

W. Rate Sheet Dated: 7/28/2020

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	100.260	100.260	100.260	2.750	100.129	100.129	100.129	2.250	98.075	98.075	98.075	3.125	95.774	95.774	95.774
2.875	100.265	100.265	100.265	2.875	100.133	100.133	100.133	2.500	98.084	98.084	98.084	3.250	97.276	97.276	97.276
3.000	100.269	100.269	100.269	3.000	100.137	100.137	100.137	2.625	98.088	98.088	98.088	3.375	97.278	97.278	97.278
3.125	100.273	100.273	100.273	3.125	100.140	100.140	100.140	2.750	98.813	98.813	98.813	3.500	97.273	97.273	97.273
3.250	100.631	100.631	100.631	3.250	100.300	100.300	100.300	2.875	98.816	98.816	98.816	3.625	97.274	97.274	97.274
3.375	100.535	100.535	100.535	3.375	100.304	100.304	100.304	3.000	98.820	98.820	98.820	Margin = 2.250		Index = 0.150	
3.500	100.539	100.539	100.539	3.500	100.307	100.307	100.307	3.125	98.823	98.823	98.823	30 Year OTC			
3.625	100.543	100.543	100.543	3.625	100.322	100.322	100.322	3.250	100.695	100.695	100.695	Rate	30 Day	45 Day	60 Day
3.750	101.468	101.468	101.468	3.750	100.999	100.999	100.999	3.375	100.698	100.698	100.698	4.000	101.020	101.020	101.020
3.875	101.391	101.391	101.391	3.875	101.034	101.034	101.034	3.500	100.701	100.701	100.701	4.125	101.060	101.060	101.060
4.000	101.395	101.395	101.395	4.000	101.036	101.036	101.036	3.625	100.751	100.751	100.751	4.375	102.041	102.041	102.041
4.125	101.435	101.435	101.435	4.125	101.025	101.025	101.025	3.750	101.147	101.147	101.147	4.500	102.044	102.044	102.044
4.250	102.526	102.526	102.526	4.250	102.017	102.017	102.017	3.875	101.216	101.216	101.216	4.625	102.046	102.046	102.046
4.375	102.416	102.416	102.416	4.375	102.020	102.020	102.020	4.000	101.218	101.218	101.218	4.875	102.824	102.824	102.824
4.500	102.419	102.419	102.419	4.500	102.022	102.022	102.022	4.125	101.207	101.207	101.207	5.000	102.826	102.826	102.826
4.625	102.421	102.421	102.421	4.625	102.011	102.011	102.011	4.250	102.012	102.012	102.012	5.125	102.829	102.829	102.829
4.750	103.309	103.309	103.309	4.750	102.800	102.800	102.800	4.375	102.014	102.014	102.014	5.500	104.312	104.312	104.312
4.875	103.199	103.199	103.199	4.875	102.802	102.802	102.802	4.500	102.017	102.017	102.017	5.625	104.315	104.315	104.315
6.250	103.945	103.945	103.945	6.250	103.535	103.535	103.535	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	102.875	102.875	102.875	2.750	102.775	102.775	102.775	2.250	100.301	100.301	100.301
2.875	102.880	102.880	102.880	2.875	102.779	102.779	102.779	2.375	100.305	100.305	100.305
3.000	102.879	102.879	102.879	3.000	102.779	102.779	102.779	2.500	100.305	100.305	100.305
3.125	102.878	102.878	102.878	3.125	102.779	102.779	102.779	2.625	100.304	100.304	100.304
3.250	103.033	103.033	103.033	3.250	102.935	102.935	102.935	2.750	101.026	101.026	101.026
3.375	103.051	103.051	103.051	3.375	102.950	102.950	102.950	2.875	101.043	101.043	101.043
3.500	103.051	103.051	103.051	3.500	102.950	102.950	102.950	3.000	101.043	101.043	101.043
3.625	103.050	103.050	103.050	3.625	102.962	102.962	102.962	3.125	101.042	101.042	101.042
3.750	102.972	102.972	102.972	3.750	102.874	102.874	102.874	3.250	102.911	102.911	102.911
3.875	103.008	103.008	103.008	3.875	102.918	102.918	102.918	3.375	102.925	102.925	102.925
4.000	102.988	102.988	102.988	4.000	102.887	102.887	102.887	3.500	102.925	102.925	102.925
4.125	103.025	103.025	103.025	4.125	102.874	102.874	102.874	3.625	102.971	102.971	102.971
4.250	103.976	103.976	103.976	4.250	103.876	103.876	103.876	3.750	103.319	103.319	103.319

