



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.: 8/19/2019

45 Day Lock Exp.: 9/2/2019

60 Day Lock Exp.: 9/16/2019

W. Rate Sheet Dated: 7/18/2019

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	101.861	101.689	101.539	3.375	101.379	101.207	101.057	2.375	98.264	98.114	97.964	3.125	99.606	99.456	99.306
3.500	102.405	102.233	102.083	3.500	101.795	101.623	101.473	2.500	98.757	98.607	98.457	3.250	99.630	99.480	99.330
3.625	102.941	102.769	102.619	3.625	102.173	102.001	101.851	2.625	99.243	99.093	98.943	3.375	99.998	99.848	99.698
3.750	102.747	102.597	102.447	3.750	102.292	102.142	101.992	2.750	98.878	98.728	98.578	3.500	100.336	100.186	100.036
3.875	103.276	103.126	102.976	3.875	102.680	102.530	102.380	2.875	99.366	99.216	99.066	3.625	99.796	99.646	99.496
4.000	103.732	103.582	103.432	4.000	103.072	102.922	102.772	3.000	99.848	99.698	99.548	Margin = 2.250		Index = 1.970	
4.125	104.164	104.014	103.864	4.125	103.416	103.266	103.116	3.125	100.313	100.163	100.013				
4.250	103.187	103.000	102.900	4.250	102.741	102.553	102.453	3.250	101.071	100.921	100.771				
4.375	103.647	103.460	103.360	4.375	103.178	102.990	102.890	3.375	101.495	101.345	101.195				
4.500	104.049	103.861	103.761	4.500	103.570	103.382	103.282	3.500	101.889	101.739	101.589				
4.625	104.468	104.280	104.180	4.625	103.914	103.726	103.626	3.625	102.244	102.094	101.944				
4.750	104.593	104.493	104.393	4.750	103.192	103.092	102.992	3.750	102.474	102.324	102.174				
4.875	103.993	103.893	103.793	4.875	103.629	103.529	103.429	3.875	102.839	102.689	102.539				
5.000	104.499	104.399	104.299	5.000	104.020	103.920	103.820	4.000	103.209	103.059	102.909				
5.125	104.919	104.819	104.719	5.125	104.365	104.265	104.165	4.125	103.531	103.381	103.231				
5.250	103.864	103.764	103.664	5.250	103.455	103.355	103.255	4.250	103.110	102.960	102.810				
5.375	104.257	104.157	104.057	5.375	103.892	103.792	103.692	4.375	103.525	103.375	103.225				
5.500	104.763	104.663	104.563	5.500	104.284	104.184	104.084	4.500	103.894	103.744	103.594				
5.625	105.182	105.082	104.982	5.625	104.628	104.528	104.428	4.625	104.216	104.066	103.916				

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	100.711	100.539	100.389	3.375	100.379	100.207	100.057	2.375	97.264	97.114	96.964	3.125	98.606	98.456	98.306
3.500	101.255	101.083	100.933	3.500	100.795	100.623	100.473	2.500	97.757	97.607	97.457	3.250	98.630	98.480	98.330
3.625	101.791	101.619	101.469	3.625	101.173	101.001	100.851	2.625	98.243	98.093	97.943	3.375	98.998	98.848	98.698
3.750	101.597	101.447	101.297	3.750	101.292	101.142	100.992	2.750	97.878	97.728	97.578	3.500	99.336	99.186	99.036
3.875	102.126	101.976	101.826	3.875	101.680	101.530	101.380	2.875	98.366	98.216	98.066	3.625	98.796	98.646	98.496
4.000	102.582	102.432	102.282	4.000	102.072	101.922	101.772	3.000	98.848	98.698	98.548	Margin = 2.250		Index = 1.970	
4.125	103.014	102.864	102.714	4.125	102.416	102.266	102.116	3.125	99.313	99.163	99.013	30 Year OTC "Borrower Paid Only for USDA"			
4.250	102.037	101.850	101.750	4.250	101.741	101.553	101.453	3.250	100.071	99.921	99.771	Rate	30 Day	45 Day	60 Day
4.375	102.497	102.310	102.210	4.375	102.178	101.990	101.890	3.375	100.495	100.345	100.195	3.875	101.726	101.476	101.226
4.500	102.899	102.711	102.611	4.500	102.570	102.382	102.282	3.500	100.889	100.739	100.589	4.000	102.182	101.932	101.682
4.625	103.318	103.130	103.030	4.625	102.914	102.726	102.626	3.625	101.244	101.094	100.944	4.125	102.614	102.364	102.114
4.750	103.443	103.343	103.243	4.750	102.192	102.092	101.992	3.750	101.474	101.324	101.174	4.375	102.097	101.847	101.597
4.875	102.843	102.743	102.643	4.875	102.629	102.529	102.429	3.875	101.839	101.689	101.539	4.500	102.499	102.249	101.999
5.000	103.349	103.249	103.149	5.000	103.020	102.920	102.820	4.000	102.209	102.059	101.909	4.625	102.918	102.668	102.418
5.125	103.769	103.669	103.569	5.125	103.365	103.265	103.165	4.125	102.531	102.381	102.231	4.875	102.443	102.193	101.943
5.250	102.714	102.614	102.514	5.250	102.455	102.355	102.255	4.250	102.110	101.960	101.810	5.000	102.949	102.699	102.449
5.375	103.107	103.007	102.907	5.375	102.892	102.792	102.692	4.375	102.525	102.375	102.225	5.125	103.369	103.119	102.869
5.500	103.613	103.513	103.413	5.500	103.284	103.184	103.084	4.500	102.894	102.744	102.594	5.500	103.213	102.963	102.713
5.625	104.032	103.932	103.832	5.625	103.628	103.528	103.428	4.625	103.216	103.066	102.916	5.625	103.632	103.382	103.132

