



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.: 8/7/2019

45 Day Lock Exp.: 8/22/2019

60 Day Lock Exp.: 9/6/2019

W. Rate Sheet Dated: 7/8/2019

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	102.096	101.946	101.796	3.375	101.582	101.432	101.282	2.375	98.768	98.618	98.468	3.125	99.861	99.711	99.561
3.500	102.639	102.489	102.339	3.500	101.979	101.829	101.679	2.500	99.255	99.105	98.955	3.250	99.925	99.775	99.625
3.625	103.175	103.025	102.875	3.625	102.395	102.245	102.095	2.625	99.738	99.588	99.438	3.375	100.278	100.128	99.978
3.750	102.778	102.628	102.478	3.750	102.308	102.158	102.008	2.750	99.881	99.731	99.581	3.500	99.938	99.788	99.638
3.875	103.307	103.157	103.007	3.875	102.707	102.557	102.407	2.875	100.366	100.216	100.066	3.625	100.088	99.938	99.788
4.000	103.763	103.613	103.463	4.000	103.066	102.916	102.766	3.000	100.837	100.687	100.537	Margin = 2.250		Index = 1.930	
4.125	104.196	104.046	103.896	4.125	103.395	103.245	103.095	3.125	101.302	101.152	101.002				
4.250	103.250	103.150	103.050	4.250	102.837	102.737	102.637	3.250	101.195	101.045	100.895				
4.375	103.710	103.610	103.510	4.375	103.236	103.136	103.036	3.375	101.607	101.457	101.307				
4.500	104.111	104.011	103.911	4.500	103.594	103.494	103.394	3.500	101.982	101.832	101.682				
4.625	104.530	104.430	104.330	4.625	103.924	103.824	103.724	3.625	102.375	102.225	102.075				
4.750	104.655	104.555	104.455	4.750	103.257	103.157	103.057	3.750	102.610	102.460	102.310				
4.875	104.025	103.925	103.825	4.875	103.655	103.555	103.455	3.875	102.986	102.836	102.686				
5.000	104.531	104.431	104.331	5.000	104.014	103.914	103.814	4.000	103.322	103.172	103.022				
5.125	104.950	104.850	104.750	5.125	104.344	104.244	104.144	4.125	103.630	103.480	103.330				
5.250	104.052	103.952	103.852	5.250	103.676	103.576	103.476	4.250	103.245	103.095	102.945				
5.375	104.444	104.344	104.244	5.375	104.075	103.975	103.875	4.375	103.620	103.470	103.320				
5.500	104.950	104.850	104.750	5.500	104.433	104.333	104.233	4.500	103.957	103.807	103.657				
5.625	105.369	105.269	105.169	5.625	104.763	104.663	104.563	4.625	104.264	104.114	103.964				

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	100.946	100.796	100.646	3.375	100.582	100.432	100.282	2.375	97.768	97.618	97.468	3.125	98.861	98.711	98.561
3.500	101.489	101.339	101.189	3.500	100.979	100.829	100.679	2.500	98.255	98.105	97.955	3.250	98.925	98.775	98.625
3.625	102.025	101.875	101.725	3.625	101.395	101.245	101.095	2.625	98.738	98.588	98.438	3.375	99.278	99.128	98.978
3.750	101.628	101.478	101.328	3.750	101.308	101.158	101.008	2.750	98.881	98.731	98.581	3.500	98.938	98.788	98.638
3.875	102.157	102.007	101.857	3.875	101.707	101.557	101.407	2.875	99.366	99.216	99.066	3.625	99.088	98.938	98.788
4.000	102.613	102.463	102.313	4.000	102.066	101.916	101.766	3.000	99.837	99.687	99.537	Margin = 2.250		Index = 1.930	
4.125	103.046	102.896	102.746	4.125	102.395	102.245	102.095	3.125	100.302	100.152	100.002	30 Year OTC "Borrower Paid Only for USDA"			
4.250	102.100	102.000	101.900	4.250	101.837	101.737	101.637	3.250	100.195	100.045	99.895	Rate	30 Day	45 Day	60 Day
4.375	102.560	102.460	102.360	4.375	102.236	102.136	102.036	3.375	100.607	100.457	100.307	3.875	101.757	101.507	101.257
4.500	102.961	102.861	102.761	4.500	102.594	102.494	102.394	3.500	100.982	100.832	100.682	4.000	102.213	101.963	101.713
4.625	103.380	103.280	103.180	4.625	102.924	102.824	102.724	3.625	101.375	101.225	101.075	4.125	102.646	102.396	102.146
4.750	103.505	103.405	103.305	4.750	102.257	102.157	102.057	3.750	101.610	101.460	101.310	4.375	102.160	101.910	101.660
4.875	102.875	102.775	102.675	4.875	102.655	102.555	102.455	3.875	101.986	101.836	101.686	4.500	102.561	102.311	102.061
5.000	103.381	103.281	103.181	5.000	103.014	102.914	102.814	4.000	102.322	102.172	102.022	4.625	102.980	102.730	102.480
5.125	103.800	103.700	103.600	5.125	103.344	103.244	103.144	4.125	102.630	102.480	102.330	4.875	102.475	102.225	101.975
5.250	102.902	102.802	102.702	5.250	102.676	102.576	102.476	4.250	102.245	102.095	101.945	5.000	102.981	102.731	102.481
5.375	103.294	103.194	103.094	5.375	103.075	102.975	102.875	4.375	102.620	102.470	102.320	5.125	103.400	103.150	102.900
5.500	103.800	103.700	103.600	5.500	103.433	103.333	103.233	4.500	102.957	102.807	102.657	5.500	103.400	103.150	102.900
5.625	104.219	104.119	104.019	5.625	103.763	103.663	103.563	4.625	103.264	103.114	102.964	5.625	103.819	103.569	103.319

