	100.194	100.194	100.194	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	100.197	100.197	100.197	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	100.200	100.200	100.200	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	100.224	100.224	100.224	4.375	102.132	102.132	102.132
4.125	100.901	100.901	100.901	4.125	100.486	100.486	100.486	3.750	100.609	100.609	100.609	4.500	102.122	102.122	102.122
4.250	101.855	101.855	101.855	4.250	101.102	101.102	101.102	3.875	100.651	100.651	100.651	4.625	102.125	102.125	102.125
4.375	101.757	101.757	101.757	4.375	101.105	101.105	101.105	4.000	100.653	100.653	100.653	4.875	102.618	102.618	102.618
4.500	101.747	101.747	101.747	4.500	101.107	101.107	101.107	4.125	100.642	100.642	100.642	5.000	102.608	102.608	102.608
4.625	101.750	101.750	101.750	4.625	101.097	101.097	101.097	4.250	101.228	101.228	101.228	5.125	102.611	102.611	102.611
4.750	102.341	102.341	102.341	4.750	101.588	101.588	101.588	4.375	101.231	101.231	101.231	5.500	104.219	104.219	104.219
4.875	102.243	102.243	102.243	4.875	101.591	101.591	101.591	4.500	101.233	101.233	101.233	5.625	104.222	104.222	104.222
6.250	103.133	103.133	103.133	6.250	102.480	102.480	102.480	4.625	101.222	101.222	101.222	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	98.723	98.723	98.723	4.750	101.000	101.000	101.000
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.125	98.726	98.726	98.726				
4.125	98.901	98.901	98.901	6.250	103.750	103.500	103.250	4.375	99.382	99.382	99.382				
4.250	99.555	99.555	99.555					4.500	99.372	99.372	99.372				
4.375	99.557	99.557	99.557					4.625	99.375	99.375	99.375				
4.500	99.347	99.347	99.347					4.875	99.868	99.868	99.868				
4.625	99.350	99.350	99.350					5.000	99.858	99.858	99.858				
5.000	100.033	100.033	100.033					5.125	99.861	99.861	99.861				
5.125	100.036	100.036	100.036					5.500	101.469	101.469	101.469				
5.250	100.436	100.436	100.436					5.625	101.472	101.472	101.472	30 yr DPA "3.5% DPA ; Lender Paid Only"			
Borrower Paid Comp Only				Lender Paid Only				6.250	100.750	100.750	100.750	Rate	30 Day	45 Day	60 Day
												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

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.:

7/22/2020

45 Day Lock Exp.:

8/6/2020

60 Day Lock Exp.:

8/21/2020

W. Rate Sheet Dated: 6/22/2020

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	98.079	98.079	98.079	2.750	98.388	98.388	98.388	2.375	94.425	94.425	94.425	3.125	95.023	95.023	95.023
2.875	98.084	98.084	98.084	2.875	98.391	98.391	98.391	2.500	94.430	94.430	94.430	3.250	96.462	96.462	96.462
3.000	98.088	98.088	98.088	3.000	98.395	98.395	98.395	2.625	94.433	94.433	94.433	3.375	96.464	96.464	96.464
3.125	98.093	98.093	98.093	3.125	98.399	98.399	98.399	2.750	97.385	97.385	97.385	3.500	96.459	96.459	96.459
3.250	99.075	99.075	99.075	3.250	99.184	99.184	99.184	2.875	97.388	97.388	97.388	3.625	96.461	96.461	96.461
3.375	98.979	98.979	98.979	3.375	99.187	99.187	99.187	3.000	97.392	97.392	97.392	Margin = 2.250		Index = 0.190	
3.500	98.983	98.983	98.983	3.500	99.191	99.191	99.191	3.125	97.395	97.395	97.395				
3.625	98.987	98.987	98.987	3.625	99.204	99.204	99.204	3.250	99.787	99.787	99.787				
3.750	99.959	99.959	99.959	3.750	99.929	99.929	99.929	3.375	99.790	99.790	99.790				
3.875	99.863	99.863	99.863	3.875	99.961	99.961	99.961	3.500	99.793	99.793	99.793				
4.000	99.885	99.885	99.885	4.000	99.964	99.964	99.964	3.625	99.816	99.816	99.816				
4.125	99.889	99.889	99.889	4.125	99.953	99.953	99.953	3.750	100.076	100.076	100.076				
4.250	100.455	100.455	100.455	4.250	100.382	100.382	100.382	3.875	100.118	100.118	100.118				
4.375	100.357	100.357	100.357	4.375	100.385	100.385	100.385	4.000	100.121	100.121	100.121				
4.500	100.347	100.347	100.347	4.500	100.387	100.387	100.387	4.125	100.110	100.110	100.110				
4.625	100.350	100.350	100.350	4.625	100.377	100.377	100.377	4.250	100.508	100.508	100.508				
4.750	100.378	100.378	100.378	4.750	100.306	100.306	100.306	4.375	100.511	100.511	100.511				
4.875	100.281	100.281	100.281	4.875	100.308	100.308	100.308	4.500	100.513	100.513	100.513				
6.250	100.233	100.233	100.233	6.250	100.260	100.260	100.260	4.625	100.502	100.502	100.502				

