



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 7/31/2019

45 Day Lock Exp.: 8/15/2019

60 Day Lock Exp.: 8/30/2019

W. Rate Sheet Dated: 7/1/2019

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
3.375	102.002	101.852	101.702	3.375	101.519	101.369	101.219	2.375	98.759	98.609	98.459	3.125	99.878	99.728	99.578
3.500	102.545	102.395	102.245	3.500	101.936	101.786	101.636	2.500	99.252	99.102	98.952	3.250	99.933	99.783	99.633
3.625	103.081	102.931	102.781	3.625	102.314	102.164	102.014	2.625	99.737	99.587	99.437	3.375	100.301	100.151	100.001
3.750	102.716	102.566	102.416	3.750	102.261	102.111	101.961	2.750	99.806	99.656	99.506	3.500	100.640	100.490	100.340
3.875	103.244	103.094	102.944	3.875	102.649	102.499	102.349	2.875	100.294	100.144	99.994	3.625	100.099	99.949	99.799
4.000	103.701	103.551	103.401	4.000	103.041	102.891	102.741	3.000	100.777	100.627	100.477	Margin = 2.250		Index = 1.980	
4.125	104.133	103.983	103.833	4.125	103.385	103.235	103.085	3.125	101.241	101.091	100.941				
4.250	103.203	103.103	103.003	4.250	102.757	102.657	102.557	3.250	101.210	101.060	100.910				
4.375	103.663	103.563	103.463	4.375	103.193	103.093	102.993	3.375	101.634	101.484	101.334				
4.500	104.064	103.964	103.864	4.500	103.585	103.485	103.385	3.500	102.028	101.878	101.728				
4.625	104.483	104.383	104.283	4.625	103.929	103.829	103.729	3.625	102.383	102.233	102.083				
4.750	104.608	104.508	104.408	4.750	103.254	103.154	103.054	3.750	102.555	102.405	102.255				
4.875	104.056	103.956	103.856	4.875	103.691	103.591	103.491	3.875	102.920	102.770	102.620				
5.000	104.562	104.462	104.362	5.000	104.083	103.983	103.883	4.000	103.289	103.139	102.989				
5.125	104.981	104.881	104.781	5.125	104.427	104.327	104.227	4.125	103.611	103.461	103.311				
5.250	104.036	103.936	103.836	5.250	103.627	103.527	103.427	4.250	103.238	103.088	102.938				
5.375	104.428	104.328	104.228	5.375	104.064	103.964	103.864	4.375	103.652	103.502	103.352				
5.500	104.935	104.835	104.735	5.500	104.456	104.356	104.256	4.500	104.021	103.871	103.721				
5.625	105.354	105.254	105.154	5.625	104.800	104.700	104.600	4.625	104.343	104.193	104.043				

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
3.375	100.852	100.702	100.552	3.375	100.519	100.369	100.219	2.375	97.759	97.609	97.459	3.125	98.878	98.728	98.578
3.500	101.395	101.245	101.095	3.500	100.936	100.786	100.636	2.500	98.252	98.102	97.952	3.250	98.933	98.783	98.633
3.625	101.931	101.781	101.631	3.625	101.314	101.164	101.014	2.625	98.737	98.587	98.437	3.375	99.301	99.151	99.001
3.750	101.566	101.416	101.266	3.750	101.261	101.111	100.961	2.750	98.806	98.656	98.506	3.500	99.640	99.490	99.340
3.875	102.094	101.944	101.794	3.875	101.649	101.499	101.349	2.875	99.294	99.144	98.994	3.625	99.099	98.949	98.799
4.000	102.551	102.401	102.251	4.000	102.041	101.891	101.741	3.000	99.777	99.627	99.477	Margin = 2.250		Index = 1.980	
4.125	102.983	102.833	102.683	4.125	102.385	102.235	102.085	3.125	100.241	100.091	99.941	30 Year OTC "Borrower Paid Only for USDA"			
4.250	102.053	101.953	101.853	4.250	101.757	101.657	101.557	3.250	100.210	100.060	99.910	Rate	30 Day	45 Day	60 Day
4.375	102.513	102.413	102.313	4.375	102.193	102.093	101.993	3.375	100.634	100.484	100.334	3.875	101.694	101.444	101.194
4.500	102.914	102.814	102.714	4.500	102.585	102.485	102.385	3.500	101.028	100.878	100.728	4.000	102.151	101.901	101.651
4.625	103.333	103.233	103.133	4.625	102.929	102.829	102.729	3.625	101.383	101.233	101.083	4.125	102.583	102.333	102.083
4.750	103.458	103.358	103.258	4.750	102.254	102.154	102.054	3.750	101.555	101.405	101.255	4.375	102.113	101.863	101.613
4.875	102.906	102.806	102.706	4.875	102.691	102.591	102.491	3.875	101.920	101.770	101.620	4.500	102.514	102.264	102.014
5.000	103.412	103.312	103.212	5.000	103.083	102.983	102.883	4.000	102.289	102.139	101.989	4.625	102.933	102.683	102.433
5.125	103.831	103.731	103.631	5.125	103.427	103.327	103.227	4.125	102.611	102.461	102.311	4.875	102.506	102.256	102.006
5.250	102.886	102.786	102.686	5.250	102.627	102.527	102.427	4.250	102.238	102.088	101.938	5.000	103.012	102.762	102.512
5.375	103.278	103.178	103.078	5.375	103.064	102.964	102.864	4.375	102.652	102.502	102.352	5.125	103.431	103.181	102.931
5.500	103.785	103.685	103.585	5.500	103.456	103.356	103.256	4.500	103.021	102.871	102.721	5.500	103.385	103.135	102.885
5.625	104.204	104.104	104.004	5.625	103.800	103.700	103.600	4.625	103.343	103.193	103.043	5.625	103.804	103.554	103.304