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	101.496	101.246	100.996
5.750	102.000	101.750	101.500	5.750	101.951	101.701	101.451
5.875	102.250	102.000	101.750	5.875	102.388	102.138	101.888
6.250	102.750	102.500	102.250	6.250	102.804	102.554	102.304
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:	7/18/2019 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	98.976	98.726	98.476
4.000	99.432	99.182	98.932
4.125	99.864	99.614	99.364
4.375	99.347	99.097	98.847
4.500	99.749	99.499	99.249
4.625	100.168	99.918	99.668
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	100.463	100.213	99.963
5.625	100.882	100.632	100.382



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1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/19/2019

45 Day Lock Exp.:

9/2/2019

60 Day Lock Exp.:

9/16/2019

W. Rate Sheet Dated: 7/18/2019

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	100.617	100.446	100.296	3.375	100.565	100.393	100.243	2.375	95.544	95.394	95.244	3.125	99.279	99.129	98.979
3.500	101.161	100.989	100.839	3.500	100.982	100.810	100.660	2.500	96.037	95.887	95.737	3.250	99.396	99.246	99.096
3.625	101.697	101.525	101.375	3.625	101.359	101.187	101.037	2.625	96.523	96.373	96.223	3.375	99.764	99.614	99.464
3.750	101.597	101.447	101.297	3.750	101.572	101.422	101.272	2.750	97.970	97.820	97.670	3.500	100.102	99.952	99.802
3.875	102.126	101.976	101.826	3.875	101.960	101.810	101.660	2.875	98.458	98.308	98.158	3.625	99.562	99.412	99.262
4.000	102.582	102.432	102.282	4.000	102.352	102.202	102.052	3.000	98.941	98.791	98.641	Margin = 2.250		Index = 1.970	
4.125	103.014	102.864	102.714	4.125	102.696	102.546	102.396	3.125	99.406	99.256	99.106				
4.250	102.225	102.037	101.937	4.250	102.208	102.021	101.921	3.250	100.257	100.107	99.957				
4.375	102.685	102.497	102.397	4.375	102.645	102.458	102.358	3.375	100.681	100.531	100.381				
4.500	103.086	102.899	102.799	4.500	103.037	102.850	102.750	3.500	101.075	100.925	100.775				
4.625	103.505	103.318	103.218	4.625	103.381	103.194	103.094	3.625	101.431	101.281	101.131				
4.750	103.380	103.280	103.180	4.750	102.409	102.309	102.209	3.750	101.754	101.604	101.454				
4.875	102.781	102.681	102.581	4.875	102.846	102.746	102.646	3.875	102.119	101.969	101.819				
5.000	103.287	103.187	103.087	5.000	103.238	103.138	103.038	4.000	102.489	102.339	102.189				
5.125	103.706	103.606	103.506	5.125	103.582	103.482	103.382	4.125	102.811	102.661	102.511				
5.250	102.902	102.802	102.702	5.250	102.922	102.822	102.722	4.250	102.578	102.428	102.278				
5.375	103.294	103.194	103.094	5.375	103.359	103.259	103.159	4.375	102.992	102.842	102.692				
5.500	103.800	103.700	103.600	5.500	103.751	103.651	103.551	4.500	103.362	103.212	103.062				
5.625	104.219	104.119	104.019	5.625	104.095	103.995	103.895	4.625	103.683	103.533	103.383				

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	99.467	99.296	99.146	3.375	99.135	98.963	98.813	2.375	95.864	95.714	95.564	3.125	97.269	97.119	96.969
3.500	100.011	99.839	99.689	3.500	99.552	99.380	99.230	2.500	96.357	96.207	96.057	3.250	97.386	97.236	97.086
3.625	100.547	100.375	100.225	3.625	99.929	99.757	99.607	2.625	96.843	96.693	96.543	3.375	97.754	97.604	97.454
3.750	100.447	100.297	100.147	3.750	100.142	99.992	99.842	2.750	97.321	97.171	97.021	3.500	98.092	97.942	97.792
3.875	100.976	100.826	100.676	3.875	100.530	100.380	100.230	2.875	97.809	97.659	97.509	3.625	97.552	97.402	97.252
4.000	101.432	101.282	101.132	4.000	100.922	100.772	100.622	3.000	98.292	98.142	97.992	Margin = 2.250		Index = 1.970	
4.125	101.864	101.714	101.564	4.125	101.266	101.116	100.966	3.125	98.757	98.607	98.457	30 Year OTC "Borrower Paid Only for USDA"			
4.250	101.075	100.887	100.787	4.250	100.778	100.591	100.491	3.250	99.327	99.177	99.027	Rate	30 Day	45 Day	60 Day
4.375	101.535	101.347	101.247	4.375	101.215	101.028	100.928	3.375	99.751	99.601	99.451	3.875	100.576	100.326	100.076
4.500	101.936	101.749	101.649	4.500	101.607	101.420	101.320	3.500	100.145	99.995	99.845	4.000	101.032	100.782	100.532
4.625	102.355	102.168	102.068	4.625	101.951	101.764	101.664	3.625	100.501	100.351	100.201	4.125	101.464	101.214	100.964
4.750	102.230	102.130	102.030	4.750	100.979	100.879	100.779	3.750	100.574	100.424	100.274	4.375	101.135	100.885	100.635
4.875	101.631	101.531	101.431	4.875	101.416	101.316	101.216	3.875	100.939	100.789	100.639	4.500	101.536	101.286	101.036
5.000	102.137	102.037	101.937	5.000	101.808	101.708	101.608	4.000	101.309	101.159	101.009	4.625	101.955	101.705	101.455
5.125	102.556	102.456	102.356	5.125	102.152	102.052	101.952	4.125	101.631	101.481	101.331	4.875	101.231	100.981	100.731
5.250	101.752	101.652	101.552	5.250	101.492	101.392	101.292	4.250	100.898	100.748	100.598	5.000	101.737	101.487	101.237
5.375	102.144	102.044	101.944	5.375	101.929	101.829	101.729	4.375	101.312	101.162	101.012	5.125	102.156	101.906	101.656
5.500	102.650	102.550	102.450	5.500	102.321	102.221	102.121	4.500	101.682	101.532	101.382	5.500	102.250	102.000	101.750
5.625	103.069	102.969	102.869	5.625	102.665	102.565	102.465	4.625	102.003	101.853	101.703	5.625	102.669	102.419	102.169