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	97.329	97.329	97.329	2.750	96.958	96.958	96.958	2.375	94.495	94.495	94.495	3.125	93.013	93.013	93.013
2.875	97.334	97.334	97.334	2.875	96.961	96.961	96.961	2.500	94.500	94.500	94.500	3.250	94.452	94.452	94.452
3.000	97.338	97.338	97.338	3.000	96.965	96.965	96.965	2.625	94.503	94.503	94.503	3.375	94.454	94.454	94.454
3.125	97.343	97.343	97.343	3.125	96.969	96.969	96.969	2.750	95.299	95.299	95.299	3.500	94.449	94.449	94.449
3.250	98.325	98.325	98.325	3.250	98.254	98.254	98.254	2.875	95.302	95.302	95.302	3.625	94.451	94.451	94.451
3.375	98.229	98.229	98.229	3.375	98.257	98.257	98.257	3.000	95.306	95.306	95.306	Margin = 2.250		Index = 0.190	
3.500	98.233	98.233	98.233	3.500	98.261	98.261	98.261	3.125	95.309	95.309	95.309	30 Year OTC			
3.625	98.237	98.237	98.237	3.625	98.274	98.274	98.274	3.250	97.419	97.419	97.419	Rate	30 Day	45 Day	60 Day
3.750	99.009	99.009	99.009	3.750	98.499	98.499	98.499	3.375	97.422	97.422	97.422	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	97.425	97.425	97.425	4.125	99.514	99.514	99.514
4.000	98.935	98.935	98.935	4.000	98.534	98.534	98.534	3.625	97.449	97.449	97.449	4.375	99.982	99.982	99.982
4.125	98.939	98.939	98.939	4.125	98.523	98.523	98.523	3.750	97.834	97.834	97.834	4.500	99.972	99.972	99.972
4.250	99.705	99.705	99.705	4.250	98.952	98.952	98.952	3.875	97.876	97.876	97.876	4.625	99.975	99.975	99.975
4.375	99.607	99.607	99.607	4.375	98.955	98.955	98.955	4.000	97.878	97.878	97.878	4.875	99.906	99.906	99.906
4.500	99.597	99.597	99.597	4.500	98.957	98.957	98.957	4.125	97.867	97.867	97.867	5.000	99.895	99.895	99.895
4.625	99.600	99.600	99.600	4.625	98.947	98.947	98.947	4.250	97.828	97.828	97.828	5.125	99.898	99.898	99.898
4.750	99.628	99.628	99.628	4.750	98.876	98.876	98.876	4.375	97.831	97.831	97.831	5.500	100.319	100.319	100.319
4.875	99.531	99.531	99.531	4.875	98.878	98.878	98.878	4.500	97.833	97.833	97.833	5.625	100.322	100.322	100.322
6.250	99.483	99.483	99.483	6.250	98.830	98.830	98.830	4.625	97.822	97.822	97.822	6.250	99.549	99.549	99.549

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	97.055	97.055	97.055					4.375	97.232	97.232	97.232				
4.375	97.057	97.057	97.057					4.500	97.222	97.222	97.222				
4.500	96.847	96.847	96.847					4.625	97.225	97.225	97.225				
4.625	96.850	96.850	96.850					4.875	97.156	97.156	97.156				
5.000	96.970	96.970	96.970					5.000	97.145	97.145	97.145				
5.125	96.973	96.973	96.973					5.125	97.148	97.148	97.148				
5.250	96.186	96.186	96.186					5.500	97.569	97.569	97.569	30 yr DPA "3.5% DPA ; Lender Paid Only"			
Borrower Paid Comp Only				Lender Paid Only				5.625	97.572	97.572	97.572	Rate	30 Day	45 Day	60 Day
								6.250	96.799	96.799	96.799	6.250	N/A	N/A	N/A

