[AFR Loan Center](#)		
Lockdesk e-mail:	Lockdesk@afrwholesale.com	
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.: **7/27/2020**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.: **8/10/2020**
		60 Day Lock Exp.: **8/25/2020**

W. Rate Sheet Dated: **6/26/2020** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
2.750	100.010	100.010	100.010	2.750	99.889	99.889	99.889	2.375	97.681	97.681	97.681	3.125	95.802	95.802	95.802
2.875	100.015	100.015	100.015	2.875	99.893	99.893	99.893	2.500	97.686	97.686	97.686	3.250	97.304	97.304	97.304
3.000	100.020	100.020	100.020	3.000	99.897	99.897	99.897	2.625	97.689	97.689	97.689	3.375	97.306	97.306	97.306
3.125	100.024	100.024	100.024	3.125	99.900	99.900	99.900	2.750	98.672	98.672	98.672	3.500	97.301	97.301	97.301
3.250	101.022	101.022	101.022	3.250	100.701	100.701	100.701	2.875	98.676	98.676	98.676	3.625	97.302	97.302	97.302
3.375	100.926	100.926	100.926	3.375	100.704	100.704	100.704	3.000	98.679	98.679	98.679	Margin = 2.250		Index = 0.180	
3.500	100.930	100.930	100.930	3.500	100.708	100.708	100.708	3.125	98.682	98.682	98.682				
3.625	100.934	100.934	100.934	3.625	100.721	100.721	100.721	3.250	100.898	100.898	100.898				
3.750	101.796	101.796	101.796	3.750	101.336	101.336	101.336	3.375	100.901	100.901	100.901				
3.875	101.700	101.700	101.700	3.875	101.369	101.369	101.369	3.500	100.904	100.904	100.904				
4.000	101.723	101.723	101.723	4.000	101.371	101.371	101.371	3.625	100.954	100.954	100.954				
4.125	101.726	101.726	101.726	4.125	101.361	101.361	101.361	3.750	100.929	100.929	100.929				
4.250	102.464	102.464	102.464	4.250	101.962	101.962	101.962	3.875	100.997	100.997	100.997				
4.375	102.367	102.367	102.367	4.375	101.964	101.964	101.964	4.000	100.999	100.999	100.999				
4.500	102.356	102.356	102.356	4.500	101.967	101.967	101.967	4.125	100.989	100.989	100.989				
4.625	102.359	102.359	102.359	4.625	101.956	101.956	101.956	4.250	101.918	101.918	101.918				
4.750	103.154	103.154	103.154	4.750	102.652	102.652	102.652	4.375	101.921	101.921	101.921				
4.875	103.057	103.057	103.057	4.875	102.654	102.654	102.654	4.500	101.923	101.923	101.923				
6.250	104.205	104.205	104.205	6.250	103.802	103.802	103.802	4.625	101.912	101.912	101.912				

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	99.260	99.260	99.260	2.750	98.889	98.889	98.889	2.375	96.681	96.681	96.681	3.125	94.802	94.802	94.802
2.875	99.265	99.265	99.265	2.875	98.893	98.893	98.893	2.500	96.686	96.686	96.686	3.250	96.304	96.304	96.304
3.000	99.270	99.270	99.270	3.000	98.897	98.897	98.897	2.625	96.689	96.689	96.689	3.375	96.306	96.306	96.306
3.125	99.274	99.274	99.274	3.125	98.900	98.900	98.900	2.750	97.672	97.672	97.672	3.500	96.301	96.301	96.301
3.250	100.272	100.272	100.272	3.250	100.201	100.201	100.201	2.875	97.676	97.676	97.676	3.625	96.302	96.302	96.302
3.375	100.176	100.176	100.176	3.375	100.204	100.204	100.204	3.000	97.679	97.679	97.679	Margin = 2.250		Index = 0.180	
3.500	100.180	100.180	100.180	3.500	100.208	100.208	100.208	3.125	97.682	97.682	97.682	**30 Year OTC**			
3.625	100.184	100.184	100.184	3.625	100.221	100.221	100.221	3.250	99.898	99.898	99.898	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.750	100.846	100.846	100.846	3.750	100.336	100.336	100.336	3.375	99.901	99.901	99.901	4.000	101.348	101.348	101.348
3.875	100.750	100.750	100.750	3.875	100.369	100.369	100.369	3.500	99.904	99.904	99.904	4.125	101.351	101.351	101.351
4.000	100.773	100.773	100.773	4.000	100.371	100.371	100.371	3.625	99.954	99.954	99.954	4.375	101.992	101.992	101.992
4.125	100.776	100.776	100.776	4.125	100.361	100.361	100.361	3.750	99.929	99.929	99.929	4.500	101.981	101.981	101.981
4.250	101.714	101.714	101.714	4.250	100.962	100.962	100.962	3.875	99.997	99.997	99.997	4.625	101.984	101.984	101.984
4.375	101.617	101.617	101.617	4.375	100.964	100.964	100.964	4.000	99.999	99.999	99.999	4.875	102.682	102.682	102.682
4.500	101.606	101.606	101.606	4.500	100.967	100.967	100.967	4.125	99.989	99.989	99.989	5.000	102.671	102.671	102.671
4.625	101.609	101.609	101.609	4.625	100.956	100.956	100.956	4.250	100.918	100.918	100.918	5.125	102.674	102.674	102.674
4.750	102.404	102.404	102.404	4.750	101.652	101.652	101.652	4.375	100.921	100.921	100.921	5.500	104.438	104.438	104.438
4.875	102.307	102.307	102.307	4.875	101.654	101.654	101.654	4.500	100.923	100.923	100.923	5.625	104.441	104.441	104.441
6.250	103.455	103.455	103.455	6.250	102.802	102.802	102.802	4.625	100.912	100.912	100.912	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	98.776	98.776	98.776	6.250	103.750	103.500	103.250
4.250	99.414	99.414	99.414				
4.375	99.417	99.417	99.417				
4.500	99.206	99.206	99.206				
4.625	99.209	99.209	99.209				
5.000	100.096	100.096	100.096				
5.125	100.099	100.099	100.099				
5.250	100.499	100.499	100.499				
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	98.598	98.598	98.598
4.125	98.601	98.601	98.601
4.375	99.242	99.242	99.242
4.500	99.231	99.231	99.231
4.625	99.234	99.234	99.234
4.875	99.932	99.932	99.932
5.000	99.921	99.921	99.921
5.125	99.924	99.924	99.924
5.500	101.688	101.688	101.688
5.625	101.691	101.691	101.691
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.