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	100.183	99.933	99.683
5.750	99.859	99.609	99.359	5.750	99.811	99.561	99.311
5.875	100.109	99.859	99.609	5.875	100.248	99.998	99.748
6.250	99.250	99.000	98.750	6.250	99.304	99.054	98.804
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:	7/18/2019	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	97.826	97.576	97.326
4.000	98.282	98.032	97.782
4.125	98.714	98.464	98.214
4.375	98.385	98.135	97.885
4.500	98.786	98.536	98.286
4.625	99.205	98.955	98.705
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	99.500	99.250	99.000
5.625	99.919	99.669	99.419

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: 7/18/2019

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	99.512	99.412	99.312	3.125	96.344	96.244	96.144	3.125	96.093	95.993	95.893	4.000	101.593	101.493	101.393	4.000	100.831	100.731	100.631
3.500	100.022	99.922	99.822	3.250	97.413	97.313	97.213	3.250	97.222	97.122	97.022	4.125	101.833	101.733	101.633	4.125	101.091	100.991	100.891
3.625	100.438	100.338	100.238	3.375	98.132	98.032	97.932	3.375	97.945	97.845	97.745	4.250	101.972	101.872	101.772	4.250	101.596	101.496	101.396
3.750	101.000	100.900	100.800	3.500	98.692	98.592	98.492	3.500	98.505	98.405	98.305	4.375	102.427	102.327	102.227	4.375	102.158	102.058	101.958
3.875	101.525	101.425	101.325	3.625	99.151	99.051	98.951	3.625	98.964	98.864	98.764	4.500	102.614	102.514	102.414	4.500	102.386	102.286	102.186
3.990	102.083	101.983	101.883	3.750	100.104	100.004	99.904	3.750	100.006	99.906	99.806	4.625	102.828	102.728	102.628	4.625	102.772	102.672	102.572
4.000	102.183	102.083	101.983	3.875	100.697	100.597	100.497	3.875	100.604	100.504	100.404	4.750	102.579	102.479	102.379	4.750	102.579	102.479	102.379
4.125	102.336	102.236	102.136	3.990	101.321	101.221	101.121	3.990	101.227	101.127	101.027	4.875	103.009	102.909	102.809	4.875	103.009	102.909	102.809
4.250	102.640	102.540	102.440	4.000	101.421	101.321	101.221	4.000	101.327	101.227	101.127	4.900	103.358	103.258	103.158	4.900	103.358	103.258	103.158
4.375	103.014	102.914	102.814	4.125	101.594	101.494	101.394	4.125	101.501	101.401	101.301	5.000	103.458	103.358	103.258	5.000	103.458	103.358	103.258
4.500	103.402	103.302	103.202	4.250	102.264	102.164	102.064	4.250	102.354	102.254	102.154	5.125	103.670	103.570	103.470	5.125	103.670	103.570	103.470
4.625	103.394	103.294	103.194	4.375	102.745	102.645	102.545	4.375	102.838	102.738	102.638	5.250	103.221	103.121	103.021	5.250	103.221	103.121	103.021
4.750	103.662	103.562	103.462	4.500	103.174	103.074	102.974	4.500	103.268	103.168	103.068	5.375	103.649	103.549	103.449	5.375	103.649	103.549	103.449
4.875	103.995	103.895	103.795	4.625	103.338	103.238	103.138	4.625	103.431	103.331	103.231	5.500	104.051	103.951	103.851	5.500	104.051	103.951	103.851
4.990	104.251	104.151	104.051	4.750	104.101	104.001	103.901	4.750	103.973	103.873	103.773	5.625	104.290	104.190	104.090	5.625	104.290	104.190	104.090
5.000	104.351	104.251	104.151	4.875	104.480	104.380	104.280	4.875	104.355	104.255	104.155	5.750	103.531	103.431	103.331	5.750	103.531	103.431	103.331
5.125	104.598	104.498	104.398	4.990	104.776	104.676	104.576	4.990	104.651	104.551	104.451	5.875	103.976	103.874	103.776	5.875	103.976	103.874	103.776
