

W. Rate Sheet Dated: 7/24/2020

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	100.088	100.088	100.088	2.750	99.957	99.957	99.957	2.250	98.020	98.020	98.020	3.125	95.802	95.802	95.802
2.875	100.093	100.093	100.093	2.875	99.961	99.961	99.961	2.500	98.029	98.029	98.029	3.250	97.304	97.304	97.304
3.000	100.097	100.097	100.097	3.000	99.965	99.965	99.965	2.625	98.033	98.033	98.033	3.375	97.306	97.306	97.306
3.125	100.101	100.101	100.101	3.125	99.968	99.968	99.968	2.750	98.844	98.844	98.844	3.500	97.301	97.301	97.301
3.250	100.615	100.615	100.615	3.250	100.285	100.285	100.285	2.875	98.847	98.847	98.847	3.625	97.302	97.302	97.302
3.375	100.520	100.520	100.520	3.375	100.288	100.288	100.288	3.000	98.851	98.851	98.851	Margin = 2.250		Index = 0.150	
3.500	100.524	100.524	100.524	3.500	100.291	100.291	100.291	3.125	98.854	98.854	98.854	30 Year OTC			
3.625	100.527	100.527	100.527	3.625	100.306	100.306	100.306	3.250	100.695	100.695	100.695	Rate	30 Day	45 Day	60 Day
3.750	101.499	101.499	101.499	3.750	101.031	101.031	101.031	3.375	100.698	100.698	100.698	4.000	101.051	101.051	101.051
3.875	101.422	101.422	101.422	3.875	101.065	101.065	101.065	3.500	100.701	100.701	100.701	4.125	101.091	101.091	101.091
4.000	101.426	101.426	101.426	4.000	101.067	101.067	101.067	3.625	100.751	100.751	100.751	4.375	102.150	102.150	102.150
4.125	101.466	101.466	101.466	4.125	101.057	101.057	101.057	3.750	101.382	101.382	101.382	4.500	102.153	102.153	102.153
4.250	102.636	102.636	102.636	4.250	102.127	102.127	102.127	3.875	101.450	101.450	101.450	4.625	102.155	102.155	102.155
4.375	102.525	102.525	102.525	4.375	102.129	102.129	102.129	4.000	101.453	101.453	101.453	4.875	102.792	102.792	102.792
4.500	102.528	102.528	102.528	4.500	102.131	102.131	102.131	4.125	101.442	101.442	101.442	5.000	102.795	102.795	102.795
4.625	102.530	102.530	102.530	4.625	102.121	102.121	102.121	4.250	102.012	102.012	102.012	5.125	102.798	102.798	102.798
4.750	103.278	103.278	103.278	4.750	102.769	102.769	102.769	4.375	102.014	102.014	102.014	5.500	104.406	104.406	104.406
4.875	103.167	103.167	103.167	4.875	102.771	102.771	102.771	4.500	102.017	102.017	102.017	5.625	104.409	104.409	104.409
6.250	104.195	104.195	104.195	6.250	103.785	103.785	103.785	4.625	102.006	102.006	102.006	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	102.703	102.703	102.703	2.750	102.603	102.603	102.603	2.250	100.246	100.246	100.246
2.875	102.708	102.708	102.708	2.875	102.607	102.607	102.607	2.375	100.251	100.251	100.251
3.000	102.708	102.708	102.708	3.000	102.607	102.607	102.607	2.500	100.250	100.250	100.250
3.125	102.707	102.707	102.707	3.125	102.607	102.607	102.607	2.625	100.250	100.250	100.250
3.250	103.018	103.018	103.018	3.250	102.919	102.919	102.919	2.750	101.057	101.057	101.057
3.375	103.035	103.035	103.035	3.375	102.935	102.935	102.935	2.875	101.074	101.074	101.074
3.500	103.035	103.035	103.035	3.500	102.935	102.935	102.935	3.000	101.074	101.074	101.074
3.625	103.035	103.035	103.035	3.625	102.946	102.946	102.946	3.125	101.074	101.074	101.074
3.750	103.003	103.003	103.003	3.750	102.906	102.906	102.906	3.250	102.911	102.911	102.911
3.875	103.039	103.039	103.039	3.875	102.950	102.950	102.950	3.375	102.925	102.925	102.925
4.000	103.019	103.019	103.019	4.000	102.918	102.918	102.918	3.500	102.925	102.925	102.925
4.125	103.056	103.056	103.056	4.125	102.905	102.905	102.905	3.625	102.971	102.971	102.971
4.250	104.085	104.085	104.085	4.250	103.985	103.985	103.985	3.750	103.553	103.553	103.553

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	98.301	98.301	98.301	4.750	101.000	101.000	101.000
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.125	98.341	98.341	98.341				
4.125	98.516	98.516	98.516	6.250	103.750	103.500	103.250	4.375	99.400	99.400	99.400				
4.250	99.586	99.586	99.586					4.500	99.403	99.403	99.403				
4.375	99.575	99.575	99.575					4.625	99.405	99.405	99.405				
4.500	99.378	99.378	99.378					4.875	100.042	100.042	100.042				
4.625	99.380	99.380	99.380					5.000	100.045	100.045	100.045				
5.000	100.220	100.220	100.220					5.125	100.048	100.048	100.048				
5.125	100.223	100.223	100.223					5.500	101.656	101.656	101.656		30 yr DPA "3.5% DPA ; Lender Paid Only"		
5.250	100.623	100.623	100.623					5.625	101.659	101.659	101.659	Rate	30 Day	45 Day	60 Day
Borrower Paid Comp Only				Lender Paid Only				6.250	100.750	100.750	100.750	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@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/24/2020