 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	30 Day Lock Exp.:	7/27/2020
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	8/10/2020
		60 Day Lock Exp.:	8/25/2020

W. Rate Sheet Dated: 6/26/2020 **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	98.329	98.329	98.329	2.750	98.638	98.638	98.638	2.375	94.461	94.461	94.461	3.125	95.131	95.131	95.131
2.875	98.334	98.334	98.334	2.875	98.641	98.641	98.641	2.500	94.466	94.466	94.466	3.250	96.476	96.476	96.476
3.000	98.338	98.338	98.338	3.000	98.645	98.645	98.645	2.625	94.469	94.469	94.469	3.375	96.478	96.478	96.478
3.125	98.343	98.343	98.343	3.125	98.649	98.649	98.649	2.750	97.421	97.421	97.421	3.500	96.473	96.473	96.473
3.250	99.184	99.184	99.184	3.250	99.293	99.293	99.293	2.875	97.424	97.424	97.424	3.625	96.475	96.475	96.475
3.375	99.088	99.088	99.088	3.375	99.297	99.297	99.297	3.000	97.428	97.428	97.428	Margin = 2.250		Index = 0.180	
3.500	99.093	99.093	99.093	3.500	99.300	99.300	99.300	3.125	97.431	97.431	97.431				
3.625	99.097	99.097	99.097	3.625	99.314	99.314	99.314	3.250	99.490	99.490	99.490				
3.750	99.709	99.709	99.709	3.750	99.679	99.679	99.679	3.375	99.494	99.494	99.494				
3.875	99.613	99.613	99.613	3.875	99.711	99.711	99.711	3.500	99.497	99.497	99.497				
4.000	99.635	99.635	99.635	4.000	99.714	99.714	99.714	3.625	99.546	99.546	99.546				
4.125	99.639	99.639	99.639	4.125	99.703	99.703	99.703	3.750	99.271	99.271	99.271				
4.250	100.251	100.251	100.251	4.250	100.179	100.179	100.179	3.875	99.340	99.340	99.340				
4.375	100.154	100.154	100.154	4.375	100.182	100.182	100.182	4.000	99.342	99.342	99.342				
4.500	100.144	100.144	100.144	4.500	100.184	100.184	100.184	4.125	99.331	99.331	99.331				
4.625	100.147	100.147	100.147	4.625	100.173	100.173	100.173	4.250	100.136	100.136	100.136				
4.750	99.442	99.442	99.442	4.750	99.369	99.369	99.369	4.375	100.138	100.138	100.138				
4.875	99.344	99.344	99.344	4.875	99.372	99.372	99.372	4.500	100.140	100.140	100.140				
6.250	100.555	100.555	100.555	6.250	100.582	100.582	100.582	4.625	100.130	100.130	100.130				

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	97.579	97.579	97.579	2.750	97.208	97.208	97.208	2.375	94.531	94.531	94.531	3.125	93.121	93.121	93.121
2.875	97.584	97.584	97.584	2.875	97.211	97.211	97.211	2.500	94.536	94.536	94.536	3.250	94.466	94.466	94.466
3.000	97.588	97.588	97.588	3.000	97.215	97.215	97.215	2.625	94.539	94.539	94.539	3.375	94.468	94.468	94.468
3.125	97.593	97.593	97.593	3.125	97.219	97.219	97.219	2.750	95.241	95.241	95.241	3.500	94.463	94.463	94.463
3.250	98.434	98.434	98.434	3.250	98.363	98.363	98.363	2.875	95.244	95.244	95.244	3.625	94.465	94.465	94.465
3.375	98.338	98.338	98.338	3.375	98.367	98.367	98.367	3.000	95.248	95.248	95.248	Margin = 2.250		Index = 0.180	
3.500	98.343	98.343	98.343	3.500	98.370	98.370	98.370	3.125	95.251	95.251	95.251	**30 Year OTC**			
3.625	98.347	98.347	98.347	3.625	98.384	98.384	98.384	3.250	97.123	97.123	97.123	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.750	98.759	98.759	98.759	3.750	98.249	98.249	98.249	3.375	97.126	97.126	97.126	4.000	99.260	99.260	99.260
3.875	98.663	98.663	98.663	3.875	98.281	98.281	98.281	3.500	97.129	97.129	97.129	4.125	99.264	99.264	99.264
4.000	98.685	98.685	98.685	4.000	98.284	98.284	98.284	3.625	97.179	97.179	97.179	4.375	99.779	99.779	99.779
4.125	98.689	98.689	98.689	4.125	98.273	98.273	98.273	3.750	97.154	97.154	97.154	4.500	99.769	99.769	99.769
4.250	99.501	99.501	99.501	4.250	98.749	98.749	98.749	3.875	97.222	97.222	97.222	4.625	99.772	99.772	99.772
4.375	99.404	99.404	99.404	4.375	98.752	98.752	98.752	4.000	97.224	97.224	97.224	4.875	98.969	98.969	98.969
4.500	99.394	99.394	99.394	4.500	98.754	98.754	98.754	4.125	97.214	97.214	97.214	5.000	98.959	98.959	98.959
4.625	99.397	99.397	99.397	4.625	98.743	98.743	98.743	4.250	97.518	97.518	97.518	5.125	98.962	98.962	98.962
4.750	98.692	98.692	98.692	4.750	97.939	97.939	97.939	4.375	97.521	97.521	97.521	5.500	100.538	100.538	100.538
4.875	98.594	98.594	98.594	4.875	97.942	97.942	97.942	4.500	97.523	97.523	97.523	5.625	100.541	100.541	100.541
6.250	99.805	99.805	99.805	6.250	99.152	99.152	99.152	4.625	97.512	97.512	97.512	6.250	99.871	99.871	99.871

