

W. Rate Sheet Dated: 7/6/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	99.995	99.995	99.995	2.750	99.874	99.874	99.874	2.375	97.857	97.857	97.857	3.125	95.814	95.814	95.814
2.875	100.000	100.000	100.000	2.875	99.878	99.878	99.878	2.500	97.862	97.862	97.862	3.250	97.302	97.302	97.302
3.000	100.004	100.004	100.004	3.000	99.881	99.881	99.881	2.625	97.866	97.866	97.866	3.375	97.304	97.304	97.304
3.125	100.008	100.008	100.008	3.125	99.885	99.885	99.885	2.750	98.891	98.891	98.891	3.500	97.306	97.306	97.306
3.250	100.975	100.975	100.975	3.250	100.654	100.654	100.654	2.875	98.895	98.895	98.895	3.625	97.301	97.301	97.301
3.375	100.879	100.879	100.879	3.375	100.658	100.658	100.658	3.000	98.898	98.898	98.898	Margin = 2.250		Index = 0.170	
3.500	100.883	100.883	100.883	3.500	100.661	100.661	100.661	3.125	98.902	98.902	98.902				
3.625	100.887	100.887	100.887	3.625	100.664	100.664	100.664	3.250	101.015	101.015	101.015				
3.750	101.843	101.843	101.843	3.750	101.383	101.383	101.383	3.375	101.019	101.019	101.019				
3.875	101.747	101.747	101.747	3.875	101.386	101.386	101.386	3.500	101.022	101.022	101.022				
4.000	101.770	101.770	101.770	4.000	101.418	101.418	101.418	3.625	101.025	101.025	101.025				
4.125	101.773	101.773	101.773	4.125	101.421	101.421	101.421	3.750	101.194	101.194	101.194				
4.250	102.495	102.495	102.495	4.250	101.993	101.993	101.993	3.875	101.197	101.197	101.197				
4.375	102.398	102.398	102.398	4.375	101.996	101.996	101.996	4.000	101.265	101.265	101.265				
4.500	102.387	102.387	102.387	4.500	101.998	101.998	101.998	4.125	101.267	101.267	101.267				
4.625	102.390	102.390	102.390	4.625	102.000	102.000	102.000	4.250	101.997	101.997	101.997				
4.750	103.137	103.137	103.137	4.750	102.635	102.635	102.635	4.375	101.999	101.999	101.999				
4.875	103.040	103.040	103.040	4.875	102.638	102.638	102.638	4.500	102.001	102.001	102.001				
6.250	105.289	105.289	105.289	6.250	104.899	104.899	104.899	4.625	102.003	102.003	102.003				

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	99.245	99.245	99.245	2.750	98.874	98.874	98.874	2.375	96.857	96.857	96.857	3.125	94.814	94.814	94.814
2.875	99.250	99.250	99.250	2.875	98.878	98.878	98.878	2.500	96.862	96.862	96.862	3.250	96.302	96.302	96.302
3.000	99.254	99.254	99.254	3.000	98.881	98.881	98.881	2.625	96.866	96.866	96.866	3.375	96.304	96.304	96.304
3.125	99.258	99.258	99.258	3.125	98.885	98.885	98.885	2.750	97.891	97.891	97.891	3.500	96.306	96.306	96.306
3.250	100.225	100.225	100.225	3.250	100.154	100.154	100.154	2.875	97.895	97.895	97.895	3.625	96.301	96.301	96.301
3.375	100.129	100.129	100.129	3.375	100.158	100.158	100.158	3.000	97.898	97.898	97.898	Margin = 2.250		Index = 0.170	
3.500	100.133	100.133	100.133	3.500	100.161	100.161	100.161	3.125	97.902	97.902	97.902	30 Year OTC			
3.625	100.137	100.137	100.137	3.625	100.164	100.164	100.164	3.250	100.015	100.015	100.015	Rate	30 Day	45 Day	60 Day
3.750	100.893	100.893	100.893	3.750	100.383	100.383	100.383	3.375	100.019	100.019	100.019	4.000	101.395	101.395	101.395
3.875	100.797	100.797	100.797	3.875	100.386	100.386	100.386	3.500	100.022	100.022	100.022	4.125	101.398	101.398	101.398
4.000	100.820	100.820	100.820	4.000	100.418	100.418	100.418	3.625	100.025	100.025	100.025	4.375	102.023	102.023	102.023
4.125	100.823	100.823	100.823	4.125	100.421	100.421	100.421	3.750	100.194	100.194	100.194	4.500	102.012	102.012	102.012
4.250	101.745	101.745	101.745	4.250	100.993	100.993	100.993	3.875	100.197	100.197	100.197	4.625	102.015	102.015	102.015
4.375	101.648	101.648	101.648	4.375	100.996	100.996	100.996	4.000	100.265	100.265	100.265	4.875	102.665	102.665	102.665
4.500	101.637	101.637	101.637	4.500	100.998	100.998	100.998	4.125	100.267	100.267	100.267	5.000	102.655	102.655	102.655
4.625	101.640	101.640	101.640	4.625	101.000	101.000	101.000	4.250	100.997	100.997	100.997	5.125	102.658	102.658	102.658
4.750	102.387	102.387	102.387	4.750	101.635	101.635	101.635	4.375	100.999	100.999	100.999	5.500	104.469	104.469	104.469
4.875	102.290	102.290	102.290	4.875	101.638	101.638	101.638	4.500	101.001	101.001	101.001	5.625	104.472	104.472	104.472
6.250	104.539	104.539	104.539	6.250	103.899	103.899	103.899	4.625	101.003	101.003	101.003	6.250	103.500	103.500	103.500