5.250	104.895	104.795	104.695	5.000	104.876	104.776	104.676	5.000	104.751	104.651	104.551	5.990	104.333	104.227	104.133	5.990	104.333	104.227	104.133
5.375	105.145	105.045	104.945	5.125	105.590	105.490	105.390	5.125	105.389	105.289	105.189	6.000	104.433	104.327	104.233	6.000	104.433	104.327	104.233
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	99.605	99.505	99.405	3.375	99.832	99.732	99.632	3.750	100.625	100.525	100.425	3.750	100.469	100.269	100.269	3.125	100.655	100.555	100.455
3.875	100.211	100.111	100.011	3.500	100.236	100.136	100.036	3.875	101.160	101.060	100.960	3.875	101.004	100.804	100.804	3.250	100.973	100.873	100.773
3.990	100.637	100.537	100.437	3.625	100.982	100.882	100.782	3.990	101.786	101.686	101.586	3.990	101.630	101.430	101.430	3.375	101.293	101.193	101.093
4.000	100.737	100.637	100.537	3.750	101.633	101.533	101.433	4.000	101.886	101.786	101.686	4.000	101.730	101.530	101.530	3.500	101.548	101.448	101.348
4.125	100.998	100.898	100.798	3.875	102.034	101.934	101.834	4.125	102.005	101.905	101.805	4.125	101.849	101.649	101.649	3.625	102.295	102.195	102.095
4.250	101.686	101.586	101.486	3.990	102.421	102.321	102.221	4.250	101.944	101.844	101.744	4.250	101.881	101.681	101.681	3.750	102.383	102.283	102.183
4.375	102.251	102.151	102.051	4.000	102.521	102.421	102.321	4.375	102.368	102.268	102.168	4.375	102.305	102.105	102.105	3.875	102.432	102.332	102.232
4.500	102.480	102.380	102.280	4.125	102.784	102.684	102.584	4.500	102.780	102.680	102.580	4.500	102.718	102.518	102.518	3.990	102.734	102.634	102.534
4.625	102.828	102.728	102.628	4.250	103.106	103.006	102.906	4.625	102.914	102.814	102.714	4.625	102.851	102.651	102.651	4.000	102.834	102.734	102.634
4.750	102.579	102.479	102.379	4.375	103.422	103.322	103.222	4.750	102.960	102.860	102.760	4.750	102.898	102.698	102.698	4.125	103.444	103.344	103.244
4.875	103.009	102.909	102.809	4.500	103.827	103.727	103.627	4.875	103.342	103.242	103.142	4.875	103.279	103.079	103.079	4.250	103.672	103.572	103.472
4.990	103.358	103.258	103.158	4.625	103.670	103.570	103.470	4.990	103.627	103.527	103.427	4.990	103.564	103.364	103.364	4.375	104.024	103.924	103.824
5.000	103.458	103.358	103.258	4.750	103.990	103.890	103.790	5.000	103.727	103.627	103.527	5.000	103.664	103.464	103.464	4.500	104.361	104.261	104.161
5.125	103.670	103.570	103.470	4.875	104.327	104.227	104.127	5.125	103.989	103.889	103.789	5.125	103.926	103.726	103.726	4.625	104.333	104.233	104.133
5.250	103.221	103.121	103.021	4.990	104.597	104.497	104.397	5.250	104.193	104.093	103.993	5.250	104.037	103.837	103.837	4.750	104.099	103.999	103.899
5.375	103.649	103.549	103.449	5.000	104.697	104.597	104.497	5.375	104.416	104.316	104.216	5.375	104.260	104.060	104.060	4.875	104.301	104.201	104.101
5.500	104.051	103.951	103.851	5.125	104.877	104.777	104.677	5.500	104.637	104.537	104.437	5.500	104.481	104.281	104.281	4.990	104.325	104.225	104.125
5.625	104.290	104.190	104.090	5.250	104.964	104.864	104.764	5.625	104.851	104.751	104.651	5.625	104.695	104.495	104.495	5.000	104.425	104.325	104.225
5.750	103.531	103.431	103.331	5.375	105.123	105.023	104.923	5.750	105.500	105.400	105.300	5.750	105.332	105.132	105.132	5.125	104.546	104.446	104.346

