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.: **8/5/2019**
45 Day Lock Exp.: **8/19/2019**
60 Day Lock Exp.: **9/3/2019**

W. Rate Sheet Dated: **7/5/2019** **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	101.939	101.789	101.639	3.375	101.457	101.307	101.157	2.375	98.599	98.449	98.299	3.125	99.878	99.728	99.578
3.500	102.483	102.333	102.183	3.500	101.873	101.723	101.573	2.500	99.091	98.941	98.791	3.250	99.933	99.783	99.633
3.625	103.019	102.869	102.719	3.625	102.251	102.101	101.951	2.625	99.577	99.427	99.277	3.375	100.301	100.151	100.001
3.750	102.700	102.550	102.400	3.750	102.245	102.095	101.945	2.750	99.774	99.624	99.474	3.500	100.640	100.490	100.340
3.875	103.229	103.079	102.929	3.875	102.633	102.483	102.333	2.875	100.263	100.113	99.963	3.625	100.099	99.949	99.799
4.000	103.685	103.535	103.385	4.000	103.025	102.875	102.725	3.000	100.745	100.595	100.445	Margin = 2.250		Index = 1.930	
4.125	104.117	103.967	103.817	4.125	103.369	103.219	103.069	3.125	101.210	101.060	100.910				
4.250	103.156	103.056	102.956	4.250	102.710	102.610	102.510	3.250	101.183	101.033	100.883				
4.375	103.616	103.516	103.416	4.375	103.147	103.047	102.947	3.375	101.607	101.457	101.307				
4.500	104.017	103.917	103.817	4.500	103.538	103.438	103.338	3.500	102.001	101.851	101.701				
4.625	104.437	104.337	104.237	4.625	103.883	103.783	103.683	3.625	102.356	102.206	102.056				
4.750	104.562	104.462	104.362	4.750	103.207	103.107	103.007	3.750	102.613	102.463	102.313				
4.875	104.009	103.909	103.809	4.875	103.644	103.544	103.444	3.875	102.979	102.829	102.679				
5.000	104.515	104.415	104.315	5.000	104.036	103.936	103.836	4.000	103.348	103.198	103.048				
5.125	104.934	104.834	104.734	5.125	104.380	104.280	104.180	4.125	103.670	103.520	103.370				
5.250	103.989	103.889	103.789	5.250	103.580	103.480	103.380	4.250	103.222	103.072	102.922				
5.375	104.382	104.282	104.182	5.375	104.017	103.917	103.817	4.375	103.636	103.486	103.336				
5.500	104.888	104.788	104.688	5.500	104.409	104.309	104.209	4.500	104.006	103.856	103.706				
5.625	105.307	105.207	105.107	5.625	104.753	104.653	104.553	4.625	104.327	104.177	104.027				

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	100.789	100.639	100.489	3.375	100.457	100.307	100.157	2.375	97.599	97.449	97.299	3.125	98.878	98.728	98.578
3.500	101.333	101.183	101.033	3.500	100.873	100.723	100.573	2.500	98.091	97.941	97.791	3.250	98.933	98.783	98.633
3.625	101.869	101.719	101.569	3.625	101.251	101.101	100.951	2.625	98.577	98.427	98.277	3.375	99.301	99.151	99.001
3.750	101.550	101.400	101.250	3.750	101.245	101.095	100.945	2.750	98.774	98.624	98.474	3.500	99.640	99.490	99.340
3.875	102.079	101.929	101.779	3.875	101.633	101.483	101.333	2.875	99.263	99.113	98.963	3.625	99.099	98.949	98.799
4.000	102.535	102.385	102.235	4.000	102.025	101.875	101.725	3.000	99.745	99.595	99.445	Margin = 2.250		Index = 1.930	
4.125	102.967	102.817	102.667	4.125	102.369	102.219	102.069	3.125	100.210	100.060	99.910	**30 Year OTC** "Borrower Paid Only for USDA"			
4.250	102.006	101.906	101.806	4.250	101.710	101.610	101.510	3.250	100.183	100.033	99.883	Rate	30 Day	45 Day	60 Day
4.375	102.466	102.366	102.266	4.375	102.147	102.047	101.947	3.375	100.607	100.457	100.307	3.875	101.679	101.429	101.179
4.500	102.867	102.767	102.667	4.500	102.538	102.438	102.338	3.500	101.001	100.851	100.701	4.000	102.135	101.885	101.635
4.625	103.287	103.187	103.087	4.625	102.883	102.783	102.683	3.625	101.356	101.206	101.056	4.125	102.567	102.317	102.067
4.750	103.412	103.312	103.212	4.750	102.207	102.107	102.007	3.750	101.613	101.463	101.313	4.375	102.066	101.816	101.566
4.875	102.859	102.759	102.659	4.875	102.644	102.544	102.444	3.875	101.979	101.829	101.679	4.500	102.467	102.217	101.967
5.000	103.365	103.265	103.165	5.000	103.036	102.936	102.836	4.000	102.348	102.198	102.048	4.625	102.887	102.637	102.387
5.125	103.784	103.684	103.584	5.125	103.380	103.280	103.180	4.125	102.670	102.520	102.370	4.875	102.459	102.209	101.959
5.250	102.839	102.739	102.639	5.250	102.580	102.480	102.380	4.250	102.222	102.072	101.922	5.000	102.965	102.715	102.465
5.375	103.232	103.132	103.032	5.375	103.017	102.917	102.817	4.375	102.636	102.486	102.336	5.125	103.384	103.134	102.884
5.500	103.738	103.638	103.538	5.500	103.409	103.309	103.209	4.500	103.006	102.856	102.706	5.500	103.338	103.088	102.838
5.625	104.157	104.057	103.957	5.625	103.753	103.653	103.553	4.625	103.327	103.177	103.027	5.625	103.757	103.507	103.257