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	98.270	98.270	98.270	4.750	101.000	101.000	101.000
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.125	98.310	98.310	98.310				
4.125	98.485	98.485	98.485	6.250	103.750	103.500	103.250	4.125	99.291	98.310	98.310				
4.250	99.476	99.476	99.476					4.500	99.294	99.294	99.294				
4.375	99.466	99.466	99.466					4.625	99.296	99.296	99.296				
4.500	99.269	99.269	99.269					4.875	100.074	100.074	100.074				
4.625	99.271	99.271	99.271					5.000	100.076	100.076	100.076				
5.000	100.251	100.251	100.251					5.125	100.079	100.079	100.079				
5.125	100.254	100.254	100.254					5.500	101.562	101.562	101.562				
5.250	100.654	100.654	100.654					5.625	101.565	101.565	101.565	30 yr DPA "3.5% DPA ; Lender Paid Only"			
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
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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.:

8/27/2020

45 Day Lock Exp.:

9/11/2020

60 Day Lock Exp.:

9/28/2020

W. Rate Sheet Dated: 7/28/2020

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	98.860	98.860	98.860	2.750	99.159	99.159	99.159	2.375	94.860	94.860	94.860	3.125	95.384	95.384	95.384
2.875	98.865	98.865	98.865	2.875	99.163	99.163	99.163	2.500	94.864	94.864	94.864	3.250	96.823	96.823	96.823
3.000	98.869	98.869	98.869	3.000	99.167	99.167	99.167	2.625	94.868	94.868	94.868	3.375	96.825	96.825	96.825
3.125	98.873	98.873	98.873	3.125	99.170	99.170	99.170	2.750	97.843	97.843	97.843	3.500	96.820	96.820	96.820
3.250	99.168	99.168	99.168	3.250	99.268	99.268	99.268	2.875	97.846	97.846	97.846	3.625	96.822	96.822	96.822
3.375	99.073	99.073	99.073	3.375	99.271	99.271	99.271	3.000	97.850	97.850	97.850	Margin = 2.250		Index = 0.150	
3.500	99.077	99.077	99.077	3.500	99.275	99.275	99.275	3.125	97.853	97.853	97.853	30 Year OTC			
3.625	99.080	99.080	99.080	3.625	99.290	99.290	99.290	3.250	99.662	99.662	99.662	Rate	30 Day	45 Day	60 Day
3.750	100.068	100.068	100.068	3.750	100.029	100.029	100.029	3.375	99.666	99.666	99.666	4.000	99.620	99.620	99.620
3.875	99.991	99.991	99.991	3.875	100.064	100.064	100.064	3.500	99.669	99.669	99.669	4.125	99.660	99.660	99.660
4.000	99.995	99.995	99.995	4.000	100.066	100.066	100.066	3.625	99.718	99.718	99.718	4.375	100.203	100.203	100.203
4.125	100.035	100.035	100.035	4.125	100.055	100.055	100.055	3.750	100.177	100.177	100.177	4.500	100.206	100.206	100.206
4.250	100.689	100.689	100.689	4.250	100.610	100.610	100.610	3.875	100.246	100.246	100.246	4.625	100.208	100.208	100.208
4.375	100.578	100.578	100.578	4.375	100.612	100.612	100.612	4.000	100.248	100.248	100.248	4.875	100.111	100.111	100.111
4.500	100.581	100.581	100.581	4.500	100.615	100.615	100.615	4.125	100.237	100.237	100.237	5.000	100.114	100.114	100.114
4.625	100.583	100.583	100.583	4.625	100.604	100.604	100.604	4.250	100.605	100.605	100.605	5.125	100.116	100.116	100.116
4.750	100.597	100.597	100.597	4.750	100.518	100.518	100.518	4.375	100.607	100.607	100.607	5.500	100.412	100.412	100.412
4.875	100.486	100.486	100.486	4.875	100.520	100.520	100.520	4.500	100.609	100.609	100.609	5.625	100.415	100.415	100.415
6.250	100.295	100.295	100.295	6.250	100.315	100.315	100.315	4.625	100.598	100.598	100.598	6.250	99.611	99.611	99.611

