



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.: 8/16/2019

45 Day Lock Exp.: 9/2/2019

60 Day Lock Exp.: 9/16/2019

W. Rate Sheet Dated: 7/17/2019

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	101.721	101.571	101.421	3.375	101.238	101.088	100.938	2.375	98.264	98.114	97.964	3.125	99.606	99.456	99.306
3.500	102.264	102.114	101.964	3.500	101.655	101.505	101.355	2.500	98.757	98.607	98.457	3.250	99.630	99.480	99.330
3.625	102.800	102.650	102.500	3.625	102.032	101.882	101.732	2.625	99.243	99.093	98.943	3.375	99.998	99.848	99.698
3.750	102.575	102.425	102.275	3.750	102.120	101.970	101.820	2.750	98.831	98.681	98.531	3.500	100.336	100.186	100.036
3.875	103.104	102.954	102.804	3.875	102.508	102.358	102.208	2.875	99.319	99.169	99.019	3.625	99.796	99.646	99.496
4.000	103.560	103.410	103.260	4.000	102.900	102.750	102.600	3.000	99.802	99.652	99.502	Margin = 2.250		Index = 1.970	
4.125	103.992	103.842	103.692	4.125	103.244	103.094	102.944	3.125	100.266	100.116	99.966				
4.250	103.172	103.072	102.972	4.250	102.725	102.625	102.525	3.250	101.063	100.913	100.763				
4.375	103.632	103.532	103.432	4.375	103.162	103.062	102.962	3.375	101.487	101.337	101.187				
4.500	104.033	103.933	103.833	4.500	103.554	103.454	103.354	3.500	101.881	101.731	101.581				
4.625	104.452	104.352	104.252	4.625	103.898	103.798	103.698	3.625	102.236	102.086	101.936				
4.750	104.577	104.477	104.377	4.750	103.192	103.092	102.992	3.750	102.439	102.289	102.139				
4.875	103.993	103.893	103.793	4.875	103.629	103.529	103.429	3.875	102.804	102.654	102.504				
5.000	104.499	104.399	104.299	5.000	104.020	103.920	103.820	4.000	103.174	103.024	102.874				
5.125	104.919	104.819	104.719	5.125	104.365	104.265	104.165	4.125	103.495	103.345	103.195				
5.250	104.114	104.014	103.914	5.250	103.705	103.605	103.505	4.250	103.095	102.945	102.795				
5.375	104.507	104.407	104.307	5.375	104.142	104.042	103.942	4.375	103.509	103.359	103.209				
5.500	105.013	104.913	104.813	5.500	104.534	104.434	104.334	4.500	103.878	103.728	103.578				
5.625	105.432	105.332	105.232	5.625	104.878	104.778	104.678	4.625	104.200	104.050	103.900				

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	100.571	100.421	100.271	3.375	100.238	100.088	99.938	2.375	97.264	97.114	96.964	3.125	98.606	98.456	98.306
3.500	101.114	100.964	100.814	3.500	100.655	100.505	100.355	2.500	97.757	97.607	97.457	3.250	98.630	98.480	98.330
3.625	101.650	101.500	101.350	3.625	101.032	100.882	100.732	2.625	98.243	98.093	97.943	3.375	98.998	98.848	98.698
3.750	101.425	101.275	101.125	3.750	101.120	100.970	100.820	2.750	97.831	97.681	97.531	3.500	99.336	99.186	99.036
3.875	101.954	101.804	101.654	3.875	101.508	101.358	101.208	2.875	98.319	98.169	98.019	3.625	98.796	98.646	98.496
4.000	102.410	102.260	102.110	4.000	101.900	101.750	101.600	3.000	98.802	98.652	98.502	Margin = 2.250		Index = 1.970	
4.125	102.842	102.692	102.542	4.125	102.244	102.094	101.944	3.125	99.266	99.116	98.966	30 Year OTC "Borrower Paid Only for USDA"			
4.250	102.022	101.922	101.822	4.250	101.725	101.625	101.525	3.250	100.063	99.913	99.763	Rate	30 Day	45 Day	60 Day
4.375	102.482	102.382	102.282	4.375	102.162	102.062	101.962	3.375	100.487	100.337	100.187	3.875	101.554	101.304	101.054
4.500	102.883	102.783	102.683	4.500	102.554	102.454	102.354	3.500	100.881	100.731	100.581	4.000	102.010	101.760	101.510
4.625	103.302	103.202	103.102	4.625	102.898	102.798	102.698	3.625	101.236	101.086	100.936	4.125	102.442	102.192	101.942
4.750	103.427	103.327	103.227	4.750	102.192	102.092	101.992	3.750	101.439	101.289	101.139	4.375	102.082	101.832	101.582
4.875	102.843	102.743	102.643	4.875	102.629	102.529	102.429	3.875	101.804	101.654	101.504	4.500	102.483	102.233	101.983
5.000	103.349	103.249	103.149	5.000	103.020	102.920	102.820	4.000	102.174	102.024	101.874	4.625	102.902	102.652	102.402
5.125	103.769	103.669	103.569	5.125	103.365	103.265	103.165	4.125	102.495	102.345	102.195	4.875	102.443	102.193	101.943
5.250	102.964	102.864	102.764	5.250	102.705	102.605	102.505	4.250	102.095	101.945	101.795	5.000	102.949	102.699	102.449
5.375	103.357	103.257	103.157	5.375	103.142	103.042	102.942	4.375	102.509	102.359	102.209	5.125	103.369	103.119	102.869
5.500	103.863	103.763	103.663	5.500	103.534	103.434	103.334	4.500	102.878	102.728	102.578	5.500	103.463	103.213	102.963
5.625	104.282	104.182	104.082	5.625	103.878	103.778	103.678	4.625	103.200	103.050	102.900	5.625	103.882	103.632	103.382