45 Day Lock Exp.:

9/7/2020

60 Day Lock Exp.:

9/22/2020

W. Rate Sheet Dated: 7/24/2020

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	98.563	98.563	98.563	2.750	98.862	98.862	98.862	2.375	94.805	94.805	94.805	3.125	95.287	95.287	95.287
2.875	98.568	98.568	98.568	2.875	98.866	98.866	98.866	2.500	94.809	94.809	94.809	3.250	96.789	96.789	96.789
3.000	98.572	98.572	98.572	3.000	98.870	98.870	98.870	2.625	94.813	94.813	94.813	3.375	96.791	96.791	96.791
3.125	98.576	98.576	98.576	3.125	98.873	98.873	98.873	2.750	97.749	97.749	97.749	3.500	96.786	96.786	96.786
3.250	99.090	99.090	99.090	3.250	99.190	99.190	99.190	2.875	97.752	97.752	97.752	3.625	96.787	96.787	96.787
3.375	98.995	98.995	98.995	3.375	99.193	99.193	99.193	3.000	97.756	97.756	97.756	Margin = 2.250		Index = 0.150	
3.500	98.999	98.999	98.999	3.500	99.196	99.196	99.196	3.125	97.759	97.759	97.759	30 Year OTC			
3.625	99.002	99.002	99.002	3.625	99.211	99.211	99.211	3.250	99.600	99.600	99.600	Rate	30 Day	45 Day	60 Day
3.750	99.974	99.974	99.974	3.750	99.936	99.936	99.936	3.375	99.603	99.603	99.603	4.000	99.526	99.526	99.526
3.875	99.897	99.897	99.897	3.875	99.970	99.970	99.970	3.500	99.606	99.606	99.606	4.125	99.566	99.566	99.566
4.000	99.901	99.901	99.901	4.000	99.972	99.972	99.972	3.625	99.656	99.656	99.656	4.375	100.250	100.250	100.250
4.125	99.941	99.941	99.941	4.125	99.962	99.962	99.962	3.750	100.287	100.287	100.287	4.500	100.253	100.253	100.253
4.250	100.736	100.736	100.736	4.250	100.657	100.657	100.657	3.875	100.355	100.355	100.355	4.625	100.255	100.255	100.255
4.375	100.625	100.625	100.625	4.375	100.659	100.659	100.659	4.000	100.358	100.358	100.358	4.875	100.080	100.080	100.080
4.500	100.628	100.628	100.628	4.500	100.661	100.661	100.661	4.125	100.347	100.347	100.347	5.000	100.083	100.083	100.083
4.625	100.630	100.630	100.630	4.625	100.651	100.651	100.651	4.250	100.542	100.542	100.542	5.125	100.085	100.085	100.085
4.750	100.566	100.566	100.566	4.750	100.486	100.486	100.486	4.375	100.544	100.544	100.544	5.500	100.506	100.506	100.506
4.875	100.455	100.455	100.455	4.875	100.489	100.489	100.489	4.500	100.547	100.547	100.547	5.625	100.509	100.509	100.509
6.250	100.545	100.545	100.545	6.250	100.565	100.565	100.565	4.625	100.536	100.536	100.536	6.250	99.861	99.861	99.861

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	100.828	100.828	100.828	2.750	100.728	100.728	100.728	2.250	97.746	97.746	97.746
2.875	100.833	100.833	100.833	2.875	100.732	100.732	100.732	2.375	97.751	97.751	97.751
3.000	100.833	100.833	100.833	3.000	100.732	100.732	100.732	2.500	97.750	97.750	97.750
3.125	100.832	100.832	100.832	3.125	100.732	100.732	100.732	2.625	97.750	97.750	97.750
3.250	101.143	101.143	101.143	3.250	101.044	101.044	101.044	2.750	98.276	98.276	98.276
3.375	101.160	101.160	101.160	3.375	101.060	101.060	101.060	2.875	98.293	98.293	98.293
3.500	101.160	101.160	101.160	3.500	101.060	101.060	101.060	3.000	98.293	98.293	98.293
3.625	101.160	101.160	101.160	3.625	101.071	101.071	101.071	3.125	98.292	98.292	98.292
3.750	101.128	101.128	101.128	3.750	101.031	101.031	101.031	3.250	99.786	99.786	99.786
3.875	101.164	101.164	101.164	3.875	101.075	101.075	101.075	3.375	99.800	99.800	99.800
4.000	101.144	101.144	101.144	4.000	101.043	101.043	101.043	3.500	99.800	99.800	99.800
4.125	101.181	101.181	101.181	4.125	101.030	101.030	101.030	3.625	99.846	99.846	99.846
4.250	101.835	101.835	101.835	4.250	101.735	101.735	101.735	3.750	100.428	100.428	100.428