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

W. Rate Sheet Dated: 6/22/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FNMA																			
30/25 Year				30/25 Years 105-125				30/25 Years >125				30/25 Year High Balance				30/25 Years 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	99.200	99.200	99.200	2.875	98.436	98.436	98.436	2.750	97.564	97.564	97.564	2.750	98.545	98.545	98.545	2.750	96.897	96.897	96.897
2.875	99.821	99.821	99.821	2.990	98.869	98.869	98.869	2.875	98.248	98.248	98.248	2.875	99.078	99.078	99.078	2.875	97.493	97.493	97.493
2.990	100.208	100.208	100.208	3.000	98.969	98.969	98.969	2.990	98.681	98.681	98.681	2.990	99.358	99.358	99.358	2.990	97.819	97.819	97.819
3.000	100.308	100.308	100.308	3.125	99.384	99.384	99.384	3.000	98.781	98.781	98.781	3.000	99.458	99.458	99.458	3.000	97.919	97.919	97.919
3.125	100.683	100.683	100.683	3.250	99.991	99.991	99.991	3.125	99.196	99.196	99.196	3.125	99.644	99.644	99.644	3.125	98.145	98.145	98.145
3.250	101.069	101.069	101.069	3.375	100.526	100.526	100.526	3.250	99.803	99.803	99.803	3.250	99.862	99.862	99.862	3.250	98.584	98.584	98.584
3.375	101.556	101.556	101.556	3.500	100.950	100.950	100.950	3.375	100.339	100.339	100.339	3.375	100.289	100.289	100.289	3.375	99.059	99.059	99.059
3.500	101.942	101.942	101.942	3.625	101.456	101.456	101.456	3.500	100.762	100.762	100.762	3.500	100.579	100.579	100.579	3.500	99.387	99.387	99.387
3.625	102.249	102.249	102.249	3.750	102.143	102.143	102.143	3.625	101.429	101.429	101.429	3.625	100.732	100.732	100.732	3.625	99.739	99.739	99.739
3.750	102.142	102.142	102.142	3.875	102.576	102.576	102.576	3.750	102.143	102.143	102.143	3.750	100.193	100.193	100.193	3.750	99.993	99.993	99.993
3.875	102.536	102.536	102.536	3.990	102.795	102.795	102.795	3.875	102.576	102.576	102.576	3.875	100.538	100.538	100.538	3.875	100.338	100.338	100.338
3.990	102.727	102.727	102.727	4.000	102.895	102.895	102.895	3.990	102.795	102.795	102.795	3.990	100.677	100.677	100.677	3.990	100.477	100.477	100.477
4.000	102.827	102.827	102.827	4.125	103.168	103.168	103.168	4.000	102.895	102.895	102.895	4.000	100.777	100.777	100.777	4.000	100.577	100.577	100.577
4.125	103.071	103.071	103.071	4.250	103.301	103.301	103.301	4.125	103.168	103.168	103.168	4.125	100.914	100.914	100.914	4.125	100.714	100.714	100.714
4.250	102.444	102.444	102.444	4.375	103.624	103.624	103.624	4.250	103.113	103.113	103.113	4.250	100.091	100.091	100.091	4.250	99.891	99.891	99.891
4.375	102.738	102.738	102.738	4.500	103.920	103.920	103.920	4.375	103.436	103.436	103.436	4.375	100.390	100.390	100.390	4.375	100.190	100.190	100.190
4.500	103.007	103.007	103.007	4.625	104.119	104.119	104.119	4.500	103.732	103.732	103.732	4.500	100.607	100.607	100.607	4.500	100.407	100.407	100.407
4.625	103.086	103.086	103.086	4.750	104.523	104.523	104.523	4.625	104.129	104.129	104.129	4.625	100.632	100.632	100.632	4.625	100.432	100.432	100.432