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	101.125	101.125	101.125	2.750	101.025	101.025	101.025	2.250	97.801	97.801	97.801
2.875	101.130	101.130	101.130	2.875	101.029	101.029	101.029	2.375	97.805	97.805	97.805
3.000	101.129	101.129	101.129	3.000	101.029	101.029	101.029	2.500	97.805	97.805	97.805
3.125	101.128	101.128	101.128	3.125	101.029	101.029	101.029	2.625	97.804	97.804	97.804
3.250	101.221	101.221	101.221	3.250	101.123	101.123	101.123	2.750	98.245	98.245	98.245
3.375	101.239	101.239	101.239	3.375	101.138	101.138	101.138	2.875	98.261	98.261	98.261
3.500	101.239	101.239	101.239	3.500	101.138	101.138	101.138	3.000	98.261	98.261	98.261
3.625	101.238	101.238	101.238	3.625	101.149	101.149	101.149	3.125	98.261	98.261	98.261
3.750	101.222	101.222	101.222	3.750	101.124	101.124	101.124	3.250	99.786	99.786	99.786
3.875	101.258	101.258	101.258	3.875	101.168	101.168	101.168	3.375	99.800	99.800	99.800
4.000	101.238	101.238	101.238	4.000	101.137	101.137	101.137	3.500	99.800	99.800	99.800
4.125	101.275	101.275	101.275	4.125	101.124	101.124	101.124	3.625	99.846	99.846	99.846
4.250	101.788	101.788	101.788	4.250	101.689	101.689	101.689	3.750	100.194	100.194	100.194

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	96.870	96.870	96.870	4.750	N/A	N/A	N/A
4.125	96.735	96.735	96.735					4.125	96.910	96.910	96.910				
4.250	97.289	97.289	97.289	6.250	99.750	99.500	99.250	4.375	97.453	97.453	97.453				
4.375	97.278	97.278	97.278					4.500	97.456	97.456	97.456				
4.500	97.081	97.081	97.081					4.625	97.458	97.458	97.458				
4.625	97.083	97.083	97.083					4.875	97.361	97.361	97.361				
5.000	97.189	97.189	97.189					5.000	97.364	97.364	97.364				
5.125	97.191	97.191	97.191					5.125	97.366	97.366	97.366				
5.250	96.404	96.404	96.404					4.875	97.361	97.361	97.361				
Borrower Paid Comp Only				Lender Paid Only				5.000	97.364	97.364	97.364	30 yr DPA "3.5% DPA ; Lender Paid Only"			
								5.125	97.366	97.366	97.366	Rate	30 Day	45 Day	60 Day
								5.250	97.662	97.662	97.662	6.250	N/A	N/A	N/A
								5.500	97.665	97.665	97.665				
								5.625	97.665	97.665	97.665				
								6.250	96.861	96.861	96.861				