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	0.250	0.250	\$50,000 - \$85,000	-0.500	-0.500
FICO 660 - 679	0.250	0.250	\$85,001 - \$125,000	-0.500	-0.250
FICO 640 - 659	0.000	0.000	\$125,001 - \$175,000	-0.125	0.000
FICO 620 - 639	-1.000	0.000	\$175,001 - \$275,000	0.000	0.000
FICO 600 - 619	-1.500	-1.500	\$275,001 up to HB	0.000	0.000
FICO 580 - 599	-2.000	-2.000			
NY	-0.250	-0.250	Non Owner Occupancy	-2.000	-2.000
2 Unit	0.000	0.000	Refer / Manual UW	0.000	0.000
USDA Streamline-Assist Refinance Option				-0.250	-0.250

DPA Advantage Program "comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"							
30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	N/A	N/A	N/A	4.250	N/A	N/A	N/A
4.500	N/A	N/A	N/A	4.500	N/A	N/A	N/A
4.750	N/A	N/A	N/A	4.750	N/A	N/A	N/A
5.000	N/A	N/A	N/A	5.000	N/A	N/A	N/A
5.250	100.000	99.750	99.500	5.250	101.668	101.418	101.168
5.750	102.000	101.750	101.500	5.750	101.686	101.436	101.186
5.875	102.250	102.000	101.750	5.875	102.123	101.873	101.623
6.250	102.750	102.500	102.250	6.250	102.539	102.289	102.039
Lender paid price cap after comp plan = 100.000							

Lock Desk Policy			
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018 . Locks are accepted on loans in <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)	

Specialty Adjustment	
203(k) / 203(k)s / 203(h) / Repair Escrow / VA Reno	-0.500
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750

Max USDA-GRH Rate		
Today:	7/1/2019	4.500%

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

30 yr DPA OTC "FHA Only ; Borrower Paid Only"				
Rate	30 Day	45 Day	60 Day	
3.875	98.944	98.694	98.444	
4.000	99.401	99.151	98.901	
4.125	99.833	99.583	99.333	
4.375	99.363	99.113	98.863	
4.500	99.764	99.514	99.264	
4.625	100.183	99.933	99.683	
4.875	99.756	99.506	99.256	
5.000	100.262	100.012	99.762	
5.125	100.681	100.431	100.181	



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/31/2019

45 Day Lock Exp.:

8/15/2019

60 Day Lock Exp.:

8/30/2019

W. Rate Sheet Dated: 7/1/2019

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
3.375	100.758	100.608	100.458	3.375	100.706	100.556	100.406	2.375	96.039	95.889	95.739	3.125	99.551	99.401	99.251
3.500	101.302	101.152	101.002	3.500	101.122	100.972	100.822	2.500	96.532	96.382	96.232	3.250	99.700	99.550	99.400
3.625	101.838	101.688	101.538	3.625	101.500	101.350	101.200	2.625	97.017	96.867	96.717	3.375	100.067	99.917	99.767
3.750	101.566	101.416	101.266	3.750	101.541	101.391	101.241	2.750	98.898	98.748	98.598	3.500	100.406	100.256	100.106
3.875	102.094	101.944	101.794	3.875	101.929	101.779	101.629	2.875	99.386	99.236	99.086	3.625	99.866	99.716	99.566
4.000	102.551	102.401	102.251	4.000	102.321	102.171	102.021	3.000	99.869	99.719	99.569	Margin = 2.250		Index = 1.980	
4.125	102.983	102.833	102.683	4.125	102.665	102.515	102.365	3.125	100.334	100.184	100.034				
4.250	102.240	102.140	102.040	4.250	102.224	102.124	102.024	3.250	100.396	100.246	100.096				
4.375	102.700	102.600	102.500	4.375	102.661	102.561	102.461	3.375	100.820	100.670	100.520				
4.500	103.102	103.002	102.902	4.500	103.053	102.953	102.853	3.500	101.215	101.065	100.915				
4.625	103.521	103.421	103.321	4.625	103.397	103.297	103.197	3.625	101.570	101.420	101.270				
4.750	103.396	103.296	103.196	4.750	102.472	102.372	102.272	3.750	101.835	101.685	101.535				
4.875	102.843	102.743	102.643	4.875	102.909	102.809	102.709	3.875	102.200	102.050	101.900				
5.000	103.349	103.249	103.149	5.000	103.300	103.200	103.100	4.000	102.569	102.419	102.269				
5.125	103.769	103.669	103.569	5.125	103.645	103.545	103.445	4.125	102.891	102.741	102.591				
5.250	103.074	102.974	102.874	5.250	103.094	102.994	102.894	4.250	102.705	102.555	102.405				
5.375	103.466	103.366	103.266	5.375	103.531	103.431	103.331	4.375	103.119	102.969	102.819				
5.500	103.972	103.872	103.772	5.500	103.923	103.823	103.723	4.500	103.489	103.339	103.189				
5.625	104.391	104.291	104.191	5.625	104.267	104.167	104.067	4.625	103.811	103.661	103.511				