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

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:	7/5/2019	4.250%

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	101.621	101.371	101.121
5.750	102.000	101.750	101.500	5.750	101.654	101.404	101.154
5.875	102.250	102.000	101.750	5.875	102.091	101.841	101.591
6.250	102.750	102.500	102.250	6.250	102.507	102.257	102.007
Lender paid price cap after comp plan = 100.000							

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	98.929	98.679	98.429
4.000	99.385	99.135	98.885
4.125	99.817	99.567	99.317
4.375	99.316	99.066	98.816
4.500	99.717	99.467	99.217
4.625	100.137	99.887	99.637
4.875	99.709	99.459	99.209
5.000	100.215	99.965	99.715
5.125	100.634	100.384	100.134
5.500	100.588	100.338	100.088
5.625	101.007	100.757	100.507

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.: **8/5/2019**
45 Day Lock Exp.: **8/19/2019**
60 Day Lock Exp.: **9/3/2019**

W. Rate Sheet Dated: **7/5/2019** **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	100.696	100.546	100.396	3.375	100.643	100.493	100.343	2.375	95.879	95.729	95.579	3.125	99.551	99.401	99.251
3.500	101.239	101.089	100.939	3.500	101.060	100.910	100.760	2.500	96.371	96.221	96.071	3.250	99.700	99.550	99.400
3.625	101.775	101.625	101.475	3.625	101.437	101.287	101.137	2.625	96.857	96.707	96.557	3.375	100.067	99.917	99.767
3.750	101.550	101.400	101.250	3.750	101.525	101.375	101.225	2.750	98.867	98.717	98.567	3.500	100.406	100.256	100.106
3.875	102.079	101.929	101.779	3.875	101.913	101.763	101.613	2.875	99.355	99.205	99.055	3.625	99.866	99.716	99.566
4.000	102.535	102.385	102.235	4.000	102.305	102.155	102.005	3.000	99.838	99.688	99.538	Margin = 2.250		Index = 1.930	
4.125	102.967	102.817	102.667	4.125	102.649	102.499	102.349	3.125	100.303	100.153	100.003				
4.250	102.193	102.093	101.993	4.250	102.177	102.077	101.977	3.250	100.369	100.219	100.069				
4.375	102.654	102.554	102.454	4.375	102.614	102.514	102.414	3.375	100.793	100.643	100.493				
4.500	103.055	102.955	102.855	4.500	103.006	102.906	102.806	3.500	101.187	101.037	100.887				
4.625	103.474	103.374	103.274	4.625	103.350	103.250	103.150	3.625	101.542	101.392	101.242				
4.750	103.349	103.249	103.149	4.750	102.425	102.325	102.225	3.750	101.893	101.743	101.593				
4.875	102.796	102.696	102.596	4.875	102.862	102.762	102.662	3.875	102.259	102.109	101.959				
5.000	103.303	103.203	103.103	5.000	103.254	103.154	103.054	4.000	102.628	102.478	102.328				
5.125	103.722	103.622	103.522	5.125	103.598	103.498	103.398	4.125	102.950	102.800	102.650				
5.250	103.027	102.927	102.827	5.250	103.047	102.947	102.847	4.250	102.689	102.539	102.389				
5.375	103.419	103.319	103.219	5.375	103.484	103.384	103.284	4.375	103.104	102.954	102.804				
5.500	103.925	103.825	103.725	5.500	103.876	103.776	103.676	4.500	103.473	103.323	103.173				
5.625	104.344	104.244	104.144	5.625	104.220	104.120	104.020	4.625	103.795	103.645	103.495				