4.750	103.225	103.225	103.225	4.875	N/A	N/A	N/A	4.750	104.680	104.680	104.680	4.750	100.375	100.375	100.375	4.750	100.175	100.175	100.175
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	96.709	96.709	96.709	2.875	100.440	100.440	100.440	2.875	99.663	99.663	99.663	2.875	99.601	99.601	99.601	2.750	100.659	100.659	100.659
2.875	97.305	97.305	97.305	2.990	100.787	100.787	100.787	2.990	100.053	100.053	100.053	2.990	99.991	99.991	99.991	2.875	100.986	100.986	100.986
2.990	97.631	97.631	97.631	3.000	100.887	100.887	100.887	3.000	100.153	100.153	100.153	3.000	100.091	100.091	100.091	2.990	101.192	101.192	101.192
3.000	97.731	97.731	97.731	3.125	101.256	101.256	101.256	3.125	100.561	100.561	100.561	3.125	100.499	100.499	100.499	3.000	101.292	101.292	101.292
3.125	97.957	97.957	97.957	3.250	101.287	101.287	101.287	3.250	101.003	101.003	101.003	3.250	101.003	101.003	101.003	3.125	101.722	101.722	101.722
3.250	98.386	98.386	98.386	3.375	101.766	101.766	101.766	3.375	101.530	101.530	101.530	3.375	101.530	101.530	101.530	3.250	101.954	101.954	101.954
3.375	98.872	98.872	98.872	3.500	102.122	102.122	102.122	3.500	101.919	101.919	101.919	3.500	101.919	101.919	101.919	3.375	102.259	102.259	102.259
3.500	99.199	99.199	99.199	3.625	102.425	102.425	102.425	3.625	102.252	102.252	102.252	3.625	102.252	102.252	102.252	3.500	102.494	102.494	102.494
3.625	99.712	99.712	99.712	3.750	102.787	102.787	102.787	3.750	102.346	102.346	102.346	3.750	102.189	102.189	102.189	3.625	102.782	102.782	102.782
3.750	99.993	99.993	99.993	3.875	102.675	102.675	102.675	3.875	102.772	102.772	102.772	3.875	102.616	102.616	102.616	3.750	102.663	102.663	102.663
3.875	100.338	100.338	100.338	3.990	102.841	102.841	102.841	3.990	102.964	102.964	102.964	3.990	102.807	102.807	102.807	3.875	102.983	102.983	102.983
3.990	100.477	100.477	100.477	4.000	102.941	102.941	102.941	4.000	103.064	103.064	103.064	4.000	102.907	102.907	102.907	3.990	103.193	103.193	103.193
4.000	100.577	100.577	100.577	4.125	103.183	103.183	103.183	4.125	103.334	103.334	103.334	4.125	103.178	103.178	103.178	4.000	103.293	103.293	103.293
4.125	100.714	100.714	100.714	4.250	103.330	103.330	103.330	4.250	103.163	103.163	103.163	4.250	102.101	102.101	102.101	4.125	103.550	103.550	103.550
4.250	99.891	99.891	99.891	4.375	102.620	102.620	102.620	4.375	102.482	102.482	102.482	4.375	102.419	102.419	102.419	4.250	102.743	102.743	102.743
4.375	100.190	100.190	100.190	4.500	102.873	102.873	102.873	4.500	102.761	102.761	102.761	4.500	102.698	102.698	102.698	4.375	102.923	102.923	102.923
4.500	100.407	100.407	100.407	4.625	102.949	102.949	102.949	4.625	102.957	102.957	102.957	4.625	102.894	102.894	102.894	4.500	102.967	102.967	102.967
4.625	100.432	100.432	100.432	4.750	103.101	103.101	103.101	4.750	103.032	103.032	103.032	4.750	102.969	102.969	102.969	4.625	103.165	103.165	103.165
4.750	100.175	100.175	100.175	4.875	103.361	103.361	103.361	4.875	103.319	103.319	103.319	4.875	103.256	103.256	103.256	4.750	102.996	102.996	102.996