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	96.339	96.339	96.339	6.250	99.750	99.500	99.250
4.250	96.851	96.851	96.851				
4.375	96.854	96.854	96.854				
4.500	96.644	96.644	96.644				
4.625	96.647	96.647	96.647				
5.000	96.034	96.034	96.034				
5.125	96.037	96.037	96.037				
5.250	96.249	96.249	96.249				
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	96.510	96.510	96.510
4.125	96.514	96.514	96.514
4.375	97.029	97.029	97.029
4.500	97.019	97.019	97.019
4.625	97.022	97.022	97.022
4.875	96.219	96.219	96.219
5.000	96.209	96.209	96.209
5.125	96.212	96.212	96.212
5.500	97.788	97.788	97.788
5.625	97.791	97.791	97.791
6.250	97.121	97.121	97.121

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.: 7/27/2020
45 Day Lock Exp.: 8/10/2020
60 Day Lock Exp.: 8/25/2020

W. Rate Sheet Dated: 6/26/2020 **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	99.375	99.375	99.375
2.875	99.970	99.970	99.970
2.990	100.326	100.326	100.326
3.000	100.426	100.426	100.426
3.125	100.787	100.787	100.787
3.250	101.243	101.243	101.243
3.375	101.707	101.707	101.707
3.500	102.078	102.078	102.078
3.625	102.362	102.362	102.362
3.750	102.317	102.317	102.317
3.875	102.685	102.685	102.685
3.990	102.853	102.853	102.853
4.000	102.953	102.953	102.953
4.125	103.185	103.185	103.185
4.250	102.425	102.425	102.425
4.375	102.702	102.702	102.702
4.500	102.960	102.960	102.960
4.625	103.036	103.036	103.036
4.750	103.136	103.136	103.136

30/25 Year 105-125

Rate	30 Day	45 Day	60 Day
2.875	98.581	98.581	98.581
2.990	98.982	98.982	98.982
3.000	99.082	99.082	99.082
3.125	99.480	99.480	99.480
3.250	100.163	100.163	100.163
3.375	100.673	100.673	100.673
3.500	101.083	101.083	101.083
3.625	101.493	101.493	101.493
3.750	102.145	102.145	102.145
3.875	102.550	102.550	102.550
3.990	102.744	102.744	102.744
4.000	102.844	102.844	102.844
4.125	103.103	103.103	103.103
4.250	103.281	103.281	103.281
4.375	103.586	103.586	103.586
4.500	103.868	103.868	103.868
4.625	104.061	104.061	104.061
4.750	104.434	104.434	104.434
4.875	N/A	N/A	N/A

30/25 Year >125

Rate	30 Day	45 Day	60 Day
2.750	97.738	97.738	97.738
2.875	98.394	98.394	98.394
2.990	98.794	98.794	98.794
3.000	98.894	98.894	98.894
3.125	99.293	99.293	99.293
3.250	99.975	99.975	99.975
3.375	100.486	100.486	100.486
3.500	100.895	100.895	100.895
3.625	101.467	101.467	101.467
3.750	102.145	102.145	102.145
3.875	102.550	102.550	102.550
3.990	102.744	102.744	102.744
4.000	102.844	102.844	102.844
4.125	103.103	103.103	103.103
4.250	103.093	103.093	103.093
4.375	103.399	103.399	103.399
4.500	103.680	103.680	103.680
4.625	104.064	104.064	104.064
4.750	104.590	104.590	104.590

30/25 Year High Balance

Rate	30 Day	45 Day	60 Day
2.750	98.720	98.720	98.720
2.875	99.231	99.231	99.231
2.990	99.488	99.488	99.488
3.000	99.588	99.588	99.588
3.125	99.765	99.765	99.765
3.250	100.036	100.036	100.036
3.375	100.443	100.443	100.443
3.500	100.722	100.722	100.722
3.625	100.865	100.865	100.865
3.750	100.259	100.259	100.259
3.875	100.583	100.583	100.583
3.990	100.703	100.703	100.703
4.000	100.803	100.803	100.803
4.125	100.935	100.935	100.935
4.250	100.072	100.072	100.072
4.375	100.354	100.354	100.354
4.500	100.563	100.563	100.563
4.625	100.584	100.584	100.584
4.750	100.286	100.286	100.286

30/25 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	97.070	97.070	97.070
2.875	97.642	97.642	97.642
2.990	97.944	97.944	97.944
3.000	98.044	98.044	98.044
3.125	98.258	98.258	98.258
3.250	98.756	98.756	98.756
3.375	99.209	99.209	99.209
3.500	99.527	99.527	99.527
3.625	99.796	99.796	99.796
3.750	99.887	99.887	99.887
3.875	100.248	100.248	100.248
3.990	100.394	100.394	100.394
4.000	100.494	100.494	100.494
4.125	100.653	100.653	100.653
4.250	99.872	99.872	99.872
4.375	100.154	100.154	100.154
4.500	100.363	100.363	100.363
4.625	100.384	100.384	100.384
4.750	100.086	100.086	100.086