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	101.746	101.496	101.246
5.750	102.000	101.750	101.500	5.750	101.811	101.561	101.311
5.875	102.250	102.000	101.750	5.875	102.248	101.998	101.748
6.250	102.750	102.500	102.250	6.250	102.664	102.414	102.164
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:	7/17/2019	4.500%

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

30 yr DPA OTC "FHA Only , Borrower Paid Only"			
Rate	30 Day	45 Day	60 Day
3.875	98.804	98.554	98.304
4.000	99.260	99.010	98.760
4.125	99.692	99.442	99.192
4.375	99.332	99.082	98.832
4.500	99.733	99.483	99.233
4.625	100.152	99.902	99.652
4.875	99.693	99.443	99.193
5.000	100.199	99.949	99.699
5.125	100.619	100.369	100.119
5.500	100.713	100.463	100.213
5.625	101.132	100.882	100.632



AFR Loan Center

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Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/16/2019

45 Day Lock Exp.:

9/2/2019

60 Day Lock Exp.:

9/16/2019

W. Rate Sheet Dated: 7/17/2019

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	100.477	100.327	100.177	3.375	100.424	100.274	100.124	2.375	95.544	95.394	95.244	3.125	99.279	99.129	98.979
3.500	101.020	100.870	100.720	3.500	100.841	100.691	100.541	2.500	96.037	95.887	95.737	3.250	99.396	99.246	99.096
3.625	101.556	101.406	101.256	3.625	101.219	101.069	100.919	2.625	96.523	96.373	96.223	3.375	99.764	99.614	99.464
3.750	101.425	101.275	101.125	3.750	101.400	101.250	101.100	2.750	97.923	97.773	97.623	3.500	100.102	99.952	99.802
3.875	101.954	101.804	101.654	3.875	101.788	101.638	101.488	2.875	98.411	98.261	98.111	3.625	99.562	99.412	99.262
4.000	102.410	102.260	102.110	4.000	102.180	102.030	101.880	3.000	98.894	98.744	98.594	Margin = 2.250		Index = 1.970	
4.125	102.842	102.692	102.542	4.125	102.524	102.374	102.224	3.125	99.359	99.209	99.059				
4.250	102.209	102.109	102.009	4.250	102.193	102.093	101.993	3.250	100.249	100.099	99.949				
4.375	102.669	102.569	102.469	4.375	102.630	102.530	102.430	3.375	100.674	100.524	100.374				
4.500	103.071	102.971	102.871	4.500	103.022	102.922	102.822	3.500	101.068	100.918	100.768				
4.625	103.490	103.390	103.290	4.625	103.366	103.266	103.166	3.625	101.423	101.273	101.123				
4.750	103.365	103.265	103.165	4.750	102.409	102.309	102.209	3.750	101.719	101.569	101.419				
4.875	102.781	102.681	102.581	4.875	102.846	102.746	102.646	3.875	102.084	101.934	101.784				
5.000	103.287	103.187	103.087	5.000	103.238	103.138	103.038	4.000	102.454	102.304	102.154				
5.125	103.706	103.606	103.506	5.125	103.582	103.482	103.382	4.125	102.775	102.625	102.475				
5.250	103.152	103.052	102.952	5.250	103.172	103.072	102.972	4.250	102.562	102.412	102.262				
5.375	103.544	103.444	103.344	5.375	103.609	103.509	103.409	4.375	102.976	102.826	102.676				
5.500	104.050	103.950	103.850	5.500	104.001	103.901	103.801	4.500	103.346	103.196	103.046				
5.625	104.469	104.369	104.269	5.625	104.345	104.245	104.145	4.625	103.668	103.518	103.368				

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	99.327	99.177	99.027	3.375	98.994	98.844	98.694	2.375	95.864	95.714	95.564	3.125	97.269	97.119	96.969
3.500	99.870	99.720	99.570	3.500	99.411	99.261	99.111	2.500	96.357	96.207	96.057	3.250	97.386	97.236	97.086
3.625	100.406	100.256	100.106	3.625	99.789	99.639	99.489	2.625	96.843	96.693	96.543	3.375	97.754	97.604	97.454
3.750	100.275	100.125	99.975	3.750	99.970	99.820	99.670	2.750	97.274	97.124	96.974	3.500	98.092	97.942	97.792
3.875	100.804	100.654	100.504	3.875	100.358	100.208	100.058	2.875	97.763	97.613	97.463	3.625	97.552	97.402	97.252
4.000	101.260	101.110	100.960	4.000	100.750	100.600	100.450	3.000	98.245	98.095	97.945	Margin = 2.250		Index = 1.970	
4.125	101.692	101.542	101.392	4.125	101.094	100.944	100.794	3.125	98.710	98.560	98.410	30 Year OTC "Borrower Paid Only for USDA"			
4.250	101.059	100.959	100.859	4.250	100.763	100.663	100.563	3.250	99.319	99.169	99.019	Rate	30 Day	45 Day	60 Day
4.375	101.519	101.419	101.319	4.375	101.200	101.100	101.000	3.375	99.744	99.594	99.444	3.875	100.404	100.154	99.904
4.500	101.921	101.821	101.721	4.500	101.592	101.492	101.392	3.500	100.138	99.988	99.838	4.000	100.860	100.610	100.360
4.625	102.340	102.240	102.140	4.625	101.936	101.836	101.736	3.625	100.493	100.343	100.193	4.125	101.292	101.042	100.792
4.750	102.215	102.115	102.015	4.750	100.979	100.879	100.779	3.750	100.539	100.389	100.239	4.375	101.119	100.869	100.619
4.875	101.631	101.531	101.431	4.875	101.416	101.316	101.216	3.875	100.904	100.754	100.604	4.500	101.521	101.271	101.021
5.000	102.137	102.037	101.937	5.000	101.808	101.708	101.608	4.000	101.274	101.124	100.974	4.625	101.940	101.690	101.440
5.125	102.556	102.456	102.356	5.125	102.152	102.052	101.952	4.125	101.595	101.445	101.295	4.875	101.231	100.981	100.731
5.250	102.002	101.902	101.802	5.250	101.742	101.642	101.542	4.250	100.882	100.732	100.582	5.000	101.737	101.487	101.237
5.375	102.394	102.294	102.194	5.375	102.179	102.079	101.979	4.375	101.296	101.146	100.996	5.125	102.156	101.906	101.656
5.500	102.900	102.800	102.700	5.500	102.571	102.471	102.371	4.500	101.666	101.516	101.366	5.500	102.500	102.250	102.000
5.625	103.319	103.219	103.119	5.625	102.915	102.815	102.715	4.625	101.988	101.838	101.688	5.625	102.919	102.669	102.419