15 Year 105-125					15 Year >125					15 Year High Balance					15 Year 105-125 High Balance					15 Year >125 High Balance					10 Year				
Rate	30 Day	45 Day	60 Day		Rate	30 Day	45 Day	60 Day		Rate	30 Day	45 Day	60 Day		Rate	30 Day	45 Day	60 Day		Rate	30 Day	45 Day	60 Day		Rate	30 Day	45 Day	60 Day	
3.125	99.222	99.122	99.022	99.022	3.125	99.222	99.022	99.022	3.125	100.372	100.172	100.172	100.172	3.125	98.939	98.739	98.739	98.739	3.125	98.939	98.739	98.739	98.739	3.125	100.848	100.648	100.648	100.648	
3.250	99.574	99.474	99.374	99.374	3.250	99.574	99.374	99.374	3.250	100.375	100.195	100.195	100.195	3.250	99.196	98.996	98.996	98.996	3.250	99.196	98.996	98.996	98.996	3.250	100.887	100.787	100.787	100.787	
3.375	99.939	99.839	99.739	99.739	3.375	99.927	99.727	99.727	3.375	100.947	100.747	100.747	100.747	3.375	99.593	99.393	99.393	99.393	3.375	99.581	99.381	99.381	99.381	3.375	101.304	101.104	101.104	101.104	
3.500	100.610	100.510	100.410	100.410	3.500	100.597	100.397	100.397	3.500	101.353	101.153	101.153	101.153	3.500	100.415	100.215	100.215	100.215	3.500	100.402	100.202	100.202	100.202	3.500	101.681	101.481	101.481	101.481	
3.625	101.173	101.073	100.973	100.973	3.625	101.173	100.973	100.973	3.625	101.730	101.530	101.530	101.530	3.625	100.608	100.408	100.408	100.408	3.625	100.608	100.408	100.408	100.408	3.625	102.294	102.094	102.094	102.094	
3.750	101.601	101.501	101.401	101.401	3.750	101.601	101.401	101.401	3.750	101.991	101.791	101.791	101.791	3.750	101.209	101.009	101.009	101.009	3.750	101.209	101.009	101.009	101.009	3.750	102.361	102.161	102.161	102.161	
3.875	101.791	101.691	101.591	101.591	3.875	101.762	101.562	101.562	3.875	102.014	101.814	101.814	101.814	3.875	101.373	101.173	101.173	101.173	3.875	101.344	101.144	101.144	101.144	3.875	102.583	102.383	102.383	102.383	
3.990	102.253	102.153	102.053	102.053	3.990	102.239	102.039	102.039	3.990	102.228	102.028	102.028	102.028	3.990	101.747	101.547	101.547	101.547	3.990	101.733	101.533	101.533	101.533	3.990	102.778	102.578	102.578	102.578	
4.000	102.353	102.253	102.153	102.153	4.000	102.339	102.139	102.139	4.000	102.328	102.128	102.128	102.128	4.000	101.847	101.647	101.647	101.647	4.000	101.833	101.633	101.633	101.633	4.000	102.878	102.678	102.678	102.678	
4.125	102.957	102.857	102.757	102.757	4.125	102.957	102.757	102.757	4.125	102.704	102.504	102.504	102.504	4.125	102.217	102.017	102.017	102.017	4.125	102.217	102.017	102.017	102.017	4.125	103.540	103.340	103.340	103.340	
4.250	103.358	103.258	103.158	103.158	4.250	103.358	103.158	103.158	4.250	102.879	102.679	102.679	102.679	4.250	102.565	102.365	102.365	102.365	4.250	102.565	102.365	102.365	102.365	4.250	103.645	103.445	103.445	103.445	
4.375	103.743	103.643	103.543	103.543	4.375	103.743	103.543	103.543	4.375	103.120	102.920	102.920	102.920	4.375	102.839	102.639	102.639	102.639	4.375	102.839	102.639	102.639	102.639	4.375	103.991	103.791	103.791	103.791	
4.500	104.118	104.018	103.918	103.918	4.500	104.118	103.918	103.918	4.500	103.353	103.153	103.153	103.153	4.500	103.110	102.910	102.910	102.910	4.500	103.110	102.910	102.910	102.910	4.500	104.329	104.129	104.129	104.129	
4.625	104.340	104.340	104.340	104.340	4.625	104.340	104.340	104.340	4.625	103.544	103.344	103.344	103.344	4.625	103.544	103.344	103.344	103.344	4.625	103.544	103.344	103.344	103.344	4.625	104.300	104.100	104.100	104.100	
4.750	103.965	103.865	103.765	103.765	4.750	103.965	103.765	103.765	4.750	102.552	102.552	102.552	102.552	4.750	102.618	102.418	102.418	102.418	4.750	102.618	102.418	102.418	102.418	4.750	103.729	103.529	103.529	103.529	
4.875	104.440	104.340	104.240	104.240	4.875	104.413	104.213	104.213	4.875	102.889	102.689	102.689	102.689	4.875	102.889	102.689	102.689	102.689	4.875	102.889	102.689	102.689	102.689	4.875	103.928	103.728	103.728	103.728	
4.990	104.956	104.856	104.756	104.756	4.990	104.944	104.744	104.744	4.990	102.870	102.670	102.670	102.670	4.990	102.870	102.670	102.670	102.670	4.990	102.870	102.670	102.670	102.670	4.990	103.951	103.751	103.751	103.751	
5.000	105.056	104.956	104.856	104.856	5.000	105.044	104.844	104.844	5.000	102.970	102.770	102.770	102.770	5.000	102.970	102.770	102.770	102.770	5.000	102.970	102.770	102.770	102.770	5.000	104.051	103.851	103.851	103.851	
5.125	105.554	105.454	105.354	105.354	5.125	105.554	105.354	105.354	5.125	103.052	102.852	102.852	102.852	5.125	103.052	102.852	102.852	102.852	5.125	103.052	102.852	102.852	102.852	5.125	104.172	103.972	103.972	103.972	

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ / LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
≥ 740	0.00%	-0.25%	-0.25%	-0.50%	-0.25%	-0.25%	-0.25%	-0.75%	-0.75%
720 – 739	0.00%	-0.25%	-0.50%	-0.75%	-0.50%	-0.50%	-0.50%	-1.00%	-1.00%
700 – 719	0.00%	-0.50%	-1.00%	-1.25%	-1.00%	-1.00%	-1.00%	-1.50%	-1.50%
680 – 699	0.00%	-0.50%	-1.25%	-1.75%	-1.50%	-1.25%	-1.25%	-1.50%	-1.50%
660 – 679	0.00%	-1.00%	-2.25%	-2.75%	-2.75%	-2.25%	-2.25%	-2.50%	-2.50%
640 – 659	-0.50%	-1.25%	-2.75%	-3.00%	-3.25%	-2.75%	-2.75%	-2.75%	-2.75%
620 – 639	-0.50%	-1.50%	-3.00%	-3.00%	-3.25%	-3.25%	-3.25%	-3.50%	-3.50%