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs					
	Standard	Specialty		Standard	Specialty
FICO Adjuster			Loan Size Adjuster		
FICO 720 +	0.250	0.250	\$0 - \$49,999	-2.500	-2.500
FICO 680- 719	0.250	0.250	\$50,000 - \$85,000	-0.500	-0.500
FICO 660 - 679	0.250	0.250	\$85,001 - \$125,000	-0.500	-0.250
FICO 640 - 659	0.000	0.000	\$125,001 - \$175,000	-0.125	0.000
FICO 620 - 639	-1.000	0.000	\$175,001 - \$275,000	0.000	0.000
FICO 600 - 619	-1.500	-1.500	\$275,001 up to HB	0.000	0.000
FICO 580 - 599	-2.000	-2.000			
NY	-0.250	-0.250	Non Owner Occupancy	-2.000	-2.000
2 Unit	0.000	0.000	Refer / Manual UW	0.000	0.000
USDA Streamline-Assist Refinance Option				-0.250	-0.250

DPA Advantage Program "comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"							
30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	N/A	N/A	N/A	4.250	N/A	N/A	N/A
4.500	N/A	N/A	N/A	4.500	N/A	N/A	N/A
4.750	N/A	N/A	N/A	4.750	N/A	N/A	N/A
5.000	N/A	N/A	N/A	5.000	N/A	N/A	N/A
5.250	100.000	99.750	99.500	5.250	101.644	101.394	101.144
5.750	102.000	101.750	101.500	5.750	101.688	101.438	101.188
5.875	102.250	102.000	101.750	5.875	102.087	101.837	101.587
6.250	102.750	102.500	102.250	6.250	102.455	102.205	101.955
Lender paid price cap after comp plan = 100.000							

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

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

Max USDA-GRH Rate		
Today:	7/8/2019	4.500%

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

30 yr DPA OTC "FHA Only ; Borrower Paid Only"				
Rate	30 Day	45 Day	60 Day	
3.875	99.007	98.757	98.507	
4.000	99.463	99.213	98.963	
4.125	99.896	99.646	99.396	
4.375	99.410	99.160	98.910	
4.500	99.811	99.561	99.311	
4.625	100.230	99.980	99.730	
4.875	99.725	99.475	99.225	
5.000	100.231	99.981	99.731	
5.125	100.650	100.400	100.150	
5.500	100.650	100.400	100.150	
5.625	101.069	100.819	100.569	