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
3.375	99.608	99.458	99.308	3.375	99.276	99.126	98.976	2.375	96.359	96.209	96.059	3.125	97.541	97.391	97.241
3.500	100.152	100.002	99.852	3.500	99.692	99.542	99.392	2.500	96.852	96.702	96.552	3.250	97.690	97.540	97.390
3.625	100.688	100.538	100.388	3.625	100.070	99.920	99.770	2.625	97.337	97.187	97.037	3.375	98.057	97.907	97.757
3.750	100.416	100.266	100.116	3.750	100.111	99.961	99.811	2.750	98.249	98.099	97.949	3.500	98.396	98.246	98.096
3.875	100.944	100.794	100.644	3.875	100.499	100.349	100.199	2.875	98.738	98.588	98.438	3.625	97.856	97.706	97.556
4.000	101.401	101.251	101.101	4.000	100.891	100.741	100.591	3.000	99.220	99.070	98.920	Margin = 2.250		Index = 1.980	
4.125	101.833	101.683	101.533	4.125	101.235	101.085	100.935	3.125	99.685	99.535	99.385	30 Year OTC "Borrower Paid Only for USDA"			
4.250	101.090	100.990	100.890	4.250	100.794	100.694	100.594	3.250	99.466	99.316	99.166	Rate	30 Day	45 Day	60 Day
4.375	101.550	101.450	101.350	4.375	101.231	101.131	101.031	3.375	99.890	99.740	99.590	3.875	100.544	100.294	100.044
4.500	101.952	101.852	101.752	4.500	101.623	101.523	101.423	3.500	100.285	100.135	99.985	4.000	101.001	100.751	100.501
4.625	102.371	102.271	102.171	4.625	101.967	101.867	101.767	3.625	100.640	100.490	100.340	4.125	101.433	101.183	100.933
4.750	102.246	102.146	102.046	4.750	101.042	100.942	100.842	3.750	100.655	100.505	100.355	4.375	101.150	100.900	100.650
4.875	101.693	101.593	101.493	4.875	101.479	101.379	101.279	3.875	101.020	100.870	100.720	4.500	101.552	101.302	101.052
5.000	102.199	102.099	101.999	5.000	101.870	101.770	101.670	4.000	101.389	101.239	101.089	4.625	101.971	101.721	101.471
5.125	102.619	102.519	102.419	5.125	102.215	102.115	102.015	4.125	101.711	101.561	101.411	4.875	101.293	101.043	100.793
5.250	101.924	101.824	101.724	5.250	101.664	101.564	101.464	4.250	101.025	100.875	100.725	5.000	101.799	101.549	101.299
5.375	102.316	102.216	102.116	5.375	102.101	102.001	101.901	4.375	101.439	101.289	101.139	5.125	102.219	101.969	101.719
5.500	102.822	102.722	102.622	5.500	102.493	102.393	102.293	4.500	101.809	101.659	101.509	5.500	102.422	102.172	101.922
5.625	103.241	103.141	103.041	5.625	102.837	102.737	102.637	4.625	102.131	101.981	101.831	5.625	102.841	102.591	102.341

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	0.000		
FICO 680- 719	0.250	0.250	FICO 600 - 619	-1.500	-1.500		
FICO 660 - 679	0.250	0.250	FICO 580 - 599	-2.000	-2.000		
FICO 640 - 659	0.000	0.000					
NY	-0.250	-0.250	Non Owner Occupancy	-2.000	-2.000		
2 Unit	0.000	0.000	Refer / Manual UW	0.000	0.000		
USDA Streamline-Assist Refinance Option				-0.250	-0.250		
DPA Advantage Program "comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"							
30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	N/A	N/A	N/A	4.250	N/A	N/A	N/A
4.500	N/A	N/A	N/A	4.500	N/A	N/A	N/A
4.750	N/A	N/A	N/A	4.750	N/A	N/A	N/A
5.000	N/A	N/A	N/A	5.000	N/A	N/A	N/A
5.250	98.687	98.437	98.187	5.250	100.355	100.105	99.855
5.750	100.125	99.875	99.625	5.750	99.811	99.561	99.311
5.875	100.375	100.125	99.875	5.875	100.248	99.998	99.748
6.250	99.250	99.000	98.750	6.250	99.039	98.789	98.539
Lender paid price cap after comp plan = 100.000							

Specialty Adjustment	
203(k) / 203(k)s / 203(h) / Repair Escrow / VA Reno	-0.500
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750

Max USDA-GRH Rate		
Today:	7/1/2019	4.500%

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

30 yr DPA OTC "FHA Only ; Borrower Paid Only"			
Rate	30 Day	45 Day	60 Day
3.875	97.794	97.544	97.294
4.000	98.251	98.001	97.751
4.125	98.683	98.433	98.183
4.375	98.400	98.150	97.900
4.500	98.802	98.552	98.302
4.625	99.221	98.971	98.721
4.875	98.543	98.293	98.043
5.000	99.049	98.799	98.549
5.125	99.469	99.219	98.969
5.500	99.672	99.422	99.172
5.625	100.091	99.841	99.591

