

W. Rate Sheet Dated: 7/20/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	100.057	100.057	100.057	2.750	99.926	99.926	99.926	2.250	98.102	98.102	98.102	3.125	95.802	95.802	95.802
2.875	100.062	100.062	100.062	2.875	99.930	99.930	99.930	2.500	98.111	98.111	98.111	3.250	97.304	97.304	97.304
3.000	100.066	100.066	100.066	3.000	99.933	99.933	99.933	2.625	98.115	98.115	98.115	3.375	97.306	97.306	97.306
3.125	100.069	100.069	100.069	3.125	99.937	99.937	99.937	2.750	99.012	99.012	99.012	3.500	97.301	97.301	97.301
3.250	100.881	100.881	100.881	3.250	100.550	100.550	100.550	2.875	99.015	99.015	99.015	3.625	97.302	97.302	97.302
3.375	100.785	100.785	100.785	3.375	100.554	100.554	100.554	3.000	99.019	99.019	99.019	Margin = 2.250		Index = 0.150	
3.500	100.789	100.789	100.789	3.500	100.557	100.557	100.557	3.125	99.022	99.022	99.022	30 Year OTC			
3.625	100.793	100.793	100.793	3.625	100.572	100.572	100.572	3.250	100.832	100.832	100.832	Rate	30 Day	45 Day	60 Day
3.750	101.437	101.437	101.437	3.750	100.968	100.968	100.968	3.375	100.835	100.835	100.835	4.000	100.988	100.988	100.988
3.875	101.360	101.360	101.360	3.875	101.002	101.002	101.002	3.500	100.838	100.838	100.838	4.125	101.029	101.029	101.029
4.000	101.363	101.363	101.363	4.000	101.005	101.005	101.005	3.625	100.887	100.887	100.887	4.375	101.806	101.806	101.806
4.125	101.404	101.404	101.404	4.125	100.994	100.994	100.994	3.750	101.319	101.319	101.319	4.500	101.809	101.809	101.809
4.250	102.292	102.292	102.292	4.250	101.783	101.783	101.783	3.875	101.388	101.388	101.388	4.625	101.812	101.812	101.812
4.375	102.181	102.181	102.181	4.375	101.785	101.785	101.785	4.000	101.390	101.390	101.390	4.875	102.511	102.511	102.511
4.500	102.184	102.184	102.184	4.500	101.788	101.788	101.788	4.125	101.379	101.379	101.379	5.000	102.514	102.514	102.514
4.625	102.187	102.187	102.187	4.625	101.777	101.777	101.777	4.250	102.262	102.262	102.262	5.125	102.516	102.516	102.516
4.750	102.997	102.997	102.997	4.750	102.488	102.488	102.488	4.375	102.264	102.264	102.264	5.500	104.031	104.031	104.031
4.875	102.886	102.886	102.886	4.875	102.490	102.490	102.490	4.500	102.267	102.267	102.267	5.625	104.034	104.034	104.034
6.250	103.695	103.695	103.695	6.250	103.285	103.285	103.285	4.625	102.256	102.256	102.256	6.250	103.500	103.500	103.500

FHA Streamline											
30/25 Year				20 Year				15/10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	102.522	102.522	102.522	2.750	102.422	102.422	102.422	2.250	100.178	100.178	100.178
2.875	102.527	102.527	102.527	2.875	102.426	102.426	102.426	2.375	100.183	100.183	100.183
3.000	102.526	102.526	102.526	3.000	102.426	102.426	102.426	2.500	100.182	100.182	100.182
3.125	102.525	102.525	102.525	3.125	102.426	102.426	102.426	2.625	100.182	100.182	100.182
3.250	103.133	103.133	103.133	3.250	103.035	103.035	103.035	2.750	101.075	101.075	101.075
3.375	103.151	103.151	103.151	3.375	103.050	103.050	103.050	2.875	101.092	101.092	101.092
3.500	103.151	103.151	103.151	3.500	103.050	103.050	103.050	3.000	101.092	101.092	101.092
3.625	103.150	103.150	103.150	3.625	103.062	103.062	103.062	3.125	101.092	101.092	101.092
3.750	102.791	102.791	102.791	3.750	102.693	102.693	102.693	3.250	102.898	102.898	102.898
3.875	102.826	102.826	102.826	3.875	102.737	102.737	102.737	3.375	102.912	102.912	102.912
4.000	102.807	102.807	102.807	4.000	102.706	102.706	102.706	3.500	102.912	102.912	102.912
4.125	102.843	102.843	102.843	4.125	102.693	102.693	102.693	3.625	102.958	102.958	102.958
4.250	103.591	103.591	103.591	4.250	103.492	103.492	103.492	3.750	103.341	103.341	103.341

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

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

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

DPA Advantage Program "only Advantage Adjustments added ; FHA only"								30 yr DPA OTC "FHA Only ; Borrower Paid Only"				30 yr DPA "3.5% DPA ; Borrower Paid Only"			
								Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
30/25 Year				30/25 Year Lender Paid				4.000	98.238	98.238	98.238	4.750	101.000	101.000	101.000
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.125	98.279	98.279	98.279				
4.125	98.454	98.454	98.454	6.250	103.750	103.500	103.250	4.375	99.056	99.056	99.056				
4.250	99.242	99.242	99.242					4.500	99.059	99.059	99.059				
4.375	99.231	99.231	99.231					4.625	99.062	99.062	99.062				
4.500	99.034	99.034	99.034					4.875	99.761	99.761	99.761				
4.625	99.037	99.037	99.037					5.000	99.764	99.764	99.764				
5.000	99.939	99.939	99.939					5.125	99.766	99.766	99.766				
5.125	99.941	99.941	99.941					5.500	101.281	101.281	101.281				
5.250	100.341	100.341	100.341					5.625	101.284	101.284	101.284	30 yr DPA "3.5% DPA ; Lender Paid Only"			
Borrower Paid Comp Only				Lender Paid Only				6.250	100.750	100.750	100.750	Rate	30 Day	45 Day	60 Day
												6.250	102.750	102.750	102.750