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/7/2019

45 Day Lock Exp.:

8/22/2019

60 Day Lock Exp.:

9/6/2019

W. Rate Sheet Dated: 7/8/2019

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	100.852	100.702	100.552	3.375	100.768	100.618	100.468	2.375	96.048	95.898	95.748	3.125	99.533	99.383	99.233
3.500	101.395	101.245	101.095	3.500	101.165	101.015	100.865	2.500	96.535	96.385	96.235	3.250	99.691	99.541	99.391
3.625	101.931	101.781	101.631	3.625	101.581	101.431	101.281	2.625	97.018	96.868	96.718	3.375	100.044	99.894	99.744
3.750	101.628	101.478	101.328	3.750	101.588	101.438	101.288	2.750	98.973	98.823	98.673	3.500	99.704	99.554	99.404
3.875	102.157	102.007	101.857	3.875	101.987	101.837	101.687	2.875	99.459	99.309	99.159	3.625	99.854	99.704	99.554
4.000	102.613	102.463	102.313	4.000	102.346	102.196	102.046	3.000	99.929	99.779	99.629	Margin = 2.250		Index = 1.930	
4.125	103.046	102.896	102.746	4.125	102.675	102.525	102.375	3.125	100.394	100.244	100.094				
4.250	102.287	102.187	102.087	4.250	102.305	102.205	102.105	3.250	100.381	100.231	100.081				
4.375	102.747	102.647	102.547	4.375	102.703	102.603	102.503	3.375	100.793	100.643	100.493				
4.500	103.149	103.049	102.949	4.500	103.062	102.962	102.862	3.500	101.168	101.018	100.868				
4.625	103.568	103.468	103.368	4.625	103.392	103.292	103.192	3.625	101.562	101.412	101.262				
4.750	103.443	103.343	103.243	4.750	102.474	102.374	102.274	3.750	101.890	101.740	101.590				
4.875	102.812	102.712	102.612	4.875	102.873	102.773	102.673	3.875	102.266	102.116	101.966				
5.000	103.318	103.218	103.118	5.000	103.231	103.131	103.031	4.000	102.602	102.452	102.302				
5.125	103.737	103.637	103.537	5.125	103.561	103.461	103.361	4.125	102.910	102.760	102.610				
5.250	103.089	102.989	102.889	5.250	103.144	103.044	102.944	4.250	102.712	102.562	102.412				
5.375	103.482	103.382	103.282	5.375	103.542	103.442	103.342	4.375	103.088	102.938	102.788				
5.500	103.988	103.888	103.788	5.500	103.901	103.801	103.701	4.500	103.424	103.274	103.124				
5.625	104.407	104.307	104.207	5.625	104.231	104.131	104.031	4.625	103.731	103.581	103.431				

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	99.702	99.552	99.402	3.375	99.338	99.188	99.038	2.375	96.368	96.218	96.068	3.125	97.523	97.373	97.223
3.500	100.245	100.095	99.945	3.500	99.735	99.585	99.435	2.500	96.855	96.705	96.555	3.250	97.681	97.531	97.381
3.625	100.781	100.631	100.481	3.625	100.151	100.001	99.851	2.625	97.338	97.188	97.038	3.375	98.034	97.884	97.734
3.750	100.478	100.328	100.178	3.750	100.158	100.008	99.858	2.750	98.325	98.175	98.025	3.500	97.694	97.544	97.394
3.875	101.007	100.857	100.707	3.875	100.557	100.407	100.257	2.875	98.810	98.660	98.510	3.625	97.844	97.694	97.544
4.000	101.463	101.313	101.163	4.000	100.916	100.766	100.616	3.000	99.280	99.130	98.980	Margin = 2.250		Index = 1.930	
4.125	101.896	101.746	101.596	4.125	101.245	101.095	100.945	3.125	99.746	99.596	99.446	30 Year OTC "Borrower Paid Only for USDA"			
4.250	101.137	101.037	100.937	4.250	100.875	100.775	100.675	3.250	99.451	99.301	99.151	Rate	30 Day	45 Day	60 Day
4.375	101.597	101.497	101.397	4.375	101.273	101.173	101.073	3.375	99.863	99.713	99.563	3.875	100.607	100.357	100.107
4.500	101.999	101.899	101.799	4.500	101.632	101.532	101.432	3.500	100.238	100.088	99.938	4.000	101.063	100.813	100.563
4.625	102.418	102.318	102.218	4.625	101.962	101.862	101.762	3.625	100.632	100.482	100.332	4.125	101.496	101.246	100.996
4.750	102.293	102.193	102.093	4.750	101.044	100.944	100.844	3.750	100.710	100.560	100.410	4.375	101.197	100.947	100.697
4.875	101.662	101.562	101.462	4.875	101.443	101.343	101.243	3.875	101.086	100.936	100.786	4.500	101.599	101.349	101.099
5.000	102.168	102.068	101.968	5.000	101.801	101.701	101.601	4.000	101.422	101.272	101.122	4.625	102.018	101.768	101.518
5.125	102.587	102.487	102.387	5.125	102.131	102.031	101.931	4.125	101.730	101.580	101.430	4.875	101.262	101.012	100.762
5.250	101.939	101.839	101.739	5.250	101.714	101.614	101.514	4.250	101.032	100.882	100.732	5.000	101.768	101.518	101.268
5.375	102.332	102.232	102.132	5.375	102.112	102.012	101.912	4.375	101.408	101.258	101.108	5.125	102.187	101.937	101.687
5.500	102.838	102.738	102.638	5.500	102.471	102.371	102.271	4.500	101.744	101.594	101.444	5.500	102.438	102.188	101.938
5.625	103.257	103.157	103.057	5.625	102.801	102.701	102.601	4.625	102.051	101.901	101.751	5.625	102.857	102.607	102.357