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	100.433	100.183	99.933
5.750	99.859	99.609	99.359	5.750	99.670	99.420	99.170
5.875	100.109	99.859	99.609	5.875	100.107	99.857	99.607
6.250	99.250	99.000	98.750	6.250	99.164	98.914	98.664
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:	7/17/2019	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	97.654	97.404	97.154
4.000	98.110	97.860	97.610
4.125	98.542	98.292	98.042
4.375	98.369	98.119	97.869
4.500	98.771	98.521	98.271
4.625	99.190	98.940	98.690
4.875	98.481	98.231	97.981
5.000	98.987	98.737	98.487
5.125	99.406	99.156	98.906
5.500	99.750	99.500	99.250
5.625	100.169	99.919	99.669

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

W. Rate Sheet Dated: 7/17/2019

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
3.375	99.375	99.275	99.175	3.125	96.202	96.102	96.002	3.125	95.951	95.851	95.751	4.000	100.1569	100.1469	100.1369	4.000	100.8111	100.7711	100.6111
3.500	99.890	99.790	99.690	3.250	97.273	97.173	97.073	3.250	97.081	96.981	96.881	4.125	101.814	101.714	101.614	4.125	101.073	100.973	100.873
3.625	100.313	100.213	100.113	3.375	97.966	97.866	97.766	3.375	97.808	97.708	97.608	4.250	101.978	101.878	101.778	4.250	101.601	101.501	101.401
3.750	100.908	100.808	100.708	3.500	98.593	98.463	98.363	3.500	98.375	98.275	98.175	4.375	102.440	102.340	102.240	4.375	102.172	102.072	101.972
3.875	101.442	101.342	101.242	3.625	99.026	98.926	98.826	3.625	98.839	98.739	98.639	4.500	102.884	102.784	102.684	4.500	102.656	102.556	102.456
3.990	102.012	101.912	101.812	3.750	100.012	99.912	99.812	3.750	99.913	99.813	99.713	4.625	103.104	103.004	102.904	4.625	103.044	102.944	102.844
4.000	102.112	102.012	101.912	3.875	100.614	100.514	100.414	3.875	100.520	100.420	100.320	4.750	102.867	102.767	102.667	4.750	102.867	102.767	102.667
4.125	102.269	102.169	102.069	3.990	101.254	101.154	101.054	3.990	101.160	101.060	100.960	4.875	103.306	103.206	103.106	4.875	103.306	103.206	103.106
4.250	102.596	102.496	102.396	4.000	101.354	101.254	101.154	4.000	101.260	101.160	101.060	4.990	103.663	103.563	103.463	4.990	103.663	103.563	103.463
4.375	102.976	102.876	102.776	4.125	101.528	101.428	101.328	4.125	101.434	101.334	101.234	5.000	103.763	103.663	103.563	5.000	103.763	103.663	103.563
4.500	103.371	103.271	103.171	4.250	102.129	102.119	102.019	4.250	102.309	102.209	102.109	5.125	103.676	103.576	103.476	5.125	103.676	103.576	103.476
4.625	103.369	103.269	103.169	4.375	102.708	102.608	102.508	4.375	102.802	102.702	102.602	5.250	103.195	103.095	102.995	5.250	103.195	103.095	102.995
4.750	103.651	103.551	103.451	4.500	103.143	103.043	102.943	4.500	103.237	103.137	103.037	5.375	103.629	103.529	103.429	5.375	103.629	103.529	103.429
4.875	103.989	103.889	103.789	4.625	103.309	103.209	103.109	4.625	103.403	103.303	103.203	5.500	104.034	103.934	103.834	5.500	104.034	103.934	103.834
4.990	104.253	104.153	104.053	4.750	104.090	103.990	103.890	4.750	103.961	103.861	103.761	5.625	104.273	104.173	104.073	5.625	104.273	104.173	104.073
5.000	104.353	104.253	104.153	4.875	104.476	104.376	104.276	4.875	104.351	104.251	104.151	5.750	103.476	103.376	103.276	5.750	103.476	103.376	103.276
5.125	104.602	104.502	104.402	4.990	104.778	104.678	104.578	4.990	104.653	104.553	104.453	5.875	103.924	103.819	103.724	5.875	103.924	103.819	103.724