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: 7/1/2019

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FNMA																			
30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year High Balance				30/25 Year 105-125 High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.625	100.946	100.841	100.746	3.125	96.884	96.779	96.684	3.125	96.633	96.528	96.433	4.000	101.591	101.491	101.391	4.000	100.907	100.807	100.707
3.750	101.023	100.923	100.823	3.250	97.947	97.842	97.747	3.250	97.755	97.650	97.555	4.125	101.531	101.731	101.631	4.125	101.164	101.064	100.964
3.875	101.537	101.437	101.337	3.375	98.658	98.553	98.458	3.375	98.470	98.365	98.270	4.250	101.734	101.634	101.534	4.250	101.483	101.383	101.283
3.990	102.076	101.976	101.876	3.500	99.211	99.106	99.011	3.500	99.023	98.918	98.823	4.375	102.183	102.083	101.983	4.375	102.038	101.938	101.838
4.000	102.176	102.076	101.976	3.625	99.656	99.551	99.456	3.625	99.468	99.363	99.268	4.500	102.619	102.519	102.419	4.500	102.517	102.417	102.317
4.125	102.330	102.230	102.130	3.750	100.208	100.108	100.008	3.750	100.109	100.009	99.909	4.625	102.831	102.731	102.631	4.625	102.831	102.731	102.631
4.250	102.446	102.346	102.246	3.875	100.786	100.686	100.586	3.875	100.692	100.592	100.492	4.750	102.670	102.570	102.470	4.750	102.670	102.570	102.470
4.375	102.814	102.714	102.614	3.990	101.392	101.292	101.192	3.990	101.298	101.198	101.098	4.875	103.097	102.997	102.897	4.875	103.097	102.997	102.897
4.500	103.199	103.099	102.999	4.000	101.492	101.392	101.292	4.000	101.398	101.298	101.198	4.990	103.439	103.339	103.239	4.990	103.439	103.339	103.239
4.625	103.188	103.088	102.988	4.125	101.663	101.563	101.463	4.125	101.569	101.469	101.369	5.000	103.539	103.439	103.339	5.000	103.539	103.439	103.339
4.750	103.406	103.306	103.206	4.250	102.195	102.095	101.995	4.250	102.285	102.185	102.085	5.125	103.447	103.347	103.247	5.125	103.447	103.347	103.247
4.875	103.734	103.634	103.534	4.375	102.669	102.569	102.469	4.375	102.763	102.663	102.563	5.250	102.856	102.756	102.656	5.250	102.856	102.756	102.656
4.990	103.987	103.887	103.787	4.500	103.097	102.997	102.897	4.500	103.190	103.090	102.990	5.375	103.280	103.180	103.080	5.375	103.280	103.180	103.080
5.000	104.087	103.987	103.887	4.625	103.257	103.157	103.057	4.625	103.350	103.250	103.150	5.500	103.679	103.579	103.479	5.500	103.679	103.579	103.479
5.125	104.331	104.231	104.131	4.750	103.986	103.886	103.786	4.750	103.858	103.758	103.658	5.625	103.911	103.811	103.711	5.625	103.911	103.811	103.711
5.250	104.483	104.383	104.283	4.875	104.362	104.262	104.162	4.875	104.237	104.137	104.037	5.750	102.948	102.848	102.748	5.750	102.948	102.848	102.748
5.375	104.728	104.628	104.528	4.990	104.651	104.551	104.451	4.990	104.526	104.426	104.326	5.875	103.387	103.287	103.187	5.875	103.387	103.287	103.187
5.500	104.931	104.831	104.731	5.000	104.751	104.651	104.551	5.000	104.626	104.526	104.426	5.990	103.738	103.638	103.538	5.990	103.738	103.638	103.538
5.625	105.124	105.024	104.924	5.125	105.380	105.280	105.180	5.125	105.178	105.078	104.978	6.000	103.838	103.738	103.638	6.000	103.838	103.738	103.638
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
3.875	100.300	100.200	100.100	3.625	100.943	100.843	100.743	3.750	100.723	100.623	100.523	3.875	101.090	100.890	100.890	3.125	101.050	100.950	100.850
3.990	100.713	100.613	100.513	3.750	101.576	101.476	101.376	3.875	101.246	101.146	101.046	3.990	101.698	101.498	101.498	4.325	101.085	100.985	100.885
4.000	100.813	100.713	100.613	3.875	101.966	101.866	101.766	3.990	101.854	101.754	101.654	4.000	101.798	101.598	101.598	3.375	101.393	101.293	101.193
4.125	101.070	100.970	100.870	3.990	102.333	102.233	102.133	4.000	101.954	101.854	101.754	4.125	101.915	101.715	101.715	3.500	101.615	101.515	101.415
4.250	101.573	101.473	101.373	4.000	102.433	102.333	102.233	4.125	102.071	101.971	101.871	4.250	101.810	101.610	101.610	3.625	102.350	102.250	102.150