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	100.332	100.082	99.832
5.750	100.125	99.875	99.625	5.750	99.813	99.563	99.313
5.875	100.375	100.125	99.875	5.875	100.212	99.962	99.712
6.250	99.250	99.000	98.750	6.250	98.955	98.705	98.455
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:	7/8/2019	4.500%

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

30 yr DPA OTC "FHA Only ; Borrower Paid Only"			
Rate	30 Day	45 Day	60 Day
3.875	97.857	97.607	97.357
4.000	98.313	98.063	97.813
4.125	98.746	98.496	98.246
4.375	98.447	98.197	97.947
4.500	98.849	98.599	98.349
4.625	99.268	99.018	98.768
4.875	98.512	98.262	98.012
5.000	99.018	98.768	98.518
5.125	99.437	99.187	98.937
5.500	99.688	99.438	99.188
5.625	100.107	99.857	99.607

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</i> , <i>Submitted</i> , <i>U/W-Received</i> & <i>U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.	
Flood Certification = \$10.00 *UW Fee with option to buy out = \$895 / \$495 for streamline *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee FHA ID# - 1358600006	
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.	
For use by mortgage professionals only and should not be distributed to borrowers.	Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)

W. Rate Sheet Dated: 7/8/2019

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	100.989	100.889	100.789	3.125	96.930	96.830	96.730	3.125	96.679	96.579	96.479	4.000	101.809	101.709	101.609	4.000	101.122	101.022	100.922
3.750	101.243	101.143	101.043	3.250	97.993	97.893	97.793	3.250	97.801	97.701	97.601	4.125	102.045	101.945	101.845	4.125	101.378	101.278	101.178
3.875	101.755	101.655	101.555	3.375	98.703	98.603	98.503	3.375	98.516	98.416	98.316	4.250	101.930	101.830	101.730	4.250	101.679	101.579	101.479
3.990	102.294	102.194	102.094	3.500	99.255	99.155	99.055	3.500	99.067	98.967	98.867	4.375	102.378	102.278	102.178	4.375	102.234	102.134	102.034
4.000	102.394	102.294	102.194	3.625	99.699	99.599	99.499	3.625	99.511	99.411	99.311	4.500	102.812	102.712	102.612	4.500	102.709	102.609	102.509
4.125	102.546	102.446	102.346	3.750	100.428	100.328	100.228	3.750	100.329	100.229	100.129	4.625	103.020	102.920	102.820	4.625	103.020	102.920	102.820
4.250	102.642	102.542	102.442	3.875	101.005	100.905	100.805	3.875	100.911	100.811	100.711	4.750	102.791	102.691	102.591	4.750	102.791	102.691	102.591
4.375	103.007	102.907	102.807	3.990	101.607	101.507	101.407	3.990	101.513	101.413	101.313	4.875	103.216	103.116	103.016	4.875	103.216	103.116	103.016
4.500	103.393	103.293	103.193	4.000	101.707	101.607	101.507	4.000	101.613	101.513	101.413	4.990	103.558	103.458	103.358	4.990	103.558	103.458	103.358
4.625	103.380	103.280	103.180	4.125	101.879	101.779	101.679	4.125	101.785	101.685	101.585	5.000	103.658	103.558	103.458	5.000	103.658	103.558	103.458
4.750	103.527	103.427	103.327	4.250	102.391	102.291	102.191	4.250	102.480	102.380	102.280	5.125	103.564	103.464	103.364	5.125	103.564	103.464	103.364
4.875	103.855	103.755	103.655	4.375	102.863	102.763	102.663	4.375	102.957	102.857	102.757	5.250	102.915	102.815	102.715	5.250	102.915	102.815	102.715
4.990	104.106	104.006	103.906	4.500	103.290	103.190	103.090	4.500	103.384	103.284	103.184	5.375	103.337	103.237	103.137	5.375	103.337	103.237	103.137
5.000	104.206	104.106	104.006	4.625	103.449	103.349	103.249	4.625	103.542	103.442	103.342	5.500	103.735	103.635	103.535	5.500	103.735	103.635	103.535
5.125	104.448	104.348	104.248	4.750	104.107	104.007	103.907	4.750	103.979	103.879	103.779	5.625	103.966	103.866	103.766	5.625	103.966	103.866	103.766
5.250	104.542	104.442	104.342	4.875	104.481	104.381	104.281	4.875	104.356	104.256	104.156	5.750	102.944	102.844	102.744	5.750	102.944	102.844	102.744
5.375	104.786	104.686	104.586	4.990	104.769	104.669	104.569	4.990	104.644	104.544	104.444	5.875	103.383	103.283	103.183	5.875	103.383	103.283	103.183
5.500	104.989	104.889	104.789	5.000	104.869	104.769	104.669	5.000	104.744	104.644	104.544	5.990	103.733	103.633	103.533	5.990	103.733	103.633	103.533
5.625	105.179	105.079	104.979	5.125	105.440	105.340	105.240	5.125	105.239	105.139	105.039	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	100.520	100.420	100.320	3.500	100.623	100.523	100.423	3.750	100.943	100.843	100.743	3.875	101.308	101.108	101.108	3.125	100.892	100.792	100.692
3.990	100.928	100.828	100.728	3.625	101.320	101.220	101.120	3.875	101.464	101.364	101.264	3.990	101.913	101.713	101.713	3.250	101.190	101.090	100.990
