[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.: **8/12/2020**
45 Day Lock Exp.: **8/27/2020**
60 Day Lock Exp.: **9/11/2020**

**W. Rate Sheet Dated:** **7/13/2020** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

## STANDARD GOVERNMENT PRODUCT

| 30/25 Year | | | | 20 Year | | | | 15/10 Year | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Rate** | **30 Day** | **45 Day** | **60 Day** | **Rate** | **30 Day** | **45 Day** | **60 Day** | **Rate** | **30 Day** | **45 Day** | **60 Day** |
| 2.750 | 100.338 | 100.338 | 100.338 | 2.750 | 100.217 | 100.217 | 100.217 | 2.250 | 98.106 | 98.106 | 98.106 |
| 2.875 | 100.343 | 100.343 | 100.343 | 2.875 | 100.221 | 100.221 | 100.221 | 2.500 | 98.115 | 98.115 | 98.115 |
| 3.000 | 100.348 | 100.348 | 100.348 | 3.000 | 100.225 | 100.225 | 100.225 | 2.625 | 98.119 | 98.119 | 98.119 |
| 3.125 | 100.352 | 100.352 | 100.352 | 3.125 | 100.228 | 100.228 | 100.228 | 2.750 | 99.063 | 99.063 | 99.063 |
| 3.250 | 101.147 | 101.147 | 101.147 | 3.250 | 100.826 | 100.826 | 100.826 | 2.875 | 99.066 | 99.066 | 99.066 |
| 3.375 | 101.051 | 101.051 | 101.051 | 3.375 | 100.829 | 100.829 | 100.829 | 3.000 | 99.070 | 99.070 | 99.070 |
| 3.500 | 101.055 | 101.055 | 101.055 | 3.500 | 100.833 | 100.833 | 100.833 | 3.125 | 99.073 | 99.073 | 99.073 |
| 3.625 | 101.059 | 101.059 | 101.059 | 3.625 | 100.846 | 100.846 | 100.846 | 3.250 | 100.855 | 100.855 | 100.855 |
| 3.750 | 101.671 | 101.671 | 101.671 | 3.750 | 101.211 | 101.211 | 101.211 | 3.375 | 100.858 | 100.858 | 100.858 |
| 3.875 | 101.575 | 101.575 | 101.575 | 3.875 | 101.244 | 101.244 | 101.244 | 3.500 | 100.861 | 100.861 | 100.861 |
| 4.000 | 101.598 | 101.598 | 101.598 | 4.000 | 101.246 | 101.246 | 101.246 | 3.625 | 100.911 | 100.911 | 100.911 |
| 4.125 | 101.601 | 101.601 | 101.601 | 4.125 | 101.236 | 101.236 | 101.236 | 3.750 | 101.054 | 101.054 | 101.054 |
| 4.250 | 102.636 | 102.636 | 102.636 | 4.250 | 102.134 | 102.134 | 102.134 | 3.875 | 101.122 | 101.122 | 101.122 |
| 4.375 | 102.539 | 102.539 | 102.539 | 4.375 | 102.136 | 102.136 | 102.136 | 4.000 | 101.124 | 101.124 | 101.124 |
| 4.500 | 102.528 | 102.528 | 102.528 | 4.500 | 102.138 | 102.138 | 102.138 | 4.125 | 101.114 | 101.114 | 101.114 |
| 4.625 | 102.531 | 102.531 | 102.531 | 4.625 | 102.128 | 102.128 | 102.128 | 4.250 | 101.887 | 101.887 | 101.887 |
| 4.750 | 103.216 | 103.216 | 103.216 | 4.750 | 102.713 | 102.713 | 102.713 | 4.375 | 101.889 | 101.889 | 101.889 |
| 4.875 | 103.118 | 103.118 | 103.118 | 4.875 | 102.716 | 102.716 | 102.716 | 4.500 | 101.892 | 101.892 | 101.892 |
| 6.250 | 104.476 | 104.476 | 104.476 | 6.250 | 104.073 | 104.073 | 104.073 | 4.625 | 101.881 | 101.881 | 101.881 |

| 5/1 Arm | | | |
|---|---|---|---|
| **Rate** | **30 Day** | **45 Day** | **60 Day** |
| 3.125 | 95.802 | 95.802 | 95.802 |
| 3.250 | 97.304 | 97.304 | 97.304 |
| 3.375 | 97.306 | 97.306 | 97.306 |
| 3.500 | 97.301 | 97.301 | 97.301 |
| 3.625 | 97.302 | 97.302 | 97.302 |
| Margin = 2.250 | | Index = 0.160 | |
| **30 Year OTC** | | | |
| **Rate** | **30 Day** | **45 Day** | **60 Day** |
| 4.000 | 101.223 | 101.223 | 101.223 |
| 4.125 | 101.226 | 101.226 | 101.226 |
| 4.375 | 102.164 | 102.164 | 102.164 |
| 4.500 | 102.153 | 102.153 | 102.153 |
| 4.625 | 102.156 | 102.156 | 102.156 |
| 4.875 | 102.743 | 102.743 | 102.743 |
| 5.000 | 102.733 | 102.733 | 102.733 |
| 5.125 | 102.736 | 102.736 | 102.736 |
| 5.500 | 104.969 | 104.969 | 104.969 |
| 5.625 | 104.972 | 104.972 | 104.972 |
| 6.250 | 103.500 | 103.500 | 103.500 |

## FHA Streamline

| 30/25 Year | | | | 20 Year | | | | 15/10 Year | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Rate** | **30 Day** | **45 Day** | **60 Day** | **Rate** | **30 Day** | **45 Day** | **60 Day** | **Rate** | **30 Day** | **45 Day** | **60 Day** |
| 2.750 | 102.953 | 102.953 | 102.953 | 2.750 | 102.853 | 102.853 | 102.853 | 2.250 | 100.332 | 100.332 | 100.332 |
| 2.875 | 102.958 | 102.958 | 102.958 | 2.875 | 102.857 | 102.857 | 102.857 | 2.375 | 100.337 | 100.337 | 100.337 |
| 3.000 | 102.958 | 102.958 | 102.958 | 3.000 | 102.857 | 102.857 | 102.857 | 2.500 | 100.336 | 100.336 | 100.336 |
| 3.125 | 102.957 | 102.957 | 102.957 | 3.125 | 102.857 | 102.857 | 102.857 | 2.625 | 100.336 | 100.336 | 100.336 |
| 3.250 | 103.548 | 103.548 | 103.548 | 3.250 | 103.451 | 103.451 | 103.451 | 2.750 | 101.276 | 101.276 | 101.276 |
| 3.375 | 103.567 | 103.567 | 103.567 | 3.375 | 103.466 | 103.466 | 103.466 | 2.875 | 101.293 | 101.293 | 101.293 |
| 3.500 | 103.567 | 103.567 | 103.567 | 3.500 | 103.466 | 103.466 | 103.466 | 3.000 | 101.293 | 101.293 | 101.293 |
| 3.625 | 103.567 | 103.567 | 103.567 | 3.625 | 103.476 | 103.476 | 103.476 | 3.125 | 101.292 | 101.292 | 101.292 |
| 3.750 | 103.174 | 103.174 | 103.174 | 3.750 | 103.077 | 103.077 | 103.077 | 3.250 | 103.071 | 103.071 | 103.071 |
| 3.875 | 103.191 | 103.191 | 103.191 | 3.875 | 103.120 | 103.120 | 103.120 | 3.375 | 103.085 | 103.085 | 103.085 |
| 4.000 | 103.210 | 103.210 | 103.210 | 4.000 | 103.090 | 103.090 | 103.090 | 3.500 | 103.085 | 103.085 | 103.085 |
| 4.125 | 103.191 | 103.191 | 103.191 | 4.125 | 103.077 | 103.077 | 103.077 | 3.625 | 103.131 | 103.131 | 103.131 |
| 4.250 | 104.122 | 104.122 | 104.122 | 4.250 | 103.985 | 103.985 | 103.985 | 3.750 | 103.225 | 103.225 | 103.225 |

## GOVERNMENT ADJUSTMENTS - Applies to all Government Programs

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

## Specialty Adjustment

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

## DPA Advantage Adjustment

| | |
|---|---|
| 203(k) / 203(k)s | -1.000 |
| 203(k) & 203(k)s are Borrower Paid only | |

## DPA Advantage Program "only Advantage Adjustments added ; FHA only"

| 30/25 Year | | | | 30/25 Year Lender Paid | | | |
|---|---|---|---|---|---|---|---|
| **Rate** | **30 Day** | **45 Day** | **60 Day** | **Rate** | **30 Day** | **45 Day** | **60 Day** |
| 4.125 | 98.651 | 98.651 | 98.651 | 6.250 | 103.750 | 103.500 | 103.250 |
| 4.250 | 99.586 | 99.586 | 99.586 | | | | |
| 4.375 | 99.589 | 99.589 | 99.589 | | | | |
| 4.500 | 99.378 | 99.378 | 99.378 | | | | |
| 4.625 | 99.381 | 99.381 | 99.381 | | | | |
| 5.000 | 100.158 | 100.158 | 100.158 | | | | |
| 5.125 | 100.161 | 100.161 | 100.161 | | | | |
| 5.250 | 100.561 | 100.561 | 100.561 | | | | |
| Borrower Paid Comp Only | | | | Lender Paid Only | | | |

### 30 yr DPA OTC "FHA Only ; Borrower Paid Only"

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 4.000 | 98.473 | 98.473 | 98.473 |
| 4.125 | 98.476 | 98.476 | 98.476 |
| 4.375 | 99.414 | 99.414 | 99.414 |
| 4.500 | 99.403 | 99.403 | 99.403 |
| 4.625 | 99.406 | 99.406 | 99.406 |
| 4.875 | 99.993 | 99.993 | 99.993 |
| 5.000 | 99.983 | 99.983 | 99.983 |
| 5.125 | 99.986 | 99.986 | 99.986 |
| 5.500 | 102.219 | 102.219 | 102.219 |
| 5.625 | 102.222 | 102.222 | 102.222 |
| 6.250 | 100.750 | 100.750 | 100.750 |

### 30 yr DPA "3.5% DPA ; Borrower Paid Only"

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 4.750 | 101.000 | 101.000 | 101.000 |

### 30 yr DPA "3.5% DPA ; Lender Paid Only"

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 6.250 | 102.750 | 102.750 | 102.750 |

## Lock Desk Policy

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

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

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

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](AFR Loan Center)

| | | | | |
|---|---|---|---|---|
| Lockdesk e-mail: | Lockdesk@afrwholesale.com | | | |
| Lockdesk Phone: | 1-877-588-2706 | | 30 Day Lock Exp.: | **8/12/2020** |
| Lockdesk Hours: | 10:00 am ET - 11:00 pm ET | | 45 Day Lock Exp.: | **8/27/2020** |
| | | | 60 Day Lock Exp.: | **9/11/2020** |