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: 7/28/2020

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	100.250	100.250	100.250	2.375	96.425	96.425	96.425	2.750	99.299	99.299	99.299	2.750	99.848	99.848	99.848	2.750	98.697	98.697	98.697
2.875	100.784	100.784	100.784	2.500	97.467	97.467	97.467	2.875	99.886	99.886	99.886	2.875	100.333	100.333	100.333	2.875	99.235	99.235	99.235
2.990	101.091	101.091	101.091	2.625	98.460	98.460	98.460	2.990	100.586	100.586	100.586	2.990	100.558	100.558	100.558	2.990	99.933	99.933	99.933
3.000	101.191	101.191	101.191	2.750	99.299	99.299	99.299	3.000	100.686	100.686	100.686	3.000	100.658	100.658	100.658	3.000	100.033	100.033	100.033
3.125	101.506	101.506	101.506	2.875	99.886	99.886	99.886	3.125	101.684	101.684	101.684	3.125	100.819	100.819	100.819	3.125	100.619	100.619	100.619
3.250	101.803	101.803	101.803	2.990	100.666	100.666	100.666	3.250	102.408	102.408	102.408	3.250	100.877	100.877	100.877	3.250	100.677	100.677	100.677
3.375	102.208	102.208	102.208	3.000	100.766	100.766	100.766	3.375	102.855	102.855	102.855	3.375	101.255	101.255	101.255	3.375	101.055	101.055	101.055
3.500	102.527	102.527	102.527	3.125	101.711	101.711	101.711	3.500	103.204	103.204	103.204	3.500	101.507	101.507	101.507	3.500	101.307	101.307	101.307
3.625	102.774	102.774	102.774	3.250	102.408	102.408	102.408	3.625	103.475	103.475	103.475	3.625	101.636	101.636	101.636	3.625	101.436	101.436	101.436
3.750	102.471	102.471	102.471	3.375	102.855	102.855	102.855	3.750	103.913	103.913	103.913	3.750	100.658	100.658	100.658	3.750	100.458	100.458	100.458
3.875	102.790	102.790	102.790	3.500	103.204	103.204	103.204	3.875	104.265	104.265	104.265	3.875	100.955	100.955	100.955	3.875	100.755	100.755	100.755
3.990	102.920	102.920	102.920	3.625	103.475	103.475	103.475	3.990	104.418	104.418	104.418	3.990	101.057	101.057	101.057	3.990	100.857	100.857	100.857
4.000	103.020	103.020	103.020	3.750	103.913	103.913	103.913	4.000	104.518	104.518	104.518	4.000	101.157	101.157	101.157	4.000	100.957	100.957	100.957
4.125	103.231	103.231	103.231	3.875	104.265	104.265	104.265	4.125	104.749	104.749	104.749	4.125	101.283	101.283	101.283	4.125	101.083	101.083	101.083
4.250	103.225	103.225	103.225	3.990	104.418	104.418	104.418	4.250	104.710	104.710	104.710	4.250	100.254	100.254	100.254	4.250	100.054	100.054	100.054
4.375	103.471	103.471	103.471	4.000	104.518	104.518	104.518	4.375	96.938	96.938	96.938	4.375	100.519	100.519	100.519	4.375	N/A	N/A	N/A
4.500	103.702	103.702	103.702	4.125	104.749	104.749	104.749	4.500	96.938	96.938	96.938	4.500	100.719	100.719	100.719	4.500	N/A	N/A	N/A
4.625	103.860	103.860	103.860	4.250	104.710	104.710	104.710	4.625	N/A	N/A	N/A	4.625	100.833	100.833	100.833	4.625	N/A	N/A	N/A
4.750	103.837	103.837	103.837	4.375	N/A	N/A	N/A	4.750	N/A	N/A	N/A	4.750	100.431	100.431	100.431	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
2.750	98.697	98.697	98.697	2.875	101.132	101.132	101.132	2.875	100.591	100.591	100.591	2.875	100.528	100.528	100.528	2.750	101.304	101.304	101.304
2.875	99.235	99.235	99.235	2.990	101.402	101.402	101.402	2.990	100.897	100.897	100.897	2.990	100.834	100.834	100.834	2.875	101.570	101.570	101.570
2.990	99.853	99.853	99.853	3.000	101.502	101.502	101.502	3.000	100.997	100.997	100.997	3.000	100.934	100.934	100.934	2.990	101.750	101.750	101.750
3.000	99.953	99.953	99.953	3.125	101.812	101.812	101.812	3.125	101.342	101.342	101.342	3.125	101.280	101.280	101.280	3.000	101.850	101.850	101.850
3.125	100.619	100.619	100.619	3.250	102.031	102.031	102.031	3.250	101.709	101.709	101.709	3.250	101.709	101.709	101.709	3.125	102.089	102.089	102.089
3.250	100.677	100.677	100.677	3.375	102.429	102.429	102.429	3.375	102.148	102.148	102.148	3.375	102.148	102.148	102.148	3.250	102.081	102.081	102.081
3.375	101.055	101.055	101.055	3.500	102.721	102.721	102.721	3.500	102.469	102.469	102.469	3.500	102.469	102.469	102.469	3.375	102.318	102.318	102.318
3.500	101.307	101.307	101.307	3.625	102.966	102.966	102.966	3.625	102.736	102.736	102.736	3.625	102.736	102.736	102.736	3.500	102.500	102.500	102.500
3.625	101.436	101.436	101.436	3.750	102.535	102.535	102.535	3.750	102.595	102.595	102.595	3.750	102.438	102.438	102.438	3.625	102.745	102.745	102.745
3.750	100.458	100.458	100.458	3.875	102.848	102.848	102.848	3.875	102.941	102.941	102.941	3.875	102.784	102.784	102.784	3.750	102.842	102.842	102.842
3.875	100.755	100.755	100.755	3.990	102.958	102.958	102.958	3.990	103.071	103.071	103.071	3.990	102.915	102.915	102.915	3.875	103.115	103.115	103.115
3.990	100.857	100.857	100.857	4.000	103.058	103.058	103.058	4.000	103.171	103.171	103.171	4.000	103.015	103.015	103.015	3.990	103.281	103.281	103.281
4.000	100.957	100.957	100.957	4.125	103.267	103.267	103.267	4.125	103.400	103.400	103.400	4.125	103.243	103.243	103.243	4.000	103.381	103.381	103.381
4.125	101.083	101.083	101.083	4.250	103.440	103.440	103.440	4.250	102.276	102.276	102.276	4.250	102.213	102.213	102.213	4.125	103.607	103.607	103.607
4.250	100.054	100.054	100.054	4.375	102.684	102.684	102.684	4.375	102.543	102.543	102.543	4.375	102.481	102.481	102.481	4.250	102.804	102.804	102.804
4.375	93.786	93.786	93.786	4.500	102.903	102.903	102.903	4.500	102.784	102.784	102.784	4.500	102.722	102.722	102.722	4.375	102.965	102.965	102.965
4.500	93.755	93.755	93.755	4.625	103.058	103.058	103.058	4.625	102.956	102.956	102.956	4.625	102.893	102.893	102.893	4.500	103.084	103.084	103.084
4.625	N/A	N/A	N/A	4.750	103.234	103.234	103.234	4.750	103.068	103.068	103.068	4.750	103.006	103.006	103.006	4.625	103.348	103.348	103.348
4.750	N/A	N/A	N/A	4.875	103.460	103.460	103.460	4.875	103.318	103.318	103.318	4.875	103.255	103.255	103.255	4.750	103.551	103.551	103.551