5.250	104.869	104.769	104.669	5.000	104.878	104.778	104.678	5.000	104.753	104.653	104.553	5.990	104.284	104.175	104.084	5.990	104.284	104.175	104.084
5.375	105.122	105.022	104.922	5.125	105.554	105.454	105.354	5.125	105.352	105.252	105.152	6.000	104.384	104.275	104.184	6.000	104.384	104.275	104.184
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
3.750	99.561	99.461	99.361	3.375	99.732	99.632	99.532	3.750	100.335	100.435	100.335	3.750	100.378	100.178	100.178	3.125	102.624	100.524	100.424
3.875	100.176	100.076	99.976	3.500	100.135	100.035	99.935	3.875	101.079	100.979	100.879	3.875	100.923	100.723	100.723	3.250	100.947	100.847	100.747
3.990	100.617	100.517	100.417	3.625	100.884	100.784	100.684	3.990	101.722	101.622	101.522	3.990	101.566	101.366	101.366	3.375	101.273	101.173	101.073
4.000	100.717	100.617	100.517	3.750	101.543	101.443	101.343	4.000	101.822	101.722	101.622	4.000	101.666	101.466	101.466	3.500	101.525	101.425	101.325
4.125	100.979	100.879	100.779	3.875	101.950	101.850	101.750	4.125	101.940	101.840	101.740	4.125	101.784	101.584	101.584	3.625	102.294	102.194	102.094
4.250	101.691	101.591	101.491	3.990	102.349	102.249	102.149	4.250	101.902	101.802	101.702	4.250	101.839	101.639	101.639	3.750	102.377	102.277	102.177
4.375	102.266	102.166	102.066	4.000	102.449	102.349	102.249	4.375	102.333	102.233	102.133	4.375	102.271	102.071	102.071	3.875	102.426	102.326	102.226
4.500	102.750	102.650	102.550	4.125	102.715	102.615	102.515	4.500	102.751	102.651	102.551	4.500	102.689	102.489	102.489	3.990	102.682	102.582	102.482
4.625	103.104	103.004	102.904	4.250	103.064	102.964	102.864	4.625	102.886	102.786	102.686	4.625	102.823	102.623	102.623	4.000	102.782	102.682	102.582
4.750	102.867	102.767	102.667	4.375	103.387	103.287	103.187	4.750	102.959	102.859	102.759	4.750	102.888	102.688	102.688	4.125	103.455	103.355	103.255
4.875	103.306	103.206	103.106	4.500	103.798	103.698	103.598	4.875	103.339	103.239	103.139	4.875	103.276	103.076	103.076	4.250	103.635	103.535	103.435
4.990	103.663	103.563	103.463	4.625	103.639	103.539	103.439	4.990	103.630	103.530	103.430	4.990	103.568	103.368	103.368	4.375	103.990	103.890	103.790
5.000	103.763	103.663	103.563	4.750	103.980	103.880	103.780	5.000	103.730	103.630	103.530	5.000	103.668	103.468	103.468	4.500	104.336	104.236	104.136
5.125	103.676	103.576	103.476	4.875	104.324	104.224	104.124	5.125	103.997	103.897	103.797	5.125	103.935	103.735	103.735	4.625	104.309	104.209	104.109
5.250	103.195	103.095	102.995	4.990	104.600	104.500	104.400	5.250	104.169	104.069	103.969	5.250	104.012	103.812	103.812	4.750	104.075	103.975	103.875
5.375	103.629	103.529	103.429	5.000	104.700	104.600	104.500	5.375	104.394	104.294	104.194	5.375	104.238	104.038	104.038	4.875	104.279	104.179	104.079
5.500	104.034	103.934	103.834	5.125	104.882	104.782	104.682	5.500	104.616	104.516	104.416	5.500	104.459	104.259	104.259	4.990	104.302	104.202	104.102
5.625	104.273	104.173	104.073	5.250	104.940	104.840	104.740	5.625	104.835	104.735	104.635	5.625	104.678	104.478	104.478	5.000	104.402	104.302	104.202
5.750	104.476	104.376	104.276	5.375	105.100	105.000	104.900	5.750	105.496	105.396	105.296	5.750	105.277	105.077	105.077	5.125	104.525	104.425	104.325