**W. Rate Sheet Dated:** **7/13/2020** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

## STANDARD GOVERNMENT HIGH BALANCE PRODUCT

| 30/25 Year | | | | 20 Year | | | | 15/10 Year | | | | 5/1 Arm | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Rate** | **30 Day** | **45 Day** | **60 Day** | **Rate** | **30 Day** | **45 Day** | **60 Day** | **Rate** | **30 Day** | **45 Day** | **60 Day** | **Rate** | **30 Day** | **45 Day** | **60 Day** |
| 2.750 | 98.626 | 98.626 | 98.626 | 2.750 | 98.935 | 98.935 | 98.935 | 2.375 | 94.891 | 94.891 | 94.891 | 3.125 | 95.100 | 95.100 | 95.100 |
| 2.875 | 98.631 | 98.631 | 98.631 | 2.875 | 98.938 | 98.938 | 98.938 | 2.500 | 94.895 | 94.895 | 94.895 | 3.250 | 96.539 | 96.539 | 96.539 |
| 3.000 | 98.635 | 98.635 | 98.635 | 3.000 | 98.942 | 98.942 | 98.942 | 2.625 | 94.899 | 94.899 | 94.899 | 3.375 | 96.541 | 96.541 | 96.541 |
| 3.125 | 98.640 | 98.640 | 98.640 | 3.125 | 98.946 | 98.946 | 98.946 | 2.750 | 97.780 | 97.780 | 97.780 | 3.500 | 96.536 | 96.536 | 96.536 |
| 3.250 | 99.372 | 99.372 | 99.372 | 3.250 | 99.481 | 99.481 | 99.481 | 2.875 | 97.784 | 97.784 | 97.784 | 3.625 | 96.537 | 96.537 | 96.537 |
| 3.375 | 99.276 | 99.276 | 99.276 | 3.375 | 99.484 | 99.484 | 99.484 | 3.000 | 97.787 | 97.787 | 97.787 | Margin = 2.250 | | Index = 0.160 | |
| 3.500 | 99.280 | 99.280 | 99.280 | 3.500 | 99.488 | 99.488 | 99.488 | 3.125 | 97.791 | 97.791 | 97.791 | **30 Year OTC** | | | |
| 3.625 | 99.284 | 99.284 | 99.284 | 3.625 | 99.501 | 99.501 | 99.501 | 3.250 | 99.510 | 99.510 | 99.510 | **Rate** | **30 Day** | **45 Day** | **60 Day** |
| 3.750 | 99.521 | 99.521 | 99.521 | 3.750 | 99.491 | 99.491 | 99.491 | 3.375 | 99.513 | 99.513 | 99.513 | 4.000 | 99.073 | 99.073 | 99.073 |
| 3.875 | 99.425 | 99.425 | 99.425 | 3.875 | 99.524 | 99.524 | 99.524 | 3.500 | 99.516 | 99.516 | 99.516 | 4.125 | 99.076 | 99.076 | 99.076 |
| 4.000 | 99.448 | 99.448 | 99.448 | 4.000 | 99.526 | 99.526 | 99.526 | 3.625 | 99.566 | 99.566 | 99.566 | 4.375 | 99.889 | 99.889 | 99.889 |
| 4.125 | 99.451 | 99.451 | 99.451 | 4.125 | 99.516 | 99.516 | 99.516 | 3.750 | 99.334 | 99.334 | 99.334 | 4.500 | 99.878 | 99.878 | 99.878 |
| 4.250 | 100.361 | 100.361 | 100.361 | 4.250 | 100.289 | 100.289 | 100.289 | 3.875 | 99.402 | 99.402 | 99.402 | 4.625 | 99.881 | 99.881 | 99.881 |
| 4.375 | 100.264 | 100.264 | 100.264 | 4.375 | 100.291 | 100.291 | 100.291 | 4.000 | 99.404 | 99.404 | 99.404 | 4.875 | 99.031 | 99.031 | 99.031 |
| 4.500 | 100.253 | 100.253 | 100.253 | 4.500 | 100.293 | 100.293 | 100.293 | 4.125 | 99.394 | 99.394 | 99.394 | 5.000 | 99.020 | 99.020 | 99.020 |
| 4.625 | 100.256 | 100.256 | 100.256 | 4.625 | 100.283 | 100.283 | 100.283 | 4.250 | 100.042 | 100.042 | 100.042 | 5.125 | 99.023 | 99.023 | 99.023 |
| 4.750 | 99.503 | 99.503 | 99.503 | 4.750 | 99.431 | 99.431 | 99.431 | 4.375 | 100.044 | 100.044 | 100.044 | 5.500 | 101.069 | 101.069 | 101.069 |
| 4.875 | 99.406 | 99.406 | 99.406 | 4.875 | 99.433 | 99.433 | 99.433 | 4.500 | 100.047 | 100.047 | 100.047 | 5.625 | 101.072 | 101.072 | 101.072 |
| 6.250 | 100.826 | 100.826 | 100.826 | 6.250 | 100.853 | 100.853 | 100.853 | 4.625 | 100.036 | 100.036 | 100.036 | 6.250 | 100.142 | 100.142 | 100.142 |

## FHA High Balance Streamline

| 30/25 Year | | | | 20 Year | | | | 15/10 Year | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Rate** | **30 Day** | **45 Day** | **60 Day** | **Rate** | **30 Day** | **45 Day** | **60 Day** | **Rate** | **30 Day** | **45 Day** | **60 Day** |
| 2.750 | 100.891 | 100.891 | 100.891 | 2.750 | 100.791 | 100.791 | 100.791 | 2.250 | 97.832 | 97.832 | 97.832 |
| 2.875 | 100.896 | 100.896 | 100.896 | 2.875 | 100.794 | 100.794 | 100.794 | 2.375 | 97.837 | 97.837 | 97.837 |
| 3.000 | 100.895 | 100.895 | 100.895 | 3.000 | 100.794 | 100.794 | 100.794 | 2.500 | 97.836 | 97.836 | 97.836 |
| 3.125 | 100.895 | 100.895 | 100.895 | 3.125 | 100.794 | 100.794 | 100.794 | 2.625 | 97.836 | 97.836 | 97.836 |
| 3.250 | 101.423 | 101.423 | 101.423 | 3.250 | 101.326 | 101.326 | 101.326 | 2.750 | 98.495 | 98.495 | 98.495 |
| 3.375 | 101.442 | 101.442 | 101.442 | 3.375 | 101.341 | 101.341 | 101.341 | 2.875 | 98.511 | 98.511 | 98.511 |
| 3.500 | 101.442 | 101.442 | 101.442 | 3.500 | 101.341 | 101.341 | 101.341 | 3.000 | 98.511 | 98.511 | 98.511 |
| 3.625 | 101.442 | 101.442 | 101.442 | 3.625 | 101.351 | 101.351 | 101.351 | 3.125 | 98.511 | 98.511 | 98.511 |
| 3.750 | 100.674 | 100.674 | 100.674 | 3.750 | 100.577 | 100.577 | 100.577 | 3.250 | 99.946 | 99.946 | 99.946 |
| 3.875 | 100.691 | 100.691 | 100.691 | 3.875 | 100.620 | 100.620 | 100.620 | 3.375 | 99.960 | 99.960 | 99.960 |
| 4.000 | 100.710 | 100.710 | 100.710 | 4.000 | 100.590 | 100.590 | 100.590 | 3.500 | 99.960 | 99.960 | 99.960 |
| 4.125 | 100.691 | 100.691 | 100.691 | 4.125 | 100.577 | 100.577 | 100.577 | 3.625 | 100.006 | 100.006 | 100.006 |
| 4.250 | 101.497 | 101.497 | 101.497 | 4.250 | 101.360 | 101.360 | 101.360 | 3.750 | 100.100 | 100.100 | 100.100 |

## GOVERNMENT ADJUSTMENTS - Applies to all Government Programs

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

## Specialty Adjustment

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

## DPA Advantage Adjustment

| | |
|---|---|
| 203(k) / 203(k)s | -1.000 |
| 203(k) & 203(k)s are Borrower Paid only | |

## DPA Advantage Program "only Advantage Adjustments added ; FHA only"

| 30/25 Year | | | | 30/25 Year Lender Paid | | | |
|---|---|---|---|---|---|---|---|
| **Rate** | **30 Day** | **45 Day** | **60 Day** | **Rate** | **30 Day** | **45 Day** | **60 Day** |
| 4.125 | 96.151 | 96.151 | 96.151 | 6.250 | 99.750 | 99.500 | 99.250 |
| 4.250 | 96.961 | 96.961 | 96.961 | | | | |
| 4.375 | 96.964 | 96.964 | 96.964 | | | | |
| 4.500 | 96.753 | 96.753 | 96.753 | | | | |
| 4.625 | 96.756 | 96.756 | 96.756 | | | | |
| 5.000 | 96.095 | 96.095 | 96.095 | | | | |
| 5.125 | 96.098 | 96.098 | 96.098 | | | | |
| 5.250 | 96.311 | 96.311 | 96.311 | | | | |
| Borrower Paid Comp Only | | | | Lender Paid Only | | | |

## 30 yr DPA OTC "FHA Only ; Borrower Paid Only"

| **Rate** | **30 Day** | **45 Day** | **60 Day** |
|---|---|---|---|
| 4.000 | 96.323 | 96.323 | 96.323 |
| 4.125 | 96.326 | 96.326 | 96.326 |
| 4.375 | 97.139 | 97.139 | 97.139 |
| 4.500 | 97.128 | 97.128 | 97.128 |
| 4.625 | 97.131 | 97.131 | 97.131 |
| 4.875 | 96.281 | 96.281 | 96.281 |
| 5.000 | 96.270 | 96.270 | 96.270 |
| 5.125 | 96.273 | 96.273 | 96.273 |
| 5.500 | 98.319 | 98.319 | 98.319 |
| 5.625 | 98.322 | 98.322 | 98.322 |
| 6.250 | 97.392 | 97.392 | 97.392 |

## 30 yr DPA "3.5% DPA ; Borrower Paid Only"

| **Rate** | **30 Day** | **45 Day** | **60 Day** |
|---|---|---|---|
| 4.750 | N/A | N/A | N/A |

## 30 yr DPA "3.5% DPA ; Lender Paid Only"

| **Rate** | **30 Day** | **45 Day** | **60 Day** |
|---|---|---|---|
| 6.250 | N/A | N/A | N/A |

## Lock Desk Policy

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

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

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

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

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

30 Day Lock Exp.: **8/12/2020**
45 Day Lock Exp.: **8/27/2020**
60 Day Lock Exp.: **9/11/2020**

**W. Rate Sheet Dated: 7/13/2020** **Release Time: 10:00 am ET** Prices are subject to change without notice.

## Conforming FNMA

### 30/25 Year

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 2.750 | 99.816 | 99.816 | 99.816 |
| 2.875 | 100.363 | 100.363 | 100.363 |
| 2.990 | 100.675 | 100.675 | 100.675 |
| 3.000 | 100.775 | 100.775 | 100.775 |
| 3.125 | 101.095 | 101.095 | 101.095 |
| 3.250 | 101.533 | 101.533 | 101.533 |
| 3.375 | 101.949 | 101.949 | 101.949 |
| 3.500 | 102.276 | 102.276 | 102.276 |
| 3.625 | 102.532 | 102.532 | 102.532 |
| 3.750 | 102.450 | 102.450 | 102.450 |
| 3.875 | 102.779 | 102.779 | 102.779 |
| 3.990 | 102.916 | 102.916 | 102.916 |
| 4.000 | 103.016 | 103.016 | 103.016 |
| 4.125 | 103.230 | 103.230 | 103.230 |
| 4.250 | 102.258 | 102.258 | 102.258 |
| 4.375 | 102.508 | 102.508 | 102.508 |
| 4.500 | 102.744 | 102.744 | 102.744 |
| 4.625 | 102.902 | 102.902 | 102.902 |
| 4.750 | 103.104 | 103.104 | 103.104 |