4.000	101.028	100.928	100.828	3.750	101.952	101.852	101.752	3.990	102.069	101.969	101.869	4.000	102.013	101.813	101.813	3.375	101.498	101.398	101.298
4.125	101.284	101.184	101.084	3.875	102.340	102.240	102.140	4.000	102.169	102.069	101.969	4.125	102.131	101.931	101.931	3.500	101.714	101.614	101.514
4.250	101.768	101.668	101.568	3.990	102.706	102.606	102.506	4.125	102.287	102.187	102.087	4.250	102.005	101.805	101.805	3.625	102.470	102.370	102.270
4.375	102.328	102.228	102.128	4.000	102.806	102.706	102.606	4.250	102.067	101.967	101.867	4.375	102.422	102.222	102.222	3.750	102.481	102.381	102.281
4.500	102.803	102.703	102.603	4.125	103.070	102.970	102.870	4.375	102.485	102.385	102.285	4.500	102.833	102.633	102.633	3.875	102.588	102.488	102.388
4.625	103.020	102.920	102.820	4.250	103.230	103.130	103.030	4.500	102.895	102.795	102.695	4.625	102.961	102.761	102.761	3.990	102.890	102.790	102.690
4.750	102.791	102.691	102.591	4.375	103.542	103.442	103.342	4.625	102.024	102.924	102.824	4.750	102.903	102.703	102.703	4.000	102.990	102.890	102.790
4.875	103.216	103.116	103.016	4.500	103.942	103.842	103.742	4.750	102.965	102.865	102.765	4.875	103.279	103.079	103.079	4.125	103.525	103.425	103.325
4.990	103.558	103.458	103.358	4.625	103.773	103.673	103.573	4.875	103.341	103.241	103.141	4.990	103.556	103.356	103.356	4.250	103.765	103.665	103.565
5.000	103.658	103.558	103.458	4.750	103.995	103.895	103.795	4.990	103.619	103.519	103.419	5.000	103.656	103.456	103.456	4.375	104.106	104.006	103.906
5.125	103.654	103.554	103.454	4.875	104.328	104.228	104.128	5.000	103.719	103.619	103.519	5.125	103.916	103.716	103.716	4.500	104.439	104.339	104.239
5.250	102.915	102.815	102.715	4.990	104.589	104.489	104.389	5.125	103.979	103.879	103.779	5.250	103.823	103.623	103.623	4.625	104.404	104.304	104.204
5.375	103.337	103.237	103.137	5.000	104.689	104.589	104.489	5.250	103.979	103.879	103.779	5.375	104.041	103.841	103.841	4.750	104.199	104.099	103.999
5.500	103.735	103.635	103.535	5.125	104.867	104.767	104.667	5.375	104.197	104.097	103.997	5.500	104.257	104.057	104.057	4.875	104.396	104.296	104.196
5.625	103.966	103.866	103.766	5.250	104.750	104.650	104.550	5.500	104.413	104.313	104.213	5.625	104.466	104.266	104.266	4.990	104.410	104.310	104.210
5.750	102.944	102.844	102.744	5.375	104.906	104.806	104.706	5.625	104.623	104.523	104.423	5.750	104.837	104.637	104.637	5.000	104.510	104.410	104.310
5.875	103.383	103.283	103.183	5.500	105.072	104.972	104.872	5.750	105.056	104.956	104.856	5.875	105.102	104.902	104.902	5.125	104.630	104.530	104.430
15 Year 105-125				15 Year >125				15 Year High Balance				15 Year 105-125 High Balance				15 Year >125 High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.125	99.449	99.349	99.249	3.125	99.449	99.249	99.249	3.125	100.599	100.399	100.399	3.125	99.156	98.956	98.956	3.125	99.156	98.956	98.956
3.250	99.788	99.688	99.588	3.250	99.788	99.588	99.588	3.250	100.812	100.612	100.612	3.250	99.410	99.210	99.210	3.250	99.410	99.210	99.210
3.375	100.149	100.049	99.949	3.375	100.130	99.930	99.930	3.375	101.076	100.876	100.876	3.375	99.727	99.527	99.527	3.375	99.708	99.508	99.508
3.500	100.780	100.680	100.580	3.500	100.767	100.567	100.567	3.500	101.473	101.273	101.273	3.500	100.539	100.339	100.339	3.500	100.526	100.326	100.326
3.625	101.282	101.182	101.082	3.625	101.282	101.082	101.082	3.625	101.840	101.640	101.640	3.625	100.652	100.452	100.452	3.625	100.652	100.452	100.452
3.750	101.699	101.599	101.499	3.750	101.699	101.499	101.499	3.750	102.091	101.891	101.891	3.750	101.309	101.109	101.109	3.750	101.309	101.109	101.109
3.875	102.010	101.910	101.810	3.875	101.984	101.784	101.784	3.875	102.118	101.918	101.918	3.875	101.540	101.340	101.340	3.875	101.514	101.314	101.314
3.990	102.421	102.321	102.221	3.990	102.408	102.208	102.208	3.990	102.333	102.133	102.133	3.990	101.864	101.664	101.664	3.990	101.851	101.651	101.651
4.000	102.521	102.421	102.321	4.000	102.508	102.308	102.308	4.000	102.433	102.233	102.233	4.000	101.964	101.764	101.764	4.000	101.951	101.751	101.751
4.125	103.056	102.956	102.856	4.125	103.056	102.856	102.856	4.125	102.785	102.585	102.585	4.125	102.316	102.116	102.116	4.125	102.316	102.116	102.116
4.250	103.451	103.351	103.251	4.250	103.451	103.251	103.251	4.250	102.972	102.772	102.772	4.250	102.658	102.458	102.458	4.250	102.658	102.458	102.458
4.375	103.828	103.728	103.628	4.375	103.828	103.628	103.628	4.375	103.205	103.005	103.005	4.375	102.927	102.727	102.727	4.375	102.927	102.727	1