Lock Desk Policy

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

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

FHA ID# - 1358600006

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrownhouse.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/19/2020

45 Day Lock Exp.:

9/3/2020

60 Day Lock Exp.:

9/18/2020

W. Rate Sheet Dated: 7/20/2020

Release Time: 10:00 am ET

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STANDARD GOVERNMENT HIGH BALANCE PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	98.626	98.626	98.626	2.750	98.925	98.925	98.925	2.375	94.887	94.887	94.887	3.125	95.381	95.381	95.381
2.875	98.630	98.630	98.630	2.875	98.928	98.928	98.928	2.500	94.891	94.891	94.891	3.250	96.851	96.851	96.851
3.000	98.635	98.635	98.635	3.000	98.932	98.932	98.932	2.625	94.895	94.895	94.895	3.375	96.853	96.853	96.853
3.125	98.638	98.638	98.638	3.125	98.936	98.936	98.936	2.750	98.011	98.011	98.011	3.500	96.848	96.848	96.848
3.250	99.418	99.418	99.418	3.250	99.518	99.518	99.518	2.875	98.014	98.014	98.014	3.625	96.850	96.850	96.850
3.375	99.323	99.323	99.323	3.375	99.521	99.521	99.521	3.000	98.018	98.018	98.018	Margin = 2.250		Index = 0.150	
3.500	99.327	99.327	99.327	3.500	99.525	99.525	99.525	3.125	98.021	98.021	98.021	30 Year OTC			
3.625	99.330	99.330	99.330	3.625	99.540	99.540	99.540	3.250	99.799	99.799	99.799	Rate	30 Day	45 Day	60 Day
3.750	99.912	99.912	99.912	3.750	99.873	99.873	99.873	3.375	99.802	99.802	99.802	4.000	99.463	99.463	99.463
3.875	99.835	99.835	99.835	3.875	99.907	99.907	99.907	3.500	99.805	99.805	99.805	4.125	99.504	99.504	99.504
4.000	99.838	99.838	99.838	4.000	99.910	99.910	99.910	3.625	99.855	99.855	99.855	4.375	100.094	100.094	100.094
4.125	99.879	99.879	99.879	4.125	99.899	99.899	99.899	3.750	100.224	100.224	100.224	4.500	100.097	100.097	100.097
4.250	100.580	100.580	100.580	4.250	100.500	100.500	100.500	3.875	100.293	100.293	100.293	4.625	100.099	100.099	100.099
4.375	100.469	100.469	100.469	4.375	100.503	100.503	100.503	4.000	100.295	100.295	100.295	4.875	99.986	99.986	99.986
4.500	100.472	100.472	100.472	4.500	100.505	100.505	100.505	4.125	100.284	100.284	100.284	5.000	99.989	99.989	99.989
4.625	100.474	100.474	100.474	4.625	100.495	100.495	100.495	4.250	100.980	100.980	100.980	5.125	99.991	99.991	99.991
4.750	100.472	100.472	100.472	4.750	100.393	100.393	100.393	4.375	100.982	100.982	100.982	5.500	100.131	100.131	100.131
4.875	100.361	100.361	100.361	4.875	100.395	100.395	100.395	4.500	100.984	100.984	100.984	5.625	100.134	100.134	100.134
6.250	100.045	100.045	100.045	6.250	100.065	100.065	100.065	4.625	100.973	100.973	100.973	6.250	99.361	99.361	99.361

FHA High Balance Streamline											
30/25 Year				20 Year				15/10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	100.741	100.741	100.741	2.750	100.641	100.641	100.641	2.250	97.678	97.678	97.678
2.875	100.745	100.745	100.745	2.875	100.644	100.644	100.644	2.375	97.683	97.683	97.683
3.000	100.745	100.745	100.745	3.000	100.644	100.644	100.644	2.500	97.682	97.682	97.682
3.125	100.744	100.744	100.744	3.125	100.644	100.644	100.644	2.625	97.682	97.682	97.682
3.250	101.321	101.321	101.321	3.250	101.223	101.223	101.223	2.750	98.294	98.294	98.294
3.375	101.339	101.339	101.339	3.375	101.238	101.238	101.238	2.875	98.311	98.311	98.311
3.500	101.339	101.339	101.339	3.500	101.238	101.238	101.238	3.000	98.311	98.311	98.311
3.625	101.338	101.338	101.338	3.625	101.249	101.249	101.249	3.125	98.310	98.310	98.310
3.750	100.916	100.916	100.916	3.750	100.818	100.818	100.818	3.250	99.773	99.773	99.773
3.875	100.951	100.951	100.951	3.875	100.862	100.862	100.862	3.375	99.787	99.787	99.787
4.000	100.932	100.932	100.932	4.000	100.831	100.831	100.831	3.500	99.787	99.787	99.787
4.125	100.968	100.968	100.968	4.125	100.818	100.818	100.818	3.625	99.833	99.833	99.833
4.250	101.529	101.529	101.529	4.250	101.429	101.429	101.429	3.750	100.216	100.216	100.216