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	96.776	96.776	96.776	4.750	N/A	N/A	N/A
4.125	96.641	96.641	96.641	6.250	99.750	99.500	99.250	4.125	96.816	96.816	96.816				
4.250	97.336	97.336	97.336					4.375	97.500	97.500	97.500				
4.375	97.325	97.325	97.325					4.500	97.503	97.503	97.503				
4.500	97.128	97.128	97.128					4.625	97.505	97.505	97.505				
4.625	97.130	97.130	97.130					4.875	97.330	97.330	97.330				
5.000	97.158	97.158	97.158					5.000	97.333	97.333	97.333				
5.125	97.160	97.160	97.160					5.125	97.335	97.335	97.335				
5.250	96.373	96.373	96.373					4.875	97.330	97.330	97.330	30 yr DPA "3.5% DPA ; Lender Paid Only"			
Borrower Paid Comp Only				Lender Paid Only				5.500	97.756	97.756	97.756	Rate	30 Day	45 Day	60 Day
								5.625	97.759	97.759	97.759	6.250	N/A	N/A	N/A
								6.250	97.111	97.111	97.111				

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: 7/24/2020

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	100.091	100.091	100.091		2.375	96.233	96.233	96.233		2.750	99.140	99.140	99.140		2.750	99.688	99.688	99.688		2.750	98.537	98.537	98.537	
2.875	100.632	100.632	100.632		2.500	97.287	97.287	97.287		2.875	99.734	99.734	99.734		2.875	100.179	100.179	100.179		2.875	99.081	99.081	99.081	
2.990	100.943	100.943	100.943		2.625	98.290	98.290	98.290		2.990	100.464	100.464	100.464		2.990	100.409	100.409	100.409		2.990	99.810	99.810	99.810	
3.000	101.043	101.043	101.043		2.750	99.140	99.140	99.140		3.000	100.564	100.564	100.564		3.000	100.509	100.509	100.509		3.000	99.910	99.910	99.910	
3.125	101.367	101.367	101.367		2.875	99.734	99.734	99.734		3.125	101.575	101.575	101.575		3.125	100.674	100.674	100.674		3.125	100.474	100.474	100.474	
3.250	101.703	101.703	101.703		2.990	100.544	100.544	100.544		3.250	102.309	102.309	102.309		3.250	100.903	100.903	100.903		3.250	100.703	100.703	100.703	
3.375	102.116	102.116	102.116		3.000	100.644	100.644	100.644		3.375	102.763	102.763	102.763		3.375	101.287	101.287	101.287		3.375	101.087	101.087	101.087	
3.500	102.439	102.439	102.439		3.125	101.603	101.603	101.603		3.500	103.120	103.120	103.120		3.500	101.544	101.544	101.544		3.500	101.344	101.344	101.344	
3.625	102.692	102.692	102.692		3.250	102.309	102.309	102.309		3.625	103.396	103.396	103.396		3.625	101.676	101.676	101.676		3.625	101.476	101.476	101.476	
3.750	102.438	102.438	102.438		3.375	102.763	102.763	102.763		3.750	103.864	103.864	103.864		3.750	100.609	100.609	100.609		3.750	100.409	100.409	100.409	
3.875	102.763	102.763	102.763		3.500	103.120	103.120	103.120		3.875	104.223	104.223	104.223		3.875	100.911	100.911	100.911		3.875	100.711	100.711	100.711	
3.990	102.899	102.899	102.899		3.625	103.396	103.396	103.396		3.990	104.382	104.382	104.382		3.990	101.017	101.017	101.017		3.990	100.817	100.817	100.817	
4.000	102.999	102.999	102.999		3.750	103.864	103.864	103.864		4.000	104.482	104.482	104.482		4.000	101.117	101.117	101.117		4.000	100.917	100.917	100.917	
4.125	103.211	103.211	103.211		3.875	104.223	104.223	104.223		4.125	104.713	104.713	104.713		4.125	101.246	101.246	101.246		4.125	101.046	101.046	101.046	
4.250	102.961	102.961	102.961		3.990	104.382	104.382	104.382		4.250	104.697	104.697	104.697		4.250	100.240	100.240	100.240		4.250	100.040	100.040	100.040	
4.375	103.211	103.211	103.211		4.000	104.482	104.482	104.482		4.375	96.938	96.938	96.938		4.375	100.508	100.508	100.508		4.375	N/A	N/A	N/A	
4.500	103.445	103.445	103.445		4.125	104.713	104.713	104.713		4.500	N/A	N/A	N/A		4.500	100.712	100.712	100.712		4.500	N/A	N/A	N/A	
4.625	103.606	103.606	103.606		4.250	104.697	104.697	104.697		4.625	N/A	N/A	N/A		4.625	100.827	100.827	100.827		4.625	N/A	N/A	N/A	
4.750	103.729	103.729	103.729		4.375	N/A	N/A	N/A		4.750	N/A	N/A	N/A		4.750	100.417	100.417	100.417		4.750	N/A	N/A	N/A	