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
≥ 740	0.00%	-0.25%	-0.25%	-0.50%	-0.25%	-0.25%	-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	0.00%	-1.00%	-2.25%	-2.75%	-2.75%	-2.25%	-2.25%	-2.50%	-2.50%
640 – 659	-0.50%	-1.25%	-2.75%	-3.00%	-3.25%	-2.75%	-2.75%	-2.75%	-2.75%
620 – 639	-0.50%	-1.50%	-3.00%	-3.00%	-3.25%	-3.25%	-3.25%	-3.50%	-3.50%

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 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	N/A	-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).

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 $\geq$ 680	0.00%
All other LTV & FICO combos	1.50%

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

Cash-Out Refinance*				
FICO ↓ TVT →	< 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).

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.

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)
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			FHA ID# - 1358600006
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.: 8/7/2019
45 Day Lock Exp.: 8/22/2019
60 Day Lock Exp.: 9/6/2019

W. Rate Sheet Dated: 7/8/2019

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	101.024	100.924	100.824	3.500	100.774	100.674	100.574	3.500	100.774	100.674	100.574	4.000	102.020	101.920	101.820	4.000	101.645	101.545	101.445
3.625	101.274	101.174	101.074	3.625	101.024	100.924	100.824	3.625	101.024	100.924	100.824	4.125	102.034	101.934	101.834	4.125	101.659	101.559	101.459
3.750	101.567	101.467	101.367	3.750	101.317	101.217	101.117	3.750	101.317	101.217	101.117	4.250	102.175	102.075	101.975	4.250	101.800	101.700	101.600
3.875	102.107	102.007	101.907	3.875	101.857	101.757	101.657	3.875	101.857	101.757	101.657	4.375	102.334	102.234	102.134	4.375	102.159	102.059	101.959
3.990	102.633	102.533	102.433	3.990	102.258	102.158	102.058	3.990	102.258	102.158	102.058	4.500	102.853	102.753	102.653	4.500	102.228	102.128	102.028
4.000	102.733	102.633	102.533	4.000	102.358	102.258	102.158	4.000	102.358	102.258	102.158	4.625	102.868	102.768	102.668	4.625	102.243	102.143	102.043
4.125	102.747	102.647	102.547	4.125	102.372	102.272	102.172	4.125	102.372	102.272	102.172	4.750	102.604	102.504	102.404	4.750	101.979	101.879	101.779
4.250	102.899	102.799	102.699	4.250	102.524	102.424	102.324	4.250	102.524	102.424	102.324	4.875	102.972	102.872	102.772	4.875	102.347	102.247	102.147
4.375	103.258	103.158	103.058	4.375	102.883	102.783	102.683	4.375	102.883	102.783	102.683	4.990	103.105	103.005	102.905	4.990	102.105	102.005	101.905
4.500	103.577	103.477	103.377	4.500	102.952	102.852	102.752	4.500	102.952	102.852	102.752	5.000	103.205	103.105	103.005	5.000	102.205	102.105	102.005
4.625	103.592	103.492	103.392	4.625	102.967	102.867	102.767	4.625	102.967	102.867	102.767	5.125	102.526	102.426	102.326	5.125	101.526	101.426	101.326
4.750	103.671	103.571	103.471	4.750	103.046	102.946	102.846	4.750	103.046	102.946	102.846	5.250	102.851	102.751	102.651	5.250	101.851	101.751	101.651
4.875	104.039	103.939	103.839	4.875	103.414	103.314	103.214	4.875	103.414	103.314	103.214	5.375	103.223	103.123	103.023	5.375	103.223	103.123	103.023
4.990	104.172	104.072	103.972	4.990	103.172	103.072	102.972	4.990	103.172	103.072	102.972	5.500	103.423	103.323	103.223	5.500	103.423	103.323	103.223
5.000	104.272	104.172	104.072	5.000	103.272	103.172	103.072	5.000	103.272	103.172	103.072	5.625	103.058	102.958	102.858	5.625	103.058	102.958	102.858
5.125	104.180	104.080	103.980	5.125	103.180	103.080	102.980	5.125	103.180	103.080	102.980	5.750	103.332	103.232	103.132	5.750	103.332	103.232	103.132
5.250	104.505	104.405	104.305	5.250	103.505	103.405	103.305	5.250	103.505	103.405	103.305	5.875	103.578	103.478	103.378	5.875	103.578	103.478	103.378
5.375	104.877	104.777	104.677	5.375	104.877	104.777	104.677	5.375	104.877	104.777	104.677	5.990	103.685	103.585	103.485	5.990	103.685	103.585	103.485
5.500	105.077	104.977	104.877	5.500	105.077	104.977	104.877	5.500	105.077	104.977	104.877	6.000	103.785	103.685	103.585	6.000	103.785	103.685	103.585
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	101.645	101.545	101.445	3.375	100.552	100.386	100.352	3.375	100.552	100.386	100.352	3.375	100.552	100.386	100.352	3.375	101.679	101.579	101.479