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs					
	Standard	Specialty		Standard	Specialty
FICO Adjuster			Loan Size Adjuster		
FICO 720 +	0.250	0.250	\$0 - \$49,999	-2.500	-2.500
FICO 680- 719	0.000	0.000	\$50,000 - \$85,000	-0.500	-0.500
FICO 660 - 679	0.000	0.000	\$85,001 - \$125,000	0.000	0.000
FICO 640 - 659	-0.750	-0.750	\$125,001 - \$175,000	0.000	0.000
FICO 620 - 639	-1.000	-1.000	\$175,001 - \$275,000	0.000	0.000
FICO 600 - 619	N/A	N/A	\$275,001 up to HB	0.000	0.000
FICO 580 - 599	N/A	N/A			
NY	-0.250	-0.250	Non Owner Occupancy	-2.000	-2.000
2 Unit	0.000	0.000	VA Jumbo	N/A	N/A
USDA Streamline-Assist Refinance Option				-0.250	-0.250
VA C/O Refi with an LTV >90.000		Max Note Rate = 4.750		N/A	N/A

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

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

DPA Advantage Program "only Advantage Adjustments added ; FHA only"								30 yr DPA OTC "FHA Only ; Borrower Paid Only"				30 yr DPA "3.5% DPA ; Borrower Paid Only"			
								Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
30/25 Year				30/25 Year Lender Paid				4.000	98.645	98.645	98.645	4.750	101.000	101.000	101.000
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.125	98.648	98.648	98.648				
4.125	98.823	98.823	98.823	6.250	103.750	103.500	103.250	4.375	99.273	99.273	99.273				
4.250	99.445	99.445	99.445					4.500	99.262	99.262	99.262				
4.375	99.448	99.448	99.448					4.625	99.265	99.265	99.265				
4.500	99.237	99.237	99.237					4.875	99.915	99.915	99.915				
4.625	99.240	99.240	99.240					5.000	99.905	99.905	99.905				
5.000	100.080	100.080	100.080					5.125	99.908	99.908	99.908				
5.125	100.083	100.083	100.083					5.500	101.719	101.719	101.719				
5.250	100.483	100.483	100.483					5.625	101.722	101.722	101.722	30 yr DPA "3.5% DPA ; Lender Paid Only"			
Borrower Paid Comp Only				Lender Paid Only				6.250	100.750	100.750	100.750	Rate	30 Day	45 Day	60 Day
								6.250	102.750	102.750	102.750	6.250	102.750	102.750	102.750

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

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

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

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

Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/5/2020

45 Day Lock Exp.:

8/20/2020

60 Day Lock Exp.:

9/4/2020

W. Rate Sheet Dated: 7/6/2020

Release Time: 10:00 am ET

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STANDARD GOVERNMENT HIGH BALANCE PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	98.282	98.282	98.282	2.750	98.591	98.591	98.591	2.375	94.637	94.637	94.637	3.125	95.112	95.112	95.112
2.875	98.287	98.287	98.287	2.875	98.595	98.595	98.595	2.500	94.642	94.642	94.642	3.250	96.537	96.537	96.537
3.000	98.292	98.292	98.292	3.000	98.599	98.599	98.599	2.625	94.646	94.646	94.646	3.375	96.539	96.539	96.539
3.125	98.296	98.296	98.296	3.125	98.602	98.602	98.602	2.750	97.609	97.609	97.609	3.500	96.541	96.541	96.541
3.250	99.200	99.200	99.200	3.250	99.309	99.309	99.309	2.875	97.612	97.612	97.612	3.625	96.536	96.536	96.536
3.375	99.104	99.104	99.104	3.375	99.313	99.313	99.313	3.000	97.616	97.616	97.616	Margin = 2.250		Index = 0.170	
3.500	99.108	99.108	99.108	3.500	99.316	99.316	99.316	3.125	97.619	97.619	97.619				
3.625	99.112	99.112	99.112	3.625	99.319	99.319	99.319	3.250	99.670	99.670	99.670				
3.750	99.693	99.693	99.693	3.750	99.663	99.663	99.663	3.375	99.674	99.674	99.674				
3.875	99.597	99.597	99.597	3.875	99.666	99.666	99.666	3.500	99.677	99.677	99.677				
4.000	99.620	99.620	99.620	4.000	99.698	99.698	99.698	3.625	99.680	99.680	99.680				
4.125	99.623	99.623	99.623	4.125	99.701	99.701	99.701	3.750	99.474	99.474	99.474				
4.250	100.220	100.220	100.220	4.250	100.148	100.148	100.148	3.875	99.477	99.477	99.477				
4.375	100.123	100.123	100.123	4.375	100.151	100.151	100.151	4.000	99.545	99.545	99.545				
4.500	100.112	100.112	100.112	4.500	100.153	100.153	100.153	4.125	99.547	99.547	99.547				
4.625	100.115	100.115	100.115	4.625	100.155	100.155	100.155	4.250	100.152	100.152	100.152				
4.750	99.425	99.425	99.425	4.750	99.353	99.353	99.353	4.375	100.154	100.154	100.154				
4.875	99.328	99.328	99.328	4.875	99.355	99.355	99.355	4.500	100.156	100.156	100.156				
6.250	101.639	101.639	101.639	6.250	101.679	101.679	101.679	4.625	100.158	100.158	100.158				

SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	97.532	97.532	97.532	2.750	97.161	97.161	97.161	2.375	94.707	94.707	94.707	3.125	93.102	93.102	93.102
2.875	97.537	97.537	97.537	2.875	97.165	97.165	97.165	2.500	94.712	94.712	94.712	3.250	94.527	94.527	94.527
3.000	97.542	97.542	97.542	3.000	97.169	97.169	97.169	2.625	94.716	94.716	94.716	3.375	94.529	94.529	94.529
3.125	97.546	97.546	97.546	3.125	97.172	97.172	97.172	2.750	95.460	95.460	95.460	3.500	94.531	94.531	94.531
3.250	98.450	98.450	98.450	3.250	98.379	98.379	98.379	2.875	95.464	95.464	95.464	3.625	94.526	94.526	94.526
3.375	98.354	98.354	98.354	3.375	98.383	98.383	98.383	3.000	95.467	95.467	95.467	Margin = 2.250		Index = 0.170	
3.500	98.358	98.358	98.358	3.500	98.386	98.386	98.386	3.125	95.470	95.470	95.470	30 Year OTC			
3.625	98.362	98.362	98.362	3.625	98.389	98.389	98.389	3.250	97.240	97.240	97.240	Rate	30 Day	45 Day	60 Day
3.750	98.743	98.743	98.743	3.750	98.233	98.233	98.233	3.375	97.244	97.244	97.244	4.000	99.245	99.245	99.245
3.875	98.647	98.647	98.647	3.875	98.236	98.236	98.236	3.500	97.247	97.247	97.247	4.125	99.248	99.248	99.248
4.000	98.670	98.670	98.670	4.000	98.268	98.268	98.268	3.625	97.250	97.250	97.250	4.375	99.748	99.748	99.748
4.125	98.673	98.673	98.673	4.125	98.271	98.271	98.271	3.750	97.419	97.419	97.419	4.500	99.737	99.737	99.737
4.250	99.470	99.470	99.470	4.250	98.718	98.718	98.718	3.875	97.422	97.422	97.422	4.625	99.740	99.740	99.740
4.375	99.373	99.373	99.373	4.375	98.721	98.721	98.721	4.000	97.490	97.490	97.490	4.875	98.953	98.953	98.953
4.500	99.362	99.362	99.362	4.500	98.723	98.723	98.723	4.125	97.492	97.492	97.492	5.000	98.942	98.942	98.942
4.625	99.365	99.365	99.365	4.625	98.725	98.725	98.725	4.250	97.597	97.597	97.597	5.125	98.945	98.945	98.945
4.750	98.675	98.675	98.675	4.750	97.923	97.923	97.923	4.375	97.599	97.599	97.599	5.500	100.569	100.569	100.569
4.875	98.578	98.578	98.578	4.875	97.925	97.925	97.925	4.500	97.601	97.601	97.601	5.625	100.572	100.572	100.572
6.250	100.889	100.889	100.889	6.250	100.249	100.249	100.249	4.625	97.603	97.603	97.603	6.250	100.955	100.955	100.955

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

Specialty Adjustment	
203(k) / 203(k)s / 203(h) / Repair Escrow / VA & USDA Reno	-0.250
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750
DPA Advantage Adjustment	
203(k) / 203(k)s	-1.000
203(k) & 203(k)s are Borrower Paid only	

DPA Advantage Program "only Advantage Adjustments added ; FHA only"								30 yr DPA OTC "FHA Only ; Borrower Paid Only"				30 yr DPA "3.5% DPA ; Borrower Paid Only"			
30/25 Year				30/25 Year Lender Paid				Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.000	96.495	96.495	96.495	4.750	N/A	N/A	N/A
4.125	96.323	96.323	96.323	6.250	99.750	99.500	99.250	4.125	96.498	96.498	96.498				
4.250	96.820	96.820	96.820					4.375	96.998	96.998	96.998				
4.375	96.823	96.823	96.823					4.500	96.987	96.987	96.987				
4.500	96.612	96.612	96.612					4.625	96.990	96.990	96.990				
4.625	96.615	96.615	96.615					4.875	96.203	96.203	96.203				
5.000	96.017	96.017	96.017					5.000	96.192	96.192	96.192				
5.125	96.020	96.020	96.020					5.125	96.195	96.195	96.195				
5.250	96.233	96.233	96.233					5.500	97.819	97.819	97.819				
Borrower Paid Comp Only				Lender Paid Only				5.625	97.822	97.822	97.822	30 yr DPA "3.5% DPA ; Lender Paid Only"			
								6.250	98.205	98.205	98.205	Rate	30 Day	45 Day	60 Day
												6.250	N/A	N/A	N/A

Lock Desk Policy	
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018 . Locks are accepted on loans in <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
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: 7/6/2020