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	99.546	99.396	99.246	3.375	99.213	99.063	98.913	2.375	96.199	96.049	95.899	3.125	97.541	97.391	97.241
3.500	100.089	99.939	99.789	3.500	99.630	99.480	99.330	2.500	96.691	96.541	96.391	3.250	97.690	97.540	97.390
3.625	100.625	100.475	100.325	3.625	100.007	99.857	99.707	2.625	97.177	97.027	96.877	3.375	98.057	97.907	97.757
3.750	100.400	100.250	100.100	3.750	100.095	99.945	99.795	2.750	98.218	98.068	97.918	3.500	98.396	98.246	98.096
3.875	100.929	100.779	100.629	3.875	100.483	100.333	100.183	2.875	98.706	98.556	98.406	3.625	97.856	97.706	97.556
4.000	101.385	101.235	101.085	4.000	100.875	100.725	100.575	3.000	99.189	99.039	98.889	Margin = 2.250		Index = 1.930	
4.125	101.817	101.667	101.517	4.125	101.219	101.069	100.919	3.125	99.654	99.504	99.354	**30 Year OTC** "Borrower Paid Only for USDA"			
4.250	101.043	100.943	100.843	4.250	100.747	100.647	100.547	3.250	99.439	99.289	99.139	Rate	30 Day	45 Day	60 Day
4.375	101.504	101.404	101.304	4.375	101.184	101.084	100.984	3.375	99.863	99.713	99.563	3.875	100.529	100.279	100.029
4.500	101.905	101.805	101.705	4.500	101.576	101.476	101.376	3.500	100.257	100.107	99.957	4.000	100.985	100.735	100.485
4.625	102.324	102.224	102.124	4.625	101.920	101.820	101.720	3.625	100.612	100.462	100.312	4.125	101.417	101.167	100.917
4.750	102.199	102.099	101.999	4.750	100.995	100.895	100.795	3.750	100.713	100.563	100.413	4.375	101.104	100.854	100.604
4.875	101.646	101.546	101.446	4.875	101.432	101.332	101.232	3.875	101.079	100.929	100.779	4.500	101.505	101.255	101.005
5.000	102.153	102.053	101.953	5.000	101.824	101.724	101.624	4.000	101.448	101.298	101.148	4.625	101.924	101.674	101.424
5.125	102.572	102.472	102.372	5.125	102.168	102.068	101.968	4.125	101.770	101.620	101.470	4.875	101.246	100.996	100.746
5.250	101.877	101.777	101.677	5.250	101.617	101.517	101.417	4.250	101.009	100.859	100.709	5.000	101.753	101.503	101.253
5.375	102.269	102.169	102.069	5.375	102.054	101.954	101.854	4.375	101.424	101.274	101.124	5.125	102.172	101.922	101.672
5.500	102.775	102.675	102.575	5.500	102.446	102.346	102.246	4.500	101.793	101.643	101.493	5.500	102.375	102.125	101.875
5.625	103.194	103.094	102.994	5.625	102.790	102.690	102.590	4.625	102.115	101.965	101.815	5.625	102.794	102.544	102.294

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	98.688	98.438	98.188	5.250	100.308	100.058	99.808
5.750	100.125	99.875	99.625	5.750	99.779	99.529	99.279
5.875	100.375	100.125	99.875	5.875	100.216	99.966	99.716
6.250	99.250	99.000	98.750	6.250	99.007	98.757	98.507
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:	7/5/2019	4.250%

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	97.779	97.529	97.279
4.000	98.235	97.985	97.735
4.125	98.667	98.417	98.167
4.375	98.354	98.104	97.854
4.500	98.755	98.505	98.255
4.625	99.174	98.924	98.674
4.875	98.496	98.246	97.996
5.000	99.003	98.753	98.503
5.125	99.422	99.172	98.922
5.500	99.625	99.375	99.125
5.625	100.044	99.794	99.544

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.: **8/5/2019**
45 Day Lock Exp.: **8/19/2019**
60 Day Lock Exp.: **9/3/2019**

W. Rate Sheet Dated: 7/5/2019 **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	100.856	100.756	100.656	3.125	96.817	96.717	96.617	3.125	96.566	96.466	96.366	4.000	101.582	101.482	101.382	4.000	100.896	100.796	100.696
3.750	101.032	100.932	100.832	3.250	97.878	97.778	97.678	3.250	97.686	97.586	97.486	4.125	101.814	101.714	101.614	4.125	101.144	101.044	100.944
3.875	101.537	101.437	101.337	3.375	98.583	98.483	98.383	3.375	98.395	98.295	98.195	4.250	101.762	101.662	101.562	4.250	101.512	101.412	101.312
3.990	102.062	101.962	101.862	3.500	99.127	99.027	98.927	3.500	98.939	98.839	98.739	4.375	102.201	102.101	102.001	4.375	102.056	101.956	101.856
4.000	102.162	102.062	101.962	3.625	99.566	99.466	99.366	3.625	99.378	99.278	99.178	4.500	102.626	102.526	102.426	4.500	102.520	102.420	102.320
4.125	102.313	102.213	102.113	3.750	100.217	100.117	100.017	3.750	100.118	100.018	99.918	4.625	102.833	102.733	102.633	4.625	102.833	102.733	102.633
4.250	102.474	102.374	102.274	3.875	100.785	100.685	100.585	3.875	100.692	100.592	100.492	4.750	102.671	102.571	102.471	4.750	102.671	102.571	102.471
4.375	102.832	102.732	102.632	3.990	101.376	101.276	101.176	3.990	101.282	101.182	101.082	4.875	103.089	102.989	102.889	4.875	103.089	102.989	102.889
4.500	103.210	103.110	103.010	4.000	101.476	101.376	101.276	4.000	101.382	101.282	101.182	4.990	103.425	103.325	103.225	4.990	103.425	103.325	103.225
4.625	103.195	103.095	102.995	4.125	101.643	101.543	101.443	4.125	101.549	101.449	101.349	5.000	103.525	103.425	103.325	5.000	103.525	103.425	103.325
4.750	103.407	103.307	103.207	4.250	102.224	102.124	102.024	4.250	102.313	102.213	102.113	5.125	103.431	103.331	103.231	5.125	103.431	103.331	103.231
4.875	103.729	103.629	103.529	4.375	102.687	102.587	102.487	4.375	102.780	102.680	102.580	5.250	102.872	102.772	102.672	5.250	102.872	102.772	102.672
4.990	103.975	103.875	103.775	4.500	103.104	103.004	102.904	4.500	103.198	103.098	102.998	5.375	103.290	103.190	103.090	5.375	103.290	103.190	103.090
5.000	104.075	103.975	103.875	4.625	103.260	103.160	103.060	4.625	103.353	103.253	103.153	5.500	103.682	103.582	103.482	5.500	103.682	103.582	103.482
5.125	104.314	104.214	104.114	4.750	103.987	103.887	103.787	4.750	103.859	103.759	103.659	5.625	103.914	103.814	103.714	5.625	103.914	103.814	103.714
5.250	104.500	104.400	104.300	4.875	104.355	104.255	104.155	4.875	104.230	104.130	104.030	5.750	102.949	102.849	102.749	5.750	102.949	102.849	102.749
5.375	104.741	104.641	104.541	4.990	104.639	104.539	104.439	4.990	104.514	104.414	104.314	5.875	103.384	103.284	103.184	5.875	103.384	103.284	103.184
5.500	104.942	104.842	104.742	5.000	104.739	104.639	104.539	5.000	104.614	104.514	104.414	5.990	103.733	103.633	103.533	5.990	103.733	103.633	103.533
5.625	105.133	105.033	104.933	5.125	105.409	105.309	105.209	5.125	105.207	105.107	105.007	6.000	103.833	103.733	103.633	6.000	103.833	103.733	103.633