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

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

DPA Advantage Program "only Advantage Adjustments added ; FHA only"								30 yr DPA OTC "FHA Only ; Borrower Paid Only"				30 yr DPA "3.5% DPA ; Borrower Paid Only"			
30/25 Year				30/25 Year Lender Paid				Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.000	96.713	96.713	96.713	4.750	N/A	N/A	N/A
4.125	96.579	96.579	96.579					4.125	96.754	96.754	96.754				
4.250	97.180	97.180	97.180	6.250	99.750	99.500	99.250	4.375	97.344	97.344	97.344				
4.375	97.169	97.169	97.169					4.500	97.347	97.347	97.347				
4.500	96.972	96.972	96.972					4.625	97.349	97.349	97.349				
4.625	96.974	96.974	96.974					4.875	97.236	97.236	97.236				
5.000	97.064	97.064	97.064					5.000	97.239	97.239	97.239				
5.125	97.066	97.066	97.066					5.125	97.241	97.241	97.241				
5.250	96.091	96.091	96.091					4.875	97.236	97.236	97.236				
Borrower Paid Comp Only				Lender Paid Only				5.000	97.239	97.239	97.239	30 yr DPA "3.5% DPA ; Lender Paid Only"			
								5.125	97.241	97.241	97.241	Rate	30 Day	45 Day	60 Day
								5.250	97.381	97.381	97.381	6.250	N/A	N/A	N/A
								5.500	97.381	97.381	97.381				
								5.625	97.384	97.384	97.384				
								6.250	96.611	96.611	96.611				

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: 7/20/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FNMA																			
30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year High Balance				30/25 Year 105-125 High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	100.069	100.069	100.069	2.875	99.214	99.214	99.214	2.750	98.431	98.431	98.431	2.750	99.616	99.616	99.616	2.750	97.965	97.965	97.965
2.875	100.612	100.612	100.612	2.990	99.570	99.570	99.570	2.875	99.027	99.027	99.027	2.875	100.109	100.109	100.109	2.875	98.511	98.511	98.511
2.990	100.926	100.926	100.926	3.000	99.670	99.670	99.670	2.990	99.383	99.383	99.383	2.990	100.340	100.340	100.340	2.990	98.784	98.784	98.784
3.000	101.026	101.026	101.026	3.125	100.026	100.026	100.026	3.000	99.483	99.483	99.483	3.000	100.440	100.440	100.440	3.000	98.884	98.884	98.884
3.125	101.349	101.349	101.349	3.250	100.598	100.598	100.598	3.125	99.838	99.838	99.838	3.125	100.609	100.609	100.609	3.125	99.086	99.086	99.086
3.250	101.680	101.680	101.680	3.375	101.053	101.053	101.053	3.250	100.411	100.411	100.411	3.250	100.830	100.830	100.830	3.250	99.548	99.548	99.548
3.375	102.094	102.094	102.094	3.500	101.411	101.411	101.411	3.375	100.866	100.866	100.866	3.375	101.214	101.214	101.214	3.375	99.973	99.973	99.973
3.500	102.421	102.421	102.421	3.625	101.922	101.922	101.922	3.500	101.223	101.223	101.223	3.500	101.473	101.473	101.473	3.500	100.263	100.263	100.263
3.625	102.672	102.672	102.672	3.750	102.501	102.501	102.501	3.625	101.898	101.898	101.898	3.625	101.605	101.605	101.605	3.625	100.655	100.655	100.655
3.750	102.975	102.975	102.975	3.875	102.861	102.861	102.861	3.750	102.501	102.501	102.501	3.750	101.745	101.745	101.745	3.750	100.471	100.471	100.471
3.875	102.901	102.901	102.901	3.990	103.021	103.021	103.021	3.875	102.861	102.861	102.861	3.875	101.049	101.049	101.049	3.875	100.809	100.809	100.809
3.990	103.039	103.039	103.039	4.000	103.121	103.121	103.121	3.990	103.021	103.021	103.021	3.990	101.156	101.156	101.156	3.990	100.938	100.938	100.938
4.000	103.139	103.139	103.139	4.125	103.354	103.354	103.354	4.000	103.121	103.121	103.121	4.000	101.256	101.256	101.256	4.000	101.038	101.038	101.038
4.125	103.352	103.352	103.352	4.250	103.338	103.338	103.338	4.125	103.354	103.354	103.354	4.125	101.385	101.385	101.385	4.125	101.185	101.185	101.185
4.250	102.571	102.571	102.571	4.375	103.615	103.615	103.615	4.250	103.150	103.150	103.150	4.250	100.162	100.162	100.162	4.250	99.962	99.962	99.962
4.375	102.822	102.822	102.822	4.500	103.872	103.872	103.872	4.375	103.427	103.427	103.427	4.375	100.432	100.432	100.432	4.375	100.232	100.232	100.232
4.500	103.058	103.058	103.058	4.625	104.050	104.050	104.050	4.500	103.684	103.684	103.684	4.500	100.636	100.636	100.636	4.500	100.436	100.436	100.436
4.625	103.216	103.216	103.216	4.750	104.510	104.510	104.510	4.625	104.159	104.159	104.159	4.625	100.753	100.753	100.753	4.625	100.553	100.553	100.553
4.750	103.339	103.339	103.339	4.875	N/A	N/A	N/A	4.750	104.636	104.636	104.636	4.750	100.339	100.339	100.339	4.750	100.133	100.133	100.133