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
2.750	99.347	99.347	99.347	2.875	98.534	98.534	98.534	2.750	97.703	97.703	97.703	2.750	98.690	98.690	98.690	2.750	97.034	97.034	97.034
2.875	99.933	99.933	99.933	2.990	98.926	98.926	98.926	2.875	98.346	98.346	98.346	2.875	99.192	99.192	99.192	2.875	97.593	97.593	97.593
2.990	100.279	100.279	100.279	3.000	99.026	99.026	99.026	2.990	98.738	98.738	98.738	2.990	99.440	99.440	99.440	2.990	97.887	97.887	97.887
3.000	100.379	100.379	100.379	3.125	99.411	99.411	99.411	3.000	98.838	98.838	98.838	3.000	99.540	99.540	99.540	3.000	97.987	97.987	97.987
3.125	100.729	100.729	100.729	3.250	100.039	100.039	100.039	3.125	99.224	99.224	99.224	3.125	99.715	99.715	99.715	3.125	98.197	98.197	98.197
3.250	101.126	101.126	101.126	3.375	100.539	100.539	100.539	3.250	99.852	99.852	99.852	3.250	99.917	99.917	99.917	3.250	98.630	98.630	98.630
3.375	101.579	101.579	101.579	3.500	100.935	100.935	100.935	3.375	100.351	100.351	100.351	3.375	100.315	100.315	100.315	3.375	99.075	99.075	99.075
3.500	101.940	101.940	101.940	3.625	101.483	101.483	101.483	3.500	100.747	100.747	100.747	3.500	100.585	100.585	100.585	3.500	99.380	99.380	99.380
3.625	102.215	102.215	102.215	3.750	102.116	102.116	102.116	3.625	101.457	101.457	101.457	3.625	100.719	100.719	100.719	3.625	99.787	99.787	99.787
3.750	102.263	102.263	102.263	3.875	102.507	102.507	102.507	3.750	102.116	102.116	102.116	3.750	100.235	100.235	100.235	3.750	99.888	99.888	99.888
3.875	102.619	102.619	102.619	3.990	102.688	102.688	102.688	3.875	102.507	102.507	102.507	3.875	100.546	100.546	100.546	3.875	100.234	100.234	100.234
3.990	102.772	102.772	102.772	4.000	102.788	102.788	102.788	3.990	102.688	102.688	102.688	3.990	100.655	100.655	100.655	3.990	100.371	100.371	100.371
4.000	102.872	102.872	102.872	4.125	103.036	103.036	103.036	4.000	102.788	102.788	102.788	4.000	100.755	100.755	100.755	4.000	100.471	100.471	100.471
4.125	103.101	103.101	103.101	4.250	103.168	103.168	103.168	4.125	103.036	103.036	103.036	4.125	100.884	100.884	100.884	4.125	100.619	100.619	100.619
4.250	102.316	102.316	102.316	4.375	103.464	103.464	103.464	4.250	102.980	102.980	102.980	4.250	99.963	99.963	99.963	4.250	99.763	99.763	99.763
4.375	102.585	102.585	102.585	4.500	103.739	103.739	103.739	4.375	103.276	103.276	103.276	4.375	100.236	100.236	100.236	4.375	100.036	100.036	100.036
4.500	102.835	102.835	102.835	4.625	103.929	103.929	103.929	4.500	103.552	103.552	103.552	4.500	100.441	100.4					

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ TVT →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
≥ 740	0.00%	-0.25%	-0.25%	-0.50%	-0.25%	-0.25%	-0.25%	-0.75%	-0.75%
720 – 739	0.00%	-0.25%	-0.50%	-0.75%	-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	-0.25%	-1.25%	-2.50%	-3.00%	-3.00%	-2.50%	-2.50%	-2.50%	-2.50%
640 – 659	-0.75%	-1.50%	-3.00%	-3.25%	-3.50%	-3.00%	-3.00%	-3.00%	-3.00%
620 – 639	-0.75%	-1.75%	-3.25%	-3.25%	-3.50%	-3.50%	-3.50%	-3.75%	-3.75%

Cash-Out Refinance*				
FICO ↓ 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 ↓ \ ITV →	< 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 Ref	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/O Ref	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

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

** Not applicable to detached Condominium units (identified by SFC 588).

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

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

HomeReady LLPA Caps*	
Product Feature	LLPA Caps
LTV > 80% and credit score ≥ 680	0.00%
All other LTV & FICO combos	1.50%

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

*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 -.0118. 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. <i>For use by mortgage professionals only and should not be distributed to borrowers</i>			



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/5/2020

45 Day Lock Exp.:

8/20/2020

60 Day Lock Exp.:

9/4/2020

W. Rate Sheet Dated: 7/6/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

FNMA - OTC

30 Yr. Fixed				
Rate	30 Day	45 Day	60 Day	
2.500	96.828	96.828	96.578	
2.625	97.886	97.886	97.636	
2.750	98.633	98.633	98.383	
2.875	99.239	99.239	98.989	
3.000	99.725	99.725	99.475	
3.125	100.050	100.050	99.800	
3.250	100.269	100.269	100.019	
3.375	100.705	100.705	100.455	
3.500	101.023	101.023	100.773	
3.625	101.279	101.279	101.029	
3.750	101.097	101.097	100.847	
3.875	101.425	101.425	101.175	
4.000	101.693	101.693	101.443	
4.125	101.826	101.826	101.576	
4.250	101.007	101.007	100.757	
4.375	101.325	101.325	101.075	
4.500	101.594	101.594	101.344	
4.625	101.704	101.704	101.454	
4.750	101.649	101.649	101.399	
4.875	102.959	102.959	102.709	