4.375	102.132	102.032	101.932	4.125	102.697	102.597	102.497	4.250	101.873	101.773	101.673	4.375	102.228	102.028	102.028	3.750	102.375	102.275	102.175
4.500	102.610	102.510	102.410	4.250	102.941	102.841	102.741	4.375	102.291	102.191	102.091	4.500	102.640	102.440	102.440	3.875	102.449	102.349	102.249
4.625	102.831	102.731	102.631	4.375	103.255	103.155	103.055	4.500	102.702	102.602	102.502	4.625	102.769	102.569	102.569	3.990	102.752	102.652	102.552
4.750	102.670	102.570	102.470	4.500	103.656	103.556	103.456	4.625	102.832	102.732	102.632	4.750	102.782	102.582	102.582	4.000	102.852	102.752	102.652
4.875	103.097	102.997	102.897	4.625	103.488	103.388	103.288	4.750	102.845	102.745	102.645	4.875	103.160	102.960	102.960	4.125	103.414	103.314	103.214
4.990	103.439	103.339	103.239	4.750	103.765	103.665	103.565	4.875	103.222	103.122	103.022	4.990	103.438	103.238	103.238	4.250	103.652	103.552	103.452
5.000	103.539	103.439	103.339	4.875	104.099	103.999	103.899	4.990	103.501	103.401	103.301	5.000	103.538	103.338	103.338	4.375	103.995	103.895	103.795
5.125	103.447	103.347	103.247	4.990	104.361	104.261	104.161	5.000	103.601	103.501	103.401	5.125	103.799	103.599	103.599	4.500	104.330	104.230	104.130
5.250	102.856	102.756	102.656	5.000	104.631	104.531	104.431	5.125	103.862	103.762	103.662	5.250	103.765	103.565	103.565	4.625	104.297	104.197	104.097
5.375	103.280	103.180	103.080	5.125	104.347	104.347	104.347	5.250	103.921	103.821	103.721	5.375	103.984	103.784	103.784	4.750	104.152	104.052	103.952
5.500	103.679	103.579	103.479	5.250	104.599	104.499	104.399	5.375	104.140	104.040	103.940	5.500	104.199	103.999	103.999	4.875	104.348	104.248	104.148
5.625	103.911	103.811	103.711	5.375	104.755	104.655	104.555	5.500	104.355	104.255	104.155	5.625	104.412	104.212	104.212	4.990	104.363	104.263	104.163
5.750	102.948	102.848	102.748	5.500	104.923	104.823	104.723	5.625	104.568	104.468	104.368	5.750	104.841	104.641	104.641	5.000	104.463	104.363	104.263
5.875	103.387	103.287	103.187	5.625	105.069	104.969	104.869	5.750	105.060	104.960	104.860	5.875	105.108	104.908	104.908	5.125	104.583	104.483	104.383
15 Year 105-125				15 Year >125				15 Year High Balance				15 Year 105-125 High Balance				15 Year >125 High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.125	99.352	99.247	99.152	3.125	99.352	99.152	99.152	3.125	100.503	100.303	100.303	3.125	98.805	98.605	98.605	3.125	98.805	98.605	98.605
3.250	99.683	99.578	99.483	3.250	99.683	99.483	99.483	3.250	100.707	100.507	100.507	3.250	99.305	99.105	99.105	3.250	99.305	99.105	99.105
3.375	100.056	99.951	99.856	3.375	100.030	99.830	99.830	3.375	100.984	100.784	100.784	3.375	99.647	99.447	99.447	3.375	99.621	99.421	99.421
3.500	100.688	100.583	100.488	3.500	100.676	100.476	100.476	3.500	101.383	101.183	101.183	3.500	100.456	100.256	100.256	3.500	100.444	100.244	100.244
3.625	101.174	101.069	100.974	3.625	101.174	100.974	100.974	3.625	101.732	101.532	101.532	3.625	100.556	100.356	100.356	3.625	100.556	100.356	100.356
3.750	101.593	101.493	101.393	3.750	101.593	101.393	101.393	3.750	101.984	101.784	101.784	3.750	101.202	101.002	101.002	3.750	101.202	101.002	101.002
3.875	101.870	101.770	101.670	3.875	101.843	101.643	101.643	3.875	102.005	101.805	101.805	3.875	101.426	101.226	101.226	3.875	101.399	101.199	101.199
3.990	102.283	102.183	102.083	3.990	102.270	102.070	102.070	3.990	102.198	101.998	101.998	3.990	101.729	101.529	101.529	3.990	101.716	101.516	101.516
4.000	102.383	102.283	102.183	4.000	102.370	102.170	102.170	4.000	102.298	102.098	102.098	4.000	101.829	101.629	101.629	4.000	101.816	101.616	101.616
4.125	102.912	102.812	102.712	4.125	102.912	102.712	102.712	4.125	102.674	102.474	102.474	4.125	102.172	101.972	101.972	4.125	102.172	101.972	101.972
4.250	103.338	103.238	103.138	4.250	103.338	103.138	103.138	4.250	102.859	102.659	102.659	4.250	102.545	102.345	102.345	4.250	102.545	102.345	102.345
4.375	103.717	103.617	103.517	4.375	103.717	103.517	103.517	4.375	103.094	102.894	102.894	4.375	102.816	102.616	102.616	4.375	102.816	102.616	102