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	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	98.537	98.537	98.537	2.875	100.888	100.888	100.888	2.875	100.440	100.440	100.440	2.875	100.378	100.378	100.378	2.750	101.244	101.244	101.244	2.875	101.244	101.244	101.244	2.875	101.244	101.244	101.244
2.875	99.081	99.081	99.081	2.990	101.162	101.162	101.162	2.990	100.753	100.753	100.753	2.990	100.691	100.691	100.691	2.875	101.514	101.514	101.514	2.990	101.514	101.514	101.514	2.990	101.514	101.514	101.514
2.990	99.730	99.730	99.730	3.000	101.262	101.262	101.262	3.000	100.853	100.853	100.853	3.000	100.791	100.791	100.791	2.990	101.699	101.699	101.699	2.990	101.699	101.699	101.699	2.990	101.699	101.699	101.699
3.000	99.830	99.830	99.830	3.125	101.581	101.581	101.581	3.125	101.205	101.205	101.205	3.125	101.142	101.142	101.142	3.000	101.799	101.799	101.799	3.125	101.799	101.799	101.799	3.125	101.799	101.799	101.799
3.125	100.474	100.474	100.474	3.250	101.839	101.839	101.839	3.250	101.611	101.611	101.611	3.250	101.611	101.611	101.611	3.125	102.048	102.048	102.048	3.250	102.048	102.048	102.048	3.250	102.048	102.048	102.048
3.250	100.703	100.703	100.703	3.375	102.245	102.245	102.245	3.375	102.058	102.058	102.058	3.375	102.058	102.058	102.058	3.250	102.175	102.175	102.175	3.375	102.175	102.175	102.175	3.375	102.175	102.175	102.175
3.375	101.087	101.087	101.087	3.500	102.541	102.541	102.541	3.500	102.386	102.386	102.386	3.500	102.386	102.386	102.386	3.375	102.415	102.415	102.415	3.500	102.415	102.415	102.415	3.500	102.415	102.415	102.415
3.500	101.344	101.344	101.344	3.625	102.791	102.791	102.791	3.625	102.659	102.659	102.659	3.625	102.659	102.659	102.659	3.500	102.601	102.601	102.601	3.625	102.601	102.601	102.601	3.625	102.601	102.601	102.601
3.625	101.476	101.476	101.476	3.750	102.394	102.394	102.394	3.750	102.548	102.548	102.548	3.750	102.391	102.391	102.391	3.625	102.851	102.851	102.851	3.750	102.851	102.851	102.851	3.750	102.851	102.851	102.851
3.750	100.409	100.409	100.409	3.875	102.713	102.713	102.713	3.875	102.900	102.900	102.900	3.875	102.743	102.743	102.743	3.750	102.464	102.464	102.464	3.875	102.464	102.464	102.464	3.875	102.464	102.464	102.464
3.875	100.711	100.711	100.711	3.990	102.829	102.829	102.829	3.990	103.035	103.035	103.035	3.990	102.879	102.879	102.879	3.875	102.740	102.740	102.740	3.990	102.740	102.740	102.740	3.990	102.740	102.740	102.740
3.990	100.817	100.817	100.817	4.000	102.929	102.929	102.929	4.000	103.135	103.135	103.135	4.000	102.979	102.979	102.979	4.000	102.913	102.913	102.913	4.000	102.913	102.913	102.913	4.000	102.913	102.913	102.913
4.000	100.917	100.917	100.917	4.125	103.139	103.139	103.139	4.125	103.365	103.365	103.365	4.125	103.209	103.209	103.209	4.000	103.013	103.013	103.013	4.125	103.013	103.013	103.013	4.125	103.013	103.013	103.013
4.125	101.046	101.046	101.046	4.250	103.333	103.333	103.333	4.250	102.263	102.263	102.263	4.250	102.201	102.201	102.201	4.125	103.244	103.244	103.244	4.250	103.244	103.244	103.244	4.250	103.244	103.244	103.244
4.250	100.040	100.040	100.040	4.375	102.580	102.580	102.580	4.375	102.536	102.536	102.536	4.375	102.473	102.473	102.473	4.250	102.428	102.428	102.428	4.375	102.428	102.428	102.428	4.375	102.428	102.428	102.428
4.375	94.035	94.035	94.035	4.500	102.803	102.803	102.803	4.500	102.781	102.781	102.781	4.500	102.719	102.719	102.719	4.375	102.588	102.588	102.588	4.500	102.588	102.588	102.588	4.500	102.588	102.588	102.588
4.500	N/A	N/A	N/A	4.625	102.961	102.961	102.961	4.625	102.952	102.952	102.952	4.625	102.890	102.890	102.890	4.500	102.707	102.707	102.707	4.625	102.707	102.707	102.707	4.625	102.707	102.707	102.707
4.625	N/A	N/A	N/A	4.750	103.127	103.127	103.127	4.750	103.055	103.055	103.055	4.750	102.993	102.993	102.993	4.625	102.974	102.974	102.974	4.750	102.974	102.974	102.974	4.750	102.974	102.974	102.974
4.750	N/A	N/A	N/A	4.875	103.357	103.357	103.357	4.875	103.306	103.306	103.306	4.875	103.244	103.244	103.244	4.750	103.178	103.178	103.178	4.875	103.178	103.178	103.178	4.875	103.178	103.178	103.178