30/25 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	96.883	96.883	96.883
2.875	97.455	97.455	97.455
2.990	97.756	97.756	97.756
3.000	97.856	97.856	97.856
3.125	98.071	98.071	98.071
3.250	98.568	98.568	98.568
3.375	99.022	99.022	99.022
3.500	99.339	99.339	99.339
3.625	99.770	99.770	99.770
3.750	99.887	99.887	99.887
3.875	100.248	100.248	100.248
3.990	100.394	100.394	100.394
4.000	100.494	100.494	100.494
4.125	100.653	100.653	100.653
4.250	99.872	99.872	99.872
4.375	100.154	100.154	100.154
4.500	100.363	100.363	100.363
4.625	100.384	100.384	100.384
4.750	100.086	100.086	100.086

20 Year

Rate	30 Day	45 Day	60 Day
2.875	100.583	100.583	100.583
2.990	100.900	100.900	100.900
3.000	101.000	101.000	101.000
3.125	101.356	101.356	101.356
3.250	101.455	101.455	101.455
3.375	101.912	101.912	101.912
3.500	102.254	102.254	102.254
3.625	102.533	102.533	102.533
3.750	102.285	102.285	102.285
3.875	102.646	102.646	102.646
3.990	102.791	102.791	102.791
4.000	102.891	102.891	102.891
4.125	103.120	103.120	103.120
4.250	102.306	102.306	102.306
4.375	102.580	102.580	102.580
4.500	102.824	102.824	102.824
4.625	102.896	102.896	102.896
4.750	103.009	103.009	103.009
4.875	103.261	103.261	103.261

20 Year 105-125

Rate	30 Day	45 Day	60 Day
2.875	99.802	99.802	99.802
2.990	100.160	100.160	100.160
3.000	100.260	100.260	100.260
3.125	100.653	100.653	100.653
3.250	101.168	101.168	101.168
3.375	101.671	101.671	101.671
3.500	102.048	102.048	102.048
3.625	102.355	102.355	102.355
3.750	102.342	102.342	102.342
3.875	102.739	102.739	102.739
3.990	102.907	102.907	102.907
4.000	103.007	103.007	103.007
4.125	103.263	103.263	103.263
4.250	102.138	102.138	102.138
4.375	102.439	102.439	102.439
4.500	102.706	102.706	102.706
4.625	102.896	102.896	102.896
4.750	102.938	102.938	102.938
4.875	103.215	103.215	103.215

20 Year >125

Rate	30 Day	45 Day	60 Day
2.875	99.740	99.740	99.740
2.990	100.098	100.098	100.098
3.000	100.198	100.198	100.198
3.125	100.590	100.590	100.590
3.250	101.168	101.168	101.168
3.375	101.671	101.671	101.671
3.500	102.048	102.048	102.048
3.625	102.355	102.355	102.355
3.750	102.186	102.186	102.186
3.875	102.583	102.583	102.583
3.990	102.751	102.751	102.751
4.000	102.851	102.851	102.851
4.125	103.107	103.107	103.107
4.250	102.076	102.076	102.076
4.375	102.377	102.377	102.377
4.500	102.643	102.643	102.643
4.625	102.833	102.833	102.833
4.750	102.875	102.875	102.875
4.875	103.152	103.152	103.152

15 Year

Rate	30 Day	45 Day	60 Day
2.750	100.848	100.848	100.848
2.875	101.161	101.161	101.161
2.990	101.333	101.333	101.333
3.000	101.433	101.433	101.433
3.125	101.844	101.844	101.844
3.250	102.030	102.030	102.030
3.375	102.314	102.314	102.314
3.500	102.527	102.527	102.527
3.625	102.801	102.801	102.801
3.750	102.515	102.515	102.515
3.875	102.818	102.818	102.818
3.990	103.015	103.015	103.015
4.000	103.115	103.115	103.115
4.125	103.367	103.367	103.367
4.250	102.463	102.463	102.463
4.375	102.643	102.643	102.643
4.500	102.687	102.687	102.687
4.625	102.874	102.874	102.874
4.750	102.723	102.723	102.723

15 Year 105-125

Rate	30 Day	45 Day	60 Day
2.750	99.277	99.277	99.277
2.875	99.714	99.714	99.714
2.990	100.252	100.252	100.252
3.000	100.352	100.352	100.352
3.125	100.832	100.832	100.832
3.250	101.175	101.175	101.175
3.375	101.487	101.487	101.487
3.500	101.724	101.724	101.724
3.625	102.025	102.025	102.025
3.750	102.001	102.001	102.001
3.875	102.335	102.335	102.335
3.990	102.560	102.560	102.560
4.000	102.660	102.660	102.660
4.125	102.940	102.940	102.940
4.250	102.276	102.276	102.276
4.375	102.472	102.472	102.472
4.500	102.767	102.767	102.767
4.625	103.113	103.113	103.113
4.750	103.351	103.351	103.351

15 Year >125

Rate	30 Day	45 Day	60 Day
2.750	99.277	99.277	99.277
2.875	99.630	99.630	99.630
2.990	100.184	100.184	100.184
3.000	100.284	100.284	100.284
3.125	100.769	100.769	100.769
3.250	101.113	101.113	101.113
3.375	101.424	101.424	101.424
3.500	101.661	101.661	101.661
3.625	101.963	101.963	101.963
3.750	102.001	102.001	102.001
3.875	102.335	102.335	102.335
3.990	102.560	102.560	102.560
4.000	102.660	102.660	102.660
4.125	102.940	102.940	102.940
4.250	102.276	102.276	102.276
4.375	102.472	102.472	102.472
4.500	102.825	102.825	102.825
4.625	103.175	103.175	103.175
4.750	103.414	103.414	103.414