20 Yr. Fixed				
Rate	30 Day	45 Day	60 Day	
1.750	N/A	N/A	N/A	
1.875	N/A	N/A	N/A	
2.000	N/A	N/A	N/A	
2.125	N/A	N/A	N/A	
2.250	N/A	N/A	N/A	
2.375	96.314	96.314	96.064	
2.500	97.193	97.193	96.943	
2.625	98.011	98.011	97.761	
2.750	98.627	98.627	98.377	
2.875	99.308	99.308	99.058	
3.000	99.698	99.698	99.448	
3.125	100.038	100.038	99.788	
3.250	99.973	99.973	99.723	
3.375	100.388	100.388	100.138	
3.500	100.749	100.749	100.499	
3.625	100.989	100.989	100.739	
3.750	100.922	100.922	100.672	
3.875	101.301	101.301	101.051	
4.000	101.624	101.624	101.374	
4.125	101.751	101.751	101.501	

15 Yr. Fixed				
Rate	30 Day	45 Day	60 Day	
1.500	N/A	N/A	N/A	
1.625	N/A	N/A	N/A	
1.750	N/A	N/A	N/A	
1.875	N/A	N/A	N/A	
2.000	N/A	N/A	N/A	
2.125	97.049	97.049	96.799	
2.250	97.585	97.585	97.335	
2.375	98.100	98.100	97.850	
2.500	98.798	98.798	98.548	
2.625	99.276	99.276	99.026	
2.750	99.634	99.634	99.384	
2.875	99.960	99.960	99.710	
3.000	100.159	100.159	99.909	
3.125	100.546	100.546	100.296	
3.250	100.800	100.800	100.550	
3.375	101.077	101.077	100.827	
3.500	101.237	101.237	100.987	
3.625	100.887	100.887	100.637	
3.750	101.131	101.131	100.881	
3.875	101.283	101.283	101.033	

30 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.875	98.382	98.382	98.132	
3.000	98.868	98.868	98.618	
3.125	99.193	99.193	98.943	
3.250	98.787	98.787	98.537	
3.375	99.223	99.223	98.973	
3.500	99.541	99.541	99.291	
3.625	99.796	99.796	99.546	
3.750	98.928	98.928	98.678	
3.875	99.255	99.255	99.005	
4.000	99.523	99.523	99.273	
4.125	99.656	99.656	99.406	
4.250	98.457	98.457	98.207	
4.375	98.775	98.775	98.525	

20 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.875	98.509	98.509	98.259	
3.000	98.835	98.835	98.585	
3.125	99.034	99.034	98.784	
3.250	98.608	98.608	98.358	
3.375	98.862	98.862	98.612	
3.500	99.139	99.139	98.889	
3.625	99.299	99.299	99.049	
3.750	97.762	97.762	97.512	
3.875	98.006	98.006	97.756	
4.000	98.158	98.158	97.908	
4.125	98.474	98.474	98.224	
4.250	96.994	96.994	96.744	
4.375	97.199	97.199	96.949	

15 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.750	98.409	98.409	98.159	
2.875	98.735	98.735	98.485	
3.000	98.934	98.934	98.684	
3.125	98.508	98.508	98.258	
3.250	98.762	98.762	98.512	
3.375	99.039	99.039	98.789	
3.500	99.199	99.199	98.949	
3.625	97.662	97.662	97.412	
3.750	97.906	97.906	97.656	
3.875	98.058	98.058	97.808	
4.000	98.374	98.374	98.124	
4.125	96.894	96.894	96.644	
4.250	97.099	97.099	96.849	

Applicable for all mortgages with greater than 15 year terms							
FICO ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250
720 – 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500
700 – 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000
680 – 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250

Product Features							
Product Feature ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%
Manufactured Home^	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
Escrow Waiver**	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	N/A

^Does not apply to MH Advantage products

** Escrow Waiver allowed between 80.01% - 89.99% LTV for CA properties only. Standard price adjustment of (0.125) will apply.

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Conventional OTC	-1.000
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to HB	0.125

Lock Desk Policy

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

Flood Certification = \$10.00

*UW Fee with option to buy out = \$895 / \$495 for streamline

†IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee

FHA ID# - 1358600006

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

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

Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)