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	99.673	99.673	99.673	2.750	99.673	99.673	99.673	2.750	100.507	100.507	100.507	2.750	98.736	98.736	98.736	2.750	98.736	98.736	98.736	2.750	101.650	101.650	101.650
2.875	100.049	100.049	100.049	2.875	99.975	99.975	99.975	2.875	100.697	100.697	100.697	2.875	99.032	99.032	99.032	2.875	98.958	98.958	98.958	2.875	101.920	101.920	101.920
2.990	100.477	100.477	100.477	2.990	100.410	100.410	100.410	2.990	100.797	100.797	100.797	2.990	99.375	99.375	99.375	2.990	99.308	99.308	99.308	2.990	102.106	102.106	102.106
3.000	100.577	100.577	100.577	3.000	100.510	100.510	100.510	3.000	100.897	100.897	100.897	3.000	99.475	99.475	99.475	3.000	99.408	99.408	99.408	3.000	102.206	102.206	102.206
3.125	100.995	100.995	100.995	3.125	100.933	100.933	100.933	3.125	101.067	101.067	101.067	3.125	99.814	99.814	99.814	3.125	99.752	99.752	99.752	3.125	102.454	102.454	102.454
3.250	101.316	101.316	101.316	3.250	101.254	101.254	101.254	3.250	100.879	100.879	100.879	3.250	99.820	99.820	99.820	3.250	99.758	99.758	99.758	3.250	102.465	102.465	102.465
3.375	101.578	101.578	101.578	3.375	101.516	101.516	101.516	3.375	101.045	101.045	101.045	3.375	100.008	100.008	100.008	3.375	99.946	99.946	99.946	3.375	102.705	102.705	102.705
3.500	101.785	101.785	101.785	3.500	101.723	101.723	101.723	3.500	101.176	101.176	101.176	3.500	100.160	100.160	100.160	3.500	100.098	100.098	100.098	3.500	102.891	102.891	102.891
3.625	102.058	102.058	102.058	3.625	101.996	101.996	101.996	3.625	101.353	101.353	101.353	3.625	100.360	100.360	100.360	3.625	100.298	100.298	100.298	3.625	103.141	103.141	103.141
3.750	101.725	101.725	101.725	3.750	101.725	101.725	101.725	3.750	99.464	99.464	99.464	3.750	98.525	98.525	98.525	3.750	98.525	98.525	98.525	3.750	102.380	102.380	102.380
3.875	102.031	102.031	102.031	3.875	102.031	102.031	102.031	3.875	99.658	99.658	99.658	3.875	98.749	98.749	98.749	3.875	98.749	98.749	98.749	3.875	102.655	102.655	102.655
3.990	102.227	102.227	102.227	3.990	102.227	102.227	102.227	3.990	99.748	99.748	99.748	3.990	98.862	98.862	98.862	3.990	98.862	98.862	98.862	3.990	102.828	102.828	102.828
4.000	102.327	102.327	102.327	4.000	102.327	102.327	102.327	4.000	99.848	99.848	99.848	4.000	98.962	98.962	98.962	4.000	98.962	98.962	98.962	4.000	102.928	102.928	102.928
4.125	102.582	102.582	102.582	4.125	102.582	102.582	102.582	4.125	100.011	100.011	100.011	4.125	99.149	99.149	99.149	4.125	99.149	99.149	99.149	4.125	103.159	103.159	103.159
4.250	102.162	102.162	102.162	4.250	102.197	102.197	102.197	4.250	98.493	98.493	98.493	4.250	98.027	98.027	98.027	4.250	98.062	98.062	98.062	4.250	102.191	102.191	102.191
4.375	102.646	102.646	102.646	4.375	102.693	102.693	102.693	4.375	98.607	98.607	98.607	4.375	98.407	98.407	98.407	4.375	98.407	98.407	98.407	4.375	102.326	102.326	102.326
4.500	103.138	103.138	103.138	4.500	103.196	103.196	103.196	4.500	98.637	98.637	98.637	4.500	98.437	98.437	98.437	4.500	98.437	98.437	98.437	4.500	102.610	102.610	102.610
4.625	103.454	103.454	103.454	4.625	103.517	103.517	103.517	4.625	98.764	98.764	98.764	4.625	98.564	98.564	98.564	4.625	98.564	98.564	98.564	4.625	102.849	102.849	102.849
4.750	103.679	103.679	103.679	4.750	103.741	103.741	103.741	4.750	98.809	98.809	98.809	4.750	98.609	98.609	98.609	4.750	98.609	98.609	98.609	4.750	103.053	103.053	103.053

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 – 80.00%
> 740	-0.375	-0.625	-0.625	-0.875
720 – 739	-0.375	-1.000	-1.000	-1.125
700 – 719	-0.375	-1.000	-1.000	-1.125
680 – 699	-0.375	-1.125	-1.125	-1.750
660 – 679	-0.625	-1.125	-1.125	-1.875
640 – 659	-0.625	-1.625	-1.625	-2.625
620 – 639	-0.625	-1.625	-1.625	-3.125

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

Product Features									
Product Feature ↓ \ 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%
Investment property	-1.25	-1.25	-1.25	-3.75	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home	0.00	0.00	0.00	0.00	0.00	-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	-0.750	-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/O Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
* Not applicable 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 follow

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 -.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. <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@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/24/2020