Cash-Out Refinance*				
FICO ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01
> 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 Ref	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/O Ref	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

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

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

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

** 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

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

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

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

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

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -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 Phone:

Lockdesk Hours:

Lockdesk@afwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/19/2019

45 Day Lock Exp.:

9/2/2019

60 Day Lock Exp.:

9/16/2019

W. Rate Sheet Dated: 7/18/2019

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	99.728	99.628	99.528	3.375	99.478	99.378	99.278	3.375	99.478	99.378	99.278	4.000	101.863	101.763	101.663	4.000	101.488	101.388	101.288
3.500	100.308	100.208	100.108	3.500	100.058	99.958	99.858	3.500	100.058	99.958	99.858	4.125	101.942	101.842	101.742	4.125	101.567	101.467	101.367
3.625	100.724	100.624	100.524	3.625	100.474	100.374	100.274	3.625	100.474	100.374	100.274	4.250	102.229	102.129	102.029	4.250	101.854	101.754	101.654
3.750	101.282	101.182	101.082	3.750	101.032	100.932	100.832	3.750	101.032	100.932	100.832	4.375	102.582	102.482	102.382	4.375	102.207	102.107	102.007
3.875	101.818	101.718	101.618	3.875	101.568	101.468	101.368	3.875	101.568	101.468	101.368	4.500	102.907	102.807	102.707	4.500	102.282	102.182	102.082
3.990	102.351	102.251	102.151	3.990	101.976	101.876	101.776	3.990	101.976	101.876	101.776	4.625	102.914	102.814	102.714	4.625	102.289	102.189	102.089
4.000	102.451	102.351	102.251	4.000	102.076	101.976	101.876	4.000	102.076	101.976	101.876	4.750	102.855	102.755	102.655	4.750	102.230	102.130	102.030
4.125	102.530	102.430	102.330	4.125	102.155	102.055	101.955	4.125	102.155	102.055	101.955	4.875	103.232	103.132	103.032	4.875	102.607	102.507	102.407
4.250	102.868	102.768	102.668	4.250	102.493	102.393	102.293	4.250	102.493	102.393	102.293	4.990	103.364	103.264	103.164	4.990	102.364	102.264	102.164
4.375	103.221	103.121	103.021	4.375	102.846	102.746	102.646	4.375	102.846	102.746	102.646	5.000	103.464	103.364	103.264	5.000	102.464	102.364	102.264
4.500	103.546	103.446	103.346	4.500	102.921	102.821	102.721	4.500	102.921	102.821	102.721	5.125	103.142	103.042	102.942	5.125	102.142	102.042	101.942
4.625	103.553	103.453	103.353	4.625	102.928	102.828	102.728	4.625	102.928	102.828	102.728	5.250	103.483	103.383	103.283	5.250	102.483	102.383	102.283
4.750	103.779	103.679	103.579	4.750	103.154	103.054	102.954	4.750	103.154	103.054	102.954	5.375	103.808	103.708	103.608	5.375	103.808	103.708	103.608
4.875	104.156	104.056	103.956	4.875	103.531	103.431	103.331	4.875	103.531	103.431	103.331	5.500	104.012	103.912	103.812	5.500	104.012	103.912	103.812
4.990	104.288	104.188	104.088	4.990	103.288	103.188	103.088	4.990	103.288	103.188	103.088	5.625	103.594	103.492	103.394	5.625	103.594	103.492	103.394
5.000	104.388	104.288	104.188	5.000	103.388	103.288	103.188	5.000	103.388	103.288	103.188	5.750	103.841	103.739	103.641	5.750	103.841	103.739	103.641
5.125	104.505	104.405	104.305	5.125	103.505	103.405	103.305	5.125	103.505	103.405	103.305	5.875	104.088	103.986	103.888	5.875	104.088	103.986	103.888
5.250	104.846	104.746	104.646	5.250	103.846	103.746	103.646	5.250	103.846	103.746	103.646	5.990	104.191	104.089	103.991	5.990	104.191	104.089	103.991
5.375	105.171	105.071	104.971	5.375	105.171	105.071	104.971	5.375	105.171	105.071	104.971	6.000	104.291	104.189	104.091	6.000	104.291	104.189	104.091
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	101.488	101.388	101.288	3.250	98.696	98.596	98.496	3.250	0.000	-0.100	-0.200	3.250	0.000	-0.100	-0.200	3.375	101.415	101.315	101.215
4.125	101.567	101.467	101.367	3.375	99.296	99.196	99.096	3.375	99.296	99.196	99.096	3.375	99.296	99.196	99.096	3.500	101.738	101.638	101.538