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

30 Day Lock Exp.: 8/5/2020
45 Day Lock Exp.: 8/20/2020
60 Day Lock Exp.: 9/4/2020

W. Rate Sheet Dated: 7/6/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FHLMC																			
30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year SC				30/25 Year SC 105-125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	99.186	99.186	99.186	3.375	100.681	100.681	100.681	3.375	100.681	100.681	100.681	2.750	98.714	98.714	98.714	3.375	99.584	99.584	99.584
2.875	99.838	99.838	99.838	3.500	101.049	101.049	101.049	3.500	101.049	101.049	101.049	2.875	99.366	99.366	99.366	3.500	99.952	99.952	99.952
2.990	100.271	100.271	100.271	3.625	101.344	101.344	101.344	3.625	101.344	101.344	101.344	2.990	99.799	99.799	99.799	3.625	100.247	100.247	100.247
3.000	100.371	100.371	100.371	3.750	101.207	101.207	101.207	3.750	101.207	101.207	101.207	3.000	99.899	99.899	99.899	3.750	99.422	99.422	99.422
3.125	100.749	100.749	100.749	3.875	101.568	101.568	101.568	3.875	101.568	101.568	101.568	3.125	100.277	100.277	100.277	3.875	99.783	99.783	99.783
3.250	101.069	101.069	101.069	3.990	101.767	101.767	101.767	3.990	101.767	101.767	101.767	3.250	99.972	99.972	99.972	3.990	99.982	99.982	99.982
3.375	101.556	101.556	101.556	4.000	101.867	101.867	101.867	4.000	101.867	101.867	101.867	3.375	100.459	100.459	100.459	4.000	100.082	100.082	100.082
3.500	101.924	101.924	101.924	4.125	102.018	102.018	102.018	4.125	102.018	102.018	102.018	3.500	100.827	100.827	100.827	4.125	100.233	100.233	100.233
3.625	102.219	102.219	102.219	4.250	101.184	101.184	101.184	4.250	101.184	101.184	101.184	3.625	101.122	101.122	101.122	4.250	99.919	99.919	99.919
3.750	102.082	102.082	102.082	4.375	101.503	101.503	101.503	4.375	101.503	101.503	101.503	3.750	100.297	100.297	100.297	4.375	99.338	99.338	99.338
3.875	102.443	102.443	102.443	4.500	101.526	101.526	101.526	4.500	101.526	101.526	101.526	3.875	100.658	100.658	100.658	4.500	99.361	99.361	99.361
3.990	102.642	102.642	102.642	4.625	101.638	101.638	101.638	4.625	101.638	101.638	101.638	3.990	100.857	100.857	100.857	4.625	99.473	99.473	99.473
4.000	102.742	102.742	102.742	4.750	101.540	101.540	101.540	4.750	101.540	101.540	101.540	4.000	100.957	100.957	100.957	4.750	98.940	98.940	98.940
4.125	102.893	102.893	102.893	4.875	101.877	101.877	101.877	4.875	101.877	101.877	101.877	4.125	101.108	101.108	101.108	4.875	99.277	99.277	99.277
4.250	102.059	102.059	102.059	4.990	102.031	102.031	102.031	4.990	102.031	102.031	102.031	4.250	99.894	99.894	99.894	4.990	99.431	99.431	99.431
4.375	102.378	102.378	102.378	5.000	102.131	102.131	102.131	5.000	102.131	102.131	102.131	4.375	100.213	100.213	100.213	5.000	99.531	99.531	99.531
4.500	102.651	102.651	102.651	5.125	102.012	102.012	102.012	5.125	102.012	102.012	102.012	4.500	100.486	100.486	100.486	5.125	98.037	98.037	98.037
4.625	102.763	102.763	102.763	5.250	102.849	102.849	102.849	5.250	102.849	102.849	102.849	4.625	100.598	100.598	100.598	5.250	98.874	98.874	98.874
4.750	102.665	102.665	102.665	5.375	103.762	103.762	103.762	5.375	103.762	103.762	103.762	4.750	100.065	100.065	100.065	5.375	99.637	99.637	99.637
30/25 Year SC >125				20 Year				20 Year 105-125				20 Year >125				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	99.584	99.584	99.584	2.750	99.672	99.672	99.672	3.375	101.150	101.150	101.150	3.375	101.150	101.150	101.150	2.750	100.723	100.723	100.723
3.500	99.952	99.952	99.952	2.875	100.391	100.391	100.391	3.500	101.536	101.536	101.536	3.500	101.536	101.536	101.536	2.875	101.078	101.078	101.078
3.625	100.247	100.247	100.247	2.990	100.720	100.720	100.720	3.625	101.794	101.794	101.794	3.625	101.794	101.794	101.794	2.990	101.209	101.209	101.209
3.750	99.422	99.422	99.422	3.000	100.820	100.820	100.820	3.750	101.740	101.740	101.740	3.750	101.740	101.740	101.740	3.000	101.309	101.309	101.309