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	3.500	100.425	100.325	100.225	3.750	100.730	100.630	100.530	3.875	101.087	100.887	100.887	3.125	101.007	100.907	100.807
3.990	100.702	100.602	100.502	3.625	101.115	101.015	100.915	3.875	101.243	101.143	101.043	3.990	101.679	101.479	101.479	3.250	101.137	101.037	100.937
4.000	100.802	100.702	100.602	3.750	101.739	101.639	101.539	3.990	101.835	101.735	101.635	4.000	101.779	101.579	101.579	3.375	101.440	101.340	101.240
4.125	101.050	100.950	100.850	3.875	102.121	102.021	101.921	4.000	101.935	101.835	101.735	4.125	101.893	101.693	101.693	3.500	101.651	101.551	101.451
4.250	101.601	101.501	101.401	3.990	102.478	102.378	102.278	4.125	102.050	101.950	101.850	4.250	101.835	101.635	101.635	3.625	102.373	102.273	102.173
4.375	102.149	102.049	101.949	4.000	102.578	102.478	102.378	4.250	101.898	101.798	101.698	4.375	102.243	102.043	102.043	3.750	102.390	102.290	102.190
4.500	102.614	102.514	102.414	4.125	102.836	102.736	102.636	4.375	102.306	102.206	102.106	4.500	102.646	102.446	102.446	3.875	102.507	102.407	102.307
4.625	102.833	102.733	102.633	4.250	103.060	102.960	102.860	4.500	102.708	102.608	102.508	4.625	102.771	102.571	102.571	3.990	102.799	102.699	102.599
4.750	102.671	102.571	102.471	4.375	103.365	103.265	103.165	4.625	102.833	102.733	102.633	4.750	102.781	102.581	102.581	4.000	102.899	102.799	102.699
4.875	103.089	102.989	102.889	4.500	103.758	103.658	103.558	4.750	102.843	102.743	102.643	4.875	103.151	102.951	102.951	4.125	103.407	103.307	103.207
4.990	103.425	103.325	103.225	4.625	103.590	103.490	103.390	4.875	103.214	103.114	103.014	4.990	103.425	103.225	103.225	4.250	103.680	103.580	103.480
5.000	103.525	103.425	103.325	4.750	103.873	103.773	103.673	4.990	103.487	103.387	103.287	5.000	103.525	103.325	103.325	4.375	104.018	103.918	103.818
5.125	103.431	103.331	103.231	4.875	104.201	104.101	104.001	5.000	103.587	103.487	103.387	5.125	103.781	103.581	103.581	4.500	104.342	104.242	104.142
5.250	102.872	102.772	102.672	4.990	104.458	104.358	104.258	5.125	103.843	103.743	103.643	5.250	103.780	103.580	103.580	4.625	104.306	104.206	104.106
5.375	103.290	103.190	103.090	5.000	104.558	104.458	104.358	5.250	103.936	103.836	103.736	5.375	103.995	103.795	103.795	4.750	104.165	104.065	103.965
5.500	103.682	103.582	103.482	5.125	104.732	104.632	104.532	5.375	104.152	104.052	103.952	5.500	104.209	104.009	104.009	4.875	104.359	104.259	104.159
5.625	103.914	103.814	103.714	5.250	104.707	104.607	104.507	5.500	104.365	104.265	104.165	5.625	104.417	104.217	104.217	4.990	104.372	104.272	104.172
5.750	102.949	102.849	102.749	5.375	104.860	104.760	104.660	5.625	104.573	104.473	104.373	5.750	104.841	104.641	104.641	5.000	104.472	104.372	104.272
5.875	103.384	103.284	103.184	5.500	105.027	104.927	104.827	5.750	105.060	104.960	104.860	5.875	105.105	104.905	104.905	5.125	104.589	104.489	104.389