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		0.00%	-0.25%	-0.25%	-0.50%	-0.25%	-0.00%	-0.25%	-0.75%	-0.75%
720 – 739		0.00%	-0.25%	-0.50%	-0.50%	-0.50%	-0.50%	-0.50%	-1.00%	-1.00%
700 – 719		0.00%	-0.50%	-1.00%	-1.25%	-1.00%	-1.00%	-1.00%	-1.50%	-1.50%
680 – 699		0.00%	-0.50%	-1.25%	-1.75%	-1.50%	-1.25%	-1.25%	-1.50%	-1.50%
660 – 679		0.00%	-1.00%	-2.25%	-2.75%	-2.75%	-2.25%	-2.25%	-2.25%	-2.25%
640 – 659		-0.50%	-1.25%	-2.75%	-3.00%	-3.25%	-2.75%	-2.75%	-2.75%	-2.75%
620 – 639		-0.50%	-1.50%	-3.00%	-3.00%	-3.25%	-3.25%	-3.25%	-3.50%	-3.50%

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

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

Product Features									
Product Feature ↓ \ 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	-0.250	-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**	0.00	0.00	0.00	-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/O Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
* Not applicable MH Advantage properties (identified by SFC 859 in conjunction with SFC 235).									
** Not applicable to detached Condominium units (identified by SFC 588).									