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	99.152	99.152	99.152	2.750	99.152	99.152	99.152	2.750	99.659	99.659	99.659	2.750	97.952	97.952	97.952	2.750	97.952	97.952	97.952	2.750	97.952	97.952	97.952
2.875	99.630	99.630	99.630	2.875	99.547	99.547	99.547	2.875	99.887	99.887	99.887	2.875	98.331	98.331	98.331	2.875	98.248	98.248	98.248	2.875	97.546	97.546	97.546
2.990	100.198	100.198	100.198	2.990	100.130	100.130	100.130	2.990	99.985	99.985	99.985	2.990	98.791	98.791	98.791	2.990	98.723	98.723	98.723	2.990	97.727	97.727	97.727
3.000	100.298	100.298	100.298	3.000	100.230	100.230	100.230	3.000	100.085	100.085	100.085	3.000	98.891	98.891	98.891	3.000	98.823	98.823	98.823	3.000	100.827	100.827	100.827
3.125	100.801	100.801	100.801	3.125	100.739	100.739	100.739	3.125	100.391	100.391	100.391	3.125	99.270	99.270	99.270	3.125	99.208	99.208	99.208	3.125	102.268	102.268	102.268
3.250	101.166	101.166	101.166	3.250	101.104	101.104	101.104	3.250	100.384	100.384	100.384	3.250	99.396	99.396	99.396	3.250	99.334	99.334	99.334	3.250	102.249	102.249	102.249
3.375	101.501	101.501	101.501	3.375	101.438	101.438	101.438	3.375	100.599	100.599	100.599	3.375	99.641	99.641	99.641	3.375	99.578	99.578	99.578	3.375	102.554	102.554	102.554
3.500	101.762	101.762	101.762	3.500	101.700	101.700	101.700	3.500	100.763	100.763	100.763	3.500	99.831	99.831	99.831	3.500	99.769	99.769	99.769	3.500	102.789	102.789	102.789
3.625	102.080	102.080	102.080	3.625	102.017	102.017	102.017	3.625	100.965	100.965	100.965	3.625	100.063	100.063	100.063	3.625	100.000	100.000	100.000	3.625	103.077	103.077	103.077
3.750	102.199	102.199	102.199	3.750	102.199	102.199	102.199	3.750	99.810	99.810	99.810	3.750	99.146	99.146	99.146	3.750	99.146	99.146	99.146	3.750	103.005	103.005	103.005
3.875	102.553	102.553	102.553	3.875	102.553	102.553	102.553	3.875	100.036	100.036	100.036	3.875	99.406	99.406	99.406	3.875	99.406	99.406	99.406	3.875	103.325	103.325	103.325
3.990	102.789	102.789	102.789	3.990	102.789	102.789	102.789	3.990	100.152	100.152	100.152	3.990	99.548	99.548	99.548	3.990	99.548	99.548	99.548	3.990	103.535	103.535	103.535
4.000	102.889	102.889	102.889	4.000	102.889	102.889	102.889	4.000	100.252	100.252	100.252	4.000	99.648	99.648	99.648	4.000	99.648	99.648	99.648	4.000	103.635	103.635	103.635
4.125	103.176	103.176	103.176	4.125	103.176	103.176	103.176	4.125	100.430	100.430	100.430	4.125	99.856	99.856	99.856	4.125	99.856	99.856	99.856	4.125	103.892	103.892	103.892