### 30/25 Year 105-125

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 2.875 | 98.967 | 98.967 | 98.967 |
| 2.990 | 99.319 | 99.319 | 99.319 |
| 3.000 | 99.419 | 99.419 | 99.419 |
| 3.125 | 99.772 | 99.772 | 99.772 |
| 3.250 | 100.451 | 100.451 | 100.451 |
| 3.375 | 100.910 | 100.910 | 100.910 |
| 3.500 | 101.268 | 101.268 | 101.268 |
| 3.625 | 101.795 | 101.795 | 101.795 |
| 3.750 | 102.377 | 102.377 | 102.377 |
| 3.875 | 102.739 | 102.739 | 102.739 |
| 3.990 | 102.901 | 102.901 | 102.901 |
| 4.000 | 103.001 | 103.001 | 103.001 |
| 4.125 | 103.236 | 103.236 | 103.236 |
| 4.250 | 103.212 | 103.212 | 103.212 |
| 4.375 | 103.489 | 103.489 | 103.489 |
| 4.500 | 103.746 | 103.746 | 103.746 |
| 4.625 | 103.944 | 103.944 | 103.944 |
| 4.750 | 104.401 | 104.401 | 104.401 |
| 4.875 | N/A | N/A | N/A |

### 30/25 Year >125

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 2.750 | 98.178 | 98.178 | 98.178 |
| 2.875 | 98.780 | 98.780 | 98.780 |
| 2.990 | 99.132 | 99.132 | 99.132 |
| 3.000 | 99.232 | 99.232 | 99.232 |
| 3.125 | 99.584 | 99.584 | 99.584 |
| 3.250 | 100.264 | 100.264 | 100.264 |
| 3.375 | 100.723 | 100.723 | 100.723 |
| 3.500 | 101.081 | 101.081 | 101.081 |
| 3.625 | 101.772 | 101.772 | 101.772 |
| 3.750 | 102.377 | 102.377 | 102.377 |
| 3.875 | 102.739 | 102.739 | 102.739 |
| 3.990 | 102.901 | 102.901 | 102.901 |
| 4.000 | 103.001 | 103.001 | 103.001 |
| 4.125 | 103.236 | 103.236 | 103.236 |
| 4.250 | 103.024 | 103.024 | 103.024 |
| 4.375 | 103.301 | 103.301 | 103.301 |
| 4.500 | 103.558 | 103.558 | 103.558 |
| 4.625 | 104.081 | 104.081 | 104.081 |
| 4.750 | 104.558 | 104.558 | 104.558 |

### 30/25 Year High Balance

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 2.750 | 99.164 | 99.164 | 99.164 |
| 2.875 | 99.634 | 99.634 | 99.634 |
| 2.990 | 99.854 | 99.854 | 99.854 |
| 3.000 | 99.954 | 99.954 | 99.954 |
| 3.125 | 100.110 | 100.110 | 100.110 |
| 3.250 | 100.330 | 100.330 | 100.330 |
| 3.375 | 100.694 | 100.694 | 100.694 |
| 3.500 | 100.939 | 100.939 | 100.939 |
| 3.625 | 101.064 | 101.064 | 101.064 |
| 3.750 | 100.395 | 100.395 | 100.395 |
| 3.875 | 100.684 | 100.684 | 100.684 |
| 3.990 | 100.779 | 100.779 | 100.779 |
| 4.000 | 100.879 | 100.879 | 100.879 |
| 4.125 | 101.001 | 101.001 | 101.001 |
| 4.250 | 99.906 | 99.906 | 99.906 |
| 4.375 | 100.160 | 100.160 | 100.160 |
| 4.500 | 100.352 | 100.352 | 100.352 |
| 4.625 | 100.461 | 100.461 | 100.461 |
| 4.750 | 100.255 | 100.255 | 100.255 |

### 30/25 Year 105-125 High Balance

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 2.750 | 97.513 | 97.513 | 97.513 |
| 2.875 | 98.038 | 98.038 | 98.038 |
| 2.990 | 98.298 | 98.298 | 98.298 |
| 3.000 | 98.398 | 98.398 | 98.398 |
| 3.125 | 98.587 | 98.587 | 98.587 |
| 3.250 | 99.048 | 99.048 | 99.048 |
| 3.375 | 99.455 | 99.455 | 99.455 |
| 3.500 | 99.731 | 99.731 | 99.731 |
| 3.625 | 100.127 | 100.127 | 100.127 |
| 3.750 | 100.122 | 100.122 | 100.122 |
| 3.875 | 100.444 | 100.444 | 100.444 |
| 3.990 | 100.564 | 100.564 | 100.564 |
| 4.000 | 100.664 | 100.664 | 100.664 |
| 4.125 | 100.801 | 100.801 | 100.801 |
| 4.250 | 99.706 | 99.706 | 99.706 |
| 4.375 | 99.960 | 99.960 | 99.960 |
| 4.500 | 100.152 | 100.152 | 100.152 |
| 4.625 | 100.261 | 100.261 | 100.261 |
| 4.750 | 100.055 | 100.055 | 100.055 |

### 30/25 Year >125 High Balance

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 2.750 | 97.326 | 97.326 | 97.326 |
| 2.875 | 97.851 | 97.851 | 97.851 |
| 2.990 | 98.111 | 98.111 | 98.111 |
| 3.000 | 98.211 | 98.211 | 98.211 |
| 3.125 | 98.399 | 98.399 | 98.399 |
| 3.250 | 98.861 | 98.861 | 98.861 |
| 3.375 | 99.268 | 99.268 | 99.268 |
| 3.500 | 99.544 | 99.544 | 99.544 |
| 3.625 | 100.104 | 100.104 | 100.104 |
| 3.750 | 100.122 | 100.122 | 100.122 |
| 3.875 | 100.444 | 100.444 | 100.444 |
| 3.990 | 100.564 | 100.564 | 100.564 |
| 4.000 | 100.664 | 100.664 | 100.664 |
| 4.125 | 100.801 | 100.801 | 100.801 |
| 4.250 | 99.706 | 99.706 | 99.706 |
| 4.375 | 99.960 | 99.960 | 99.960 |
| 4.500 | 100.152 | 100.152 | 100.152 |
| 4.625 | 100.261 | 100.261 | 100.261 |
| 4.750 | 100.055 | 100.055 | 100.055 |

### 20 Year

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 2.875 | 100.902 | 100.902 | 100.902 |
| 2.990 | 101.178 | 101.178 | 101.178 |
| 3.000 | 101.278 | 101.278 | 101.278 |
| 3.125 | 101.591 | 101.591 | 101.591 |
| 3.250 | 101.703 | 101.703 | 101.703 |
| 3.375 | 102.111 | 102.111 | 102.111 |
| 3.500 | 102.411 | 102.411 | 102.411 |
| 3.625 | 102.663 | 102.663 | 102.663 |
| 3.750 | 102.408 | 102.408 | 102.408 |
| 3.875 | 102.731 | 102.731 | 102.731 |
| 3.990 | 102.847 | 102.847 | 102.847 |
| 4.000 | 102.947 | 102.947 | 102.947 |
| 4.125 | 103.159 | 103.159 | 103.159 |
| 4.250 | 102.132 | 102.132 | 102.132 |
| 4.375 | 102.379 | 102.379 | 102.379 |
| 4.500 | 102.603 | 102.603 | 102.603 |
| 4.625 | 102.758 | 102.758 | 102.758 |
| 4.750 | 102.971 | 102.971 | 102.971 |
| 4.875 | 103.199 | 103.199 | 103.199 |

### 20 Year 105-125

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 2.875 | 100.176 | 100.176 | 100.176 |
| 2.990 | 100.488 | 100.488 | 100.488 |
| 3.000 | 100.588 | 100.588 | 100.588 |
| 3.125 | 100.934 | 100.934 | 100.934 |
| 3.250 | 101.444 | 101.444 | 101.444 |
| 3.375 | 101.895 | 101.895 | 101.895 |
| 3.500 | 102.224 | 102.224 | 102.224 |
| 3.625 | 102.500 | 102.500 | 102.500 |
| 3.750 | 102.562 | 102.562 | 102.562 |
| 3.875 | 102.918 | 102.918 | 102.918 |
| 3.990 | 103.057 | 103.057 | 103.057 |
| 4.000 | 103.157 | 103.157 | 103.157 |
| 4.125 | 103.390 | 103.390 | 103.390 |
| 4.250 | 102.061 | 102.061 | 102.061 |
| 4.375 | 102.335 | 102.335 | 102.335 |
| 4.500 | 102.578 | 102.578 | 102.578 |
| 4.625 | 102.749 | 102.749 | 102.749 |
| 4.750 | 102.899 | 102.899 | 102.899 |
| 4.875 | 103.150 | 103.150 | 103.150 |

### 20 Year >125

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 2.875 | 100.113 | 100.113 | 100.113 |
| 2.990 | 100.425 | 100.425 | 100.425 |
| 3.000 | 100.525 | 100.525 | 100.525 |
| 3.125 | 100.871 | 100.871 | 100.871 |
| 3.250 | 101.444 | 101.444 | 101.444 |
| 3.375 | 101.895 | 101.895 | 101.895 |
| 3.500 | 102.224 | 102.224 | 102.224 |
| 3.625 | 102.500 | 102.500 | 102.500 |
| 3.750 | 102.406 | 102.406 | 102.406 |
| 3.875 | 102.762 | 102.762 | 102.762 |
| 3.990 | 102.901 | 102.901 | 102.901 |
| 4.000 | 103.001 | 103.001 | 103.001 |
| 4.125 | 103.233 | 103.233 | 103.233 |
| 4.250 | 101.999 | 101.999 | 101.999 |
| 4.375 | 102.272 | 102.272 | 102.272 |
| 4.500 | 102.516 | 102.516 | 102.516 |
| 4.625 | 102.687 | 102.687 | 102.687 |
| 4.750 | 102.836 | 102.836 | 102.836 |
| 4.875 | 103.088 | 103.088 | 103.088 |

### 15 Year

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 2.750 | 101.173 | 101.173 | 101.173 |
| 2.875 | 101.452 | 101.452 | 101.452 |
| 2.990 | 101.681 | 101.681 | 101.681 |
| 3.000 | 101.781 | 101.781 | 101.781 |
| 3.125 | 102.147 | 102.147 | 102.147 |
| 3.250 | 102.326 | 102.326 | 102.326 |
| 3.375 | 102.580 | 102.580 | 102.580 |
| 3.500 | 102.770 | 102.770 | 102.770 |
| 3.625 | 103.020 | 103.020 | 103.020 |
| 3.750 | 102.363 | 102.363 | 102.363 |
| 3.875 | 102.639 | 102.639 | 102.639 |
| 3.990 | 102.809 | 102.809 | 102.809 |
| 4.000 | 102.909 | 102.909 | 102.909 |
| 4.125 | 103.140 | 103.140 | 103.140 |
| 4.250 | 102.109 | 102.109 | 102.109 |
| 4.375 | 102.271 | 102.271 | 102.271 |
| 4.500 | 102.311 | 102.311 | 102.311 |
| 4.625 | 102.515 | 102.515 | 102.515 |
| 4.750 | 102.708 | 102.708 | 102.708 |