* 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)

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

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
FNMA HomeStyle Renovation	-1.000
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 (11pm ET) will be rejected.			
Flood Certification = \$10.00	UW Fee with option to buyout = \$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 Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/31/2019

45 Day Lock Exp.:

8/15/2019

60 Day Lock Exp.:

8/30/2019

W. Rate Sheet Dated: 7/1/2019

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
3.500	100.760	100.660	100.560	3.500	100.510	100.410	100.310	3.500	100.510	100.410	100.310	4.000	101.744	101.644	101.544	4.000	101.369	101.269	101.169
3.625	101.004	100.904	100.804	3.625	100.754	100.654	100.554	3.625	100.754	100.654	100.554	4.125	101.760	101.660	101.560	4.125	101.385	101.285	101.185
3.750	101.274	101.174	101.074	3.750	101.024	100.924	100.824	3.750	101.024	100.924	100.824	4.250	102.057	101.957	101.857	4.250	101.682	101.582	101.482
3.875	101.809	101.709	101.609	3.875	101.559	101.459	101.359	3.875	101.559	101.459	101.359	4.375	102.389	102.289	102.189	4.375	102.014	101.914	101.814
3.990	102.279	102.179	102.079	3.990	101.904	101.804	101.704	3.990	101.904	101.804	101.704	4.500	102.716	102.616	102.516	4.500	102.091	101.991	101.891
4.000	102.379	102.279	102.179	4.000	102.004	101.904	101.804	4.000	102.004	101.904	101.804	4.625	102.722	102.622	102.522	4.625	102.097	101.997	101.897
4.125	102.395	102.295	102.195	4.125	102.020	101.920	101.820	4.125	102.020	101.920	101.820	4.750	102.525	102.425	102.325	4.750	101.900	101.800	101.700
4.250	102.734	102.634	102.534	4.250	102.359	102.259	102.159	4.250	102.359	102.259	102.159	4.875	102.889	102.789	102.689	4.875	102.264	102.164	102.064
4.375	103.066	102.966	102.866	4.375	102.691	102.591	102.491	4.375	102.691	102.591	102.491	4.990	103.020	102.920	102.820	4.990	102.020	101.920	101.820
4.500	103.393	103.293	103.193	4.500	102.768	102.668	102.568	4.500	102.768	102.668	102.568	5.000	103.120	103.020	102.920	5.000	102.120	102.020	101.920
4.625	103.399	103.299	103.199	4.625	102.774	102.674	102.574	4.625	102.774	102.674	102.574	5.125	102.505	102.405	102.305	5.125	101.505	101.405	101.305
4.750	103.567	103.467	103.367	4.750	102.942	102.842	102.742	4.750	102.942	102.842	102.742	5.250	102.835	102.735	102.635	5.250	101.835	101.735	101.635
4.875	103.931	103.831	103.731	4.875	103.306	103.206	103.106	4.875	103.306	103.206	103.106	5.375	103.205	103.105	103.005	5.375	103.205	103.105	103.005
4.990	104.062	103.962	103.862	4.990	103.062	102.962	102.862	4.990	103.062	102.962	102.862	5.500	103.415	103.315	103.215	5.500	103.415	103.315	103.215
5.000	104.162	104.062	103.962	5.000	103.162	103.062	102.962	5.000	103.162	103.062	102.962	5.625	103.136	103.036	102.936	5.625	103.136	103.036	102.936
5.125	104.142	104.042	103.942	5.125	103.142	103.042	102.942	5.125	103.142	103.042	102.942	5.750	104.404	104.304	104.204	5.750	104.404	104.304	104.204
5.250	104.472	104.372	104.272	5.250	103.472	103.372	103.272	5.250	103.472	103.372	103.272	5.875	103.650	103.550	103.450	5.875	103.650	103.550	103.450
5.375	104.842	104.742	104.642	5.375	104.842	104.742	104.642	5.375	104.842	104.742	104.642	5.990	103.756	103.656	103.556	5.990	103.756	103.656	103.556
5.500	105.052	104.952	104.852	5.500	105.052	104.952	104.852	5.500	105.052	104.952	104.852	6.000	103.856	103.756	103.656	6.000	103.856	103.756	103.656
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
4.000	101.369	101.269	101.169	3.375	100.220	100.055	100.020	3.375	100.220	100.055	100.020	3.375	100.220	100.055	100.020	3.375	101.517	101.417	101.317
4.125	101.385	101.285	101.185	3.500	100.531	100.370	100.331	3.500	100.531	100.370	100.331	3.500	100.531	100.370	100.331	3.500	101.714	101.614	101.514
4.250	101.682	101.582	101.482	3.625	101.140	101.040	100.940	3.625	101.140	101.040	100.940	3.625	101.140	101.040	100.940	3.625	101.897	101.797	101.697
4.375	102.014	101.914	101.814	3.750	101.672	101.572	101.472	3.750	101.672	101.572	101.472	3.750	101.672	101.572	101.472	3.750	102.612	102.512	102.412
4.500	102.091	101.991	101.891	3.875	102.204	102.104	102.004	3.875	102.204	102.104	102.004	3.875	102.204	102.104	102.004	3.875	102.660	102.560	102.460
4.625	102.097	101.997	101.897	3.990	102.562	102.462	102.362	3.990	102.562	102.462	102.362	3.990	102.562	102.462	102.362	3.990	102.927	102.827	102.727
4.750	101.900	101.800	101.700	4.000	102.662	102.562	102.462	4.000	102.662	102.562	102.462	4.000	102.662	102.562	102.462	4.000	103.027	102.927	102.827
4.875	102.264	102.164	102.064	4.125	102.965	102.865	102.765	4.125	102.965	102.865	102.765	4.125	102.965	102.865	102.765	4.125	103.069	102.969	102.869
4.990	102.020	101.920	101.820	4.250	103.138	103.038	102.938	4.250	103.138	103.038	102.938	4.250	103.138	103.038	102.938	4.250	103.724	103.624	103.524
5.000	102.120	102.020	101.920	4.375	103.502	103.402	103.302	4.375	103.502	103.402	103.302	4.375	103.502	103.402	103.302	4.375	104.107	104.007	103.907
5.125	101.505	101.405	101.305	4.500	103.875	103.775	103.675	4.500	103.875	103.775	103.675	4.500	103.875	103.775	103.675	4.500	103.354	103.254	103.154
5.250	101.835	101.735	101.635	4.625	103.933	103.833	103.733	4.625	103.933	103.833	103.733	4.625	103.933	103.833	103.733	4.625	103.727	103.627	103.527
5.375	103.205	103.105	103.005	4.750	104.209	104.109	104.009	4.750	104.209	104.109	104.009	4.750	104.209	104.109	104.009	4.750	104.108	104.008	103.908
5.500	104.315	104.215	104.115	4.875	104.567	104.467	104.367	4.875	104.567	104.467	104.367	4.875	104.567	104.467	104.367	4.875	104.427	104.327	104.227
5.625	103.136	103.036	102.936	4.990	104.756	104.656	104.556	4.990	104.756	104.656	104.556	4.990	104.756	104.656	104.556	4.990	104.008	103.908	103.808
5.750	104.404	104.304	104.204	5.000	104.856	104.756	104.656	5.000	104.856	104.756	104.656	5.000	104.856	104.756	104.656	5.000	104.108	104.008	103.908
5.875	103.650	103.550	103.450	5.125	104.556	104.456	104.356	5.125	104.556	104.456	104.356	5.125	104.556	104.456	104.356	5.125	104.441	104.341	104.241
5.990	103.756	103.656	103.556	5.250	104.862	104.762	104.662	5.250	104.862	104.762	104.662	5.250	104.862	104.762	104.662	5.250	104.560	104.460	104.360
6.000	103.856	103.756	103.656	5.375	105.114	105.014	104.914	5.375	105.114	105.014	104.914	5.375	105.114	105.014	104.914	5.375	104.787	104.687	104.587
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
3.375	101.517	101.417	101.317	3.375	101.517	101.417	101.317	3.375	101.379	101.279	101.179	3.375	101.379	101.279	101.179	3.375	101.379	101.279	101.179
3.500	101.714	101.614	101.514	3.500	101.714	101.614	101.514	3.500	101.576	101.476	101.376	3.500	101.576	101.476	101.376	3.500	101.576	101.476	101.376
3.625	101.897	101.797	101.697	3.625	101.897	101.797	101.697	3.625	101.638	101.538	101.438	3.625	101.638	101.538	101.438	3.625	101.638	101.538	101.438
3.750	102.612	102.512	102.412	3.750	102.612	102.512	102.412	3.750	102.353	102.253	102.153	3.750	102.353	102.253	102.153	3.750	102.353	102.253	102.153
3.875	102.660	102.560	102.460	3.875	102.660	102.560	102.460	3.875	102.401	102.301	102.201	3.875	102.401	102.301	102.201	3.875	102.401	102.301	102.201
3.990	102.927	102.827	102.727	3.990	102.927	102.827	102.727	3.990	102.668	102.568	102.468	3.990	102.668	102.568	102.468	3.990	102.668	102.568	102.468
4.000	102.027	102.927	102.827	4.000	103.027	102.927	102.827	4.000	102.768	102.668	102.568	4.000	102.768	102.668	102.568	4.000	102.768	102.668	102.568
4.125	103.069	102.969	102.869	4.125	103.069	102.969	102.869	4.125	103.04	102.94	102.84	4.125	103.04	102.94	102.84	4.125	103.04	102.94	102.84
4.250	103.724	103.624	103.524	4.250	103.724	103.624	103.524	4.250	102.959	102.859	102.759	4.250	102.959	102.859	102.759	4.250	102.959	102.859	102.759
4.375	103.982	103.882	103.782	4.375	103.982	103.882	103.782	4.375	103.342	103.242	103.142	4.375	103.217	103.117	103.017	4.375	103.217	103.117	103.017
4.500	103.229	103.129	102.929	4.500	103.229	103.129	1020												