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	100.137	100.137	100.137	2.750	100.137	100.137	100.137	2.750	100.663	100.663	100.663	2.750	99.296	99.296	99.296	2.750	99.296	99.296	99.296	2.750	101.710	101.710	101.710
2.875	100.130	100.130	100.130	2.875	100.430	100.430	100.430	2.875	100.850	100.850	100.850	2.875	99.510	99.510	99.510	2.875	99.510	99.510	99.510	2.875	101.976	101.976	101.976
2.990	100.903	100.903	100.903	2.990	100.736	100.736	100.736	2.990	100.942	100.942	100.942	2.990	99.795	99.795	99.795	2.990	99.728	99.728	99.728	2.990	102.157	102.157	102.157
3.000	100.903	100.903	100.903	3.000	100.836	100.836	100.836	3.000	101.042	101.042	101.042	3.000	99.895	99.895	99.895	3.000	99.828	99.828	99.828	3.000	102.257	102.257	102.257
3.125	101.314	101.314	101.314	3.125	101.251	101.251	101.251	3.125	101.213	101.213	101.213	3.125	100.238	100.238	100.238	3.125	100.175	100.175	100.175	3.125	102.495	102.495	102.495
3.250	101.629	101.629	101.629	3.250	101.566	101.566	101.566	3.250	100.789	100.789	100.789	3.250	100.137	100.137	100.137	3.250	100.074	100.074	100.074	3.250	102.367	102.367	102.367
3.375	101.888	101.888	101.888	3.375	101.825	101.825	101.825	3.375	100.955	100.955	100.955	3.375	100.325	100.325	100.325	3.375	100.262	100.262	100.262	3.375	102.604	102.604	102.604
3.500	102.090	102.090	102.090	3.500	102.028	102.028	102.028	3.500	101.083	101.083	101.083	3.500	100.473	100.473	100.473	3.500	100.411	100.411	100.411	3.500	102.786	102.786	102.786
3.625	102.359	102.359	102.359	3.625	102.296	102.296	102.296	3.625	101.253	101.253	101.253	3.625	100.667	100.667	100.667	3.625	100.604	100.604	100.604	3.625	103.031	103.031	103.031
3.750	102.103	102.103	102.103	3.750	102.103	102.103	102.103	3.750	99.502	99.502	99.502	3.750	98.563	98.563	98.563	3.750	98.563	98.563	98.563	3.750	102.347	102.347	102.347
3.875	102.404	102.404	102.404	3.875	102.404	102.404	102.404	3.875	99.690	99.690	99.690	3.875	98.779	98.779	98.779	3.875	98.779	98.779	98.779	3.875	102.620	102.620	102.620
3.990	102.594	102.594	102.594	3.990	102.594	102.594	102.594	3.990	99.776	99.776	99.776	3.990	98.889	98.889	98.889	3.990	98.889	98.889	98.889	3.990	102.786	102.786	102.786
4.000	102.694	102.694	102.694	4.000	102.694	102.694	102.694	4.000	99.876	99.876	99.876	4.000	98.989	98.989	98.989	4.000	98.989	98.989	98.989	4.000	102.886	102.886	102.886
4.125	102.945	102.945	102.945	4.125	102.945	102.945	102.945	4.125	100.036	100.036	100.036	4.125	99.174	99.174	99.174	4.125	99.174	99.174	99.174	4.125	103.112	103.112	103.112
4.250	102.552	102.552	102.552	4.250	102.587	102.587	102.587	4.250	98.528	98.528	98.528	4.250	98.076	98.076	98.076	4.250	98.111	98.111	98.111	4.250	102.160	102.160	102.160
4.375	103.031	103.031	103.031	4.375	103.078	103.078	103.078	4.375	98.641	98.641	98.641	4.375	98.441	98.441	98.441	4.375	98.441	98.441	98.441	4.375	102.301	102.301	102.301
4.500	103.515	103.515	103.515	4.500	103.573	103.573	103.573	4.500	98.672	98.672	98.672	4.500	98.472	98.472	98.472	4.500	98.472	98.472	98.472	4.500	102.581	102.581	102.581
4.625	103.028	#N/A	#N/A	4.625	103.890	103.890	103.890	4.625	98.798	98.798	98.798	4.625	98.598	98.598	98.598	4.625	98.598	98.598	98.598	4.625	102.817	102.817	102.817
4.750	104.050	#N/A	#N/A	4.750	104.112	104.112	104.112	4.750	98.838	98.838	98.838	4.750	98.638	98.638	98.638	4.750	98.638	98.638	98.638	4.750	103.020	103.020	103.020