15 Year 105-125				15 Year >125				15 Year High Balance				15 Year 105-125 High Balance				15 Year >125 High Balance				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.125	99.410	99.310	99.210	3.125	99.410	99.210	99.210	3.125	100.561	100.361	100.361	3.125	98.964	98.764	98.764	3.125	98.964	98.764	98.764	3.125	101.249	101.049	101.049
3.250	99.736	99.636	99.536	3.250	99.736	99.536	99.536	3.250	100.761	100.561	100.561	3.250	99.360	99.160	99.160	3.250	99.360	99.160	99.160	3.250	101.150	100.950	100.950
3.375	100.102	100.002	99.902	3.375	100.075	99.875	99.875	3.375	101.020	100.820	100.820	3.375	99.682	99.482	99.482	3.375	99.655	99.455	99.455	3.375	101.450	101.250	101.250
3.500	100.723	100.623	100.523	3.500	100.711	100.511	100.511	3.500	101.413	101.213	101.213	3.500	100.485	100.285	100.285	3.500	100.473	100.273	100.273	3.500	101.758	101.558	101.558
3.625	101.198	101.098	100.998	3.625	101.198	100.998	100.998	3.625	101.756	101.556	101.556	3.625	100.581	100.381	100.381	3.625	100.581	100.381	100.381	3.625	102.371	102.171	102.171
3.750	101.607	101.507	101.407	3.750	101.607	101.407	101.407	3.750	102.002	101.802	101.802	3.750	101.219	101.019	101.019	3.750	101.219	101.019	101.019	3.750	102.371	102.171	102.171
3.875	101.932	101.832	101.732	3.875	101.905	101.705	101.705	3.875	102.024	101.824	101.824	3.875	101.449	101.249	101.249	3.875	101.422	101.222	101.222	3.875	102.669	102.469	102.469
3.990	102.333	102.233	102.133	3.990	102.319	102.119	102.119	3.990	102.239	102.039	102.039	3.990	101.773	101.573	101.573	3.990	101.759	101.559	101.559	3.990	102.818	102.618	102.618
4.000	102.433	102.333	102.233	4.000	102.419	102.219	102.219	4.000	102.339	102.139	102.139	4.000	101.873	101.673	101.673	4.000	101.859	101.659	101.659	4.000	102.918	102.718	102.718
4.125	102.948	102.848	102.748	4.125	102.948	102.748	102.748	4.125	102.672	102.472	102.472	4.125	102.213	102.013	102.013	4.125	102.213	102.013	102.013	4.125	103.533	103.333	103.333
4.250	103.365	103.265	103.165	4.250	103.365	103.165	103.165	4.250	102.890	102.690	102.690	4.250	102.575	102.375	102.375	4.250	102.575	102.375	102.375	4.250	103.652	103.452	103.452
4.375	103.737	103.637	103.537	4.375	103.737	103.537	103.537	4.375	103.119	102.919	102.919	4.375	102.838	102.638	102.638	4.375	102.838	102.638	102.638	4.375	103.985	103.785	103.785
4.500	104.099	103.999	103.899	4.500	104.099	103.899	103.899	4.500	103.341	103.141	103.141	4.500	103.098	102.898	102.898	4.500	103.098	102.898	102.898	4.500	104.310	104.110	104.110
4.625	104.399	104.299	104.199	4.625	104.399	104.199	104.199	4.625	103.528	103.328	103.328	4.625	103.528	103.328	103.328	4.625	103.528	103.328	103.328	4.625	104.273	104.073	104.073
4.750	104.071	103.971	103.871	4.750	104.036	103.836	103.836	4.750	102.725	102.525	102.525	4.750	102.631	102.431	102.431	4.750	102.596	102.396	102.396	4.750	103.701	103.501	103.501
4.875	104.487	104.387	104.287	4.875	104.464	104.264	104.264	4.875	102.855	102.655	102.655	4.875	102.855	102.655	102.655	4.875	102.855	102.655	102.655	4.875	103.893	103.693	103.693
4.990	104.968	104.868	104.768	4.990	104.958	104.547	104.547	4.990	102.827	102.627	102.627	4.990	102.827	102.411	102.411	4.990	102.827	102.416	102.416	4.990	103.904	103.704	103.704
5.000	105.068	104.968	104.868	5.000	105.058	104.647	104.647	5.000	102.927	102.727	102.727	5.000	102.927	102.511	102.511	5.000	102.927	102.516	102.516	5.000	104.004	103.804	103.804
5.125	105.502	105.402	105.302	5.125	105.502	104.934	104.934	5.125	103.005	102.805	102.805	5.125	103.005	102.437	102.437	5.125	103.005	102.437	102.437	5.125	104.120	103.920	103.920

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	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250	-2.250
640 – 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	-2.750
620 – 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	-3.500

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	-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

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.

For use by mortgage professionals only and should not be distributed to borrowers.

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.: **8/5/2019**
45 Day Lock Exp.: **8/19/2019**
60 Day Lock Exp.: **9/3/2019**