4.125	101.659	101.559	101.459	3.500	100.891	100.725	100.691	3.500	100.891	100.725	100.691	3.500	100.891	100.725	100.691	3.500	101.880	101.780	101.680
4.250	101.800	101.700	101.600	3.625	101.503	101.403	101.303	3.625	101.503	101.403	101.303	3.625	101.503	101.403	101.303	3.625	102.005	101.905	101.805
4.375	102.159	102.059	101.959	3.750	102.035	101.935	101.835	3.750	102.035	101.935	101.835	3.750	102.035	101.935	101.835	3.750	102.725	102.625	102.525
4.500	102.228	102.128	102.028	3.875	102.500	102.400	102.300	3.875	102.500	102.400	102.300	3.875	102.500	102.400	102.300	3.875	102.773	102.673	102.573
4.625	102.243	102.143	102.043	3.990	102.853	102.753	102.653	3.990	102.853	102.753	102.653	3.990	102.853	102.753	102.653	3.990	103.042	102.942	102.842
4.750	101.979	101.879	101.779	4.000	102.953	102.853	102.753	4.000	102.953	102.853	102.753	4.000	102.953	102.853	102.753	4.000	103.142	103.042	102.942
4.875	102.347	102.247	102.147	4.125	103.257	103.157	103.057	4.125	103.257	103.157	103.057	4.125	103.257	103.157	103.057	4.125	103.210	103.110	103.010
4.990	102.105	102.005	101.905	4.250	103.309	103.209	103.109	4.250	103.309	103.209	103.109	4.250	103.309	103.209	103.109	4.250	103.338	103.238	103.138
5.000	102.205	102.105	102.005	4.375	103.716	103.616	103.516	4.375	103.716	103.616	103.516	4.375	103.716	103.616	103.516	4.375	104.220	104.120	104.020
5.125	101.526	101.426	101.326	4.500	104.033	103.933	103.833	4.500	104.033	103.933	103.833	4.500	104.033	103.933	103.833	4.500	103.391	103.291	103.191
5.250	101.851	101.751	101.651	4.625	104.089	103.989	103.889	4.625	104.089	103.989	103.889	4.625	104.089	103.989	103.889	4.625	103.766	103.666	103.566
5.375	103.223	103.123	103.023	4.750	104.267	104.167	104.067	4.750	104.267	104.167	104.067	4.750	104.267	104.167	104.067	4.750	104.147	104.047	103.947
5.500	104.423	104.323	104.223	4.875	104.647	104.547	104.447	4.875	104.647	104.547	104.447	4.875	104.647	104.547	104.447	4.875	104.470	104.370	104.270
5.625	103.058	102.958	102.858	4.990	104.839	104.739	104.639	4.990	104.839	104.739	104.639	4.990	104.839	104.739	104.639	4.990	104.036	103.936	103.836
5.750	103.332	103.232	103.132	5.000	104.939	104.839	104.739	5.000	104.939	104.839	104.739	5.000	104.939	104.839	104.739	5.000	104.136	104.036	103.936
5.875	103.578	103.478	103.378	5.125	104.600	104.500	104.400	5.125	104.600	104.500	104.400	5.125	104.600	104.500	104.400	5.125	104.469	104.369	104.269
5.990	103.685	103.585	103.485	5.250	104.906	104.806	104.706	5.250	104.906	104.806	104.706	5.250	104.906	104.806	104.706	5.250	104.588	104.488	104.388
6.000	103.785	103.685	103.585	5.375	105.158	105.058	104.958	5.375	105.158	105.058	104.958	5.375	105.158	105.058	104.958	5.375	104.816	104.716	104.616
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	101.679	101.579	101.479	3.375	101.679	101.579	101.479	3.375	101.541	101.441	101.341	3.375	101.541	101.441	101.341	3.375	101.541	101.441	101.341
3.500	101.880	101.780	101.680	3.500	101.880	101.780	101.680	3.500	101.742	101.642	101.542	3.500	101.742	101.642	101.542	3.500	101.742	101.642	101.542
3.625	102.005	101.905	101.805	3.625	102.005	101.905	101.805	3.625	101.761	101.661	101.561	3.625	101.761	101.661	101.561	3.625	101.761	101.661	101.561
3.750	102.725	102.625	102.525	3.750	102.725	102.625	102.525	3.750	102.481	102.381	102.281	3.750	102.481	102.381	102.281	3.750	102.481	102.381	102.281
3.875	102.773	102.673	102.573	3.875	102.773	102.673	102.573	3.875	102.529	102.429	102.329	3.875	102.529	102.429	102.329	3.875	102.529	102.429	102.329
3.990	103.042	102.942	102.842	3.990	103.042	102.942	102.842	3.990	102.798	102.698	102.598	3.990	102.798	102.698	102.598	3.990	102.798	102.698	102.598
4.000	103.142	103.042	102.942	4.000	103.142	103.042	102.942	4.000	102.898	102.798	102.698	4.000	102.898	102.798	102.698	4.000	102.898	102.798	102.698
4.125	103.210	103.110	103.010	4.125	103.210	103.110	103.010	4.125	102.474	102.374	102.274	4.125	102.474	102.374	102.274	4.125	102.474	102.374	102.274
4.250	103.838	103.738	103.638	4.250	103.838	103.738	103.638	4.250	103.102	103.002	102.902	4.250	103.102	103.002	102.902	4.250	103.102	103.002	102.902
4.375	104.095	103.995	103.895	4.375	104.095														