15 Year High Balance

Rate	30 Day	45 Day	60 Day
2.750	99.793	99.793	99.793
2.875	100.013	100.013	100.013
2.990	100.101	100.101	100.101
3.000	100.201	100.201	100.201
3.125	100.492	100.492	100.492
3.250	100.407	100.407	100.407
3.375	100.604	100.604	100.604
3.500	100.755	100.755	100.755
3.625	100.948	100.948	100.948
3.750	99.623	99.623	99.623
3.875	99.839	99.839	99.839
3.990	99.944	99.944	99.944
4.000	100.044	100.044	100.044
4.125	100.222	100.222	100.222
4.250	98.595	98.595	98.595
4.375	98.721	98.721	98.721
4.500	98.753	98.753	98.753
4.625	98.880	98.880	98.880
4.750	98.380	98.380	98.380

15 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	98.022	98.022	98.022
2.875	98.366	98.366	98.366
2.990	98.820	98.820	98.820
3.000	98.920	98.920	98.920
3.125	99.280	99.280	99.280
3.250	99.352	99.352	99.352
3.375	99.577	99.577	99.577
3.500	99.752	99.752	99.752
3.625	99.972	99.972	99.972
3.750	98.909	98.909	98.909
3.875	99.156	99.156	99.156
3.990	99.289	99.289	99.289
4.000	99.389	99.389	99.389
4.125	99.595	99.595	99.595
4.250	98.208	98.208	98.208
4.375	98.350	98.350	98.350
4.500	98.553	98.553	98.553
4.625	98.680	98.680	98.680
4.750	98.180	98.180	98.180

15 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	98.022	98.022	98.022
2.875	98.282	98.282	98.282
2.990	98.752	98.752	98.752
3.000	98.852	98.852	98.852
3.125	99.217	99.217	99.217
3.250	99.290	99.290	99.290
3.375	99.514	99.514	99.514
3.500	99.689	99.689	99.689
3.625	99.910	99.910	99.910
3.750	98.909	98.909	98.909
3.875	99.156	99.156	99.156
3.990	99.289	99.289	99.289
4.000	99.389	99.389	99.389
4.125	99.595	99.595	99.595
4.250	98.208	98.208	98.208
4.375	98.350	98.350	98.350
4.500	98.553	98.553	98.553
4.625	98.680	98.680	98.680
4.750	98.180	98.180	98.180

10 Year

Rate	30 Day	45 Day	60 Day
2.750	101.254	101.254	101.254
2.875	101.568	101.568	101.568
2.990	101.739	101.739	101.739
3.000	101.839	101.839	101.839
3.125	102.250	102.250	102.250
3.250	102.316	102.316	102.316
3.375	102.600	102.600	102.600
3.500	102.813	102.813	102.813
3.625	103.088	103.088	103.088
3.750	102.645	102.645	102.645
3.875	102.948	102.948	102.948
3.990	103.145	103.145	103.145
4.000	103.245	103.245	103.245
4.125	103.497	103.497	103.497
4.250	102.385	102.385	102.385
4.375	102.520	102.520	102.520
4.500	102.597	102.597	102.597
4.625	102.926	102.926	102.926
4.750	102.723	102.723	102.723

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	30 Day Lock Exp.:	7/27/2020
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	8/10/2020
		60 Day Lock Exp.:	8/25/2020

W. Rate Sheet Dated: **6/26/2020** **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	96.557	96.557	96.307
2.625	97.633	97.633	97.383
2.750	98.394	98.394	98.144
2.875	98.982	98.982	98.732
3.000	99.530	99.530	99.280
3.125	99.860	99.860	99.610
3.250	100.156	100.156	99.906
3.375	100.601	100.601	100.351
3.500	100.928	100.928	100.678
3.625	101.195	101.195	100.945
3.750	100.936	100.936	100.686
3.875	101.270	101.270	101.020
4.000	101.561	101.561	101.311
4.125	101.682	101.682	101.432
4.250	101.023	101.023	100.773
4.375	101.329	101.329	101.079
4.500	101.578	101.578	101.328
4.625	101.670	101.670	101.420
4.750	101.775	101.775	101.525
4.875	103.047	103.047	102.797

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	96.026	96.026	95.776
2.500	96.893	96.893	96.643
2.625	97.700	97.700	97.450
2.750	98.313	98.313	98.063
2.875	98.952	98.952	98.702
3.000	99.416	99.416	99.166
3.125	99.822	99.822	99.572
3.250	99.811	99.811	99.561
3.375	100.263	100.263	100.013
3.500	100.634	100.634	100.384
3.625	100.904	100.904	100.654
3.750	100.755	100.755	100.505
3.875	101.145	101.145	100.895
4.000	101.470	101.470	101.220
4.125	101.594	101.594	101.344

15 Yr. Fixed

Rate	30 Day	45 Day	60 Day
1.375	N/A	N/A	N/A
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	96.269	96.269	96.019
2.125	96.850	96.850	96.600
2.250	97.384	97.384	97.134
2.375	97.794	97.794	97.544
2.500	98.441	98.441	98.191
2.625	98.958	98.958	98.708
2.750	99.328	99.328	99.078
2.875	99.659	99.659	99.409
3.000	99.856	99.856	99.606
3.125	100.286	100.286	100.036
3.250	100.583	100.583	100.333
3.375	100.878	100.878	100.628
3.500	101.056	101.056	100.806
3.625	100.876	100.876	100.626
3.750	101.127	101.127	100.877

30 Yr. High Balance Fixed

Rate	30 Day	45 Day	60 Day
2.875	98.126	98.126	97.876
3.000	98.673	98.673	98.423
3.125	99.003	99.003	98.753
3.250	98.674	98.674	98.424
3.375	99.119	99.119	98.869
3.500	99.446	99.446	99.196
3.625	99.712	99.712	99.462
3.750	98.701	98.701	98.451
3.875	99.035	99.035	98.785
4.000	99.325	99.325	99.075
4.125	99.446	99.446	99.196
4.250	98.354	98.354	98.104
4.375	98.660	98.660	98.410