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 ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01
> 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 ↓ \ 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%
Investment property	-1.25	-1.25	-1.25	-3.75	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home	0.00	0.00	0.00	0.00	0.00	-0.25	-0.25	-0.25	-0.25
Manufactured*	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50
2-unit property	-1.00	-1.00	-1.00	-1.00	-1.00	-1.00	-1.00	-1.00	-1.00
3-4 unit property	-1.00	-1.00	-1.00	-1.00	-1.00	-1.00	-1.00	-1.00	-1.00
Condo > 15 year**	0.00	0.00	0.00	-0.75	-0.75	-0.75	-0.75	-0.75	-0.75
HB C/O Refi	-1.00	-1.00	-1.00	-1.00	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/J Refi	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25
* Not applicable to MH Advantage properties (identified by SFC 859 in conjunction with SFC 235).									
** Not applicable to detached Condominium units (identified by SFC 588).									

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

** Not applicable to detached Condominium units (identified by SEC 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.

* 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 of business (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.:

7/22/2020

45 Day Lock Exp.:

8/6/2020

60 Day Lock Exp.:

8/21/2020

W. Rate Sheet Dated: 6/22/2020

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.:

7/22/2020

45 Day Lock Exp.:

8/6/2020

60 Day Lock Exp.:

8/21/2020

W. Rate Sheet Dated: 6/22/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FHLMC																			
30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year SC				30/25 Year SC 105-125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	98.998	98.998	98.998	3.375	100.652	100.652	100.652	3.375	100.652	100.652	100.652	2.750	98.365	98.365	98.365	3.375	99.425	99.425	99.425
2.875	99.644	99.644	99.644	3.500	101.013	101.013	101.013	3.500	101.013	101.013	101.013	2.875	99.011	99.011	99.011	3.500	99.786	99.786	99.786
2.990	100.216	100.216	100.216	3.625	101.346	101.346	101.346	3.625	101.346	101.346	101.346	2.990	99.583	99.583	99.583	3.625	100.119	100.119	100.119
3.000	100.316	100.316	100.316	3.750	101.289	101.289	101.289	3.750	101.289	101.289	101.289	3.000	99.683	99.683	99.683	3.750	99.314	99.314	99.314
3.125	100.701	100.701	100.701	3.875	101.656	101.656	101.656	3.875	101.656	101.656	101.656	3.125	100.068	100.068	100.068	3.875	99.681	99.681	99.681
3.250	101.035	101.035	101.035	3.990	101.876	101.876	101.876	3.990	101.876	101.876	101.876	3.250	99.808	99.808	99.808	3.990	99.901	99.901	99.901
3.375	101.527	101.527	101.527	4.000	101.976	101.976	101.976	4.000	101.976	101.976	101.976	3.375	100.300	100.300	100.300	4.000	100.001	100.001	100.001
3.500	101.888	101.888	101.888	4.125	102.120	102.120	102.120	4.125	102.120	102.120	102.120	3.500	100.661	100.661	100.661	4.125	100.145	100.145	100.145
3.625	102.221	102.221	102.221	4.250	101.399	101.399	101.399	4.250	101.399	101.399	101.399	3.625	100.994	100.994	100.994	4.250	99.047	99.047	99.047
3.750	102.164	102.164	102.164	4.375	101.706	101.706	101.706	4.375	101.706	101.706	101.706	3.750	100.189	100.189	100.189	4.375	99.354	99.354	99.354
3.875	102.531	102.531	102.531	4.500	101.710	101.710	101.710	4.500	101.710	101.710	101.710	3.875	100.556	100.556	100.556	4.500	99.358	99.358	99.358
3.990	102.751	102.751	102.751	4.625	101.807	101.807	101.807	4.625	101.807	101.807	101.807	3.990	100.776	100.776	100.776	4.625	99.455	99.455	99.455
4.000	102.851	102.851	102.851	4.750	101.874	101.874	101.874	4.750	101.874	101.874	101.874	4.000	100.876	100.876	100.876	4.750	99.213	99.213	99.213
4.125	102.995	102.995	102.995	4.875	102.178	102.178	102.178	4.875	102.178	102.178	102.178	4.125	101.020	101.020	101.020	4.875	99.517	99.517	99.517
4.250	102.274	102.274	102.274	4.990	102.300	102.300	102.300	4.990	102.300	102.300	102.300	4.250	99.922	99.922	99.922	4.990	99.639	99.639	99.639
4.375	102.581	102.581	102.581	5.000	102.400	102.400	102.400	5.000	102.400	102.400	102.400	4.375	100.229	100.229	100.229	5.000	99.739	99.739	99.739
4.500	102.835	102.835	102.835	5.125	102.451	102.451	102.451	5.125	102.451	102.451	102.451	4.500	100.483	100.483	100.483	5.125	98.522	98.522	98.522
4.625	102.932	102.932	102.932	5.250	103.223	103.223	103.223	5.250	103.223	103.223	103.223	4.625	100.580	100.580	100.580	5.250	99.294	99.294	99.294
4.750	102.999	102.999	102.999	5.375	104.389	104.389	104.389	5.375	104.389	104.389	104.389	4.750	100.338	100.338	100.338	5.375	100.310	100.310	100.310