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
2.750	97.778	97.778	97.778	2.875	101.149	101.149	101.149	2.875	100.421	100.421	100.421	2.875	100.358	100.358	100.358	2.750	101.351	101.351	101.351
2.875	98.324	98.324	98.324	2.990	101.428	101.428	101.428	2.990	100.738	100.738	100.738	2.990	100.675	100.675	100.675	2.875	101.621	101.621	101.621
2.990	98.597	98.597	98.597	3.000	101.528	101.528	101.528	3.000	100.838	100.838	100.838	3.000	100.775	100.775	100.775	2.990	101.807	101.807	101.807
3.000	98.697	98.697	98.697	3.125	101.844	101.844	101.844	3.125	101.187	101.187	101.187	3.125	101.125	101.125	101.125	3.000	101.907	101.907	101.907
3.125	98.898	98.898	98.898	3.250	101.848	101.848	101.848	3.250	101.589	101.589	101.589	3.250	101.589	101.589	101.589	3.125	102.192	102.192	102.192
3.250	99.361	99.361	99.361	3.375	102.254	102.254	102.254	3.375	102.037	102.037	102.037	3.375	102.037	102.037	102.037	3.250	102.386	102.386	102.386
3.375	99.786	99.786	99.786	3.500	102.555	102.555	102.555	3.500	102.365	102.365	102.365	3.500	102.365	102.365	102.365	3.375	102.627	102.627	102.627
3.500	100.075	100.075	100.075	3.625	102.803	102.803	102.803	3.625	102.639	102.639	102.639	3.625	102.639	102.639	102.639	3.500	102.815	102.815	102.815
3.625	100.631	100.631	100.631	3.750	102.531	102.531	102.531	3.750	102.685	102.685	102.685	3.750	102.529	102.529	102.529	3.625	103.065	103.065	103.065
3.750	100.471	100.471	100.471	3.875	102.852	102.852	102.852	3.875	103.038	103.038	103.038	3.875	102.882	102.882	102.882	3.750	102.504	102.504	102.504
3.875	100.809	100.809	100.809	3.990	102.968	102.968	102.968	3.990	103.175	103.175	103.175	3.990	103.019	103.019	103.019	3.875	102.780	102.780	102.780
3.990	100.938	100.938	100.938	4.000	103.068	103.068	103.068	4.000	102.735	102.735	102.735	4.000	103.119	103.119	103.119	3.990	102.950	102.950	102.950
4.000	101.038	101.038	101.038	4.125	103.279	103.279	103.279	4.125	103.506	103.506	103.506	4.125	103.349	103.349	103.349	4.000	103.050	103.050	103.050
4.125	101.185	101.185	101.185	4.250	102.256	102.256	102.256	4.250	102.186	102.186	102.186	4.250	102.124	102.124	102.124	4.125	103.281	103.281	103.281
4.250	99.962	99.962	99.962	4.375	102.504	102.504	102.504	4.375	102.460	102.460	102.460	4.375	102.397	102.397	102.397	4.250	102.482	102.482	102.482
4.375	100.232	100.232	100.232	4.500	102.728	102.728	102.728	4.500	102.703	102.703	102.703	4.500	102.641	102.641	102.641	4.375	102.646	102.646	102.646
4.500	100.436	100.436	100.436	4.625	102.883	102.883	102.883	4.625	102.878	102.878	102.878	4.625	102.816	102.816	102.816	4.500	102.704	102.704	102.704
4.625	100.553	100.553	100.553	4.750	103.050	103.050	103.050	4.750	102.978	102.978	102.978	4.750	102.915	102.915	102.915	4.625	102.959	102.959	102.959
4.750	100.139	100.139	100.139	4.875	103.279	103.279	103.279	4.875	103.230	103.230	103.230	4.875	103.168	103.168	103.168	4.750	103.162	103.162	103.162

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
2.750	99.778	99.778	99.778	2.750	99.778	99.778	99.778	2.750	100.611	100.611	100.611	2.750	98.838	98.838	98.838	2.750	98.838	98.838	98.838	2.750	101.758	101.758	101.758
2.875	100.254	100.254	100.254	2.875	100.174	100.174	100.174	2.875	100.801	100.801	100.801	2.875	99.234	99.234	99.234	2.875	99.154	99.154	99.154	2.875	102.027	102.027	102.027
2.990	100.686	100.686	100.686	2.990	100.618	100.618	100.618	2.990	100.901	100.901	100.901	2.990	99.580	99.580	99.580	2.990	99.512	99.512	99.512	2.990	102.213	102.213	102.213
3.000	100.786	100.786	100.786	3.000	100.718	100.718	100.718	3.000	101.001	101.001	101.001	3.000	99.680	99.680	99.680	3.000	99.612	99.612	99.612	3.000	102.313	102.313	102.313
3.125	101.205	101.205	101.205	3.125	101.142	101.142	101.142	3.125	101.176	101.176	101.176	3.125	99.989	99.989	99.989	3.125	99.926	99.926	99.926	3.125	102.563	102.563	102.563
3.250	101.527	101.527	101.527	3.250	101.465	101.465	101.465	3.250	101.090	101.090	101.090	3.250	100.031	100.031	100.031	3.250	99.969	99.969	99.969	3.250	102.680	102.680	102.680
3.375	101.793	101.793	101.793	3.375	101.731	101.731	101.731	3.375	101.258	101.258	101.258	3.375	100.224	100.224	100.224	3.375	100.162	100.162	100.162	3.375	102.921	102.921	102.921
3.500	101.999	101.999	101.999	3.500	101.936	101.936	101.936	3.500	101.389	101.389	101.389	3.500	100.373	100.373	100.373	3.500	100.310	100.310	100.310	3.500	103.108	103.108	103.108
3.625	102.778	102.778	102.778	3.625	102.216	102.216	102.216	3.625	101.589	101.589	101.589	3.625	100.581	100.581	100.581	3.625	100.519	100.519	100.519	3.625	103.359	103.359	103.359
3.750	101.764	101.764	101.764	3.750	101.764	101.764	101.764	3.750	99.503	99.503	99.503	3.750	98.563	98.563	98.563	3.750	98.563	98.563	98.563	3.750	102.423	102.423	102.423
3.875	102.072	102.072	102.072	3.875	102.072	102.072	102.072	3.875	99.698	99.698	99.698	3.875	98.790	98.790	98.790	3.875	98.790	98.790	98.790	3.875	102.699	102.699	102.699
3.990	102.268	102.268	102.268	3.990	102.268	102.268	102.268	3.990	99.785	99.785	99.785	3.990	98.903	98.903	98.903	3.990	98.903	98.903	98.903	3.990	102.869	102.869	102.869
4.000	102.368	102.368	102.368	4.000	102.368	102.368	102.368	4.000	99.885	99.885	99.885	4.000	99.003	99.003	99.003	4.000	99.003	99.003	99.003	4.000	102.969	102.969	102.969
4.125	102.624	102.624	102.624	4.125	102.624	102.624	102.624	4.125	100.049	100.049	100.049	4.125	99.192	99.192	99.192	4.125	99.192	99.192	99.192	4.125	103.200	103.200	103.200
4.250	102.144	102.144	102.144	4.250	102.176	102.176	102.176	4.250	98.548	98.548	98.548	4.250	98.010	98.010	98.010	4.250	98.042	98.042	98.042	4.250	102.252	102.252	102.252
4.375	102.629	102.629	102.629	4.375	102.676	102.676	102.676	4.375	98.662	98.662	98.662	4.375	98.445	98.445	98.445	4.375	98.462	98.462	98.462	4.375	102.375	102.375	102.375
4.500	103.122	103.122	103.122	4.500	103.180	103.180	103.180	4.500	98.692	98.692	98.692	4.500	98.492	98.492	98.492	4.500	98.492	98.492	98.492	4.500	102.594	102.594	102.594
4.625	103.439	103.439	103.439	4.625	103.501	103.501	103.501	4.625	98.819	98.819	98.819	4.625	98.619	98.619	98.619	4.625	98.619	98.619	98.619	4.625	102.834	102.834	102.834
4.750	103.663	103.663	103.663	4.750	103.726	103.726	103.726	4.750	98.793	98.793	98.793	4.750	98.593	98.593	98.593	4.750	98.593	98.593	98.593	4.750	103.037	103.037	103.037