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%	-0.25%	-0.25%	-0.75%	-0.75%
720 - 739	-0.25%	-0.50%	-0.50%	-0.50%	-0.50%	-0.50%	-1.00%	-1.00%	-1.00%
700 - 719	0.00%	-1.00%	-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 ↓ TV ↓	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%
> 740	-0.375	-0.625	-0.625	-0.875
720 – 739	-0.375	-1.000	-1.000	-1.125
700 – 719	-0.375	-1.000	-1.000	-1.125
680 – 699	-0.375	-1.125	-1.125	-1.750
660 – 679	-0.625	-1.125	-1.125	-1.875
640 – 659	-0.625	-1.625	-1.625	-2.625
620 – 639	-0.625	-1.625	-1.625	-3.125

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

Product Features									
Product Feature ↓ \ ITV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
Investment property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-0.250	-0.250
Manufactured*	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year**	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O R/EI	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/T R/EI	-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 detached Condominium units (identified by SEC 588)**

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

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

HomeReady LLPA Caps*	
Product Feature	LLPA Caps
LTV > 80% and credit score ≥ 680	0.00%
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.:

8/27/2020

45 Day Lock Exp.:

9/11/2020

60 Day Lock Exp.:

9/28/2020

W. Rate Sheet Dated: 7/28/2020

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	
1.375	N/A	N/A	N/A	
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	

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	
2.000	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	

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 e-mail: Lockdesk@afwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/27/2020