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	99.425	99.425	99.425	2.750	99.492	99.492	99.492	3.375	101.159	101.159	101.159	3.375	101.159	101.159	101.159	2.750	100.715	100.715	100.715
3.500	99.786	99.786	99.786	2.875	100.217	100.217	100.217	3.500	101.551	101.551	101.551	3.500	101.551	101.551	101.551	2.875	101.082	101.082	101.082
3.625	100.119	100.119	100.119	2.990	100.655	100.655	100.655	3.625	101.835	101.835	101.835	3.625	101.835	101.835	101.835	2.990	101.136	101.136	101.136
3.750	99.314	99.314	99.314	3.000	100.755	100.755	100.755	3.750	101.809	101.809	101.809	3.750	101.809	101.809	101.809	3.000	101.236	101.236	101.236
3.875	99.681	99.681	99.681	3.125	101.215	101.215	101.215	3.875	102.201	102.201	102.201	3.875	102.201	102.201	102.201	3.125	101.783	101.783	101.783
3.990	99.901	99.901	99.901	3.250	101.164	101.164	101.164	3.990	102.430	102.430	102.430	3.990	102.430	102.430	102.430	3.250	102.146	102.146	102.146
4.000	100.001	100.001	100.001	3.375	101.659	101.659	101.659	4.000	102.530	102.530	102.530	4.000	102.530	102.530	102.530	3.375	102.457	102.457	102.457
4.125	100.145	100.145	100.145	3.500	102.051	102.051	102.051	4.125	102.656	102.656	102.656	4.125	102.656	102.656	102.656	3.500	102.650	102.650	102.650
4.250	99.047	99.047	99.047	3.625	102.335	102.335	102.335	4.250	102.265	102.265	102.265	4.250	102.265	102.265	102.265	3.625	102.585	102.585	102.585
4.375	99.354	99.354	99.354	3.750	102.309	102.309	102.309	4.375	102.454	102.454	102.454	4.375	102.454	102.454	102.454	3.750	102.898	102.898	102.898
4.500	99.358	99.358	99.358	3.875	102.701	102.701	102.701	4.500	101.867	101.867	101.867	4.500	101.867	101.867	101.867	3.875	103.045	103.045	103.045
4.625	99.455	99.455	99.455	3.990	102.930	102.930	102.930	4.625	101.935	101.935	101.935	4.625	101.935	101.935	101.935	3.990	103.285	103.285	103.285
4.750	99.213	99.213	99.213	4.000	103.030	103.030	103.030	4.750	102.430	102.430	102.430	4.750	102.430	102.430	102.430	4.000	103.385	103.385	103.385
4.875	99.517	99.517	99.517	4.125	103.156	103.156	103.156	4.875	102.677	102.677	102.677	4.875	102.677	102.677	102.677	4.125	102.684	102.684	102.684
4.990	99.639	99.639	99.639	4.250	102.765	102.765	102.765	4.990	102.993	102.993	102.993	4.990	102.993	102.993	102.993	4.250	102.987	102.987	102.987
5.000	99.739	99.739	99.739	4.375	102.954	102.954	102.954	5.000	103.093	103.093	103.093	5.000	103.093	103.093	103.093	4.375	103.229	103.229	103.229
5.125	98.522	98.522	98.522	4.500	103.117	103.117	103.117	5.125	103.368	103.368	103.368	5.125	103.368	103.368	103.368	4.500	103.355	103.355	103.355
5.250	99.294	99.294	99.294	4.625	103.185	103.185	103.185	5.250	103.392	103.392	103.392	5.250	103.392	103.392	103.392	4.625	102.928	102.928	102.928
5.375	100.310	100.310	100.310	4.750	103.680	103.680	103.680	5.375	104.679	104.679	104.679	5.375	104.679	104.679	104.679	4.750	103.064	103.064	103.064
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	102.715	102.715	102.715	2.750	102.965	102.965	102.965	2.750	99.752	99.752	99.752	2.750	101.752	101.752	101.752	2.750	102.002	102.002	102.002
2.875	101.082	101.082	101.082	2.875	101.082	101.082	101.082	2.875	100.119	100.119	100.119	2.875	100.119	100.119	100.119	2.875	100.119	100.119	100.119
2.990	101.136	101.136	101.136	2.990	101.136	101.136	101.136	2.990	100.173	100.173	100.173	2.990	100.173	100.173	100.173	2.990	100.173	100.173	100.173
3.000	101.236	101.236	101.236	3.000	101.236	101.236	101.236	3.000	100.273	100.273	100.273	3.000	100.273	100.273	100.273	3.000	100.273	100.273	100.273
3.125	101.783	101.783	101.783	3.125	101.783	101.783	101.783	3.125	99.914	99.914	99.914	3.125	99.914	99.914	99.914	3.125	99.914	99.914	99.914
3.250	102.146	102.146	102.146	3.250	102.146	102.146	102.146	3.250	100.277	100.277	100.277	3.250	100.277	100.277	100.277	3.250	100.277	100.277	100.277
3.375	102.457	102.457	102.457	3.375	102.457	102.457	102.457	3.375	100.588	100.588	100.588	3.375	100.588	100.588	100.588	3.375	100.588	100.588	100.588
3.500	102.650	102.650	102.650	3.500	102.650	102.650	102.650	3.500	100.781	100.781	100.781	3.500	100.781	100.781	100.781	3.500	100.781	100.781	100.781
3.625	102.585	102.585	102.585	3.625	102.585	102.585	102.585	3.625	99.561	99.561	99.561	3.625	99.561	99.561	99.561	3.625	99.561	99.561	99.561
3.750	102.898	102.898	102.898	3.750	102.898	102.898	102.898	3.750	99.874	99.874	99.874	3.750	99.874	99.874	99.874	3.750	99.874	99.874	99.874
3.875	103.045	103.045	103.045	3.875	103.045	103.045	103.045	3.875	100.021	100.021	100.021	3.875	100.021	100.021	100.021	3.875	100.021	100.021	100