Rate	15 Year 105-125				15 Year 1125				15 Year High Balance				15 Year 105-125 High Balance				15 Year >125 High Balance				10 Year			
	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.125	99.191	99.091	98.991	98.991	3.125	99.191	98.991	98.991	3.125	100.341	100.141	100.141	3.125	98.308	98.708	98.708	3.125	98.308	98.708	98.708	3.125	100.852	100.652	100.652
3.250	99.547	99.447	99.347	99.347	3.250	99.547	99.347	99.347	3.250	100.566	100.366	100.366	3.250	99.166	98.966	98.966	3.250	99.166	98.966	98.966	3.250	100.960	100.760	100.760
3.375	99.907	99.807	99.707	99.707	3.375	99.907	99.707	99.707	3.375	100.925	100.725	100.725	3.375	99.559	99.359	99.359	3.375	99.559	99.359	99.359	3.375	101.284	101.084	101.084
3.500	100.585	100.485	100.385	3.500	100.572	100.372	100.372	3.500	101.335	101.135	101.135	3.500	100.395	100.195	100.195	3.500	100.382	100.182	100.182	3.500	101.659	101.459	101.459	
3.625	101.159	101.059	100.959	3.625	101.159	100.959	100.959	3.625	101.716	101.516	101.516	3.625	100.581	100.381	100.381	3.625	100.581	100.381	100.381	3.625	102.294	102.094	102.094	
3.750	101.595	101.495	101.395	3.750	101.595	101.395	101.395	3.750	101.982	101.782	101.782	3.750	101.200	101.000	101.000	3.750	101.200	101.000	101.000	3.750	102.352	102.152	102.152	
3.875	101.727	101.627	101.527	3.875	101.698	101.498	101.498	3.875	102.008	101.808	101.808	3.875	101.309	101.109	101.109	3.875	101.280	101.080	101.080	3.875	102.529	102.329	102.329	
3.990	102.201	102.101	102.001	3.990	102.185	101.985	101.985	3.990	102.181	101.981	101.981	3.990	101.700	101.500	101.500	3.990	101.684	101.484	101.484	3.990	102.728	102.528	102.528	
4.000	102.301	102.201	102.101	4.000	102.285	102.085	102.085	4.000	102.281	102.081	102.081	4.000	101.800	101.600	101.600	4.000	101.784	101.584	101.584	4.000	102.828	102.628	102.628	
4.125	102.913	102.813	102.713	4.125	102.913	102.713	102.713	4.125	102.710	102.510	102.510	4.125	102.168	101.968	101.968	4.125	102.168	101.968	101.968	4.125	103.552	103.352	103.352	
4.250	103.321	103.221	103.121	4.250	103.321	103.121	103.121	4.250	102.840	102.640	102.640	4.250	102.526	102.326	102.326	4.250	102.526	102.326	102.326	4.250	103.608	103.408	103.408	
4.375	103.715	103.615	103.515	4.375	103.715	103.515	103.515	4.375	103.084	102.884	102.884	4.375	102.809	102.609	102.609	4.375	102.809	102.609	102.609	4.375	103.959	103.759	103.759	
4.500	104.093	103.993	103.893	4.500	104.093	103.893	103.893	4.500	103.321	103.121	103.121	4.500	103.078	102.878	102.878	4.500	103.078	102.878	102.878	4.500	104.305	104.105	104.105	
4.625	104.411	104.311	104.211	4.625	104.411	104.211	104.211	4.625	103.516	103.316	103.316	4.625	103.516	103.316	103.316	4.625	103.516	103.316	103.316	4.625	104.277	104.077	104.077	
4.750	103.942	103.842	103.742	4.750	103.942	103.742	103.742	4.750	102.726	102.526	102.526	4.750	102.593	102.393	102.393	4.750	102.593	102.393	102.393	4.750	103.705	103.505	103.505	
4.875	104.403	104.303	104.203	4.875	104.374	104.174	104.174	4.875	102.866	102.666	102.666	4.875	102.866	102.666	102.666	4.875	102.866	102.666	102.666	4.875	103.907	103.707	103.707	
4.990	104.925	104.825	104.725	4.990	104.913	104.713	104.582	4.990	102.847	102.647	102.647	4.990	102.847	102.647	102.611	4.990	102.847	102.647	102.516	4.990	103.929	103.729	103.729	
5.000	105.025	104.925	104.825	5.000	105.013	104.813	104.682	5.000	102.947	102.747	102.747	5.000	102.947	102.747	102.611	5.000	102.947	102.747	102.616	5.000	104.029	103.829	103.829	
5.125	105.528	105.428	105.328	5.125	105.528	105.328	105.041	5.125	103.031	102.831	102.831	5.125	103.031	102.831	102.544	5.125	103.031	102.831	102.544	5.125	104.151	103.951	103.951	

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ TVT →	< 60.00%	60.01- 70.00%	70.01- 75.00%	75.01- 80.00%	80.01- 85.00%	85.01- 90.00%	90.01- 95.00%	95.01- 97.00%	>97.00%
→ 740	0.00%	0.25%	0.25%	0.50%	0.50%	0.25%	0.25%	0.75%	0.75%
720 - 739	0.00%	0.25%	0.50%	0.75%	1.00%	0.50%	0.50%	1.00%	1.00%
700 - 719	0.00%	-0.50%	-1.00%	-1.25%	-1.50%	-1.00%	-1.00%	-1.50%	-1.50%
680 - 699	0.00%	-0.50%	-1.25%	-1.75%	-1.50%	-1.25%	-1.25%	-1.50%	-1.50%
660 - 679	0.00%	-1.00%	-2.25%	-2.75%	-2.75%	-2.25%	-2.25%	-2.25%	-2.25%
640 - 659	-0.50%	-1.25%	-2.75%	-3.00%	-3.25%	-2.75%	-2.75%	-2.75%	-2.75%
620 - 639	-0.50%	-1.50%	-3.00%	-3.00%	-3.25%	-3.25%	-3.25%	-3.50%	-3.50%

Cash-Out Refinance*				
FICO ↓ \ 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 ↓ ITV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
Investment property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-0.250	-0.250
Manufactured*	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year**	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Refr	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/T Refr	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
* Not applicable to MH Advantage properties (identified by SFC 859 in conjunction with SFC 235).									
** Not applicable to detached Condominium units (identified by SFC 588).									

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

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

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

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

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

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

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

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

* If the subordinate financing is a Community Second¹ loan, these LLPAs do not apply and the Lender must use SFC 118.