3.875	99.783	99.783	99.783	3.125	101.192	101.192	101.192	3.875	102.125	102.125	102.125	3.875	102.125	102.125	102.125	3.125	101.794	101.794	101.794
3.990	99.982	99.982	99.982	3.250	101.210	101.210	101.210	3.990	102.353	102.353	102.353	3.990	102.353	102.353	102.353	3.250	102.073	102.073	102.073
4.000	100.082	100.082	100.082	3.375	101.650	101.650	101.650	4.000	102.453	102.453	102.453	4.000	102.453	102.453	102.453	3.375	102.371	102.371	102.371
4.125	100.233	100.233	100.233	3.500	102.036	102.036	102.036	4.125	102.585	102.585	102.585	4.125	102.585	102.585	102.585	3.500	102.549	102.549	102.549
4.250	99.019	99.019	99.019	3.625	102.294	102.294	102.294	4.250	102.011	102.011	102.011	4.250	102.011	102.011	102.011	3.625	102.251	102.251	102.251
4.375	99.338	99.338	99.338	3.750	102.240	102.240	102.240	4.375	102.201	102.201	102.201	4.375	102.201	102.201	102.201	3.750	102.499	102.499	102.499
4.500	99.361	99.361	99.361	3.875	102.625	102.625	102.625	4.500	101.618	101.618	101.618	4.500	101.618	101.618	101.618	3.875	102.654	102.654	102.654
4.625	99.473	99.473	99.473	3.990	102.853	102.853	102.853	4.625	101.690	101.690	101.690	4.625	101.690	101.690	101.690	3.990	102.872	102.872	102.872
4.750	98.940	98.940	98.940	4.000	102.953	102.953	102.953	4.750	102.077	102.077	102.077	4.750	102.077	102.077	102.077	4.000	102.972	102.972	102.972
4.875	99.277	99.277	99.277	4.125	103.085	103.085	103.085	4.875	102.327	102.327	102.327	4.875	102.327	102.327	102.327	4.125	101.868	101.868	101.868
4.990	99.431	99.431	99.431	4.250	102.511	102.511	102.511	4.990	102.646	102.646	102.646	4.990	102.646	102.646	102.646	4.250	102.076	102.076	102.076
5.000	99.531	99.531	99.531	4.375	102.701	102.701	102.701	5.000	102.746	102.746	102.746	5.000	102.746	102.746	102.746	4.375	102.306	102.306	102.306
5.125	98.037	98.037	98.037	4.500	102.868	102.868	102.868	5.125	103.025	103.025	103.025	5.125	103.025	103.025	103.025	4.500	102.454	102.454	102.454
5.250	98.874	98.874	98.874	4.625	102.940	102.940	102.940	5.250	103.054	103.054	103.054	5.250	103.054	103.054	103.054	4.625	102.330	102.330	102.330
5.375	99.637	99.637	99.637	4.750	103.327	103.327	103.327	5.375	104.241	104.241	104.241	5.375	104.241	104.241	104.241	4.750	102.425	102.425	102.425
15 Year 105-125				15 Year >125				15 Year SC				15 Year SC 105-125				15 Year SC >125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	102.723	102.723	102.723	2.750	102.973	102.973	102.973	2.750	99.760	99.760	99.760	2.750	101.760	101.760	101.760	2.750	102.010	102.010	102.010
2.875	101.078	101.078	101.078	2.875	101.078	101.078	101.078	2.875	100.115	100.115	100.115	2.875	100.115	100.115	100.115	2.875	100.115	100.115	100.115
2.990	101.209	101.209	101.209	2.990	101.209	101.209	101.209	2.990	100.246	100.246	100.246	2.990	100.246	100.246	100.246	2.990	100.246	100.246	100.246
3.000	101.309	101.309	101.309	3.000	101.309	101.309	101.309	3.000	100.346	100.346	100.346	3.000	100.346	100.346	100.346	3.000	100.346	100.346	100.346
3.125	101.794	101.794	101.794	3.125	101.794	101.794	101.794	3.125	100.019	100.019	100.019	3.125	100.019	100.019	100.019	3.125	100.019	100.019	100.019
3.250	102.073	102.073	102.073	3.250	102.073	102.073	102.073	3.250	100.298	100.298	100.298	3.250	100.298	100.298	100.298	3.250	100.298	100.298	100.298
3.375	102.371	102.371	102.371	3.375	102.371	102.371	102.371	3.375	100.596	100.596	100.596	3.375	100.596	100.596	100.596	3.375	100.596	100.596	100.596
3.500	102.549	102.549	102.549	3.500	102.549	102.549	102.549	3.500	100.774	100.774	100.774	3.500	100.774	100.774	100.774	3.500	100.774	100.774	100.774
3.625	102.251	102.251	102.251	3.625	102.251	102.251	102.251	3.625	99.288	99.288	99.288	3.625	99.288	99.288	99.288	3.625	99.288	99.288	99.288
3.750	102.499	102.499	102.499	3.750	102.499	102.499	102.499	3.750	99.536	99.536	99.536	3.750	99.536	99.536	99.536	3.7>			