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.:

7/22/2020

45 Day Lock Exp.:

8/6/2020

60 Day Lock Exp.:

8/21/2020

W. Rate Sheet Dated: 6/22/2020

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	98.883	98.883	98.883	2.750	99.378	99.378	99.378	2.750	100.651	100.651	100.651	2.750	97.900	97.900	97.900	2.750	99.388	99.388	99.388
2.875	99.539	99.539	99.539	2.875	100.112	100.112	100.112	2.875	101.020	101.020	101.020	2.875	98.556	98.556	98.556	2.875	99.757	99.757	99.757
2.990	100.125	100.125	100.125	2.990	100.561	100.561	100.561	2.990	101.075	101.075	101.075	2.990	99.142	99.142	99.142	2.990	99.812	99.812	99.812
3.000	100.225	100.225	100.225	3.000	100.661	100.661	100.661	3.000	101.175	101.175	101.175	3.000	99.242	99.242	99.242	3.000	99.912	99.912	99.912
3.125	100.618	100.618	100.618	3.125	101.128	101.128	101.128	3.125	101.780	101.780	101.780	3.125	99.635	99.635	99.635	3.125	99.611	99.611	99.611
3.250	100.880	100.880	100.880	3.250	101.009	101.009	101.009	3.250	102.145	102.145	102.145	3.250	99.303	99.303	99.303	3.250	99.976	99.976	99.976
3.375	101.380	101.380	101.380	3.375	101.511	101.511	101.511	3.375	102.462	102.462	102.462	3.375	99.803	99.803	99.803	3.375	100.293	100.293	100.293
3.500	101.750	101.750	101.750	3.500	101.909	101.909	101.909	3.500	102.657	102.657	102.657	3.500	100.173	100.173	100.173	3.500	100.488	100.488	100.488
3.625	102.088	102.088	102.088	3.625	102.199	102.199	102.199	3.625	102.633	102.633	102.633	3.625	100.511	100.511	100.511	3.625	99.309	99.309	99.309
3.750	102.212	102.212	102.212	3.750	102.359	102.359	102.359	3.750	102.948	102.948	102.948	3.750	99.887	99.887	99.887	3.750	99.624	99.624	99.624
3.875	102.585	102.585	102.585	3.875	102.758	102.758	102.758	3.875	103.096	103.096	103.096	3.875	100.260	100.260	100.260	3.875	99.772	99.772	99.772
3.990	102.813	102.813	102.813	3.990	102.990	102.990	102.990	3.990	103.339	103.339	103.339	3.990	100.488	100.488	100.488	3.990	100.015	100.015	100.015
4.000	102.913	102.913	102.913	4.000	103.090	103.090	103.090	4.000	103.439	103.439	103.439	4.000	100.588	100.588	100.588	4.000	100.115	100.115	100.115
4.125	103.057	103.057	103.057	4.125	103.222	103.222	103.222	4.125	102.701	102.701	102.701	4.125	100.732	100.732	100.732	4.125	99.004	99.004	99.004
4.250	102.321	102.321	102.321	4.250	102.812	102.812	102.812	4.250	103.009	103.009	103.009	4.250	99.619	99.619	99.619	4.250	99.312	99.312	99.312
4.375	102.633	102.633	102.633	4.375	103.005	103.005	103.005	4.375	103.256	103.256	103.256	4.375	99.931	99.931	99.931	4.375	99.559	99.559	99.559
4.500	102.891	102.891	102.891	4.500	103.170	103.170	103.170	4.500	103.389	103.389	103.389	4.500	100.189	100.189	100.189	4.500	99.692	99.692	99.692
4.625	102.987	102.987	102.987	4.625	103.237	103.237	103.237	4.625	103.025	103.025	103.025	4.625	100.285	100.285	100.285	4.625	98.731	98.731	98.731
4.750	103.047	103.047	103.047	4.750	103.726	103.726	103.726	4.750	103.162	103.162	103.162	4.750	100.036	100.036	100.036	4.750	100.201	100.201	100.201

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/22/2020

45 Day Lock Exp.:

8/6/2020

60 Day Lock Exp.:

8/21/2020

W. Rate Sheet Dated: 6/22/2020

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	0.250	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

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)