45 Day Lock Exp.:

9/11/2020

60 Day Lock Exp.:

9/28/2020

W. Rate Sheet Dated: 7/28/2020

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	100.152	100.152	100.152	3.375	101.323	101.323	101.323	3.375	101.323	101.323	101.323	2.750	99.856	99.856	99.856	3.375	100.466	100.466	100.466
2.875	100.731	100.731	100.731	3.500	101.633	101.633	101.633	3.500	101.633	101.633	101.633	2.875	100.435	100.435	100.435	3.500	100.776	100.776	100.776
2.990	101.055	101.055	101.055	3.625	101.897	101.897	101.897	3.625	101.897	101.897	101.897	2.990	100.759	100.759	100.759	3.625	101.040	101.040	101.040
3.000	101.155	101.155	101.155	3.750	101.480	101.480	101.480	3.750	101.480	101.480	101.480	3.000	100.859	100.859	100.859	3.750	99.817	99.817	99.817
3.125	101.490	101.490	101.490	3.875	101.841	101.841	101.841	3.875	101.841	101.841	101.841	3.125	101.194	101.194	101.194	3.875	100.178	100.178	100.178
3.250	101.757	101.757	101.757	3.990	102.039	102.039	102.039	3.990	102.039	102.039	102.039	3.250	100.900	100.900	100.900	3.990	100.376	100.376	100.376
3.375	102.198	102.198	102.198	4.000	102.139	102.139	102.139	4.000	102.139	102.139	102.139	3.375	101.341	101.341	101.341	4.000	100.476	100.476	100.476
3.500	102.508	102.508	102.508	4.125	102.299	102.299	102.299	4.125	102.299	102.299	102.299	3.500	101.651	101.651	101.651	4.125	100.636	100.636	100.636
3.625	102.772	102.772	102.772	4.250	101.659	101.659	101.659	4.250	101.659	101.659	101.659	3.625	101.915	101.915	101.915	4.250	99.307	99.307	99.307
3.750	102.355	102.355	102.355	4.375	101.952	101.952	101.952	4.375	101.952	101.952	101.952	3.750	100.692	100.692	100.692	4.375	99.600	99.600	99.600
3.875	102.716	102.716	102.716	4.500	102.002	102.002	102.002	4.500	102.002	102.002	102.002	3.875	101.053	101.053	101.053	4.500	99.650	99.650	99.650
3.990	102.914	102.914	102.914	4.625	102.125	102.125	102.125	4.625	102.125	102.125	102.125	3.990	101.251	101.251	101.251	4.625	99.773	99.773	99.773
4.000	103.014	103.014	103.014	4.750	102.127	102.127	102.127	4.750	102.127	102.127	102.127	4.000	101.351	101.351	101.351	4.750	99.591	99.591	99.591
4.125	103.174	103.174	103.174	4.875	102.433	102.433	102.433	4.875	102.433	102.433	102.433	4.125	101.511	101.511	101.511	4.875	99.897	99.897	99.897
4.250	102.534	102.534	102.534	4.990	102.603	102.603	102.603	4.990	102.603	102.603	102.603	4.250	100.182	100.182	100.182	4.990	100.067	100.067	100.067
4.375	102.827	102.827	102.827	5.000	102.703	102.703	102.703	5.000	102.703	102.703	102.703	4.375	100.475	100.475	100.475	5.000	100.167	100.167	100.167
4.500	103.127	103.127	103.127	5.125	103.005	103.005	103.005	5.125	103.005	103.005	103.005	4.500	100.775	100.775	100.775	5.125	100.319	100.319	100.319
4.625	103.250	103.250	103.250	5.250	103.058	103.058	103.058	5.250	103.058	103.058	103.058	4.625	100.898	100.898	100.898	5.250	100.222	100.222	100.222
4.750	103.252	103.252	103.252	5.375	104.314	104.314	104.314	5.375	104.314	104.314	104.314	4.750	100.716	100.716	100.716	5.375	101.328	101.328	101.328
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	100.466	100.466	100.466	2.750	100.262	100.262	100.262	3.375	101.776	101.776	101.776	3.375	101.776	101.776	101.776	2.750	101.266	101.266	101.266
3.500	100.776	100.776	100.776	2.875	100.889	100.889	100.889	3.500	102.099	102.099	102.099	3.500	102.099	102.099	102.099	2.875	101.625	101.625	101.625
3.625	101.040	101.040	101.040	2.990	101.230	101.230	101.230	3.625	102.352	102.352	102.352	3.625	102.352	102.352	102.352	2.990	101.750	101.750	101.750
3.750	99.817	99.817	99.817	3.000	101.330	101.330	101.330	3.750	102.005	102.005	102.005	3.750	102.005	102.005	102.005	3.000	101.850	101.850	101.850