* If the subordinate financing is a Community Seconds® loan, these LLPAs do not apply and the lender must use SEC 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 their initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Receive & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = \$10.00	UW Fee with option to buyout = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70.00 (IA & ME exempt)	FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal. <i>For use by mortgage professionals only and should not be distributed to borrowers</i>			



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.: 8/16/2019
45 Day Lock Exp.: 9/2/2019
60 Day Lock Exp.: 9/16/2019

W. Rate Sheet Dated: 7/17/2019

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
3.375	99.587	99.487	99.387	3.375	99.337	99.237	99.137	3.375	99.337	99.237	99.137	4.000	101.768	101.668	101.568	4.000	101.393	101.293	101.193
3.500	100.164	100.064	99.964	3.500	99.914	99.814	99.714	3.500	99.914	99.814	99.714	4.125	101.849	101.749	101.649	4.125	101.474	101.374	101.274
3.625	100.578	100.478	100.378	3.625	100.328	100.228	100.128	3.625	100.328	100.228	100.128	4.250	102.173	102.073	101.973	4.250	101.798	101.698	101.598
3.750	101.191	101.091	100.991	3.750	100.941	100.841	100.741	3.750	100.941	100.841	100.741	4.375	102.526	102.426	102.326	4.375	102.151	102.051	101.951
3.875	101.726	101.626	101.526	3.875	101.476	101.376	101.276	3.875	101.476	101.376	101.276	4.500	102.850	102.750	102.650	4.500	102.225	102.125	102.025
3.990	102.256	102.156	102.056	3.990	101.881	101.781	101.681	3.990	101.881	101.781	101.681	4.625	102.857	102.757	102.657	4.625	102.232	102.132	102.032
4.000	102.356	102.256	102.156	4.000	101.981	101.881	101.781	4.000	101.981	101.881	101.781	4.750	102.836	102.736	102.636	4.750	102.211	102.111	102.011
4.125	102.437	102.337	102.237	4.125	102.062	101.962	101.862	4.125	102.062	101.962	101.862	4.875	103.212	103.112	103.012	4.875	102.587	102.487	102.387
4.250	102.812	102.712	102.612	4.250	102.437	102.337	102.237	4.250	102.437	102.337	102.237	4.990	103.343	103.243	103.143	4.990	102.343	102.243	102.143
4.375	103.165	103.065	102.965	4.375	102.790	102.690	102.590	4.375	102.790	102.690	102.590	5.000	103.443	103.343	103.243	5.000	102.443	102.343	102.243
4.500	103.489	103.389	103.289	4.500	102.864	102.764	102.664	4.500	102.864	102.764	102.664	5.125	103.112	103.012	102.912	5.125	102.112	102.012	101.912
4.625	103.496	103.396	103.296	4.625	102.871	102.771	102.671	4.625	102.871	102.771	102.671	5.250	103.453	103.353	103.253	5.250	102.453	102.353	102.253
4.750	103.760	103.660	103.560	4.750	103.135	103.035	102.935	4.750	103.135	103.035	102.935	5.375	103.778	103.678	103.578	5.375	103.778	103.678	103.578
4.875	104.136	104.036	103.936	4.875	103.511	103.411	103.311	4.875	103.511	103.411	103.311	5.500	103.979	103.879	103.779	5.500	103.979	103.879	103.779
4.990	104.267	104.167	104.067	4.990	103.267	103.167	103.067	4.990	103.267	103.167	103.067	5.625	103.553	103.453	103.353	5.625	103.553	103.453	103.353
5.000	104.367	104.267	104.167	5.000	103.367	103.267	103.167	5.000	103.367	103.267	103.167	5.750	103.799	103.697	103.467	5.750	103.799	103.697	103.467
5.125	104.475	104.375	104.275	5.125	103.475	103.375	103.275	5.125	103.475	103.375	103.275	5.875	104.046	103.923	103.716	5.875	104.046	103.923	103.716
5.250	104.816	104.716	104.616	5.250	103.816	103.716	103.616	5.250	103.816	103.716	103.616	5.990	104.149	104.027	103.821	5.990	104.149	104.027	103.821
5.375	105.141	105.041	104.941	5.375	105.141	105.041	104.941	5.375	105.141	105.041	104.941	6.000	104.249	104.127	103.921	6.000	104.249	104.127	103.921
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	101.393	101.293	101.193	3.250	98.603	98.503	98.403	3.250	0.000	-0.100	-0.200	3.250	0.000	-0.100	-0.200	3.375	101.406	101.306	101.206
4.125	101.474	101.374	101.274	3.375	99.204	99.104	99.004	3.375	99.204	99.104	99.004	3.375	99.204	99.104	99.004	3.500	101.728	101.628	101.528