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.:

8/7/2019

45 Day Lock Exp.:

8/22/2019

60 Day Lock Exp.:

9/6/2019

W. Rate Sheet Dated: 7/8/2019

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", LPML		

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@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/7/2019

45 Day Lock Exp.:

8/22/2019

60 Day Lock Exp.:

9/6/2019

W. Rate Sheet Dated: 7/8/2019

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	99.572	99.509	99.447	
3.875	100.142	100.080	100.017	
4.000	100.455	100.393	100.330	
4.125	100.686	100.623	100.561	
4.250	100.877	100.814	100.752	
4.375	101.127	101.064	101.002	
4.500	101.340	101.277	101.215	
4.625	101.475	101.412	101.350	
4.750	101.656	101.593	101.531	
4.875	101.921	101.858	101.796	
5.000	102.167	102.104	102.042	
5.125	102.411	102.349	102.286	
5.250	102.590	102.527	102.465	

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	97.886	97.761	97.636	
3.375	98.537	98.412	98.287	
3.500	99.185	99.060	98.935	
3.625	99.737	99.612	99.487	
3.750	100.242	100.117	99.992	
3.875	100.763	100.638	100.513	
4.000	100.974	100.849	100.724	
4.125	101.196	101.071	100.946	
4.250	101.507	101.382	101.257	
4.375	101.801	101.676	101.551	
4.500	102.002	101.877	101.752	

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	97.402	97.277	97.152	
3.375	97.776	97.651	97.526	
3.500	98.192	98.067	97.942	
3.625	98.574	98.449	98.324	
3.750	98.997	98.872	98.747	
3.875	99.549	99.424	99.299	
4.000	99.826	99.701	99.576	
4.125	100.143	100.018	99.893	
4.250	100.436	100.311	100.186	
4.375	100.704	100.579	100.454	
4.500	100.947	100.822	100.697	
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

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)