W. Rate Sheet Dated: **7/5/2019** **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	101.287	101.187	101.087	3.500	101.037	100.937	100.837	3.500	101.037	100.937	100.837	4.000	102.114	102.014	101.914	4.000	101.739	101.639	101.539
3.625	101.508	101.408	101.308	3.625	101.258	101.158	101.058	3.625	101.258	101.158	101.058	4.125	102.116	102.016	101.916	4.125	101.741	101.641	101.541
3.750	101.757	101.657	101.557	3.750	101.507	101.407	101.307	3.750	101.507	101.407	101.307	4.250	102.264	102.164	102.064	4.250	101.889	101.789	101.689
3.875	102.254	102.154	102.054	3.875	102.004	101.904	101.804	3.875	102.004	101.904	101.804	4.375	102.590	102.490	102.390	4.375	102.215	102.115	102.015
3.990	102.727	102.627	102.527	3.990	102.352	102.252	102.152	3.990	102.352	102.252	102.152	4.500	102.884	102.784	102.684	4.500	102.259	102.159	102.059
4.000	102.827	102.727	102.627	4.000	102.452	102.352	102.252	4.000	102.452	102.352	102.252	4.625	102.892	102.792	102.692	4.625	102.267	102.167	102.067
4.125	102.829	102.729	102.629	4.125	102.454	102.354	102.254	4.125	102.454	102.354	102.254	4.750	102.624	102.524	102.424	4.750	101.999	101.899	101.799
4.250	103.008	102.908	102.808	4.250	102.633	102.533	102.433	4.250	102.633	102.533	102.433	4.875	102.958	102.858	102.758	4.875	102.333	102.233	102.133
4.375	103.334	103.234	103.134	4.375	102.959	102.859	102.759	4.375	102.959	102.859	102.759	4.990	103.075	102.975	102.875	4.990	102.075	101.975	101.875
4.500	103.628	103.528	103.428	4.500	103.003	102.903	102.803	4.500	103.003	102.903	102.803	5.000	103.175	103.075	102.975	5.000	102.175	102.075	101.975
4.625	103.636	103.536	103.436	4.625	103.011	102.911	102.811	4.625	103.011	102.911	102.811	5.125	102.581	102.481	102.381	5.125	101.581	101.481	101.381
4.750	103.746	103.646	103.546	4.750	103.121	103.021	102.921	4.750	103.121	103.021	102.921	5.250	102.883	102.783	102.683	5.250	101.883	101.783	101.683
4.875	104.080	103.980	103.880	4.875	103.455	103.355	103.255	4.875	103.455	103.355	103.255	5.375	103.230	103.130	103.030	5.375	103.230	103.130	103.030
4.990	104.197	104.097	103.997	4.990	103.197	103.097	102.997	4.990	103.197	103.097	102.997	5.500	103.420	103.320	103.220	5.500	103.420	103.320	103.220
5.000	104.297	104.197	104.097	5.000	103.297	103.197	103.097	5.000	103.297	103.197	103.097	5.625	103.135	103.035	102.935	5.625	103.135	103.035	102.935
5.125	104.298	104.198	104.098	5.125	103.298	103.198	103.098	5.125	103.298	103.198	103.098	5.750	103.395	103.295	103.195	5.750	103.395	103.295	103.195
5.250	104.600	104.500	104.400	5.250	103.600	103.500	103.400	5.250	103.600	103.500	103.400	5.875	103.630	103.530	103.430	5.875	103.630	103.530	103.430
5.375	104.947	104.847	104.747	5.375	104.947	104.847	104.747	5.375	104.947	104.847	104.747	5.990	103.731	103.631	103.531	5.990	103.731	103.631	103.531
5.500	105.137	105.037	104.937	5.500	105.137	105.037	104.937	5.500	105.137	105.037	104.937	6.000	103.831	103.731	103.631	6.000	103.831	103.731	103.631

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	101.739	101.639	101.539	3.375	100.862	100.697	100.662	3.375	100.862	100.697	100.662	3.375	100.862	100.697	100.662	3.375	101.789	101.689	101.589
4.125	101.741	101.641	101.541	3.500	101.183	101.019	100.983	3.500	101.183	101.019	100.983	3.500	101.183	101.019	100.983	3.500	101.981	101.881	101.781
4.250	101.889	101.789	101.689	3.625	101.703	101.603	101.503	3.625	101.703	101.603	101.503	3.625	101.703	101.603	101.503	3.625	102.072	101.972	101.872
4.375	102.215	102.115	102.015	3.750	102.206	102.106	102.006	3.750	102.206	102.106	102.006	3.750	102.206	102.106	102.006	3.750	102.762	102.662	102.562
4.500	102.259	102.159	102.059	3.875	102.638	102.538	102.438	3.875	102.638	102.538	102.438	3.875	102.638	102.538	102.438	3.875	102.808	102.708	102.608
4.625	102.267	102.167	102.067	3.990	102.951	102.851	102.751	3.990	102.951	102.851	102.751	3.990	102.951	102.851	102.751	3.990	103.056	102.956	102.856
4.750	101.999	101.899	101.799	4.000	103.051	102.951	102.851	4.000	103.051	102.951	102.851	4.000	103.051	102.951	102.851	4.000	103.156	103.056	102.956
4.875	102.333	102.233	102.133	4.125	103.330	103.230	103.130	4.125	103.330	103.230	103.130	4.125	103.330	103.230	103.130	4.125	103.238	103.138	103.038
4.990	102.075	101.975	101.875	4.250	103.422	103.322	103.222	4.250	103.422	103.322	103.222	4.250	103.422	103.322	103.222	4.250	103.867	103.767	103.667
5.000	102.175	102.075	101.975	4.375	103.798	103.698	103.598	4.375	103.798	103.698	103.598	4.375	103.798	103.698	103.598	4.375	104.234	104.134	104.034
5.125	101.581	101.481	101.381	4.500	104.090	103.990	103.890	4.500	104.090	103.990	103.890	4.500	104.090	103.990	103.890	4.500	103.451	103.351	103.251
5.250	101.883	101.783	101.683	4.625	104.138	104.038	103.938	4.625	104.138	104.038	103.938	4.625	104.138	104.038	103.938	4.625	103.806	103.706	103.606
5.375	103.230	103.130	103.030	4.750	104.345	104.245	104.145	4.750	104.345	104.245	104.145	4.750	104.345	104.245	104.145	4.750	104.167	104.067	103.967
5.500	103.420	103.320	103.220	4.875	104.697	104.597	104.497	4.875	104.697	104.597	104.497	4.875	104.697	104.597	104.497	4.875	104.462	104.362	104.262
5.625	103.135	103.035	102.935	4.990	104.868	104.768	104.668	4.990	104.868	104.768	104.668	4.990	104.868	104.768	104.668	4.990	104.106	104.006	103.906
5.750	103.395	103.295	103.195	5.000	104.968	104.868	104.768	5.000	104.968	104.868	104.768	5.000	104.968	104.868	104.768	5.000	104.206	104.106	104.006
5.875	103.630	103.530	103.430	5.125	104.706	104.606	104.506	5.125	104.706	104.606	104.506	5.125	104.706	104.606	104.506	5.125	104.517	104.417	104.317
5.990	103.731	103.631	103.531	5.250	104.994	104.894	104.794	5.250	104.994	104.894	104.794	5.250	104.994	104.894	104.794	5.250	104.627	104.527	104.427
6.000	103.831	103.731	103.631	5.375	105.236	105.136	105.036	5.375	105.236	105.136	105.036	5.375	105.236	105.136	105.036	5.375	104.841	104.741	104.641