### 15 Year 105-125

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 2.750 | 99.584 | 99.584 | 99.584 |
| 2.875 | 100.146 | 100.146 | 100.146 |
| 2.990 | 100.621 | 100.621 | 100.621 |
| 3.000 | 100.721 | 100.721 | 100.721 |
| 3.125 | 101.148 | 101.148 | 101.148 |
| 3.250 | 101.456 | 101.456 | 101.456 |
| 3.375 | 101.735 | 101.735 | 101.735 |
| 3.500 | 101.946 | 101.946 | 101.946 |
| 3.625 | 102.222 | 102.222 | 102.222 |
| 3.750 | 101.844 | 101.844 | 101.844 |
| 3.875 | 102.149 | 102.149 | 102.149 |
| 3.990 | 102.346 | 102.346 | 102.346 |
| 4.000 | 102.446 | 102.446 | 102.446 |
| 4.125 | 102.697 | 102.697 | 102.697 |
| 4.250 | 101.917 | 101.917 | 101.917 |
| 4.375 | 102.305 | 102.305 | 102.305 |
| 4.500 | 102.796 | 102.796 | 102.796 |
| 4.625 | 103.111 | 103.111 | 103.111 |
| 4.750 | 103.334 | 103.334 | 103.334 |

### 15 Year >125

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 2.750 | 99.584 | 99.584 | 99.584 |
| 2.875 | 100.066 | 100.066 | 100.066 |
| 2.990 | 100.553 | 100.553 | 100.553 |
| 3.000 | 100.653 | 100.653 | 100.653 |
| 3.125 | 101.086 | 101.086 | 101.086 |
| 3.250 | 101.394 | 101.394 | 101.394 |
| 3.375 | 101.672 | 101.672 | 101.672 |
| 3.500 | 101.884 | 101.884 | 101.884 |
| 3.625 | 102.159 | 102.159 | 102.159 |
| 3.750 | 101.844 | 101.844 | 101.844 |
| 3.875 | 102.149 | 102.149 | 102.149 |
| 3.990 | 102.346 | 102.346 | 102.346 |
| 4.000 | 102.446 | 102.446 | 102.446 |
| 4.125 | 102.697 | 102.697 | 102.697 |
| 4.250 | 101.917 | 101.917 | 101.917 |
| 4.375 | 102.352 | 102.352 | 102.352 |
| 4.500 | 102.853 | 102.853 | 102.853 |
| 4.625 | 103.173 | 103.173 | 103.173 |
| 4.750 | 103.396 | 103.396 | 103.396 |

### 15 Year High Balance

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 2.750 | 100.124 | 100.124 | 100.124 |
| 2.875 | 100.318 | 100.318 | 100.318 |
| 2.990 | 100.382 | 100.382 | 100.382 |
| 3.000 | 100.482 | 100.482 | 100.482 |
| 3.125 | 100.738 | 100.738 | 100.738 |
| 3.250 | 100.708 | 100.708 | 100.708 |
| 3.375 | 100.886 | 100.886 | 100.886 |
| 3.500 | 101.020 | 101.020 | 101.020 |
| 3.625 | 101.193 | 101.193 | 101.193 |
| 3.750 | 99.487 | 99.487 | 99.487 |
| 3.875 | 99.682 | 99.682 | 99.682 |
| 3.990 | 99.769 | 99.769 | 99.769 |
| 4.000 | 99.869 | 99.869 | 99.869 |
| 4.125 | 100.032 | 100.032 | 100.032 |
| 4.250 | 98.253 | 98.253 | 98.253 |
| 4.375 | 98.365 | 98.365 | 98.365 |
| 4.500 | 98.394 | 98.394 | 98.394 |
| 4.625 | 98.519 | 98.519 | 98.519 |
| 4.750 | 98.370 | 98.370 | 98.370 |

### 15 Year 105-125 High Balance

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 2.750 | 98.335 | 98.335 | 98.335 |
| 2.875 | 98.812 | 98.812 | 98.812 |
| 2.990 | 99.122 | 99.122 | 99.122 |
| 3.000 | 99.222 | 99.222 | 99.222 |
| 3.125 | 99.539 | 99.539 | 99.539 |
| 3.250 | 99.638 | 99.638 | 99.638 |
| 3.375 | 99.841 | 99.841 | 99.841 |
| 3.500 | 99.996 | 99.996 | 99.996 |
| 3.625 | 100.195 | 100.195 | 100.195 |
| 3.750 | 98.768 | 98.768 | 98.768 |
| 3.875 | 98.992 | 98.992 | 98.992 |
| 3.990 | 99.106 | 99.106 | 99.106 |
| 4.000 | 99.206 | 99.206 | 99.206 |
| 4.125 | 99.389 | 99.389 | 99.389 |
| 4.250 | 97.861 | 97.861 | 97.861 |
| 4.375 | 98.165 | 98.165 | 98.165 |
| 4.500 | 98.194 | 98.194 | 98.194 |
| 4.625 | 98.319 | 98.319 | 98.319 |
| 4.750 | 98.170 | 98.170 | 98.170 |

### 15 Year >125 High Balance

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 2.750 | 98.335 | 98.335 | 98.335 |
| 2.875 | 98.732 | 98.732 | 98.732 |
| 2.990 | 99.054 | 99.054 | 99.054 |
| 3.000 | 99.154 | 99.154 | 99.154 |
| 3.125 | 99.477 | 99.477 | 99.477 |
| 3.250 | 99.576 | 99.576 | 99.576 |
| 3.375 | 99.778 | 99.778 | 99.778 |
| 3.500 | 99.934 | 99.934 | 99.934 |
| 3.625 | 100.132 | 100.132 | 100.132 |
| 3.750 | 98.768 | 98.768 | 98.768 |
| 3.875 | 98.992 | 98.992 | 98.992 |
| 3.990 | 99.106 | 99.106 | 99.106 |
| 4.000 | 99.206 | 99.206 | 99.206 |
| 4.125 | 99.389 | 99.389 | 99.389 |
| 4.250 | 97.861 | 97.861 | 97.861 |
| 4.375 | 98.165 | 98.165 | 98.165 |
| 4.500 | 98.194 | 98.194 | 98.194 |
| 4.625 | 98.319 | 98.319 | 98.319 |
| 4.750 | 98.170 | 98.170 | 98.170 |

### 10 Year

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 2.750 | 101.568 | 101.568 | 101.568 |
| 2.875 | 101.847 | 101.847 | 101.847 |
| 2.990 | 101.981 | 101.981 | 101.981 |
| 3.000 | 102.081 | 102.081 | 102.081 |
| 3.125 | 102.448 | 102.448 | 102.448 |
| 3.250 | 102.596 | 102.596 | 102.596 |
| 3.375 | 102.849 | 102.849 | 102.849 |
| 3.500 | 103.039 | 103.039 | 103.039 |
| 3.625 | 103.290 | 103.290 | 103.290 |
| 3.750 | 102.488 | 102.488 | 102.488 |
| 3.875 | 102.764 | 102.764 | 102.764 |
| 3.990 | 102.934 | 102.934 | 102.934 |
| 4.000 | 103.034 | 103.034 | 103.034 |
| 4.125 | 103.265 | 103.265 | 103.265 |
| 4.250 | 102.036 | 102.036 | 102.036 |
| 4.375 | 102.159 | 102.159 | 102.159 |
| 4.500 | 102.268 | 102.268 | 102.268 |
| 4.625 | 102.538 | 102.538 | 102.538 |
| 4.750 | 102.708 | 102.708 | 102.708 |

### Applicable for all mortgages with greater than 15 year terms

| FICO ↓ \ LTV → | < 60.00% | 60.01 – 70.00% | 70.01 – 75.00% | 75.01 – 80.00% | 80.01 – 85.00% | 85.01 – 90.00% | 90.01 – 95.00% | 95.01 – 97.00% | >97.00% |
|---|---|---|---|---|---|---|---|---|---|
| ≥ 740 | 0.000 | -0.250 | -0.250 | -0.500 | -0.250 | -0.250 | -0.250 | -0.750 | -0.750 |
| 720 – 739 | 0.000 | -0.250 | -0.500 | -0.750 | -0.500 | -0.500 | -0.500 | -1.000 | -1.000 |
| 700 – 719 | 0.000 | -0.500 | -1.000 | -1.250 | -1.000 | -1.000 | -1.000 | -1.500 | -1.500 |
| 680 – 699 | 0.000 | -0.500 | -1.250 | -1.750 | -1.500 | -1.250 | -1.250 | -1.500 | -1.500 |
| 660 – 679 | -0.250 | -1.250 | -2.500 | -3.000 | -3.000 | -2.500 | -2.500 | -2.500 | -2.500 |
| 640 – 659 | -0.750 | -1.500 | -3.000 | -3.250 | -3.500 | -3.000 | -3.000 | -3.000 | -3.000 |
| 620 – 639 | -0.750 | -1.750 | -3.250 | -3.250 | -3.500 | -3.500 | -3.500 | -3.750 | -3.750 |

### Cash-Out Refinance*

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

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

### Product Features

| Product Feature ↓ \ LTV → | < 60.00% | 60.01 – 70.00% | 70.01 – 75.00% | 75.01 – 80.00% | 80.01 – 85.00% | 85.01 – 90.00% | 90.01 – 95.00% | 95.01 – 97.00% | >97.00% |
|---|---|---|---|---|---|---|---|---|---|
| Investment property | -2.125 | -2.125 | -2.125 | -3.375 | -4.125 | -4.125 | -4.125 | -4.125 | -4.125 |
| Second Home | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | -0.250 | -0.250 | -0.250 | -0.250 |
| Manufactured* | -0.500 | -0.500 | -0.500 | -0.500 | -0.500 | -0.500 | -0.500 | -0.500 | -0.500 |
| 2-unit property | -1.000 | -1.000 | -1.000 | -1.000 | -1.000 | -1.000 | -1.000 | -1.000 | -1.000 |
| 3-4 unit property | -1.000 | -1.000 | -1.000 | -1.000 | -1.000 | -1.000 | -1.000 | -1.000 | -1.000 |
| Condo > 15 year** | 0.000 | 0.000 | 0.000 | -0.750 | -0.750 | -0.750 | -0.750 | -0.750 | -0.750 |
| HB C/O Refi | -1.000 | -1.000 | -1.000 | -1.000 | N/A | N/A | N/A | N/A | N/A |
| HB Purchase or R/T Refi | -0.250 | -0.250 | -0.250 | -0.250 | -0.250 | -0.250 | -0.250 | -0.250 | -0.250 |

* Not applicableto MH Advantage properties (identified by SFC 859 in conjunction with SFC 235).
** Not applicable to detached Condominium units (identified by SFC 588).