Applicable for all mortgages with greater than 15 year terms										
FICO	↓ / TVT →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
≥ 740		0.00%	-0.25%	-0.25%	-0.50%	-0.25%	-0.00%	-0.25%	-0.75%	-0.75%
720 – 739		0.00%	-0.25%	-0.50%	-0.50%	-0.50%	-0.50%	-0.50%	-1.00%	-1.00%
700 – 719		0.00%	-0.50%	-1.00%	-1.25%	-1.00%	-1.00%	-1.00%	-1.50%	-1.50%
680 – 699		0.00%	-0.50%	-1.25%	-1.75%	-1.50%	-1.25%	-1.25%	-1.50%	-1.50%
660 – 679		-0.25%	-1.25%	-2.50%	-3.00%	-3.00%	-2.50%	-2.50%	-2.50%	-2.50%
640 – 659		-0.75%	-1.50%	-3.00%	-3.25%	-3.50%	-3.00%	-3.00%	-3.00%	-3.00%
620 – 639		-0.75%	-1.75%	-3.25%	-3.25%	-3.50%	-3.50%	-3.50%	-3.75%	-3.75%

Cash-Out Refinance*				
FICO ↓ \ 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 ↓ \ 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 Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
* Not 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 SEC 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	0.00%
All other LTV & FICO combos	1.50%

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

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

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

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

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

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

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -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 of business (11pm ET) will be rejected.

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

8/19/2020

9/3/2020

9/18/2020

W. Rate Sheet Dated: 7/20/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

FNMA - OTC

30 Yr. Fixed				
Rate	30 Day	45 Day	60 Day	
2.250	96.233	96.233	95.983	
2.375	97.117	97.117	96.867	
2.500	97.915	97.915	97.665	
2.625	98.419	98.419	98.169	
2.750	99.185	99.185	98.935	
2.875	99.724	99.724	99.474	
3.000	100.123	100.123	99.873	
3.125	100.419	100.419	100.169	
3.250	100.660	100.660	100.410	
3.375	101.069	101.069	100.819	
3.500	101.339	101.339	101.089	
3.625	101.562	101.562	101.312	
3.750	101.284	101.284	101.034	
3.875	101.628	101.628	101.378	
4.000	101.907	101.907	101.657	
4.125	102.044	102.044	101.794	
4.250	101.127	101.127	100.877	
4.375	101.408	101.408	101.158	
4.500	101.693	101.693	101.443	
4.625	102.805	102.805	102.555	

20 Yr. Fixed				
Rate	30 Day	45 Day	60 Day	
1.625	N/A	N/A	N/A	
1.750	N/A	N/A	N/A	
1.875	N/A	N/A	N/A	
2.000	N/A	N/A	N/A	
2.125	N/A	N/A	N/A	
2.250	96.458	96.458	96.208	
2.375	96.687	96.687	96.437	
2.500	97.553	97.553	97.303	
2.625	98.355	98.355	98.105	
2.750	98.946	98.946	98.696	
2.875	99.617	99.617	99.367	
3.000	100.024	100.024	99.774	
3.125	100.283	100.283	100.033	
3.250	100.341	100.341	100.091	
3.375	100.686	100.686	100.436	
3.500	100.980	100.980	100.730	
3.625	101.205	101.205	100.955	
3.750	101.124	101.124	100.874	
3.875	101.478	101.478	101.228	
4.000	101.774	101.774	101.524	