20 Yr. High Balance Fixed

Rate	30 Day	45 Day	60 Day
2.875	98.203	98.203	97.953
3.000	98.534	98.534	98.284
3.125	98.731	98.731	98.481
3.250	98.348	98.348	98.098
3.375	98.645	98.645	98.395
3.500	98.940	98.940	98.690
3.625	99.118	99.118	98.868
3.750	97.751	97.751	97.501
3.875	98.002	98.002	97.752
4.000	98.145	98.145	97.895
4.125	98.481	98.481	98.231
4.250	97.005	97.005	96.755
4.375	97.244	97.244	96.994

15 Yr. High Balance Fixed

Rate	30 Day	45 Day	60 Day
2.750	98.103	98.103	97.853
2.875	98.434	98.434	98.184
3.000	98.631	98.631	98.381
3.125	98.248	98.248	97.998
3.250	98.545	98.545	98.295
3.375	98.840	98.840	98.590
3.500	99.018	99.018	98.768
3.625	97.651	97.651	97.401
3.750	97.902	97.902	97.652
3.875	98.045	98.045	97.795
4.000	98.381	98.381	98.131
4.125	96.905	96.905	96.655
4.250	97.144	97.144	96.894

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	30 Day Lock Exp.:	7/27/2020
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	8/10/2020
		60 Day Lock Exp.:	8/25/2020

W. Rate Sheet Dated: 6/26/2020 **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			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	99.219	99.219	99.219	3.375	100.813	100.813	100.813	3.375	100.813	100.813	100.813
2.875	99.846	99.846	99.846	3.500	101.183	101.183	101.183	3.500	101.183	101.183	101.183
2.990	100.336	100.336	100.336	3.625	101.488	101.488	101.488	3.625	101.488	101.488	101.488
3.000	100.436	100.436	100.436	3.750	101.241	101.241	101.241	3.750	101.241	101.241	101.241
3.125	100.815	100.815	100.815	3.875	101.607	101.607	101.607	3.875	101.607	101.607	101.607
3.250	101.196	101.196	101.196	3.990	101.824	101.824	101.824	3.990	101.824	101.824	101.824
3.375	101.688	101.688	101.688	4.000	101.924	101.924	101.924	4.000	101.924	101.924	101.924
3.500	102.058	102.058	102.058	4.125	102.065	102.065	102.065	4.125	102.065	102.065	102.065
3.625	102.363	102.363	102.363	4.250	101.330	101.330	101.330	4.250	101.330	101.330	101.330
3.750	102.116	102.116	102.116	4.375	101.635	101.635	101.635	4.375	101.635	101.635	101.635
3.875	102.482	102.482	102.482	4.500	101.639	101.639	101.639	4.500	101.639	101.639	101.639
3.990	102.699	102.699	102.699	4.625	101.735	101.735	101.735	4.625	101.735	101.735	101.735
4.000	102.799	102.799	102.799	4.750	101.753	101.753	101.753	4.750	101.753	101.753	101.753
4.125	102.940	102.940	102.940	4.875	102.055	102.055	102.055	4.875	102.055	102.055	102.055
4.250	102.205	102.205	102.205	4.990	102.176	102.176	102.176	4.990	102.176	102.176	102.176
4.375	102.510	102.510	102.510	5.000	102.276	102.276	102.276	5.000	102.276	102.276	102.276
4.500	102.764	102.764	102.764	5.125	102.292	102.292	102.292	5.125	102.292	102.292	102.292
4.625	102.860	102.860	102.860	5.250	103.062	103.062	103.062	5.250	103.062	103.062	103.062
4.750	102.878	102.878	102.878	5.375	104.238	104.238	104.238	5.375	104.238	104.238	104.238

30/25 Year SC				30/25 Year SC 105-125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	98.586	98.586	98.586	3.375	99.586	99.586	99.586
2.875	99.213	99.213	99.213	3.500	99.956	99.956	99.956
2.990	99.703	99.703	99.703	3.625	100.261	100.261	100.261
3.000	99.803	99.803	99.803	3.750	99.266	99.266	99.266
3.125	100.182	100.182	100.182	3.875	99.632	99.632	99.632
3.250	99.969	99.969	99.969	3.990	99.849	99.849	99.849
3.375	100.461	100.461	100.461	4.000	99.949	99.949	99.949
3.500	100.831	100.831	100.831	4.125	100.090	100.090	100.090
3.625	101.136	101.136	101.136	4.250	98.978	98.978	98.978
3.750	100.141	100.141	100.141	4.375	99.283	99.283	99.283
3.875	100.507	100.507	100.507	4.500	99.287	99.287	99.287
3.990	100.724	100.724	100.724	4.625	99.383	99.383	99.383
4.000	100.824	100.824	100.824	4.750	99.092	99.092	99.092
4.125	100.965	100.965	100.965	4.875	99.394	99.394	99.394
4.250	99.853	99.853	99.853	4.990	99.515	99.515	99.515
4.375	100.158	100.158	100.158	5.000	99.615	99.615	99.615
4.500	100.412	100.412	100.412	5.125	98.363	98.363	98.363
4.625	100.508	100.508	100.508	5.250	99.133	99.133	99.133
4.750	100.217	100.217	100.217	5.375	100.159	100.159	100.159