### All Loan Type Adjustments

| Adjusters | All Terms |
|---|---|
| NY | -0.250 |
| Escrow Waiver | 0.000 |
| All Subordinate Financing | -0.375 |
| FNMA HomeStyle Renovation | -1.000 |
| Texas Equity 50(a)(6) | 0.000 |
| Texas Equity 50(a)(4) | 0.000 |
| **Loan Size** | |
| $0 - $49,999 | -2.500 |
| $50,000 - $85,000 | -1.375 |
| $85,001 - $125,000 | -0.500 |
| $125,001 - $175,000 | -0.375 |
| $175,001 - $275,000 | 0.000 |
| $275,001 up to HB | 0.125 |

### High LTV Refi Option LLPA Caps

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

### HomeReady LLPA Caps*

| Product Feature | LLPA Caps |
|---|---|
| LTV > 80% and credit score ≥ 680 | 0.000 |
| All other LTV & FICO combos | 1.500 |

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

### Mortgages with Subordinate Financing *

| LTV Range | CLTV Range | Credit Score < 720 | Credit Score > 720 |
|---|---|---|---|
| ≤ 65.00% | 80.01% – 95.00% | -0.500 | -0.250 |
| 65.01% – 75.00% | 80.01% – 95.00% | -0.750 | -0.500 |
| 75.01% – 95.00% | 90.01% – 95.00% | -1.000 | -0.750 |
| 75.01% – 90.00% | 76.01% – 90.00% | -1.000 | -0.750 |
| ≤ 95.00% | 95.01% – 97.00% | -1.500 | -1.500 |

* If the subordinate financing is a Community Seconds® loan, these LLPAs do not apply and the lender must use SFC 118.

### Lock Desk Policy

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

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

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

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

AFR Loan Center

| | | | |
|---|---|---|---|
| Lockdesk e-mail: | Lockdesk@afrwholesale.com | | |
| Lockdesk Phone: | 1-877-588-2706 | 30 Day Lock Exp.: | 8/12/2020 |
| Lockdesk Hours: | 10:00 am ET - 11:00 pm ET | 45 Day Lock Exp.: | 8/27/2020 |
| | | 60 Day Lock Exp.: | 9/11/2020 |

**W. Rate Sheet Dated:** 7/13/2020 **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 | 97.548 | 97.548 | 97.298 |
| 2.625 | 98.577 | 98.577 | 98.327 |
| 2.750 | 99.298 | 99.298 | 99.048 |
| 2.875 | 99.878 | 99.878 | 99.628 |
| 3.000 | 100.340 | 100.340 | 100.090 |
| 3.125 | 100.644 | 100.644 | 100.394 |
| 3.250 | 100.801 | 100.801 | 100.551 |
| 3.375 | 101.213 | 101.213 | 100.963 |
| 3.500 | 101.515 | 101.515 | 101.265 |
| 3.625 | 101.756 | 101.756 | 101.506 |
| 3.750 | 101.410 | 101.410 | 101.160 |
| 3.875 | 101.721 | 101.721 | 101.471 |
| 4.000 | 101.978 | 101.978 | 101.728 |
| 4.125 | 102.106 | 102.106 | 101.856 |
| 4.250 | 101.006 | 101.006 | 100.756 |
| 4.375 | 101.312 | 101.312 | 101.062 |
| 4.500 | 101.573 | 101.573 | 101.323 |
| 4.625 | 101.681 | 101.681 | 101.431 |
| 4.750 | 101.529 | 101.529 | 101.279 |
| 4.875 | 102.832 | 102.832 | 102.582 |

**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 | 96.881 | 96.881 | 96.631 |
| 2.500 | 97.744 | 97.744 | 97.494 |
| 2.625 | 98.544 | 98.544 | 98.294 |
| 2.750 | 99.141 | 99.141 | 98.891 |
| 2.875 | 99.795 | 99.795 | 99.545 |
| 3.000 | 100.168 | 100.168 | 99.918 |
| 3.125 | 100.491 | 100.491 | 100.241 |
| 3.250 | 100.490 | 100.490 | 100.240 |
| 3.375 | 100.890 | 100.890 | 100.640 |
| 3.500 | 101.234 | 101.234 | 100.984 |
| 3.625 | 101.469 | 101.469 | 101.219 |
| 3.750 | 101.348 | 101.348 | 101.098 |
| 3.875 | 101.713 | 101.713 | 101.463 |
| 4.000 | 102.026 | 102.026 | 101.776 |
| 4.125 | 102.147 | 102.147 | 101.897 |

**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 | 97.718 | 97.718 | 97.468 |
| 2.250 | 98.245 | 98.245 | 97.995 |
| 2.375 | 98.683 | 98.683 | 98.433 |
| 2.500 | 99.299 | 99.299 | 99.049 |
| 2.625 | 99.765 | 99.765 | 99.515 |
| 2.750 | 100.116 | 100.116 | 99.866 |
| 2.875 | 100.432 | 100.432 | 100.182 |
| 3.000 | 100.629 | 100.629 | 100.379 |
| 3.125 | 100.873 | 100.873 | 100.623 |
| 3.250 | 101.119 | 101.119 | 100.869 |
| 3.375 | 101.388 | 101.388 | 101.138 |
| 3.500 | 101.546 | 101.546 | 101.296 |
| 3.625 | 100.845 | 100.845 | 100.595 |
| 3.750 | 101.084 | 101.084 | 100.834 |
| 3.875 | 101.232 | 101.232 | 100.982 |

**30 Yr. High Balance Fixed**

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 2.875 | 98.983 | 98.983 | 98.733 |
| 3.000 | 99.444 | 99.444 | 99.194 |
| 3.125 | 99.748 | 99.748 | 99.498 |
| 3.250 | 99.397 | 99.397 | 99.147 |
| 3.375 | 99.809 | 99.809 | 99.559 |
| 3.500 | 100.111 | 100.111 | 99.861 |
| 3.625 | 100.351 | 100.351 | 100.101 |
| 3.750 | 99.216 | 99.216 | 98.966 |
| 3.875 | 99.526 | 99.526 | 99.276 |
| 4.000 | 99.783 | 99.783 | 99.533 |
| 4.125 | 99.911 | 99.911 | 99.661 |
| 4.250 | 98.336 | 98.336 | 98.086 |
| 4.375 | 98.642 | 98.642 | 98.392 |

**20 Yr. High Balance Fixed**

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 2.875 | 98.991 | 98.991 | 98.741 |
| 3.000 | 99.307 | 99.307 | 99.057 |
| 3.125 | 99.504 | 99.504 | 99.254 |
| 3.250 | 98.935 | 98.935 | 98.685 |
| 3.375 | 99.181 | 99.181 | 98.931 |
| 3.500 | 99.450 | 99.450 | 99.200 |
| 3.625 | 99.608 | 99.608 | 99.358 |
| 3.750 | 97.731 | 97.731 | 97.481 |
| 3.875 | 97.970 | 97.970 | 97.720 |
| 4.000 | 98.118 | 98.118 | 97.868 |
| 4.125 | 98.426 | 98.426 | 98.176 |
| 4.250 | 96.967 | 96.967 | 96.717 |
| 4.375 | 97.166 | 97.166 | 96.916 |

**15 Yr. High Balance Fixed**

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 2.750 | 98.891 | 98.891 | 98.641 |
| 2.875 | 99.207 | 99.207 | 98.957 |
| 3.000 | 99.404 | 99.404 | 99.154 |
| 3.125 | 98.835 | 98.835 | 98.585 |
| 3.250 | 99.081 | 99.081 | 98.831 |
| 3.375 | 99.350 | 99.350 | 99.100 |
| 3.500 | 99.508 | 99.508 | 99.258 |
| 3.625 | 97.631 | 97.631 | 97.381 |
| 3.750 | 97.870 | 97.870 | 97.620 |
| 3.875 | 98.018 | 98.018 | 97.768 |
| 4.000 | 98.326 | 98.326 | 98.076 |
| 4.125 | 96.867 | 96.867 | 96.617 |
| 4.250 | 97.066 | 97.066 | 96.816 |

**Applicable for all mortgages with greater than 15 year terms**

| FICO ↓ \ LTV → | < 60.00% | 60.01 – 70.00% | 70.01 – 75.00% | 75.01 – 80.00% | 80.01 – 85.00% | 85.01 – 90.00% | 90.01 – 95.00% |
|---|---|---|---|---|---|---|---|
| ≥ 740 | 0.000 | -0.250 | -0.250 | -0.500 | -0.250 | -0.250 | -0.250 |
| 720 – 739 | 0.000 | -0.250 | -0.500 | -0.750 | -0.500 | -0.500 | -0.500 |
| 700 – 719 | 0.000 | -0.500 | -1.000 | -1.250 | -1.000 | -1.000 | -1.000 |
| 680 – 699 | 0.000 | -0.500 | -1.250 | -1.750 | -1.500 | -1.250 | -1.250 |

**Product Features**

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

^Does not apply to MH Advantage products

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

**All Loan Type Adjustments**

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

**Lock Desk Policy**

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

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

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

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

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

30 Day Lock Exp.: 8/12/2020
45 Day Lock Exp.: 8/27/2020
60 Day Lock Exp.: 9/11/2020

**W. Rate Sheet Dated:** 7/13/2020 **Release Time:** 10:00 am ET Prices are subject to change without notice.

## Conforming FHLMC

**30/25 Year**

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 2.750 | 99.667 | 99.667 | 99.667 |
| 2.875 | 100.300 | 100.300 | 100.300 |
| 2.990 | 100.715 | 100.715 | 100.715 |
| 3.000 | 100.815 | 100.815 | 100.815 |
| 3.125 | 101.172 | 101.172 | 101.172 |
| 3.250 | 101.504 | 101.504 | 101.504 |
| 3.375 | 101.973 | 101.973 | 101.973 |
| 3.500 | 102.312 | 102.312 | 102.312 |
| 3.625 | 102.589 | 102.589 | 102.589 |
| 3.750 | 102.367 | 102.367 | 102.367 |
| 3.875 | 102.750 | 102.750 | 102.750 |
| 3.990 | 102.972 | 102.972 | 102.972 |
| 4.000 | 103.072 | 103.072 | 103.072 |
| 4.125 | 103.243 | 103.243 | 103.243 |
| 4.250 | 102.222 | 102.222 | 102.222 |
| 4.375 | 102.560 | 102.560 | 102.560 |
| 4.500 | 102.850 | 102.850 | 102.850 |
| 4.625 | 102.969 | 102.969 | 102.969 |
| 4.750 | 102.958 | 102.958 | 102.958 |

**30/25 Year 105-125**

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 3.375 | 101.098 | 101.098 | 101.098 |
| 3.500 | 101.437 | 101.437 | 101.437 |
| 3.625 | 101.714 | 101.714 | 101.714 |
| 3.750 | 101.492 | 101.492 | 101.492 |
| 3.875 | 101.875 | 101.875 | 101.875 |
| 3.990 | 102.097 | 102.097 | 102.097 |
| 4.000 | 102.197 | 102.197 | 102.197 |
| 4.125 | 102.368 | 102.368 | 102.368 |
| 4.250 | 101.347 | 101.347 | 101.347 |
| 4.375 | 101.685 | 101.685 | 101.685 |
| 4.500 | 101.725 | 101.725 | 101.725 |
| 4.625 | 101.844 | 101.844 | 101.844 |
| 4.750 | 101.833 | 101.833 | 101.833 |
| 4.875 | 102.179 | 102.179 | 102.179 |
| 4.990 | 102.351 | 102.351 | 102.351 |
| 5.000 | 102.451 | 102.451 | 102.451 |
| 5.125 | 102.756 | 102.756 | 102.756 |
| 5.250 | 103.088 | 103.088 | 103.088 |
| 5.375 | 104.335 | 104.335 | 104.335 |