15 Yr. Fixed				
Rate	30 Day	45 Day	60 Day	
1.500	N/A	N/A	N/A	
1.625	N/A	N/A	N/A	
1.750	N/A	N/A	N/A	
1.875	N/A	N/A	N/A	
2.000	N/A	N/A	N/A	
2.125	97.496	97.496	97.246	
2.250	98.016	98.016	97.766	
2.375	98.448	98.448	98.198	
2.500	99.076	99.076	98.826	
2.625	99.536	99.536	99.286	
2.750	99.885	99.885	99.635	
2.875	100.209	100.209	99.959	
3.000	100.399	100.399	100.149	
3.125	100.684	100.684	100.434	
3.250	100.857	100.857	100.607	
3.375	101.127	101.127	100.877	
3.500	101.275	101.275	101.025	
3.625	100.576	100.576	100.326	
3.750	100.798	100.798	100.548	
3.875	100.926	100.926	100.676	

30 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.375	96.109	96.109	95.859	
2.500	97.073	97.073	96.823	
2.625	97.797	97.797	97.547	
2.750	98.563	98.563	98.313	
2.875	99.102	99.102	98.852	
3.000	99.501	99.501	99.251	
3.125	99.797	99.797	99.547	
3.250	99.453	99.453	99.203	
3.375	99.862	99.862	99.612	
3.500	100.132	100.132	99.882	
3.625	100.354	100.354	100.104	
3.750	99.304	99.304	99.054	
3.875	99.648	99.648	99.398	

20 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.375	96.891	96.891	96.641	
2.500	97.322	97.322	97.072	
2.625	97.951	97.951	97.701	
2.750	98.411	98.411	98.161	
2.875	98.760	98.760	98.510	
3.000	99.084	99.084	98.834	
3.125	99.274	99.274	99.024	
3.250	98.746	98.746	98.496	
3.375	98.919	98.919	98.669	
3.500	99.189	99.189	98.939	
3.625	99.337	99.337	99.087	
3.750	97.452	97.452	97.202	
3.875	97.674	97.674	97.424	

15 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.250	96.791	96.791	96.541	
2.375	97.222	97.222	96.972	
2.500	97.851	97.851	97.601	
2.625	98.311	98.311	98.061	
2.750	98.660	98.660	98.410	
2.875	98.984	98.984	98.734	
3.000	99.174	99.174	98.924	
3.125	98.646	98.646	98.396	
3.250	98.819	98.819	98.569	
3.375	99.089	99.089	98.839	
3.500	99.237	99.237	98.987	
3.625	97.352	97.352	97.102	
3.750	97.574	97.574	97.324	