4.250	101.798	101.698	101.598	3.500	99.832	99.732	99.632	3.500	99.832	99.732	99.632	3.500	99.832	99.732	99.632	3.625	101.849	101.749	101.649
4.375	102.151	102.051	101.951	3.625	101.130	101.030	100.930	3.625	101.130	101.030	100.930	3.625	101.130	101.030	100.930	3.750	102.542	102.442	102.342
4.500	102.225	102.125	102.025	3.750	101.658	101.558	101.458	3.750	101.658	101.558	101.458	3.750	101.658	101.558	101.458	3.875	102.650	102.550	102.450
4.625	102.232	102.132	102.032	3.875	102.147	102.047	101.947	3.875	102.147	102.047	101.947	3.875	102.147	102.047	101.947	3.990	102.973	102.873	102.773
4.750	102.211	102.111	102.011	3.990	102.478	102.378	102.278	3.990	102.478	102.378	102.278	3.990	102.478	102.378	102.278	4.000	103.073	102.973	102.873
4.875	102.587	102.487	102.387	4.000	102.578	102.478	102.378	4.000	102.578	102.478	102.378	4.000	102.578	102.478	102.378	4.125	103.011	102.911	102.811
4.990	102.343	102.243	102.143	4.125	102.841	102.741	102.641	4.125	102.841	102.741	102.641	4.125	102.841	102.741	102.641	4.250	103.646	103.546	103.446
5.000	102.443	102.343	102.243	4.250	103.265	103.165	103.065	4.250	103.265	103.165	103.065	4.250	103.265	103.165	103.065	4.375	104.024	103.924	103.824
5.125	102.112	102.012	101.912	4.375	103.603	103.503	103.403	4.375	103.603	103.503	103.403	4.375	103.603	103.503	103.403	4.500	103.481	103.381	103.281
5.250	102.453	102.353	102.253	4.500	103.951	103.851	103.751	4.500	103.951	103.851	103.751	4.500	103.951	103.851	103.751	4.625	103.851	103.751	103.651
5.375	103.778	103.678	103.578	4.625	103.873	103.773	103.673	4.625	103.873	103.773	103.673	4.625	103.873	103.773	103.673	4.750	104.228	104.128	104.028
5.500	103.979	103.879	103.779	4.750	104.221	104.121	104.021	4.750	104.221	104.121	104.021	4.750	104.221	104.121	104.021	4.875	104.544	104.444	104.344
5.625	103.553	103.453	103.353	4.875	104.577	104.477	104.377	4.875	104.577	104.477	104.377	4.875	104.577	104.477	104.377	4.990	103.991	103.891	103.791
5.750	103.799	103.697	103.467	4.990	104.765	104.665	104.565	4.990	104.765	104.665	104.565	4.990	104.765	104.665	104.565	5.000	104.091	103.991	103.891
5.875	104.046	103.923	103.716	5.000	104.865	104.765	104.665	5.000	104.865	104.765	104.665	5.000	104.865	104.765	104.665	5.125	104.418	104.318	104.218
5.990	104.149	104.027	103.821	5.125	104.805	104.705	104.605	5.125	104.805	104.705	104.605	5.125	104.805	104.705	104.605	5.250	104.533	104.433	104.333
6.000	104.249	104.127	103.921	5.250	105.127	105.027	104.927	5.250	105.127	105.027	104.927	5.250	105.127	105.027	104.927	5.375	104.757	104.657	104.557
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	101.406	101.306	101.206	3.375	101.406	101.306	101.206	3.375	101.174	101.074	100.974	3.375	101.174	101.074	100.974	3.375	101.174	101.074	100.974
3.500	101.728	101.628	101.528	3.500	101.728	101.628	101.528	3.500	101.496	101.396	101.296	3.500	101.496	101.396	101.296	3.500	101.496	101.396	101.296
3.625	101.849	101.749	101.649	3.625	101.849	101.749	101.649	3.625	101.523	101.423	101.323	3.625	101.523	101.423	101.323	3.625	101.523	101.423	101.323
3.750	102.542	102.442	102.342	3.750	102.542	102.442	102.342	3.750	102.216	102.116	102.016	3.750	102.216	102.116	102.016	3.750	102.216	102.116	102.016
3.875	102.650	102.550	102.450	3.875	102.650	102.550	102.450	3.875	102.324	102.224	102.124	3.875	102.324	102.224	102.124	3.875	102.324	102.224	102.124
3.990	102.973	102.873	102.773	3.990	102.973	102.873	102.773	3.990	102.647	102.547	102.447	3.990	102.647	102.547	102.447	3.990	102.647	102.547	102.447
4.000	103.073	102.973	102.873	4.000	103.073	102.973	102.873	4.000	102.747	102.647	102.547	4.000	102.747	102.647	102.547	4.000	102.747	102.647	102.547
4.125	103.011	102.911	102.811	4.125	103.011	102.911	102.811	4.125	102.190	102.090	101.990	4.125	102.190	102.090	101.990	4.125	102.190	102.090	101.990
4.250	103.646	103.546	103.446	4.250	103.646	103.546	103.446	4.250	102.825	102.725	102.625	4.250	102.825	102.725	102.625	4.250	102.825	102.725	102.625
4.375	103.899	103.799	103.699	4.375	103.899	103.799	103.699	4.375	103.203	103									