45 Day Lock Exp.:

9/7/2020

60 Day Lock Exp.:

9/22/2020

W. Rate Sheet Dated: 7/24/2020

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	N/A	N/A	N/A	
2.375	N/A	N/A	N/A	
2.500	N/A	N/A	N/A	
2.625	N/A	N/A	N/A	
2.750	N/A	N/A	N/A	
2.875	N/A	N/A	N/A	
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	
4.625	N/A	N/A	N/A	

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	N/A	N/A	N/A	
2.375	N/A	N/A	N/A	
2.500	N/A	N/A	N/A	
2.625	N/A	N/A	N/A	
2.750	N/A	N/A	N/A	
2.875	N/A	N/A	N/A	
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	

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	N/A	N/A	N/A	
2.250	N/A	N/A	N/A	
2.375	N/A	N/A	N/A	
2.500	N/A	N/A	N/A	
2.625	N/A	N/A	N/A	
2.750	N/A	N/A	N/A	
2.875	N/A	N/A	N/A	
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	

30 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.375	N/A	N/A	N/A	
2.500	N/A	N/A	N/A	
2.625	N/A	N/A	N/A	
2.750	N/A	N/A	N/A	
2.875	N/A	N/A	N/A	
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	

20 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.375	N/A	N/A	N/A	
2.500	N/A	N/A	N/A	
2.625	N/A	N/A	N/A	
2.750	N/A	N/A	N/A	
2.875	N/A	N/A	N/A	
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	

15 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.250	N/A	N/A	N/A	
2.375	N/A	N/A	N/A	
2.500	N/A	N/A	N/A	
2.625	N/A	N/A	N/A	
2.750	N/A	N/A	N/A	
2.875	N/A	N/A	N/A	
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	

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@afwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 8/24/2020
45 Day Lock Exp.: 9/7/2020
60 Day Lock Exp.: 9/22/2020