30/25 Year SC >125				20 Year				20 Year 105-125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	99.586	99.586	99.586	2.750	99.677	99.677	99.677	3.375	101.269	101.269	101.269
3.500	99.956	99.956	99.956	2.875	100.350	100.350	100.350	3.500	101.660	101.660	101.660
3.625	100.261	100.261	100.261	2.990	100.740	100.740	100.740	3.625	101.944	101.944	101.944
3.750	99.266	99.266	99.266	3.000	100.840	100.840	100.840	3.750	101.770	101.770	101.770
3.875	99.632	99.632	99.632	3.125	101.277	101.277	101.277	3.875	102.162	102.162	102.162
3.990	99.849	99.849	99.849	3.250	101.296	101.296	101.296	3.990	102.391	102.391	102.391
4.000	99.949	99.949	99.949	3.375	101.769	101.769	101.769	4.000	102.491	102.491	102.491
4.125	100.090	100.090	100.090	3.500	102.160	102.160	102.160	4.125	102.621	102.621	102.621
4.250	98.978	98.978	98.978	3.625	102.444	102.444	102.444	4.250	102.162	102.162	102.162
4.375	99.283	99.283	99.283	3.750	102.270	102.270	102.270	4.375	102.351	102.351	102.351
4.500	99.287	99.287	99.287	3.875	102.662	102.662	102.662	4.500	101.766	101.766	101.766
4.625	99.383	99.383	99.383	3.990	102.891	102.891	102.891	4.625	101.835	101.835	101.835
4.750	99.092	99.092	99.092	4.000	102.991	102.991	102.991	4.750	102.279	102.279	102.279
4.875	99.394	99.394	99.394	4.125	103.121	103.121	103.121	4.875	102.527	102.527	102.527
4.990	99.515	99.515	99.515	4.250	102.662	102.662	102.662	4.990	102.844	102.844	102.844
5.000	99.615	99.615	99.615	4.375	102.851	102.851	102.851	5.000	102.944	102.944	102.944
5.125	98.363	98.363	98.363	4.500	103.016	103.016	103.016	5.125	103.218	103.218	103.218
5.250	99.133	99.133	99.133	4.625	103.085	103.085	103.085	5.250	103.231	103.231	103.231
5.375	100.159	100.159	100.159	4.750	103.529	103.529	103.529	5.375	104.527	104.527	104.527

20 Year >125				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	101.269	101.269	101.269	2.750	100.814	100.814	100.814
3.500	101.660	101.660	101.660	2.875	101.172	101.172	101.172
3.625	101.944	101.944	101.944	2.990	101.294	101.294	101.294
3.750	101.770	101.770	101.770	3.000	101.394	101.394	101.394
3.875	102.162	102.162	102.162	3.125	101.818	101.818	101.818
3.990	102.391	102.391	102.391	3.250	102.137	102.137	102.137
4.000	102.491	102.491	102.491	3.375	102.449	102.449	102.449
4.125	102.621	102.621	102.621	3.500	102.643	102.643	102.643
4.250	102.162	102.162	102.162	3.625	102.430	102.430	102.430
4.375	102.351	102.351	102.351	3.750	102.680	102.680	102.680
4.500	101.766	101.766	101.766	3.875	102.827	102.827	102.827
4.625	101.835	101.835	101.835	3.990	103.066	103.066	103.066
4.750	102.279	102.279	102.279	4.000	103.166	103.166	103.166
4.875	102.527	102.527	102.527	4.125	102.208	102.208	102.208
4.990	102.844	102.844	102.844	4.250	102.451	102.451	102.451
5.000	102.944	102.944	102.944	4.375	102.693	102.693	102.693
5.125	103.218	103.218	103.218	4.500	102.819	102.819	102.819
5.250	103.231	103.231	103.231	4.625	102.680	102.680	102.680
5.375	104.527	104.527	104.527	4.750	102.775	102.775	102.775

15 Year 105-125				15 Year >125				15 Year SC			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	102.814	102.814	102.814	2.750	103.064	103.064	103.064	2.750	99.851	99.851	99.851
2.875	101.172	101.172	101.172	2.875	101.172	101.172	101.172	2.875	100.209	100.209	100.209
2.990	101.294	101.294	101.294	2.990	101.294	101.294	101.294	2.990	100.331	100.331	100.331
3.000	101.394	101.394	101.394	3.000	101.394	101.394	101.394	3.000	100.431	100.431	100.431
3.125	101.818	101.818	101.818	3.125	101.818	101.818	101.818	3.125	99.949	99.949	99.949
3.250	102.137	102.137	102.137	3.250	102.137	102.137	102.137	3.250	100.268	100.268	100.268
3.375	102.449	102.449	102.449	3.375	102.449	102.449	102.449	3.375	100.580	100.580	100.580
3.500	102.643	102.643	102.643	3.500	102.643	102.643	102.643	3.500	100.774	100.774	100.774
3.625	102.430	102.430	102.430	3.625	102.430	102.430	102.430	3.625	99.406	99.406	99.406
3.750	102.680	102.680	102.680	3.750	102.680	102.680	102.680	3.750	99.656	99.656	99.656
3.875	102.827	102.827	102.827	3.875	102.827	102.827	102.827	3.875	99.803	99.803	99.803
3.990	103.066	103.066	103.066	3.990	103.066	103.066	103.066	3.990	100.042	100.042	100.042
4.000	103.166	103.166	103.166	4.000	103.166	103.166	103.166	4.000	100.142	100.142	100.142
4.125	102.208	102.208	102.208	4.125	102.208	102.208	102.208	4.125	98.811	98.811	98.811
4.250	102.451	102.451	102.451	4.250	102.451	102.451	102.451	4.250	99.054	99.054	99.054
4.375	102.693	102.693	102.693	4.375	102.693	102.693	102.693	4.375	99.296	99.296	99.296
4.500	102.819	102.819	102.819	4.500	102.819	102.819	102.819	4.500	99.422	99.422	99.422
4.625	102.680	102.680	102.680	4.625	102.680	102.680	102.680	4.625	98.686	98.686	98.686
4.750	102.775	102.775	102.775	4.750	102.775	102.775	102.775	4.750	100.114	100.114	100.114