**30/25 Year >125**

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 3.375 | 101.098 | 101.098 | 101.098 |
| 3.500 | 101.437 | 101.437 | 101.437 |
| 3.625 | 101.714 | 101.714 | 101.714 |
| 3.750 | 101.492 | 101.492 | 101.492 |
| 3.875 | 101.875 | 101.875 | 101.875 |
| 3.990 | 102.097 | 102.097 | 102.097 |
| 4.000 | 102.197 | 102.197 | 102.197 |
| 4.125 | 102.368 | 102.368 | 102.368 |
| 4.250 | 101.347 | 101.347 | 101.347 |
| 4.375 | 101.685 | 101.685 | 101.685 |
| 4.500 | 101.725 | 101.725 | 101.725 |
| 4.625 | 101.844 | 101.844 | 101.844 |
| 4.750 | 101.833 | 101.833 | 101.833 |
| 4.875 | 102.179 | 102.179 | 102.179 |
| 4.990 | 102.351 | 102.351 | 102.351 |
| 5.000 | 102.451 | 102.451 | 102.451 |
| 5.125 | 102.756 | 102.756 | 102.756 |
| 5.250 | 103.088 | 103.088 | 103.088 |
| 5.375 | 104.335 | 104.335 | 104.335 |

**30/25 Year SC**

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 2.750 | 99.195 | 99.195 | 99.195 |
| 2.875 | 99.828 | 99.828 | 99.828 |
| 2.990 | 100.243 | 100.243 | 100.243 |
| 3.000 | 100.343 | 100.343 | 100.343 |
| 3.125 | 100.700 | 100.700 | 100.700 |
| 3.250 | 100.407 | 100.407 | 100.407 |
| 3.375 | 100.876 | 100.876 | 100.876 |
| 3.500 | 101.215 | 101.215 | 101.215 |
| 3.625 | 101.492 | 101.492 | 101.492 |
| 3.750 | 100.582 | 100.582 | 100.582 |
| 3.875 | 100.965 | 100.965 | 100.965 |
| 3.990 | 101.187 | 101.187 | 101.187 |
| 4.000 | 101.287 | 101.287 | 101.287 |
| 4.125 | 101.458 | 101.458 | 101.458 |
| 4.250 | 100.057 | 100.057 | 100.057 |
| 4.375 | 100.395 | 100.395 | 100.395 |
| 4.500 | 100.685 | 100.685 | 100.685 |
| 4.625 | 100.804 | 100.804 | 100.804 |
| 4.750 | 100.358 | 100.358 | 100.358 |

**30/25 Year SC 105-125**

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 3.375 | 100.001 | 100.001 | 100.001 |
| 3.500 | 100.340 | 100.340 | 100.340 |
| 3.625 | 100.617 | 100.617 | 100.617 |
| 3.750 | 99.707 | 99.707 | 99.707 |
| 3.875 | 100.090 | 100.090 | 100.090 |
| 3.990 | 100.312 | 100.312 | 100.312 |
| 4.000 | 100.412 | 100.412 | 100.412 |
| 4.125 | 100.583 | 100.583 | 100.583 |
| 4.250 | 99.182 | 99.182 | 99.182 |
| 4.375 | 99.520 | 99.520 | 99.520 |
| 4.500 | 99.560 | 99.560 | 99.560 |
| 4.625 | 99.679 | 99.679 | 99.679 |
| 4.750 | 99.233 | 99.233 | 99.233 |
| 4.875 | 99.579 | 99.579 | 99.579 |
| 4.990 | 99.751 | 99.751 | 99.751 |
| 5.000 | 99.851 | 99.851 | 99.851 |
| 5.125 | 98.781 | 98.781 | 98.781 |
| 5.250 | 99.113 | 99.113 | 99.113 |
| 5.375 | 100.210 | 100.210 | 100.210 |

**30/25 Year SC >125**

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 3.375 | 100.001 | 100.001 | 100.001 |
| 3.500 | 100.340 | 100.340 | 100.340 |
| 3.625 | 100.617 | 100.617 | 100.617 |
| 3.750 | 99.707 | 99.707 | 99.707 |
| 3.875 | 100.090 | 100.090 | 100.090 |
| 3.990 | 100.312 | 100.312 | 100.312 |
| 4.000 | 100.412 | 100.412 | 100.412 |
| 4.125 | 100.583 | 100.583 | 100.583 |
| 4.250 | 99.182 | 99.182 | 99.182 |
| 4.375 | 99.520 | 99.520 | 99.520 |
| 4.500 | 99.560 | 99.560 | 99.560 |
| 4.625 | 99.679 | 99.679 | 99.679 |
| 4.750 | 99.233 | 99.233 | 99.233 |
| 4.875 | 99.579 | 99.579 | 99.579 |
| 4.990 | 99.751 | 99.751 | 99.751 |
| 5.000 | 99.851 | 99.851 | 99.851 |
| 5.125 | 98.781 | 98.781 | 98.781 |
| 5.250 | 99.113 | 99.113 | 99.113 |
| 5.375 | 100.210 | 100.210 | 100.210 |

**20 Year**

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 2.750 | 99.953 | 99.953 | 99.953 |
| 2.875 | 100.674 | 100.674 | 100.674 |
| 2.990 | 101.003 | 101.003 | 101.003 |
| 3.000 | 101.103 | 101.103 | 101.103 |
| 3.125 | 101.451 | 101.451 | 101.451 |
| 3.250 | 101.589 | 101.589 | 101.589 |
| 3.375 | 102.012 | 102.012 | 102.012 |
| 3.500 | 102.381 | 102.381 | 102.381 |
| 3.625 | 102.645 | 102.645 | 102.645 |
| 3.750 | 102.663 | 102.663 | 102.663 |
| 3.875 | 103.050 | 103.050 | 103.050 |
| 3.990 | 103.274 | 103.274 | 103.274 |
| 4.000 | 103.374 | 103.374 | 103.374 |
| 4.125 | 103.520 | 103.520 | 103.520 |
| 4.250 | 103.043 | 103.043 | 103.043 |
| 4.375 | 103.234 | 103.234 | 103.234 |
| 4.500 | 103.403 | 103.403 | 103.403 |
| 4.625 | 103.477 | 103.477 | 103.477 |
| 4.750 | 103.726 | 103.726 | 103.726 |

**20 Year 105-125**

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 3.375 | 101.512 | 101.512 | 101.512 |
| 3.500 | 101.881 | 101.881 | 101.881 |
| 3.625 | 102.145 | 102.145 | 102.145 |
| 3.750 | 102.163 | 102.163 | 102.163 |
| 3.875 | 102.550 | 102.550 | 102.550 |
| 3.990 | 102.774 | 102.774 | 102.774 |
| 4.000 | 102.874 | 102.874 | 102.874 |
| 4.125 | 103.020 | 103.020 | 103.020 |
| 4.250 | 102.543 | 102.543 | 102.543 |
| 4.375 | 102.734 | 102.734 | 102.734 |
| 4.500 | 102.153 | 102.153 | 102.153 |
| 4.625 | 102.227 | 102.227 | 102.227 |
| 4.750 | 102.476 | 102.476 | 102.476 |
| 4.875 | 102.730 | 102.730 | 102.730 |
| 4.990 | 103.051 | 103.051 | 103.051 |
| 5.000 | 103.151 | 103.151 | 103.151 |
| 5.125 | 103.436 | 103.436 | 103.436 |
| 5.250 | 103.407 | 103.407 | 103.407 |
| 5.375 | 104.532 | 104.532 | 104.532 |

**20 Year >125**

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 3.375 | 101.512 | 101.512 | 101.512 |
| 3.500 | 101.881 | 101.881 | 101.881 |
| 3.625 | 102.145 | 102.145 | 102.145 |
| 3.750 | 102.163 | 102.163 | 102.163 |
| 3.875 | 102.550 | 102.550 | 102.550 |
| 3.990 | 102.774 | 102.774 | 102.774 |
| 4.000 | 102.874 | 102.874 | 102.874 |
| 4.125 | 103.020 | 103.020 | 103.020 |
| 4.250 | 102.543 | 102.543 | 102.543 |
| 4.375 | 102.734 | 102.734 | 102.734 |
| 4.500 | 102.153 | 102.153 | 102.153 |
| 4.625 | 102.227 | 102.227 | 102.227 |
| 4.750 | 102.476 | 102.476 | 102.476 |
| 4.875 | 102.730 | 102.730 | 102.730 |
| 4.990 | 103.051 | 103.051 | 103.051 |
| 5.000 | 103.151 | 103.151 | 103.151 |
| 5.125 | 103.436 | 103.436 | 103.436 |
| 5.250 | 103.407 | 103.407 | 103.407 |
| 5.375 | 104.532 | 104.532 | 104.532 |

**15 Year**

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 2.750 | 101.258 | 101.258 | 101.258 |
| 2.875 | 101.626 | 101.626 | 101.626 |
| 2.990 | 101.770 | 101.770 | 101.770 |
| 3.000 | 101.870 | 101.870 | 101.870 |
| 3.125 | 102.183 | 102.183 | 102.183 |
| 3.250 | 102.468 | 102.468 | 102.468 |
| 3.375 | 102.773 | 102.773 | 102.773 |
| 3.500 | 102.950 | 102.950 | 102.950 |
| 3.625 | 102.288 | 102.288 | 102.288 |
| 3.750 | 102.542 | 102.542 | 102.542 |
| 3.875 | 102.687 | 102.687 | 102.687 |
| 3.990 | 102.910 | 102.910 | 102.910 |
| 4.000 | 103.010 | 103.010 | 103.010 |
| 4.125 | 101.935 | 101.935 | 101.935 |
| 4.250 | 102.146 | 102.146 | 102.146 |
| 4.375 | 102.376 | 102.376 | 102.376 |
| 4.500 | 102.526 | 102.526 | 102.526 |
| 4.625 | 102.504 | 102.504 | 102.504 |
| 4.750 | 102.600 | 102.600 | 102.600 |

**15 Year 105-125**

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 2.750 | 103.258 | 103.258 | 103.258 |
| 2.875 | 101.626 | 101.626 | 101.626 |
| 2.990 | 101.770 | 101.770 | 101.770 |
| 3.000 | 101.870 | 101.870 | 101.870 |
| 3.125 | 102.183 | 102.183 | 102.183 |
| 3.250 | 102.468 | 102.468 | 102.468 |
| 3.375 | 102.773 | 102.773 | 102.773 |
| 3.500 | 102.950 | 102.950 | 102.950 |
| 3.625 | 102.288 | 102.288 | 102.288 |
| 3.750 | 102.542 | 102.542 | 102.542 |
| 3.875 | 102.687 | 102.687 | 102.687 |
| 3.990 | 102.910 | 102.910 | 102.910 |
| 4.000 | 103.010 | 103.010 | 103.010 |
| 4.125 | 101.935 | 101.935 | 101.935 |
| 4.250 | 102.146 | 102.146 | 102.146 |
| 4.375 | 102.376 | 102.376 | 102.376 |
| 4.500 | 102.526 | 102.526 | 102.526 |
| 4.625 | 102.504 | 102.504 | 102.504 |
| 4.750 | 102.600 | 102.600 | 102.600 |