W. Rate Sheet Dated: 7/24/2020

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 >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	99.970	99.970	99.970	3.375	101.229	101.229	101.229	3.375	101.229	101.229	101.229	2.750	99.733	99.733	99.733	3.375	100.407	100.407	100.407
2.875	100.558	100.558	100.558	3.500	101.547	101.547	101.547	3.500	101.547	101.547	101.547	2.875	100.321	100.321	100.321	3.500	100.725	100.725	100.725
2.990	100.892	100.892	100.892	3.625	101.817	101.817	101.817	3.625	101.817	101.817	101.817	2.990	100.655	100.655	100.655	3.625	100.995	100.995	100.995
3.000	100.992	100.992	100.992	3.750	101.453	101.453	101.453	3.750	101.453	101.453	101.453	3.000	100.755	100.755	100.755	3.750	99.857	99.857	99.857
3.125	101.332	101.332	101.332	3.875	101.821	101.821	101.821	3.875	101.821	101.821	101.821	3.125	101.095	101.095	101.095	3.875	100.225	100.225	100.225
3.250	101.656	101.656	101.656	3.990	102.020	102.020	102.020	3.990	102.020	102.020	102.020	3.250	100.834	100.834	100.834	3.990	100.424	100.424	100.424
3.375	102.104	102.104	102.104	4.000	102.120	102.120	102.120	4.000	102.120	102.120	102.120	3.375	101.282	101.282	101.282	4.000	100.524	100.524	100.524
3.500	102.422	102.422	102.422	4.125	102.283	102.283	102.283	4.125	102.283	102.283	102.283	3.500	101.600	101.600	101.600	4.125	100.687	100.687	100.687
3.625	102.692	102.692	102.692	4.250	101.664	101.664	101.664	4.250	101.664	101.664	101.664	3.625	101.870	101.870	101.870	4.250	99.562	99.562	99.562
3.750	102.328	102.328	102.328	4.375	101.958	101.958	101.958	4.375	101.958	101.958	101.958	3.750	100.732	100.732	100.732	4.375	99.856	99.856	99.856
3.875	102.696	102.696	102.696	4.500	102.013	102.013	102.013	4.500	102.013	102.013	102.013	3.875	101.100	101.100	101.100	4.500	99.911	99.911	99.911
3.990	102.895	102.895	102.895	4.625	102.133	102.133	102.133	4.625	102.133	102.133	102.133	3.990	101.299	101.299	101.299	4.625	100.031	100.031	100.031
4.000	102.995	102.995	102.995	4.750	102.228	102.228	102.228	4.750	102.228	102.228	102.228	4.000	101.399	101.399	101.399	4.750	99.681	99.681	99.681
4.125	103.158	103.158	103.158	4.875	102.535	102.535	102.535	4.875	102.535	102.535	102.535	4.125	101.562	101.562	101.562	4.875	99.988	99.988	99.988
4.250	102.539	102.539	102.539	4.990	102.705	102.705	102.705	4.990	102.705	102.705	102.705	4.250	100.437	100.437	100.437	4.990	100.158	100.158	100.158
4.375	102.833	102.833	102.833	5.000	102.805	102.805	102.805	5.000	102.805	102.805	102.805	4.375	100.731	100.731	100.731	5.000	100.258	100.258	100.258
4.500	103.138	103.138	103.138	5.125	103.105	103.105	103.105	5.125	103.105	103.105	103.105	4.500	101.036	101.036	101.036	5.125	100.408	100.408	100.408
4.625	103.258	103.258	103.258	5.250	103.093	103.093	103.093	5.250	103.093	103.093	103.093	4.625	101.156	101.156	101.156	5.250	100.246	100.246	100.246
4.750	103.353	103.353	103.353	5.375	104.348	104.348	104.348	5.375	104.348	104.348	104.348	4.750	100.806	100.806	100.806	5.375	101.351	101.351	101.351
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	100.407	100.407	100.407	2.750	100.083	100.083	100.083	3.375	101.710	101.710	101.710	3.375	101.710	101.710	101.710	2.750	101.243	101.243	101.243
3.500	100.725	100.725	100.725	2.875	100.734	100.734	100.734	3.500	102.053	102.053	102.053	3.500	102.053	102.053	102.053	2.875	101.611	101.611	101.611
3.625	100.995	100.995	100.995	2.990	101.098	101.098	101.098	3.625	102.320	102.320	102.320	3.625	102.320	102.320	102.320	2.990	101.750	101.750	101.750
3.750	99.857	99.857	99.857	3.000	101.198	101.198	101.198	3.750	102.002	102.002	102.002	3.750	102.002	102.002	102.002	3.000	101.850	101.850	101.850
3.875	100.225	100.225	100.225	3.125	101.506	101.506	101.506	3.875	102.381	102.381	102.381	3.875	102.381	102.381	102.381	3.125	101.975	101.975	101.975
3.990	100.424	100.424	100.424	3.250	101.783	101.783	101.783	3.990	102.601	102.601	102.601	3.990	102.601	102.601	102.601	3.250	102.161	102.161	102.161
4.000	100.524	100.524	100.524	3.375	102.210	102.210	102.210	4.000	102.701	102.701	102.701	4.000	102.701	102.701	102.701	3.375	102.474	102.474	102.474
4.125	100.687	100.687	100.687	3.500	102.553	102.553	102.553	4.125	102.885	102.885	102.885	4.125	102.885	102.885	102.885	3.500	102.663	102.663	102.663
4.250	99.562	99.562	99.562	3.625	102.820	102.820	102.820	4.250	102.826	102.826	102.826	4.250	102.826	102.826	102.826	3.625	102.050	102.050	102.050
4.375	99.856	99.856	99.856	3.750	102.502	102.502	102.502	4.375	103.030	103.030	103.030	4.375	103.030	103.030	103.030	3.750	102.293	102.293	102.293
4.500	99.911	99.911	99.911	3.875	102.881	102.881	102.881	4.500	102.456	102.456	102.456	4.500	102.456	102.456	102.456	3.875	102.441	102.441	102.441
4.625	100.031	100.031	100.031	3.990	103.101	103.101	103.101	4.625	102.587	102.587	102.587	4.625	102.587	102.587	102.587	3.990	102.670	102.670	102.670
4.750	99.681	99.681	99.681	4.000	103.201	103.201	103.201	4.750	102.951	102.951	102.951	4.750	102.951	102.951	102.951	4.000	102.770	102.770	102.770
4.875	99.988	99.988	99.988	4.125	103.385	103.385	103.385	4.875	103.206	103.206	103.206	4.875	103.206	103.206	103.206	4.125	102.033	102.033	102.033
4.990	100.158	100.158	100.158	4.250	103.326	103.326	103.326	4.990	103.524	103.524	103.524	4.990	103.524	103.524	103.524	4.250	102.253	102.253	102.253
5.000	100.258	100.258	100.258	4.375	103.530	103.530	103.530	5.000	103.624	103.624	103.624	5.000	103.624	103.624	103.624	4.375	102.497	102.497	102.497
5.125	100.408	100.408	100.408	4.500	103.706	103.706	103.706	5.125	103.898	103.898	103.898	5.125	103.898	103.898	103.898	4.500	102.663	102.663	102.663
5.250	100.246	100.246	100.246	4.625	103.837	103.837	103.837	5.250	103.521	103.521	103.521	5.250	103.521	103.521	103.521	4.625	102.848	102.848	102.848
5.375	101.351	101.351	101.351	4.750	104.201	104.201	104.201	5.375	104.767	104.767	104.767	5.375	104.767	104.767	104.767	4.750	102.949	102.949	102.949
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	103.243	103.243	103.243	2.750	103.493	103.493	103.493	2.750	100.280	100.280	100.280	2.750	102.280	102.280	102.280	2.750	102.530	102.530	102.530
2.875	101.611	101.611	101.611	2.875	101.611	101.611	101.611	2.875	100.648	100.648	100.648	2.875	100.648	100.648	100.648	2.875	100.648	100.648	100.648
2.990	101.750	101.750	101.750	2.990	101.750	101.750	101.750	2.990	100.787	100.787	100.787	2.990	100.787	100.787	100.787	2.990	100.787	100.787	100.787
3.000	101.850	101.850	101.850	3.000	101.850	101.850	101.850	3.000	100.887	100.887	100.887	3.000	100.887	100.887	100.887	3.000	100.887	100.887	100.887
3.125	101.975	101.975	101.975	3.125	101.975	101.975	101.975	3.125	100.200	100.200	100.200	3.125	100.200	100.200	100.200	3.125	100.200	100.200	100.200
3.250	102.161	102.161	102.161	3.250	102.161	102.161	102.161	3.250	100.386	100.386	100.386	3.250	100.386	100.386	100.386	3.250	100.386	100.386	100.386
3.375	102.474	102.474	102.474	3.375	102.474	102.474	102.474	3.375	100.699	100.699	100.699	3.375	100.699	100.699	100.699	3.375	100.699	100.699	100.699
3.500	102.663	102.663	102.663	3.500	102.663	102.663	102.663	3.500	100.888	100.888	100.888	3.500	100.888	100.888	100.888	3.500	100.888	100.888	100.888
3.625	102.050	102.050	102.050	3.625	102.050	102.050	102.050	3.625	99.089	99.089	99.089	3.625	99.089	99.089	99.089	3.625	99.089	99.089	99.089
3.750	102.293	102.293	102.293	3.750	102.293	102.293	102.293	3.750	99.332	99.332									