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	101.789	101.689	101.589	3.375	101.789	101.689	101.589	3.375	101.651	101.551	101.451	3.375	101.651	101.551	101.451	3.375	101.651	101.551	101.451
3.500	101.981	101.881	101.781	3.500	101.981	101.881	101.781	3.500	101.843	101.743	101.643	3.500	101.843	101.743	101.643	3.500	101.843	101.743	101.643
3.625	102.072	101.972	101.872	3.625	102.072	101.972	101.872	3.625	101.811	101.711	101.611	3.625	101.811	101.711	101.611	3.625	101.811	101.711	101.611
3.750	102.762	102.662	102.562	3.750	102.762	102.662	102.562	3.750	102.501	102.401	102.301	3.750	102.501	102.401	102.301	3.750	102.501	102.401	102.301
3.875	102.808	102.708	102.608	3.875	102.808	102.708	102.608	3.875	102.547	102.447	102.347	3.875	102.547	102.447	102.347	3.875	102.547	102.447	102.347
3.990	103.056	102.956	102.856	3.990	103.056	102.956	102.856	3.990	102.795	102.695	102.595	3.990	102.795	102.695	102.595	3.990	102.795	102.695	102.595
4.000	103.156	103.056	102.956	4.000	103.156	103.056	102.956	4.000	102.895	102.795	102.695	4.000	102.895	102.795	102.695	4.000	102.895	102.795	102.695
4.125	103.238	103.138	103.038	4.125	103.238	103.138	103.038	4.125	102.477	102.377	102.277	4.125	102.477	102.377	102.277	4.125	102.477	102.377	102.277
4.250	103.867	103.767	103.667	4.250	103.867	103.767	103.667	4.250	103.106	103.006	102.906	4.250	103.106	103.006	102.906	4.250	103.106	103.006	102.906
4.375	104.109	104.009	103.909	4.375	104.109	104.009	103.909	4.375	103.473	103.373	103.273	4.375	103.348	103.248	103.148	4.375	103.348	103.248	103.148
4.500	103.326	103.226	103.126	4.500	103.326	103.226	103.126	4.500	102.094	101.994	101.894	4.500	101.969	101.869	101.769	4.500	101.969	101.869	101.769
4.625	103.681	103.581	103.481	4.625	103.681	103.581	103.481	4.625	102.449	102.349	102.249	4.625	102.324	102.224	102.124	4.625	102.324	102.224	102.124
4.750	104.042	103.942	103.842	4.750	104.042	103.942	103.842	4.750	102.810	102.710	102.610	4.750	102.685	102.585	102.485	4.750	102.685	102.585	102.485
4.875	104.462	104.362	104.262	4.875	104.462	104.362	104.262	4.875	103.105	103.005	102.905	4.875	103.105	103.005	102.905	4.875	103.105	103.005	102.905
4.990	104.106	104.006	103.906	4.990	104.106	104.006	103.906	4.990	102.499	102.399	102.299	4.990	102.499	102.399	102.299	4.990	102.499	102.399	102.299
5.000	104.206	104.106	104.006	5.000	104.206	104.106	104.006	5.000	102.599	102.499	102.399	5.000	102.599	102.499	102.399	5.000	102.599	102.499	102.399
5.125	104.517	104.417	104.317	5.125	104.517	104.417	104.317	5.125	102.910	102.810	102.710	5.125	102.910	102.810	102.710	5.125	102.910	102.810	102.710
5.250	104.627	104.527	104.427	5.250	104.627	104.527	104.427	5.250	103.020	102.920	102.820	5.250	103.020	102.920	102.820	5.250	103.020	102.920	102.820
5.375	104.841	104.741	104.641	5.375	104.841	104.741	104.641	5.375	103.234	103.134	103.034	5.375	103.234	103.134	103.034	5.375	103.234	103.134	103.034

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	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250	-2.250	-2.250
640 – 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	-2.750	-2.750
620 – 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	-3.500	-3.500

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 Reflief Refi LLPA Caps

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

Lock Desk Policy

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

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

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

For use by mortgage professionals only and should not be distributed to borrowers.