**15 Year >125**

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 2.750 | 103.508 | 103.508 | 103.508 |
| 2.875 | 101.626 | 101.626 | 101.626 |
| 2.990 | 101.770 | 101.770 | 101.770 |
| 3.000 | 101.870 | 101.870 | 101.870 |
| 3.125 | 102.183 | 102.183 | 102.183 |
| 3.250 | 102.468 | 102.468 | 102.468 |
| 3.375 | 102.773 | 102.773 | 102.773 |
| 3.500 | 102.950 | 102.950 | 102.950 |
| 3.625 | 102.288 | 102.288 | 102.288 |
| 3.750 | 102.542 | 102.542 | 102.542 |
| 3.875 | 102.687 | 102.687 | 102.687 |
| 3.990 | 102.910 | 102.910 | 102.910 |
| 4.000 | 103.010 | 103.010 | 103.010 |
| 4.125 | 101.935 | 101.935 | 101.935 |
| 4.250 | 102.146 | 102.146 | 102.146 |
| 4.375 | 102.376 | 102.376 | 102.376 |
| 4.500 | 102.526 | 102.526 | 102.526 |
| 4.625 | 102.504 | 102.504 | 102.504 |
| 4.750 | 102.600 | 102.600 | 102.600 |

**15 Year SC**

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 2.750 | 100.295 | 100.295 | 100.295 |
| 2.875 | 100.663 | 100.663 | 100.663 |
| 2.990 | 100.807 | 100.807 | 100.807 |
| 3.000 | 100.907 | 100.907 | 100.907 |
| 3.125 | 100.408 | 100.408 | 100.408 |
| 3.250 | 100.693 | 100.693 | 100.693 |
| 3.375 | 100.998 | 100.998 | 100.998 |
| 3.500 | 101.175 | 101.175 | 101.175 |
| 3.625 | 99.325 | 99.325 | 99.325 |
| 3.750 | 99.579 | 99.579 | 99.579 |
| 3.875 | 99.724 | 99.724 | 99.724 |
| 3.990 | 99.947 | 99.947 | 99.947 |
| 4.000 | 100.047 | 100.047 | 100.047 |
| 4.125 | 98.597 | 98.597 | 98.597 |
| 4.250 | 98.808 | 98.808 | 98.808 |
| 4.375 | 99.038 | 99.038 | 99.038 |
| 4.500 | 99.188 | 99.188 | 99.188 |
| 4.625 | 98.572 | 98.572 | 98.572 |
| 4.750 | 99.872 | 99.872 | 99.872 |

**15 Year SC 105-125**

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 2.750 | 102.295 | 102.295 | 102.295 |
| 2.875 | 100.663 | 100.663 | 100.663 |
| 2.990 | 100.807 | 100.807 | 100.807 |
| 3.000 | 100.907 | 100.907 | 100.907 |
| 3.125 | 100.408 | 100.408 | 100.408 |
| 3.250 | 100.693 | 100.693 | 100.693 |
| 3.375 | 100.998 | 100.998 | 100.998 |
| 3.500 | 101.175 | 101.175 | 101.175 |
| 3.625 | 99.325 | 99.325 | 99.325 |
| 3.750 | 99.579 | 99.579 | 99.579 |
| 3.875 | 99.724 | 99.724 | 99.724 |
| 3.990 | 99.947 | 99.947 | 99.947 |
| 4.000 | 100.047 | 100.047 | 100.047 |
| 4.125 | 98.597 | 98.597 | 98.597 |
| 4.250 | 98.808 | 98.808 | 98.808 |
| 4.375 | 99.038 | 99.038 | 99.038 |
| 4.500 | 99.188 | 99.188 | 99.188 |
| 4.625 | 98.572 | 98.572 | 98.572 |
| 4.750 | 99.872 | 99.872 | 99.872 |

**15 Year SC >125**

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 2.750 | 102.545 | 102.545 | 102.545 |
| 2.875 | 100.663 | 100.663 | 100.663 |
| 2.990 | 100.807 | 100.807 | 100.807 |
| 3.000 | 100.907 | 100.907 | 100.907 |
| 3.125 | 100.408 | 100.408 | 100.408 |
| 3.250 | 100.693 | 100.693 | 100.693 |
| 3.375 | 100.998 | 100.998 | 100.998 |
| 3.500 | 101.175 | 101.175 | 101.175 |
| 3.625 | 99.325 | 99.325 | 99.325 |
| 3.750 | 99.579 | 99.579 | 99.579 |
| 3.875 | 99.724 | 99.724 | 99.724 |
| 3.990 | 99.947 | 99.947 | 99.947 |
| 4.000 | 100.047 | 100.047 | 100.047 |
| 4.125 | 98.597 | 98.597 | 98.597 |
| 4.250 | 98.808 | 98.808 | 98.808 |
| 4.375 | 99.038 | 99.038 | 99.038 |
| 4.500 | 99.188 | 99.188 | 99.188 |
| 4.625 | 98.572 | 98.572 | 98.572 |
| 4.750 | 99.872 | 99.872 | 99.872 |

**Applicable for all mortgages with terms greater than 15 years**

| FICO ↓ \ LTV → | < 60.00% | 60.01 – 70.00% | 70.01 – 75.00% | 75.01 – 80.00% | 80.01 – 85.00% | 85.01 – 90.00% | 90.01 – 95.00% | 95.01 – 97.00% | 97.01 – 105.00% | >105% |
|---|---|---|---|---|---|---|---|---|---|---|
| ≥ 740 | 0.000 | -0.250 | -0.250 | -0.500 | -0.250 | -0.250 | -0.250 | -0.750 | -0.750 | -0.750 |
| 720 – 739 | 0.000 | -0.250 | -0.500 | -0.750 | -0.500 | -0.500 | -0.500 | -1.000 | -1.000 | -1.000 |
| 700 – 719 | 0.000 | -0.500 | -1.000 | -1.250 | -1.000 | -1.000 | -1.000 | -1.500 | -1.500 | -1.500 |
| 680 – 699 | 0.000 | -0.500 | -1.250 | -1.750 | -1.500 | -1.250 | -1.250 | -1.500 | -1.500 | -1.500 |
| 660 – 679 | -0.250 | -1.250 | -2.500 | -3.000 | -3.000 | -2.500 | -2.500 | -2.500 | -2.500 | -2.500 |
| 640 – 659 | -0.750 | -1.500 | -3.000 | -3.250 | -3.500 | -3.000 | -3.000 | -3.000 | -3.000 | -3.000 |
| 620 – 639 | -0.750 | -1.750 | -3.250 | -3.250 | -3.500 | -3.500 | -3.500 | -3.750 | -3.750 | -3.750 |

**Cash Out Refi**

| FICO ↓ \ LTV → | < 60.00% | 60.01 – 70.00% | 70.01 – 75.00% | 75.01 – 80.00% |
|---|---|---|---|---|
| ≥ 740 | -0.375 | -0.625 | -0.625 | -0.875 |
| 720 – 739 | -0.375 | -1.000 | -1.000 | -1.125 |
| 700 – 719 | -0.375 | -1.000 | -1.000 | -1.125 |
| 680 – 699 | -0.375 | -1.125 | -1.125 | -1.750 |
| 660 – 679 | -0.625 | -1.125 | -1.125 | -1.875 |
| 640 – 659 | -0.625 | -1.625 | -1.625 | -2.625 |
| 620 – 639 | -0.625 | -1.625 | -1.625 | -3.125 |

**Program Features**

| Product Feature ↓ \ LTV → | < 60.00% | 60.01 – 70.00% | 70.01 – 75.00% | 75.01 – 80.00% | 80.01 – 85.00% | 85.01 – 90.00% | 90.01 – 95.00% | 95.01 – 97.00% | 97.01 – 105.00% | >105% |
|---|---|---|---|---|---|---|---|---|---|---|
| High LTV * | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | -0.500 | -1.000 | -2.000 |
| Condo ** | 0.000 | 0.000 | 0.000 | -0.750 | -0.750 | -0.750 | -0.750 | -0.750 | -0.750 | -0.750 |
| Manufactured **** | -0.500 | -0.500 | -0.500 | -0.500 | -0.500 | -0.500 | -0.500 | -0.500 | -0.500 | -0.500 |
| 2 Unit | -1.000 | -1.000 | -1.000 | -1.000 | -1.000 | -1.000 | -1.000 | -1.000 | -1.000 | -1.000 |
| 3-4 Unit | -1.000 | -1.000 | -1.000 | -1.000 | -1.500 | -2.000 | -2.000 | -2.000 | -2.000 | -2.000 |
| Investment | -2.125 | -2.125 | -2.125 | -3.375 | -4.125 | -4.125 | -4.125 | -4.125 | -4.125 | -4.125 |
| Second Home *** | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | -0.250 | -0.250 | -0.250 | -0.250 | -0.250 |
| SC Purchase & R/T Refi | -0.250 | -0.250 | -0.250 | -0.250 | -0.250 | -0.250 | -0.250 | -0.250 | -0.250 | -0.250 |
| SC C/O Refi | -1.000 | -1.000 | -1.000 | -1.000 | N/A | N/A | N/A | N/A | N/A | N/A |

*Applies to Enhanced Relief Refi Only **Detached Condos are not subject to this Adj. ***Enhanced Relief Refi Mortgages are not subject to the Second Home Adj. ****CHOICEHome properties are not subject to this Adj.

**All Loan Type Adjustments**

| Adjusters | All Terms |
|---|---|
| NY | -0.250 |
| Escrow Waiver | 0.000 |
| Texas Equity 50(a)(6) | 0.000 |
| Texas Equity 50(a)(4) | 0.000 |
| OTC "Construction Conversion" | -1.000 |
| **Loan Size** | |
| $0 - $49,999 | -2.500 |
| $50,000 - $85,000 | -1.375 |
| $85,001 - $125,000 | -0.500 |
| $125,001 - $175,000 | -0.375 |
| $175,001 - $275,000 | 0.000 |
| $275,001 up to SC | 0.125 |

**Subordination**

| LTV | TLTV | < 720 | ≥ 720 |
|---|---|---|---|
| ≤ 75% | ≤ 80% | -0.375 | -0.375 |
| ≤ 65% | >80% & ≤ 95% | -0.875 | -0.625 |
| >65% & ≤ 75% | >80% & ≤ 95% | -1.125 | -0.875 |
| >75% & ≤ 95% | >75% & ≤ 95% | -1.375 | -1.125 |
| ≤ 97% | >95% & ≤ 97% | -1.875 | -1.875 |
| > 97% | > 97% | -1.875 | -1.875 |

**Subordination Enhanced Reflief Refi**

| LTV | TLTV | < 720 | ≥ 720 |
|---|---|---|---|
| ≤ 75% | ≤ 80% | -0.375 | -0.375 |
| ≤ 65% | >80% & ≤ 95% | -0.875 | -0.625 |
| >65% & ≤ 75% | >80% & ≤ 95% | -1.125 | -0.875 |
| >75% & ≤ 80% | >75% & ≤ 95% | -1.375 | -1.125 |
| >80% & ≤ 90% | >81% & ≤ 95% | -1.375 | -0.875 |
| >90% & ≤ 95% | >91% & ≤ 95% | -0.875 | -0.625 |
| All | > 95% | -1.875 | -1.875 |