Applicable for all mortgages with greater than 15 year terms

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

Product Features

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

^Does not apply to MH Advantage products

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

All Loan Type Adjustments

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

Lock Desk Policy

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

Flood Certification = \$10.00

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

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

FHA ID# - 1358600006

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/19/2020

45 Day Lock Exp.:

9/3/2020

60 Day Lock Exp.:

9/18/2020

W. Rate Sheet Dated: 7/20/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FHLMC																			
30/25 Year				30/25 Year 105-125								30/25 Year SC				30/25 Year SC 105-125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	100.000	100.000	100.000	3.375	101.231	101.231	101.231	3.375	101.231	101.231	101.231	2.750	99.763	99.763	99.763	3.375	100.409	100.409	100.409
2.875	100.583	100.583	100.583	3.500	101.546	101.546	101.546	3.500	101.546	101.546	101.546	2.875	100.346	100.346	100.346	3.500	100.724	100.724	100.724
2.990	100.914	100.914	100.914	3.625	101.810	101.810	101.810	3.625	101.810	101.810	101.810	2.990	100.677	100.677	100.677	3.625	100.988	100.988	100.988
3.000	101.014	101.014	101.014	3.750	101.575	101.575	101.575	3.750	101.575	101.575	101.575	3.000	100.777	100.777	100.777	3.750	99.979	99.979	99.979
3.125	101.350	101.350	101.350	3.875	101.940	101.940	101.940	3.875	101.940	101.940	101.940	3.125	101.113	101.113	101.113	3.875	100.344	100.344	100.344
3.250	101.661	101.661	101.661	3.990	102.139	102.139	102.139	3.990	102.139	102.139	102.139	3.250	100.839	100.839	100.839	3.990	100.543	100.543	100.543
3.375	102.106	102.106	102.106	4.000	102.239	102.239	102.239	4.000	102.239	102.239	102.239	3.375	101.284	101.284	101.284	4.000	100.643	100.643	100.643
3.500	102.421	102.421	102.421	4.125	102.401	102.401	102.401	4.125	102.401	102.401	102.401	3.500	101.599	101.599	101.599	4.125	100.805	100.805	100.805
3.625	102.685	102.685	102.685	4.250	101.417	101.417	101.417	4.250	101.417	101.417	101.417	3.625	101.863	101.863	101.863	4.250	99.315	99.315	99.315
3.750	102.450	102.450	102.450	4.375	101.710	101.710	101.710	4.375	101.710	101.710	101.710	3.750	100.854	100.854	100.854	4.375	99.608	99.608	99.608
3.875	102.815	102.815	102.815	4.500	101.762	101.762	101.762	4.500	101.762	101.762	101.762	3.875	101.219	101.219	101.219	4.500	99.660	99.660	99.660
3.990	103.014	103.014	103.014	4.625	101.883	101.883	101.883	4.625	101.883	101.883	101.883	3.990	101.418	101.418	101.418	4.625	99.781	99.781	99.781
4.000	103.114	103.114	103.114	4.750	101.988	101.988	101.988	4.750	101.988	101.988	101.988	4.000	101.518	101.518	101.518	4.750	99.441	99.441	99.441
4.125	103.276	103.276	103.276	4.875	102.293	102.293	102.293	4.875	102.293	102.293	102.293	4.125	101.680	101.680	101.680	4.875	99.746	99.746	99.746
4.250	102.292	102.292	102.292	4.990	102.462	102.462	102.462	4.990	102.462	102.462	102.462	4.250	100.190	100.190	100.190	4.990	99.915	99.915	99.915
4.375	102.585	102.585	102.585	5.000	102.562	102.562	102.562	5.000	102.562	102.562	102.562	4.375	100.483	100.483	100.483	5.000	100.015	100.015	100.015
4.500	102.887	102.887	102.887	5.125	102.864	102.864	102.864	5.125	102.864	102.864	102.864	4.500	100.785	100.785	100.785	5.125	100.167	100.167	100.167
4.625	103.008	103.008	103.008	5.250	103.168	103.168	103.168	5.250	103.168	103.168	103.168	4.625	100.906	100.906	100.906	5.250	100.321	100.321	100.321
4.750	103.113	103.113	103.113	5.375	104.423	104.423	104.423	5.375	104.423	104.423	104.423	4.750	100.566	100.566	100.566	5.375	101.426	101.426	101.426
30/25 Year SC >125				20 Year				20 Year 105-125				20 Year >125				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	100.409	100.409	100.409	2.750	100.260	100.260	100.260	3.375	101.677	101.677	101.677	3.375	101.677	101.677	101.677	2.750	101.301	101.301	101.301
3.500	100.724	100.724	100.724	2.875	100.980	100.980	100.980	3.500	102.001	102.001	102.001	3.500	102.001	102.001	102.001	2.875	101.658	101.658	101.658
3.625	100.988	100.988	100.988	2.990	101.332	101.332	101.332	3.625	102.252	102.252	102.252	3.625	102.252	102.252	102.252	2.990	101.780	101.780	101.780
3.750	99.979	99.979	99.979	3.000	101.432	101.432	101.432	3.750	102.110	102.110	102.110	3.750	102.110	102.110	102.110	3.000	101.880	101.880	101.880
3.875	100.344	100.344	100.344	3.125	101.736	101.736	101.736	3.875	102.482	102.482	102.482	3.875	102.482	102.482	102.482	3.125	102.162	102.162	102.162
3.990	100.543	100.543	100.543	3.250	101.790	101.790	101.790	3.990	102.695	102.695	102.695	3.990	102.695	102.695	102.695	3.250	102.364	102.364	102.364
4.000	100.643	100.643	100.643	3.375	102.177	102.177	102.177	4.000	102.795	102.795	102.795	4.000	102.795	102.795	102.795	3.375	102.661	102.661	102.661
4.125	100.805	100.805	100.805	3.500	102.501	102.501	102.501	4.125	102.934	102.934	102.934	4.125	102.934	102.934	102.934	3.500	102.831	102.831	102.831
4.250	99.315	99.315	99.315	3.625	102.752	102.752	102.752	4.250	102.578	102.578	102.578	4.250	102.578	102.578	102.578	3.625	102.215	102.215	102.215
4.375	99.608	99.608	99.608	3.750	102.610	102.610	102.610	4.375	102.771	102.771	102.771	4.375	102.771	102.771	102.771	3.750	102.447	102.447	102.447
4.500	99.660	99.660	99.660	3.875	102.982	102.982	102.982	4.500	102.188	102.188	102.188	4.500	102.188	102.188	102.188	3.875	102.586	102.586	102.586
4.625	99.781	99.781	99.781	3.990	103.195	103.195	103.195	4.625	102.316	102.316	102.316	4.625	102.316	102.316	102.316	3.990	102.794	102.794	102.794
4.750	99.441	99.441	99.441	4.000	103.295	103.295	103.295	4.750	102.710	102.710	102.710	4.750	102.710	102.710	102.710	4.000	102.894	102.894	102.894
4.875	99.746	99.746	99.746	4.125	103.434	103.434	103.434	4.875	102.960	102.960	102.960	4.875	102.960	102.960	102.960	4.125	102.074	102.074	102.074
4.990	99.915	99.915	99.915	4.250	103.078	103.078	103.078	4.990	103.282	103.282	103.282	4.990	103.282	103.282	103.282	4.250	102.275	102.275	102.275
5.000	100.015	100.015	100.015	4.375	103.271	103.271	103.271	5.000	103.382	103.382	103.382	5.000	103.382	103.382	103.382	4.375	102.494	102.494	102.494
5.125	100.167	100.167	100.167	4.500	103.438	103.438	103.438	5.125	103.664	103.664	103.664	5.125	103.664	103.664	103.664	4.500	102.642	102.642	102.642
5.250	100.321	100.321	100.321	4.625	103.566	103.566	103.566	5.250	103.600	103.600	103.600	5.250	103.600	103.600	103.600	4.625	102.946	102.946	102.946
5.375	101.426	101.426	101.426	4.750	103.960	103.960	103.960	5.375	104.849	104.849	104.849	5.375	104.849	104.849	104.849	4.750	103.040	103.040	103.040
15 Year 105-125				15 Year >125				15 Year SC				15 Year SC 105-125				15 Year SC >125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	103.301	103.301	103.301	2.750	103.551	103.551	103.551	2.750	103.338	103.338	103.338	2.750	103.338	103.338	103.338	2.750	102.588	102.588	102.588
2.875	101.658	101.658	101.658	2.875	101.658	101.658	101.658	2.875	100.695	100.695	100.695	2.875	100.695	100.695	100.695	2.875	100.695	100.695	100.695
2.990	101.780	101.780	101.780	2.990	101.780	101.780	101.780	2.990	100.817	100.817	100.817	2.990	100.817	100.817	100.817	2.990	100.817	100.817	100.817
3.000	101.880	101.880	101.880	3.000	101.880	101.880	101.880	3.000	100.917	100.917	100.917	3.000	100.917	100.917	100.917	3.000	100.917	100.917	100.917
3.125	102.162	102.162	102.162	3.125	102.162	102.162	102.162	3.125	100.387	100.387	100.387	3.125	100.387	100.387	100.387	3.125	100.387	100.387	100.387
3.250	102.364	102.364	102.364	3.250	102.364	102.364	102.364	3.250	100.589	100.589	100.589	3.250	100.589	100.589	100.589	3.250	100.589	100.589	100.589
3.375	102.661	102.661	102.661	3.375	102.661	102.661	102.661	3.375	100.886	100.886	100.886	3.375	100.886	100.886	100.886	3.375	100.886	100.886	100.886
3.500	102.831	102.831	102.831	3.500	102.831	102.831	102.831	3.500	101.056	101.056	101.056	3.500	101.056	101.056	101.056	3.500	101.056	101.056	101.056
3.625	102.215	102.215	102.215	3.625	102.215	102.215	102.215	3.625	99.254	99.254	99.254	3.625	99.254	99.254	99.254	3.625	99.254	99.254	99.254
3.750	102.447	102.447	102.447	3.750	102.447	102.447	102.447	3.750	99.486	99.486	99.486	3.750	99.486	99.486	99.486	3.750	99.486	99.486	99.486
3.875	102.586	102.586	102.586	3.875	102.586	102.586	102.586	3.875	99.625	99.625	99.625	3.875	99.625	99					