4.250	101.854	101.754	101.654	3.500	99.930	99.830	99.730	3.500	99.930	99.830	99.730	3.500	99.930	99.830	99.730	3.625	101.890	101.790	101.690
4.375	102.207	102.107	102.007	3.625	101.230	101.130	101.030	3.625	101.230	101.130	101.030	3.625	101.230	101.130	101.030	3.750	102.585	102.485	102.385
4.500	102.282	102.182	102.082	3.750	101.761	101.661	101.561	3.750	101.761	101.661	101.561	3.750	101.761	101.661	101.561	3.875	102.693	102.593	102.493
4.625	102.289	102.189	102.089	3.875	102.252	102.152	102.052	3.875	102.252	102.152	102.052	3.875	102.252	102.152	102.052	3.990	103.017	102.917	102.817
4.750	102.230	102.130	102.030	3.990	102.582	102.482	102.382	3.990	102.582	102.482	102.382	3.990	102.582	102.482	102.382	4.000	103.117	103.017	102.917
4.875	102.607	102.507	102.407	4.000	102.682	102.582	102.482	4.000	102.682	102.582	102.482	4.000	102.682	102.582	102.482	4.125	103.070	102.970	102.870
4.990	102.364	102.264	102.164	4.125	102.950	102.850	102.750	4.125	102.950	102.850	102.750	4.125	102.950	102.850	102.750	4.250	103.704	103.604	103.504
5.000	102.464	102.364	102.264	4.250	103.306	103.206	103.106	4.250	103.306	103.206	103.106	4.250	103.306	103.206	103.106	4.375	104.086	103.986	103.886
5.125	102.142	102.042	101.942	4.375	103.646	103.546	103.446	4.375	103.646	103.546	103.446	4.375	103.646	103.546	103.446	4.500	103.432	103.332	103.232
5.250	102.483	102.383	102.283	4.500	103.993	103.893	103.793	4.500	103.993	103.893	103.793	4.500	103.993	103.893	103.793	4.625	103.804	103.704	103.604
5.375	103.808	103.708	103.608	4.625	103.918	103.818	103.718	4.625	103.918	103.818	103.718	4.625	103.918	103.818	103.718	4.750	104.181	104.081	103.981
5.500	104.012	103.912	103.812	4.750	104.252	104.152	104.052	4.750	104.252	104.152	104.052	4.750	104.252	104.152	104.052	4.875	104.499	104.399	104.299
5.625	103.594	103.492	103.394	4.875	104.611	104.511	104.411	4.875	104.611	104.511	104.411	4.875	104.611	104.511	104.411	4.990	104.038	103.938	103.838
5.750	103.841	103.739	103.641	4.990	104.800	104.700	104.600	4.990	104.800	104.700	104.600	4.990	104.800	104.700	104.600	5.000	104.138	104.038	103.938
5.875	104.088	103.986	103.888	5.000	104.900	104.800	104.700	5.000	104.900	104.800	104.700	5.000	104.900	104.800	104.700	5.125	104.467	104.367	104.267
5.990	104.191	104.089	103.991	5.125	104.840	104.740	104.640	5.125	104.840	104.740	104.640	5.125	104.840	104.740	104.640	5.250	104.584	104.484	104.384
6.000	104.291	104.189	104.091	5.250	105.161	105.061	104.961	5.250	105.161	105.061	104.961	5.250	105.161	105.061	104.961	5.375	104.808	104.708	104.608
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	101.415	101.315	101.215	3.375	101.415	101.315	101.215	3.375	101.183	101.083	100.983	3.375	101.183	101.083	100.983	3.375	101.183	101.083	100.983
3.500	101.738	101.638	101.538	3.500	101.738	101.638	101.538	3.500	101.506	101.406	101.306	3.500	101.506	101.406	101.306	3.500	101.506	101.406	101.306
3.625	101.890	101.790	101.690	3.625	101.890	101.790	101.690	3.625	101.564	101.464	101.364	3.625	101.564	101.464	101.364	3.625	101.564	101.464	101.364
3.750	102.585	102.485	102.385	3.750	102.585	102.485	102.385	3.750	102.259	102.159	102.059	3.750	102.259	102.159	102.059	3.750	102.259	102.159	102.059
3.875	102.693	102.593	102.493	3.875	102.693	102.593	102.493	3.875	102.367	102.267	102.167	3.875	102.367	102.267	102.167	3.875	102.367	102.267	102.167
3.990	103.017	102.917	102.817	3.990	103.017	102.917	102.817	3.990	102.691	102.591	102.491	3.990	102.691	102.591	102.491	3.990	102.691	102.591	102.491
4.000	103.117	103.017	102.917	4.000	103.117	103.017	102.917	4.000	102.791	102.691	102.591	4.000	102.791	102.691	102.591	4.000	102.791	102.691	102.591
4.125	103.070	102.970	102.870	4.125	103.070	102.970	102.870	4.125	102.249	102.149	102.049	4.125	102.249	102.149	102.049	4.125	102.249	102.149	102.049
4.250	103.704	103.604	103.504	4.250	103.704	103.604	103.504	4.250	102.883	102.783	102.683	4.250	102.883	102.783	102.683	4.250	102.883	102.783	102.683
4.375	103.961	103.861	103.761	4.375	103.961	103.861	103.761	4.375	103.265	103.165	103.065	4.375	103.140	103.040	102.940	4.375	103.140	103.040	102.940
4.500	103.307	103.207	103.107	4.500	103.307	103.207	103.107	4.500	102.013	101.913									



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.:

8/19/2019

45 Day Lock Exp.:

9/2/2019

60 Day Lock Exp.:

9/16/2019

W. Rate Sheet Dated: 7/18/2019

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	99.587	99.487	99.387	3.250	98.603	98.503	98.403	3.375	101.406	101.306	101.206	4.000	101.418	101.318	101.218	3.375	100.874	100.774	100.674
3.500	100.164	100.064	99.964	3.375	99.204	99.104	99.004	3.500	101.728	101.628	101.528	4.125	101.499	101.399	101.299	3.500	101.196	101.096	100.996
3.625	100.578	100.478	100.378	3.500	99.832	99.732	99.632	3.625	101.849	101.749	101.649	4.250	101.823	101.723	101.623	3.625	101.223	101.123	101.023
3.750	101.191	101.091	100.991	3.625	101.130	101.030	100.930	3.750	102.542	102.442	102.342	4.375	102.176	102.076	101.976	3.750	101.916	101.816	101.716
3.875	101.726	101.626	101.526	3.750	101.658	101.558	101.458	3.875	102.650	102.550	102.450	4.500	102.500	102.400	102.300	3.875	102.024	101.924	101.824
3.990	102.256	102.156	102.056	3.875	102.147	102.047	101.947	3.990	102.973	102.873	102.773	4.625	102.507	102.407	102.307	3.990	102.347	102.247	102.147
4.000	102.356	102.256	102.156	3.990	102.478	102.378	102.278	4.000	103.073	102.973	102.873	4.750	102.486	102.386	102.286	4.000	102.447	102.347	102.247
4.125	102.437	102.337	102.237	4.000	102.578	102.478	102.378	4.125	103.011	102.911	102.811	4.875	102.862	102.762	102.662	4.125	101.890	101.790	101.690
4.250	102.812	102.712	102.612	4.125	102.841	102.741	102.641	4.250	103.646	103.546	103.446	4.990	102.993	102.893	102.793	4.250	102.525	102.425	102.325
4.375	103.165	103.065	102.965	4.250	103.265	103.165	103.065	4.375	104.024	103.924	103.824	5.000	103.093	102.993	102.893	4.375	102.903	102.803	102.703
4.500	103.489	103.389	103.289	4.375	103.603	103.503	103.403	4.500	103.481	103.370	103.281	5.125	102.762	102.662	102.562	4.500	101.762	101.651	101.562
4.625	103.496	103.396	103.296	4.500	103.951	103.851	103.751	4.625	103.851	103.741	103.651	5.250	103.103	103.003	102.903	4.625	102.132	102.022	101.932
4.750	103.760	103.660	103.560	4.625	103.873	103.773	103.673	4.750	104.228	104.117	104.028	5.375	103.428	103.328	103.228	4.750	102.509	102.398	102.309
4.875	104.136	104.036	103.936	4.750	104.221	104.121	104.021	4.875	104.544	104.433	104.344	5.500	103.629	103.529	103.429	4.875	102.825	102.714	102.625
4.990	104.267	104.167	104.067	4.875	104.577	104.477	104.377	4.990	103.991	103.891	103.791	5.625	103.203	103.080	102.868	4.990	102.022	101.922	101.822
5.000	104.367	104.267	104.167	4.990	104.765	104.665	104.565	5.000	104.091	103.991	103.891	5.750	103.449	103.327	103.117	5.000	102.122	102.022	101.922
5.125	104.475	104.375	104.275	5.000	104.865	104.765	104.665	5.125	104.418	104.318	104.218	5.875	103.696	103.573	103.366	5.125	102.449	102.349	102.249
5.250	104.816	104.716	104.616	5.125	104.805	104.705	104.605	5.250	104.533	104.433	104.333	5.990	103.799	103.677	103.471	5.250	102.564	102.464	102.364
5.375	105.141	105.041	104.941	5.250	105.127	105.027	104.927	5.375	104.757	104.657	104.557	6.000	103.899	103.777	103.571	5.375	102.788	102.688	102.588

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.:

8/19/2019

45 Day Lock Exp.:

9/2/2019

60 Day Lock Exp.:

9/16/2019

W. Rate Sheet Dated: 7/18/2019

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	99.352	99.290	99.227	
3.875	99.823	99.761	99.698	
4.000	100.285	100.222	100.160	
4.125	100.538	100.475	100.413	
4.250	100.748	100.685	100.623	
4.375	101.006	100.944	100.881	
4.500	101.259	101.196	101.134	
4.625	101.389	101.327	101.264	
4.750	101.586	101.524	101.461	
4.875	101.881	101.819	101.756	
5.000	102.172	102.109	102.047	
5.125	102.426	102.363	102.301	
5.250	102.612	102.550	102.487	

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	97.632	97.507	97.382	
3.375	98.296	98.171	98.046	
3.500	98.955	98.830	98.705	
3.625	99.517	99.392	99.267	
3.750	100.033	99.908	99.783	
3.875	100.556	100.431	100.306	
4.000	100.778	100.653	100.528	
4.125	101.012	100.887	100.762	
4.250	101.334	101.209	101.084	
4.375	101.637	101.512	101.387	
4.500	101.848	101.723	101.598	

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	97.296	97.171	97.046	
3.375	97.661	97.536	97.411	
3.500	98.082	97.957	97.832	
3.625	98.460	98.335	98.210	
3.750	98.884	98.759	98.634	
3.875	99.439	99.314	99.189	
4.000	99.722	99.597	99.472	
4.125	100.043	99.918	99.793	
4.250	100.340	100.215	100.090	
4.375	100.611	100.486	100.361	
4.500	100.858	100.733	100.608	
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)