**Enhanced Relief Refi LLPA Caps**

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

**Lock Desk Policy**

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

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

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

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

| | |
|---|---|
| 30 Day Lock Exp.: | 8/12/2020 |
| 45 Day Lock Exp.: | 8/27/2020 |
| 60 Day Lock Exp.: | 9/11/2020 |

**W. Rate Sheet Dated:** 7/13/2020 **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 | 100.091 | 100.091 | 100.091 | 2.750 | 100.431 | 100.431 | 100.431 | 2.750 | 101.461 | 101.461 | 101.461 | 2.750 | 99.269 | 99.269 | 99.269 | 2.750 | 100.198 | 100.198 | 100.198 |
| 2.875 | 100.712 | 100.712 | 100.712 | 2.875 | 101.120 | 101.120 | 101.120 | 2.875 | 101.805 | 101.805 | 101.805 | 2.875 | 99.890 | 99.890 | 99.890 | 2.875 | 100.542 | 100.542 | 100.542 |
| 2.990 | 101.116 | 101.116 | 101.116 | 2.990 | 101.425 | 101.425 | 101.425 | 2.990 | 101.928 | 101.928 | 101.928 | 2.990 | 100.294 | 100.294 | 100.294 | 2.990 | 100.665 | 100.665 | 100.665 |
| 3.000 | 101.216 | 101.216 | 101.216 | 3.000 | 101.525 | 101.525 | 101.525 | 3.000 | 102.028 | 102.028 | 102.028 | 3.000 | 100.394 | 100.394 | 100.394 | 3.000 | 100.765 | 100.765 | 100.765 |
| 3.125 | 101.565 | 101.565 | 101.565 | 3.125 | 101.876 | 101.876 | 101.876 | 3.125 | 102.330 | 102.330 | 102.330 | 3.125 | 100.743 | 100.743 | 100.743 | 3.125 | 100.255 | 100.255 | 100.255 |
| 3.250 | 101.760 | 101.760 | 101.760 | 3.250 | 101.889 | 101.889 | 101.889 | 3.250 | 102.601 | 102.601 | 102.601 | 3.250 | 100.313 | 100.313 | 100.313 | 3.250 | 100.526 | 100.526 | 100.526 |
| 3.375 | 102.220 | 102.220 | 102.220 | 3.375 | 102.310 | 102.310 | 102.310 | 3.375 | 102.886 | 102.886 | 102.886 | 3.375 | 100.773 | 100.773 | 100.773 | 3.375 | 100.811 | 100.811 | 100.811 |
| 3.500 | 102.562 | 102.562 | 102.562 | 3.500 | 102.675 | 102.675 | 102.675 | 3.500 | 103.060 | 103.060 | 103.060 | 3.500 | 101.115 | 101.115 | 101.115 | 3.500 | 100.985 | 100.985 | 100.985 |
| 3.625 | 102.845 | 102.845 | 102.845 | 3.625 | 102.924 | 102.924 | 102.924 | 3.625 | 102.343 | 102.343 | 102.343 | 3.625 | 101.398 | 101.398 | 101.398 | 3.625 | 99.080 | 99.080 | 99.080 |
| 3.750 | 102.523 | 102.523 | 102.523 | 3.750 | 102.795 | 102.795 | 102.795 | 3.750 | 102.583 | 102.583 | 102.583 | 3.750 | 100.388 | 100.388 | 100.388 | 3.750 | 99.320 | 99.320 | 99.320 |
| 3.875 | 102.864 | 102.864 | 102.864 | 3.875 | 103.165 | 103.165 | 103.165 | 3.875 | 102.735 | 102.735 | 102.735 | 3.875 | 100.729 | 100.729 | 100.729 | 3.875 | 99.472 | 99.472 | 99.472 |
| 3.990 | 103.046 | 103.046 | 103.046 | 3.990 | 103.377 | 103.377 | 103.377 | 3.990 | 102.942 | 102.942 | 102.942 | 3.990 | 100.911 | 100.911 | 100.911 | 3.990 | 99.679 | 99.679 | 99.679 |
| 4.000 | 103.146 | 103.146 | 103.146 | 4.000 | 103.477 | 103.477 | 103.477 | 4.000 | 103.042 | 103.042 | 103.042 | 4.000 | 101.011 | 101.011 | 101.011 | 4.000 | 99.779 | 99.779 | 99.779 |
| 4.125 | 103.290 | 103.290 | 103.290 | 4.125 | 103.602 | 103.602 | 103.602 | 4.125 | 102.048 | 102.048 | 102.048 | 4.125 | 101.155 | 101.155 | 101.155 | 4.125 | 98.410 | 98.410 | 98.410 |
| 4.250 | 102.193 | 102.193 | 102.193 | 4.250 | 103.019 | 103.019 | 103.019 | 4.250 | 102.249 | 102.249 | 102.249 | 4.250 | 99.678 | 99.678 | 99.678 | 4.250 | 98.611 | 98.611 | 98.611 |
| 4.375 | 102.497 | 102.497 | 102.497 | 4.375 | 103.201 | 103.201 | 103.201 | 4.375 | 102.466 | 102.466 | 102.466 | 4.375 | 99.982 | 99.982 | 99.982 | 4.375 | 98.828 | 98.828 | 98.828 |
| 4.500 | 102.759 | 102.759 | 102.759 | 4.500 | 103.361 | 103.361 | 103.361 | 4.500 | 102.610 | 102.610 | 102.610 | 4.500 | 100.244 | 100.244 | 100.244 | 4.500 | 98.972 | 98.972 | 98.972 |
| 4.625 | 102.869 | 102.869 | 102.869 | 4.625 | 103.432 | 103.432 | 103.432 | 4.625 | 102.626 | 102.626 | 102.626 | 4.625 | 100.354 | 100.354 | 100.354 | 4.625 | 98.394 | 98.394 | 98.394 |
| 4.750 | 102.696 | 102.696 | 102.696 | 4.750 | 103.480 | 103.480 | 103.480 | 4.750 | 102.719 | 102.719 | 102.719 | 4.750 | 99.746 | 99.746 | 99.746 | 4.750 | 99.691 | 99.691 | 99.691 |

## Applicable for all mortgages with greater than 15 year terms

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

## Mortgages with Subordinate Financing

| LTV Range | CLTV Range | Credit Score < 720 | Credit Score ≥ 720 |
|---|---|---|---|
| All | All | -0.500 | -0.500 |

## HP LLPA Cap

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

## Product Features

| Product Feature ↓ \ LTV → | ≤ 60.00% | 60.01 - 70.00% | 70.01 - 75.00% | 75.01 - 80.00% | 80.01 - 85.00% | 85.01 - 90.00% | 90.01 - 95.00% | 95.01 - 97.00% | 97.01 - 105% | > 105% |
|---|---|---|---|---|---|---|---|---|---|---|
| Investment Property | -2.125 | -2.125 | -2.125 | -3.375 | -4.125 | -4.125 | -4.125 | -4.125 | -4.125 | -4.125 |
| Manufactured | -0.500 | -0.500 | -0.500 | -0.500 | -0.500 | -0.500 | -0.500 | -0.500 | -0.500 | -0.500 |
| 2-Unit Property | -1.000 | -1.000 | -1.000 | -1.000 | -1.000 | -1.000 | -1.000 | -1.000 | -1.000 | -1.000 |
| 3-4 Unit Property | -1.000 | -1.000 | -1.000 | -1.000 | -1.500 | -2.000 | -2.000 | -2.000 | -2.000 | -2.000 |
| Condo > 15 year | 0.000 | 0.000 | 0.000 | -0.750 | -0.750 | -0.750 | -0.750 | -0.750 | -0.750 | -0.750 |
| SC Purchase or R/T Refi | -0.250 | -0.250 | -0.250 | -0.250 | -0.250 | -0.250 | -0.250 | -0.250 | -0.250 | -0.250 |

## All Loan Type Adjustments

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

## Lock Desk Policy

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

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

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

AFR Loan Center

| | | | |
|---|---|---|---|
| Lockdesk e-mail: | Lockdesk@afrwholesale.com | 30 Day Lock Exp.: | 8/12/2020 |
| Lockdesk Phone: | 1-877-588-2706 | 45 Day Lock Exp.: | 8/27/2020 |
| Lockdesk Hours: | 10:00 am ET - 11:00 pm ET | 60 Day Lock Exp.: | 9/11/2020 |

**W. Rate Sheet Dated:** 7/13/2020 **Release Time:** 10:00 am ET Prices are subject to change without notice.

## Non-Conforming "Jumbo"

### 30 Yr. Fixed

**All-in Price Cap** "Before Lender Paid Comp - Max = $20,000" 101.850

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 3.375 | N/A | N/A | N/A |
| 3.500 | N/A | N/A | N/A |
| 3.625 | N/A | N/A | N/A |
| 3.750 | N/A | N/A | N/A |
| 3.875 | N/A | N/A | N/A |
| 4.000 | N/A | N/A | N/A |
| 4.125 | N/A | N/A | N/A |
| 4.250 | N/A | N/A | N/A |
| 4.375 | N/A | N/A | N/A |
| 4.500 | N/A | N/A | N/A |
| 4.625 | N/A | N/A | N/A |
| 4.750 | N/A | N/A | N/A |
| 4.875 | N/A | N/A | N/A |

### 15 Yr. Fixed

**All-in Price Cap** "Before Lender Paid Comp - Max = $20,000" 101.850

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 3.000 | N/A | N/A | N/A |
| 3.125 | N/A | N/A | N/A |
| 3.250 | N/A | N/A | N/A |
| 3.375 | N/A | N/A | N/A |
| 3.500 | N/A | N/A | N/A |
| 3.625 | N/A | N/A | N/A |
| 3.750 | N/A | N/A | N/A |
| 3.875 | N/A | N/A | N/A |
| 4.000 | N/A | N/A | N/A |
| 4.125 | N/A | N/A | N/A |
| 4.250 | N/A | N/A | N/A |
| 4.375 | N/A | N/A | N/A |
| 4.500 | N/A | N/A | N/A |

### 7/1 Hybrid ARMs

**All-in Price Cap** "Before Lender Paid Comp - Max = $20,000" 101.850

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 3.000 | N/A | N/A | N/A |
| 3.125 | N/A | N/A | N/A |
| 3.250 | N/A | N/A | N/A |
| 3.375 | N/A | N/A | N/A |
| 3.500 | N/A | N/A | N/A |
| 3.625 | N/A | N/A | N/A |
| 3.750 | N/A | N/A | N/A |
| 3.875 | N/A | N/A | N/A |
| 4.000 | N/A | N/A | N/A |
| 4.125 | N/A | N/A | N/A |
| 4.250 | N/A | N/A | N/A |
| 4.375 | N/A | N/A | N/A |
| 4.500 | N/A | N/A | N/A |
| 1 year LIBOR "Wall Street Journal" | | | |
| Margin | 2.250 | Cap | 5/2/5 |

### FICO/CLTV Adjuster

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

[1]Full Am. [2]ARMs Only

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

### Lock Desk Policy

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)