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/5/2020

45 Day Lock Exp.:

8/20/2020

60 Day Lock Exp.:

9/4/2020

W. Rate Sheet Dated: 7/6/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Home Possible																			
30/25 Year				20 Year				15 Year				Super Conforming - 30-20 Year				Super Conforming - 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	99.311	99.311	99.311	2.750	99.797	99.797	99.797	2.750	100.848	100.848	100.848	2.750	98.486	98.486	98.486	2.750	99.585	99.585	99.585
2.875	99.963	99.963	99.963	2.875	100.516	100.516	100.516	2.875	101.203	101.203	101.203	2.875	99.138	99.138	99.138	2.875	99.940	99.940	99.940
2.990	100.396	100.396	100.396	2.990	100.845	100.845	100.845	2.990	101.334	101.334	101.334	2.990	99.571	99.571	99.571	2.990	100.071	100.071	100.071
3.000	100.496	100.496	100.496	3.000	100.945	100.945	100.945	3.000	101.434	101.434	101.434	3.000	99.671	99.671	99.671	3.000	100.171	100.171	100.171
3.125	100.874	100.874	100.874	3.125	101.317	101.317	101.317	3.125	101.919	101.919	101.919	3.125	100.049	100.049	100.049	3.125	99.844	99.844	99.844
3.250	101.194	101.194	101.194	3.250	101.335	101.335	101.335	3.250	102.198	102.198	102.198	3.250	99.744	99.744	99.744	3.250	100.123	100.123	100.123
3.375	101.681	101.681	101.681	3.375	101.775	101.775	101.775	3.375	102.496	102.496	102.496	3.375	100.231	100.231	100.231	3.375	100.421	100.421	100.421
3.500	102.049	102.049	102.049	3.500	102.161	102.161	102.161	3.500	102.674	102.674	102.674	3.500	100.599	100.599	100.599	3.500	100.599	100.599	100.599
3.625	102.344	102.344	102.344	3.625	102.419	102.419	102.419	3.625	102.376	102.376	102.376	3.625	100.894	100.894	100.894	3.625	99.108	99.108	99.108
3.750	102.207	102.207	102.207	3.750	102.365	102.365	102.365	3.750	102.624	102.624	102.624	3.750	100.000	100.000	100.000	3.750	99.356	99.356	99.356
3.875	102.568	102.568	102.568	3.875	102.750	102.750	102.750	3.875	102.779	102.779	102.779	3.875	100.361	100.361	100.361	3.875	99.511	99.511	99.511
3.990	102.767	102.767	102.767	3.990	102.978	102.978	102.978	3.990	102.997	102.997	102.997	3.990	100.560	100.560	100.560	3.990	99.729	99.729	99.729
4.000	102.867	102.867	102.867	4.000	103.078	103.078	103.078	4.000	103.097	103.097	103.097	4.000	100.660	100.660	100.660	4.000	99.829	99.829	99.829
4.125	103.018	103.018	103.018	4.125	103.210	103.210	103.210	4.125	101.993	101.993	101.993	4.125	100.811	100.811	100.811	4.125	98.355	98.355	98.355
4.250	102.184	102.184	102.184	4.250	102.636	102.636	102.636	4.250	102.201	102.201	102.201	4.250	99.640	99.640	99.640	4.250	98.563	98.563	98.563
4.375	102.503	102.503	102.503	4.375	102.826	102.826	102.826	4.375	102.431	102.431	102.431	4.375	99.959	99.959	99.959	4.375	98.793	98.793	98.793
4.500	102.776	102.776	102.776	4.500	102.993	102.993	102.993	4.500	102.579	102.579	102.579	4.500	100.232	100.232	100.232	4.500	98.941	98.941	98.941
4.625	102.888	102.888	102.888	4.625	103.065	103.065	103.065	4.625	102.455	102.455	102.455	4.625	100.344	100.344	100.344	4.625	98.223	98.223	98.223
4.750	102.790	102.790	102.790	4.750	103.452	103.452	103.452	4.750	102.550	102.550	102.550	4.750	99.840	99.840	99.840	4.750	99.507	99.507	99.507

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

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

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

Product Features									
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	> 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.:

8/5/2020

45 Day Lock Exp.:

8/20/2020

60 Day Lock Exp.:

9/4/2020

W. Rate Sheet Dated: 7/6/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Non-Conforming "Jumbo"

30 Yr. Fixed				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000"				101.850
Rate	30 Day	45 Day	60 Day	
3.375	N/A	N/A	N/A	
3.500	N/A	N/A	N/A	
3.625	N/A	N/A	N/A	
3.750	N/A	N/A	N/A	
3.875	N/A	N/A	N/A	
4.000	N/A	N/A	N/A	
4.125	N/A	N/A	N/A	
4.250	N/A	N/A	N/A	
4.375	N/A	N/A	N/A	
4.500	N/A	N/A	N/A	
4.625	N/A	N/A	N/A	
4.750	N/A	N/A	N/A	
4.875	N/A	N/A	N/A	

15 Yr. Fixed				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000"				101.850
Rate	30 Day	45 Day	60 Day	
3.000	N/A	N/A	N/A	
3.125	N/A	N/A	N/A	
3.250	N/A	N/A	N/A	
3.375	N/A	N/A	N/A	
3.500	N/A	N/A	N/A	
3.625	N/A	N/A	N/A	
3.750	N/A	N/A	N/A	
3.875	N/A	N/A	N/A	
4.000	N/A	N/A	N/A	
4.125	N/A	N/A	N/A	
4.250	N/A	N/A	N/A	
4.375	N/A	N/A	N/A	
4.500	N/A	N/A	N/A	

7/1 Hybrid ARMs				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000"				101.850
Rate	30 Day	45 Day	60 Day	
3.000	N/A	N/A	N/A	
3.125	N/A	N/A	N/A	
3.250	N/A	N/A	N/A	
3.375	N/A	N/A	N/A	
3.500	N/A	N/A	N/A	
3.625	N/A	N/A	N/A	
3.750	N/A	N/A	N/A	
3.875	N/A	N/A	N/A	
4.000	N/A	N/A	N/A	
4.125	N/A	N/A	N/A	
4.250	N/A	N/A	N/A	
4.375	N/A	N/A	N/A	
4.500	N/A	N/A	N/A	
1 year LIBOR "Wall Street Journal"				
Margin	2.250	Cap	5/2/5	

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

¹Full Am. ²ARMs Only
Locks that expire on a weekend or holiday will be extended to the next business day at .0125/day upon lock.

Lock Desk Policy

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

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

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

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

Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)