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.:

8/19/2020

45 Day Lock Exp.:

9/3/2020

60 Day Lock Exp.:

9/18/2020

W. Rate Sheet Dated: 7/20/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Home Possible																			
30/25 Year				20 Year				15 Year				Super Conforming - 30-20 Year				Super Conforming - 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	99.966	99.966	99.966	2.750	100.258	100.258	100.258	2.750	101.299	101.299	101.299	2.750	99.156	99.156	99.156	2.750	100.036	100.036	100.036
2.875	100.564	100.564	100.564	2.875	100.992	100.992	100.992	2.875	101.662	101.662	101.662	2.875	99.754	99.754	99.754	2.875	100.399	100.399	100.399
2.990	100.935	100.935	100.935	2.990	101.331	101.331	101.331	2.990	101.803	101.803	101.803	2.990	100.125	100.125	100.125	2.990	100.540	100.540	100.540
3.000	101.035	101.035	101.035	3.000	101.431	101.431	101.431	3.000	101.903	101.903	101.903	3.000	100.225	100.225	100.225	3.000	100.640	100.640	100.640
3.125	101.383	101.383	101.383	3.125	101.745	101.745	101.745	3.125	102.208	102.208	102.208	3.125	100.573	100.573	100.573	3.125	100.133	100.133	100.133
3.250	101.662	101.662	101.662	3.250	101.795	101.795	101.795	3.250	102.415	102.415	102.415	3.250	100.327	100.327	100.327	3.250	100.340	100.340	100.340
3.375	102.119	102.119	102.119	3.375	102.188	102.188	102.188	3.375	102.717	102.717	102.717	3.375	100.784	100.784	100.784	3.375	100.642	100.642	100.642
3.500	102.441	102.441	102.441	3.500	102.532	102.532	102.532	3.500	102.891	102.891	102.891	3.500	101.106	101.106	101.106	3.500	100.816	100.816	100.816
3.625	102.713	102.713	102.713	3.625	102.789	102.789	102.789	3.625	102.271	102.271	102.271	3.625	101.378	101.378	101.378	3.625	99.017	99.017	99.017
3.750	102.467	102.467	102.467	3.750	102.695	102.695	102.695	3.750	102.505	102.505	102.505	3.750	100.343	100.343	100.343	3.750	99.251	99.251	99.251
3.875	102.840	102.840	102.840	3.875	103.075	103.075	103.075	3.875	102.647	102.647	102.647	3.875	100.716	100.716	100.716	3.875	99.393	99.393	99.393
3.990	103.043	103.043	103.043	3.990	103.296	103.296	103.296	3.990	102.864	102.864	102.864	3.990	100.919	100.919	100.919	3.990	99.610	99.610	99.610
4.000	103.143	103.143	103.143	4.000	103.396	103.396	103.396	4.000	102.964	102.964	102.964	4.000	101.019	101.019	101.019	4.000	99.710	99.710	99.710
4.125	103.305	103.305	103.305	4.125	103.537	103.537	103.537	4.125	102.233	102.233	102.233	4.125	101.181	101.181	101.181	4.125	98.604	98.604	98.604
4.250	102.276	102.276	102.276	4.250	103.067	103.067	103.067	4.250	102.439	102.439	102.439	4.250	99.638	99.638	99.638	4.250	98.810	98.810	98.810
4.375	102.573	102.573	102.573	4.375	103.264	103.264	103.264	4.375	102.665	102.665	102.665	4.375	99.935	99.935	99.935	4.375	99.036	99.036	99.036
4.500	102.878	102.878	102.878	4.500	103.433	103.433	103.433	4.500	102.810	102.810	102.810	4.500	100.240	100.240	100.240	4.500	99.181	99.181	99.181
4.625	102.999	102.999	102.999	4.625	103.561	103.561	103.561	4.625	102.964	102.964	102.964	4.625	100.361	100.361	100.361	4.625	98.732	98.732	98.732
4.750	103.069	103.069	103.069	4.750	103.919	103.919	103.919	4.750	103.058	103.058	103.058	4.750	100.239	100.239	100.239	4.750	100.015	100.015	100.015

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/19/2020

45 Day Lock Exp.:

9/3/2020

60 Day Lock Exp.:

9/18/2020

W. Rate Sheet Dated: 7/20/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Non-Conforming "Jumbo"

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

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

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

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

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

Lock Desk Policy

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

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

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

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

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