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.:

8/16/2019

45 Day Lock Exp.:

9/2/2019

60 Day Lock Exp.:

9/16/2019

W. Rate Sheet Dated: 7/17/2019

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
3.375	99.345	99.245	99.145	3.250	98.312	98.212	98.112	3.375	101.273	101.173	101.073	4.000	101.229	101.129	101.029	3.375	100.741	100.641	100.541
3.500	99.938	99.838	99.738	3.375	98.924	98.824	98.724	3.500	101.598	101.498	101.398	4.125	101.314	101.214	101.114	3.500	101.066	100.966	100.866
3.625	100.367	100.267	100.167	3.500	99.431	99.331	99.231	3.625	101.762	101.662	101.562	4.250	101.679	101.579	101.479	3.625	101.138	101.038	100.938
3.750	100.976	100.876	100.776	3.625	100.908	100.808	100.708	3.750	102.468	102.368	102.268	4.375	102.045	101.945	101.845	3.750	101.844	101.744	101.644
3.875	101.529	101.429	101.329	3.750	101.450	101.350	101.250	3.875	102.578	102.478	102.378	4.500	102.381	102.281	102.181	3.875	101.954	101.854	101.754
3.990	102.083	101.983	101.883	3.875	101.953	101.853	101.753	3.990	102.910	102.810	102.710	4.625	102.388	102.288	102.188	3.990	102.286	102.186	102.086
4.000	102.183	102.083	101.983	3.990	102.296	102.196	102.096	4.000	103.010	102.910	102.810	4.750	102.405	102.305	102.205	4.000	102.386	102.286	102.186
4.125	102.268	102.168	102.068	4.000	102.396	102.296	102.196	4.125	102.941	102.841	102.741	4.875	102.794	102.694	102.594	4.125	101.827	101.727	101.627
4.250	102.678	102.578	102.478	4.125	102.674	102.574	102.474	4.250	103.586	103.486	103.386	4.990	102.934	102.834	102.734	4.250	102.472	102.372	102.272
4.375	103.044	102.944	102.844	4.250	103.136	103.036	102.936	4.375	103.975	103.875	103.775	5.000	103.034	102.934	102.834	4.375	102.861	102.761	102.661
4.500	103.380	103.280	103.180	4.375	103.484	103.384	103.284	4.500	103.073	102.850	102.778	5.125	102.674	102.574	102.474	4.500	101.354	101.131	101.059
4.625	103.387	103.287	103.187	4.500	103.843	103.743	103.643	4.625	103.452	103.230	103.159	5.250	103.025	102.925	102.825	4.625	101.733	101.511	101.440
4.750	103.680	103.580	103.480	4.625	103.765	103.665	103.565	4.750	103.837	103.615	103.545	5.375	103.358	103.258	103.158	4.750	102.118	101.896	101.826
4.875	104.069	103.969	103.869	4.750	104.153	104.053	103.953	4.875	104.164	103.942	103.873	5.500	103.566	103.466	103.366	4.875	102.445	102.223	102.154
4.990	104.209	104.109	104.009	4.875	104.520	104.420	104.320	4.990	103.600	103.500	103.400	5.625	103.014	102.911	102.814	4.990	101.631	101.531	101.431
5.000	104.309	104.209	104.109	4.990	104.717	104.617	104.517	5.000	103.700	103.600	103.500	5.750	103.266	103.164	103.066	5.000	101.731	101.631	101.531
5.125	104.382	104.282	104.182	5.000	104.817	104.717	104.617	5.125	104.035	103.935	103.835	5.875	103.516	103.414	103.316	5.125	102.066	101.966	101.866
5.250	104.733	104.633	104.533	5.125	104.723	104.623	104.523	5.250	104.155	104.055	103.955	5.990	103.624	103.521	103.424	5.250	102.186	102.086	101.986
5.375	105.066	104.966	104.866	5.250	105.052	104.952	104.852	5.375	104.381	104.281	104.181	6.000	103.724	103.621	103.524	5.375	102.412	102.312	102.212

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250	
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750	

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

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

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

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

Lock Desk Policy			
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.			
Flood Certification = \$10.00	UW Fee with option to buy out = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70.00 (IA & ME exempt)	FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			
For use by mortgage professionals only and should not be distributed to borrowers.			



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/16/2019

45 Day Lock Exp.:

9/2/2019

60 Day Lock Exp.:

9/16/2019

W. Rate Sheet Dated: 7/17/2019

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	99.237	99.174	99.112	
3.875	99.721	99.659	99.596	
4.000	100.194	100.131	100.069	
4.125	100.456	100.393	100.331	
4.250	100.672	100.609	100.547	
4.375	100.935	100.873	100.810	
4.500	101.191	101.129	101.066	
4.625	101.334	101.272	101.209	
4.750	101.539	101.477	101.414	
4.875	101.840	101.778	101.715	
5.000	102.135	102.073	102.010	
5.125	102.393	102.331	102.268	
5.250	102.583	102.520	102.458	

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	97.546	97.421	97.296	
3.375	98.212	98.087	97.962	
3.500	98.874	98.749	98.624	
3.625	99.439	99.314	99.189	
3.750	99.957	99.832	99.707	
3.875	100.483	100.358	100.233	
4.000	100.710	100.585	100.460	
4.125	100.949	100.824	100.699	
4.250	101.275	101.150	101.025	
4.375	101.582	101.457	101.332	
4.500	101.796	101.671	101.546	

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	97.248	97.123	96.998	
3.375	97.616	97.491	97.366	
3.500	98.037	97.912	97.787	
3.625	98.416	98.291	98.166	
3.750	98.842	98.717	98.592	
3.875	99.398	99.273	99.148	
4.000	99.682	99.557	99.432	
4.125	100.004	99.879	99.754	
4.250	100.301	100.176	100.051	
4.375	100.574	100.449	100.324	
4.500	100.822	100.697	100.572	
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	-1.250	-1.500	n/a
720-739	0.500	0.375	0.250	0.250	-	-0.500	-0.750	-1.000	n/a
740-759	0.500	0.375	0.250	0.250	-	-0.250	-0.500	-0.750	n/a
760-779	0.500	0.375	0.375	0.375	0.125	-0.125	-0.250	-0.500	n/a
780-850	0.500	0.500	0.500	0.375	0.250	0.000	-0.125	-0.375	n/a
Purpose									
Cash-Out	-	-	-0.250	-0.750	-1.250	n/a	n/a	n/a	n/a
Refi ¹	-	-	-0.250	-0.750	-1.250	n/a	n/a	n/a	n/a
Purchase	0.375	0.375	0.250	0.250	0.250	0.250	-	-	n/a
Other									
Interest Only ²	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investor ¹	-0.750	-0.750	-1.000	-1.000	-1.250	n/a	n/a	n/a	n/a
> 80 LTV NO MI ¹	n/a	n/a	n/a	n/a	n/a	n/a	-0.250	-0.750	n/a

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

Lock Desk Policy

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

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

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

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

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