15 Year SC 105-125				15 Year SC >125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	101.851	101.851	101.851	2.750	102.101	102.101	102.101
2.875	100.209	100.209	100.209	2.875	100.209	100.209	100.209
2.990	100.331	100.331	100.331	2.990	100.331	100.331	100.331
3.000	100.431	100.431	100.431	3.000	100.431	100.431	100.431
3.125	99.949	99.949	99.949	3.125	99.949	99.949	99.949
3.250	100.268	100.268	100.268	3.250	100.268	100.268	100.268
3.375	100.580	100.580	100.580	3.375	100.580	100.580	100.580
3.500	100.774	100.774	100.774	3.500	100.774	100.774	100.774
3.625	99.406	99.406	99.406	3.625	99.406	99.406	99.406
3.750	99.656	99.656	99.656	3.750	99.656	99.656	99.656
3.875	99.803	99.803	99.803	3.875	99.803	99.803	99.803
3.990	100.042	100.042	100.042	3.990	100.042	100.042	100.042
4.000	100.142	100.142	100.142	4.000	100.142	100.142	100.142
4.125	98.811	98.811	98.811	4.125	98.811	98.811	98.811
4.250	99.054	99.054	99.054	4.250	99.054	99.054	99.054
4.375	99.296	99.296	99.296	4.375	99.296	99.296	99.296
4.500	99.422	99.422	99.422	4.500	99.422	99.422	99.422
4.625	98.686	98.686	98.686	4.625	98.686	98.686	98.686
4.750	100.114	100.114	100.114	4.750	100.114	100.114	100.114

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

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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		30 Day Lock Exp.:	7/27/2020
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	8/10/2020
			60 Day Lock Exp.:	8/25/2020

W. Rate Sheet Dated: 6/26/2020 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Home Possible

30/25 Year				20 Year				15 Year				Super Conforming - 30-20 Year				Super Conforming - 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	99.219	99.219	99.219	2.750	99.677	99.677	99.677	2.750	100.814	100.814	100.814	2.750	98.236	98.236	98.236	2.750	99.551	99.551	99.551
2.875	99.846	99.846	99.846	2.875	100.350	100.350	100.350	2.875	101.172	101.172	101.172	2.875	98.863	98.863	98.863	2.875	99.909	99.909	99.909
2.990	100.336	100.336	100.336	2.990	100.740	100.740	100.740	2.990	101.294	101.294	101.294	2.990	99.353	99.353	99.353	2.990	100.031	100.031	100.031
3.000	100.436	100.436	100.436	3.000	100.840	100.840	100.840	3.000	101.394	101.394	101.394	3.000	99.453	99.453	99.453	3.000	100.131	100.131	100.131
3.125	100.815	100.815	100.815	3.125	101.277	101.277	101.277	3.125	101.818	101.818	101.818	3.125	99.832	99.832	99.832	3.125	99.649	99.649	99.649
3.250	101.196	101.196	101.196	3.250	101.296	101.296	101.296	3.250	102.137	102.137	102.137	3.250	99.619	99.619	99.619	3.250	99.968	99.968	99.968
3.375	101.688	101.688	101.688	3.375	101.769	101.769	101.769	3.375	102.449	102.449	102.449	3.375	100.111	100.111	100.111	3.375	100.280	100.280	100.280
3.500	102.058	102.058	102.058	3.500	102.160	102.160	102.160	3.500	102.643	102.643	102.643	3.500	100.481	100.481	100.481	3.500	100.474	100.474	100.474
3.625	102.363	102.363	102.363	3.625	102.444	102.444	102.444	3.625	102.430	102.430	102.430	3.625	100.786	100.786	100.786	3.625	99.106	99.106	99.106
3.750	102.116	102.116	102.116	3.750	102.270	102.270	102.270	3.750	102.680	102.680	102.680	3.750	99.791	99.791	99.791	3.750	99.356	99.356	99.356
3.875	102.482	102.482	102.482	3.875	102.662	102.662	102.662	3.875	102.827	102.827	102.827	3.875	100.157	100.157	100.157	3.875	99.503	99.503	99.503
3.990	102.699	102.699	102.699	3.990	102.891	102.891	102.891	3.990	103.066	103.066	103.066	3.990	100.374	100.374	100.374	3.990	99.742	99.742	99.742
4.000	102.799	102.799	102.799	4.000	102.991	102.991	102.991	4.000	103.166	103.166	103.166	4.000	100.474	100.474	100.474	4.000	99.842	99.842	99.842
4.125	102.940	102.940	102.940	4.125	103.121	103.121	103.121	4.125	102.208	102.208	102.208	4.125	100.615	100.615	100.615	4.125	98.511	98.511	98.511
4.250	102.205	102.205	102.205	4.250	102.662	102.662	102.662	4.250	102.451	102.451	102.451	4.250	99.503	99.503	99.503	4.250	98.754	98.754	98.754
4.375	102.510	102.510	102.510	4.375	102.851	102.851	102.851	4.375	102.693	102.693	102.693	4.375	99.808	99.808	99.808	4.375	98.996	98.996	98.996
4.500	102.764	102.764	102.764	4.500	103.016	103.016	103.016	4.500	102.819	102.819	102.819	4.500	100.062	100.062	100.062	4.500	99.122	99.122	99.122
4.625	102.860	102.860	102.860	4.625	103.085	103.085	103.085	4.625	102.680	102.680	102.680	4.625	100.158	100.158	100.158	4.625	98.386	98.386	98.386
4.750	102.878	102.878	102.878	4.750	103.529	103.529	103.529	4.750	102.775	102.775	102.775	4.750	99.867	99.867	99.867	4.750	99.814	99.814	99.814

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

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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.: **7/27/2020**
45 Day Lock Exp.: **8/10/2020**
60 Day Lock Exp.: **8/25/2020**

W. Rate Sheet Dated: **6/26/2020** **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

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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)