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/24/2020

45 Day Lock Exp.:

9/7/2020

60 Day Lock Exp.:

9/22/2020

W. Rate Sheet Dated: 7/24/2020

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	99.970	99.970	99.970	2.750	100.083	100.083	100.083	2.750	101.243	101.243	101.243	2.750	99.383	99.383	99.383	2.750	99.980	99.980	99.980
2.875	100.558	100.558	100.558	2.875	100.734	100.734	100.734	2.875	101.611	101.611	101.611	2.875	99.971	99.971	99.971	2.875	100.348	100.348	100.348
2.990	100.892	100.892	100.892	2.990	101.098	101.098	101.098	2.990	101.750	101.750	101.750	2.990	100.305	100.305	100.305	2.990	100.487	100.487	100.487
3.000	100.992	100.992	100.992	3.000	101.198	101.198	101.198	3.000	101.850	101.850	101.850	3.000	100.405	100.405	100.405	3.000	100.587	100.587	100.587
3.125	101.332	101.332	101.332	3.125	101.506	101.506	101.506	3.125	101.975	101.975	101.975	3.125	100.745	100.745	100.745	3.125	99.900	99.900	99.900
3.250	101.656	101.656	101.656	3.250	101.783	101.783	101.783	3.250	102.161	102.161	102.161	3.250	100.484	100.484	100.484	3.250	100.086	100.086	100.086
3.375	102.104	102.104	102.104	3.375	102.210	102.210	102.210	3.375	102.474	102.474	102.474	3.375	100.932	100.932	100.932	3.375	100.399	100.399	100.399
3.500	102.422	102.422	102.422	3.500	102.553	102.553	102.553	3.500	102.663	102.663	102.663	3.500	101.250	101.250	101.250	3.500	100.588	100.588	100.588
3.625	102.692	102.692	102.692	3.625	102.820	102.820	102.820	3.625	102.050	102.050	102.050	3.625	101.520	101.520	101.520	3.625	98.789	98.789	98.789
3.750	102.328	102.328	102.328	3.750	102.502	102.502	102.502	3.750	102.293	102.293	102.293	3.750	100.382	100.382	100.382	3.750	99.032	99.032	99.032
3.875	102.696	102.696	102.696	3.875	102.881	102.881	102.881	3.875	102.441	102.441	102.441	3.875	100.750	100.750	100.750	3.875	99.180	99.180	99.180
3.990	102.895	102.895	102.895	3.990	103.101	103.101	103.101	3.990	102.670	102.670	102.670	3.990	100.949	100.949	100.949	3.990	99.409	99.409	99.409
4.000	102.995	102.995	102.995	4.000	103.201	103.201	103.201	4.000	102.770	102.770	102.770	4.000	101.049	101.049	101.049	4.000	99.509	99.509	99.509
4.125	103.158	103.158	103.158	4.125	103.385	103.385	103.385	4.125	102.033	102.033	102.033	4.125	101.212	101.212	101.212	4.125	98.398	98.398	98.398
4.250	102.539	102.539	102.539	4.250	103.326	103.326	103.326	4.250	102.253	102.253	102.253	4.250	100.087	100.087	100.087	4.250	98.618	98.618	98.618
4.375	102.833	102.833	102.833	4.375	103.530	103.530	103.530	4.375	102.497	102.497	102.497	4.375	100.381	100.381	100.381	4.375	98.862	98.862	98.862
4.500	103.138	103.138	103.138	4.500	103.706	103.706	103.706	4.500	102.663	102.663	102.663	4.500	100.686	100.686	100.686	4.500	99.028	99.028	99.028
4.625	103.258	103.258	103.258	4.625	103.837	103.837	103.837	4.625	102.848	102.848	102.848	4.625	100.806	100.806	100.806	4.625	98.616	98.616	98.616
4.750	103.353	103.353	103.353	4.750	104.201	104.201	104.201	4.750	102.949	102.949	102.949	4.750	100.456	100.456	100.456	4.750	99.916	99.916	99.916

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"	N/A
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.:

8/24/2020

45 Day Lock Exp.:

9/7/2020

60 Day Lock Exp.:

9/22/2020

W. Rate Sheet Dated: 7/24/2020

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)