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.:

7/31/2019

45 Day Lock Exp.:

8/15/2019

60 Day Lock Exp.:

8/30/2019

W. Rate Sheet Dated: 7/1/2019

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
3.500	101.038	100.938	100.838	3.375	100.428	100.328	100.228	3.375	101.582	101.482	101.382	4.000	101.546	101.446	101.346	3.375	101.144	101.044	100.944
3.625	101.090	100.990	100.890	3.500	100.734	100.634	100.534	3.500	101.775	101.675	101.575	4.125	101.607	101.507	101.407	3.500	101.337	101.237	101.137
3.750	101.368	101.268	101.168	3.625	101.266	101.166	101.066	3.625	101.912	101.812	101.712	4.250	101.835	101.735	101.635	3.625	101.338	101.238	101.138
3.875	101.920	101.820	101.720	3.750	101.788	101.688	101.588	3.750	102.618	102.518	102.418	4.375	102.149	102.049	101.949	3.750	102.044	101.944	101.844
3.990	102.415	102.315	102.215	3.875	102.311	102.211	102.111	3.875	102.665	102.565	102.465	4.500	102.482	102.382	102.282	3.875	102.091	101.991	101.891
4.000	102.515	102.415	102.315	3.990	102.657	102.557	102.457	3.990	102.926	102.826	102.726	4.625	102.488	102.388	102.288	3.990	102.352	102.252	102.152
4.125	102.576	102.476	102.376	4.000	102.757	102.657	102.557	4.000	103.026	102.926	102.826	4.750	102.239	102.139	102.039	4.000	102.452	102.352	102.252
4.250	102.852	102.752	102.652	4.125	103.051	102.951	102.851	4.125	103.023	102.923	102.823	4.875	102.595	102.495	102.395	4.125	101.942	101.842	101.742
4.375	103.166	103.066	102.966	4.250	103.161	103.061	102.961	4.250	103.672	103.572	103.472	4.990	102.723	102.623	102.523	4.250	102.591	102.491	102.391
4.500	103.499	103.399	103.299	4.375	103.516	103.416	103.316	4.375	104.050	103.950	103.850	5.000	102.823	102.723	102.623	4.375	102.969	102.869	102.769
4.625	103.505	103.405	103.305	4.500	103.882	103.782	103.682	4.500	103.319	103.219	103.119	5.125	102.224	102.124	102.024	4.500	101.662	101.562	101.462
4.750	103.664	103.564	103.464	4.625	103.772	103.672	103.572	4.625	103.687	103.587	103.487	5.250	102.576	102.476	102.376	4.625	102.030	101.930	101.830
4.875	104.020	103.920	103.820	4.750	104.211	104.111	104.011	4.750	104.059	103.959	103.859	5.375	102.939	102.839	102.739	4.750	102.402	102.302	102.202
4.990	104.148	104.048	103.948	4.875	104.562	104.462	104.362	4.875	104.372	104.272	104.172	5.500	103.153	103.053	102.953	4.875	102.715	102.615	102.515
5.000	104.248	104.148	104.048	4.990	104.745	104.645	104.545	4.990	103.978	103.878	103.778	5.625	102.870	102.770	102.670	4.990	102.071	101.971	101.871
5.125	104.223	104.123	104.023	5.000	104.845	104.745	104.645	5.000	104.078	103.978	103.878	5.750	103.137	103.037	102.937	5.000	102.171	102.071	101.971
5.250	104.575	104.475	104.375	5.125	104.569	104.469	104.369	5.125	104.403	104.303	104.203	5.875	103.381	103.281	103.181	5.125	102.496	102.396	102.296
5.375	104.938	104.838	104.738	5.250	104.869	104.769	104.669	5.250	104.519	104.419	104.319	5.990	103.485	103.385	103.285	5.250	102.612	102.512	102.412
5.500	105.152	105.052	104.952	5.375	105.117	105.017	104.917	5.375	104.744	104.644	104.544	6.000	103.585	103.485	103.385	5.375	102.837	102.737	102.637

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	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250	
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	
< 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%	> 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.:

7/31/2019

45 Day Lock Exp.:

8/15/2019

60 Day Lock Exp.:

8/30/2019

W. Rate Sheet Dated: 7/1/2019

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	
3.750	99.115	99.053	98.990	
3.875	99.714	99.652	99.589	
4.000	100.078	100.016	99.953	
4.125	100.354	100.291	100.229	
4.250	100.585	100.523	100.460	
4.375	100.852	100.789	100.727	
4.500	101.095	101.032	100.970	
4.625	101.271	101.208	101.146	
4.750	101.484	101.421	101.359	
4.875	101.722	101.660	101.597	
5.000	101.993	101.931	101.868	
5.125	102.259	102.196	102.134	
5.250	102.456	102.393	102.331	

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	98.248	98.123	97.998	
3.375	98.894	98.769	98.644	
3.500	99.538	99.413	99.288	
3.625	100.085	99.960	99.835	
3.750	100.586	100.461	100.336	
3.875	101.087	100.962	100.837	
4.000	101.295	101.170	101.045	
4.125	101.517	101.392	101.267	
4.250	101.826	101.701	101.576	
4.375	102.118	101.993	101.868	
4.500	102.316	102.191	102.066	

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	97.826	97.701	97.576	
3.375	98.178	98.053	97.928	
3.500	98.593	98.468	98.343	
3.625	98.956	98.831	98.706	
3.750	99.371	99.246	99.121	
3.875	99.924	99.799	99.674	
4.000	100.200	100.075	99.950	
4.125	100.515	100.390	100.265	
4.250	100.805	100.680	100.555	
4.375	101.071	100.946	100.821	
4.500	101.312	101.187	101.062	
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	-	-0.250	-0.625	n/a	n/a	n/a
720-739	0.500	0.375	0.250	0.250	-	-0.500	-0.750	-1.000	n/a
740-759	0.500	0.375	0.250	0.250	-	-0.250	-0.500	-0.750	n/a
760-779	0.500	0.375	0.375	0.375	0.125	-0.125	-0.250	-0.500	n/a
780-850	0.500	0.500	0.500	0.375	0.250	0.000	-0.125	-0.375	n/a
Purpose									
Cash-Out	-	-	-0.250	-0.750	-1.250	n/a	n/a	n/a	n/a
Refi ¹	-	-	-0.250	-0.750	-1.250	n/a	n/a	n/a	n/a
Purchase	0.375	0.375	0.250	0.250	0.250	0.250	-	-	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	-0.750	-0.750	-1.000	-1.000	-1.250	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	-0.250	-0.750	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)