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	8/5/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	8/19/2019
		60 Day Lock Exp.:	9/3/2019

W. Rate Sheet Dated: 7/5/2019 **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	101.287	101.187	101.087	3.375	100.862	100.697	100.662	3.375	101.789	101.689	101.589	4.000	101.764	101.664	101.564	3.375	101.351	101.251	101.151
3.625	101.508	101.408	101.308	3.500	101.183	101.019	100.983	3.500	101.981	101.881	101.781	4.125	101.766	101.666	101.566	3.500	101.543	101.443	101.343
3.750	101.757	101.657	101.557	3.625	101.703	101.603	101.503	3.625	102.072	101.972	101.872	4.250	101.914	101.814	101.714	3.625	101.511	101.411	101.311
3.875	102.254	102.154	102.054	3.750	102.206	102.106	102.006	3.750	102.762	102.662	102.562	4.375	102.240	102.140	102.040	3.750	102.201	102.101	102.001
3.990	102.727	102.627	102.527	3.875	102.638	102.538	102.438	3.875	102.808	102.708	102.608	4.500	102.534	102.434	102.334	3.875	102.247	102.147	102.047
4.000	102.827	102.727	102.627	3.990	102.951	102.851	102.751	3.990	103.056	102.956	102.856	4.625	102.542	102.442	102.342	3.990	102.495	102.395	102.295
4.125	102.829	102.729	102.629	4.000	103.051	102.951	102.851	4.000	103.156	103.056	102.956	4.750	102.274	102.174	102.074	4.000	102.595	102.495	102.395
4.250	103.008	102.908	102.808	4.125	103.330	103.230	103.130	4.125	103.238	103.138	103.038	4.875	102.608	102.508	102.408	4.125	102.177	102.077	101.977
4.375	103.334	103.234	103.134	4.250	103.422	103.322	103.222	4.250	103.867	103.767	103.667	4.990	102.725	102.625	102.525	4.250	102.806	102.706	102.606
4.500	103.628	103.528	103.428	4.375	103.798	103.698	103.598	4.375	104.234	104.134	104.034	5.000	102.825	102.725	102.625	4.375	103.173	103.073	102.973
4.625	103.636	103.536	103.436	4.500	104.090	103.990	103.890	4.500	103.451	103.351	103.251	5.125	102.231	102.131	102.031	4.500	101.794	101.694	101.594
4.750	103.746	103.646	103.546	4.625	104.138	104.038	103.938	4.625	103.806	103.706	103.606	5.250	102.533	102.433	102.333	4.625	102.149	102.049	101.949
4.875	104.080	103.980	103.880	4.750	104.345	104.245	104.145	4.750	104.167	104.067	103.967	5.375	102.880	102.780	102.680	4.750	102.510	102.410	102.310
4.990	104.197	104.097	103.997	4.875	104.697	104.597	104.497	4.875	104.462	104.362	104.262	5.500	103.070	102.970	102.870	4.875	102.805	102.705	102.605
5.000	104.297	104.197	104.097	4.990	104.868	104.768	104.668	4.990	104.106	104.006	103.906	5.625	102.785	102.685	102.585	4.990	102.199	102.099	101.999
5.125	104.298	104.198	104.098	5.000	104.968	104.868	104.768	5.000	104.206	104.106	104.006	5.750	103.045	102.945	102.845	5.000	102.299	102.199	102.099
5.250	104.600	104.500	104.400	5.125	104.706	104.606	104.506	5.125	104.517	104.417	104.317	5.875	103.280	103.180	103.080	5.125	102.610	102.510	102.410
5.375	104.947	104.847	104.747	5.250	104.994	104.894	104.794	5.250	104.627	104.527	104.427	5.990	103.381	103.281	103.181	5.250	102.720	102.620	102.520
5.500	105.137	105.037	104.937	5.375	105.236	105.136	105.036	5.375	104.841	104.741	104.641	6.000	103.481	103.381	103.281	5.375	102.934	102.834	102.734

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%	97.01 - 105%	> 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

All Loan Type Adjustments

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

Lock Desk Policy

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

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

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

For use by mortgage professionals only and should not be distributed to borrowers.

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**8/5/2019**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**8/19/2019**
		60 Day Lock Exp.:	**9/3/2019**

W. Rate Sheet Dated: **7/5/2019** **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	99.558	99.495	99.433
3.875	100.132	100.070	100.007
4.000	100.447	100.385	100.322
4.125	100.679	100.617	100.554
4.250	100.871	100.808	100.746
4.375	101.122	101.060	100.997
4.500	101.337	101.274	101.212
4.625	101.474	101.411	101.349
4.750	101.656	101.594	101.531
4.875	101.924	101.862	101.799
5.000	102.172	102.109	102.047
5.125	102.418	102.355	102.293
5.250	102.597	102.535	102.472

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	98.005	97.880	97.755
3.375	98.653	98.528	98.403
3.500	99.297	99.172	99.047
3.625	99.845	99.720	99.595
3.750	100.347	100.222	100.097
3.875	100.868	100.743	100.618
4.000	101.077	100.952	100.827
4.125	101.296	101.171	101.046
4.250	101.605	101.480	101.355
4.375	101.897	101.772	101.647
4.500	102.096	101.971	101.846

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	97.529	97.404	97.279
3.375	97.908	97.783	97.658
3.500	98.322	98.197	98.072
3.625	98.706	98.581	98.456
3.750	99.129	99.004	98.879
3.875	99.680	99.555	99.430
4.000	99.956	99.831	99.706
4.125	100.272	100.147	100.022
4.250	100.563	100.438	100.313
4.375	100.829	100.704	100.579
4.500	101.070	100.945	100.820

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 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

[1]Full Am. [2]ARMs Only

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

Lock Desk Policy

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

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

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

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