3.875	100.178	100.178	100.178	3.125	101.621	101.621	101.621	3.875	102.364	102.364	102.364	3.875	102.364	102.364	102.364	3.125	101.892	101.892	101.892
3.990	100.376	100.376	100.376	3.250	101.874	101.874	101.874	3.990	102.565	102.565	102.565	3.990	102.565	102.565	102.565	3.250	102.069	102.069	102.069
4.000	100.476	100.476	100.476	3.375	102.276	102.276	102.276	4.000	102.665	102.665	102.665	4.000	102.665	102.665	102.665	3.375	102.366	102.366	102.366
4.125	100.636	100.636	100.636	3.500	102.599	102.599	102.599	4.125	102.837	102.837	102.837	4.125	102.837	102.837	102.837	3.500	102.542	102.542	102.542
4.250	99.307	99.307	99.307	3.625	102.852	102.852	102.852	4.250	102.817	102.817	102.817	4.250	102.817	102.817	102.817	3.625	102.146	102.146	102.146
4.375	99.600	99.600	99.600	3.750	102.505	102.505	102.505	4.375	103.010	103.010	103.010	4.375	103.010	103.010	103.010	3.750	102.376	102.376	102.376
4.500	99.650	99.650	99.650	3.875	102.864	102.864	102.864	4.500	102.425	102.425	102.425	4.500	102.425	102.425	102.425	3.875	102.515	102.515	102.515
4.625	99.773	99.773	99.773	3.990	103.065	103.065	103.065	4.625	102.552	102.552	102.552	4.625	102.552	102.552	102.552	3.990	102.725	102.725	102.725
4.750	99.591	99.591	99.591	4.000	103.165	103.165	103.165	4.750	102.849	102.849	102.849	4.750	102.849	102.849	102.849	4.000	102.825	102.825	102.825
4.875	99.897	99.897	99.897	4.125	103.337	103.337	103.337	4.875	103.098	103.098	103.098	4.875	103.098	103.098	103.098	4.125	102.008	102.008	102.008
4.990	100.067	100.067	100.067	4.250	103.317	103.317	103.317	4.990	103.420	103.420	103.420	4.990	103.420	103.420	103.420	4.250	102.209	102.209	102.209
5.000	100.167	100.167	100.167	4.375	103.510	103.510	103.510	5.000	103.520	103.520	103.520	5.000	103.520	103.520	103.520	4.375	102.428	102.428	102.428
5.125	100.319	100.319	100.319	4.500	103.675	103.675	103.675	5.125	103.804	103.804	103.804	5.125	103.804	103.804	103.804	4.500	102.570	102.570	102.570
5.250	100.222	100.222	100.222	4.625	103.802	103.802	103.802	5.250	103.486	103.486	103.486	5.250	103.486	103.486	103.486	4.625	102.798	102.798	102.798
5.375	101.328	101.328	101.328	4.750	104.099	104.099	104.099	5.375	104.735	104.735	104.735	5.375	104.735	104.735	104.735	4.750	102.893	102.893	102.893
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	103.266	103.266	103.266	2.750	103.516	103.516	103.516	2.750	100.303	100.303	100.303	2.750	102.303	102.303	102.303	2.750	102.553	102.553	102.553
2.875	101.625	101.625	101.625	2.875	101.625	101.625	101.625	2.875	100.662	100.662	100.662	2.875	100.662	100.662	100.662	2.875	100.662	100.662	100.662
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	101.892	101.892	101.892	3.125	101.892	101.892	101.892	3.125	100.117	100.117	100.117	3.125	100.117	100.117	100.117	3.125	100.117	100.117	100.117
3.250	102.069	102.069	102.069	3.250	102.069	102.069	102.069	3.250	100.294	100.294	100.294	3.250	100.294	100.294	100.294	3.250	100.294	100.294	100.294
3.375	102.366	102.366	102.366	3.375	102.366	102.366	102.366	3.375	100.591	100.591	100.591	3.375	100.591	100.591	100.591	3.375	100.591	100.591	100.591
3.500	102.542	102.542	102.542	3.500	102.542	102.542	102.542	3.500	100.767	100.767	100.767	3.500	100.767	100.767	100.767	3.500	100.767	100.767	100.767
3.625	102.146	102.146	102.146	3.625	102.146	102.146	102.146	3.625	99.183	99.183	99.183	3.625	99.183	99.183	99.183	3.625	99.183	99.183	99.183
3.750	102.376	102.376	102.376	3.750	102.376	102.376	102.376	3.750	99.413	99.413	99.413	3.750	99.413	99.413	99.413	3.750	99.413	99.413	99.413
3.875	102.515	102.515	102.515	3.875	102.515	102.515	102.515	3.875	99.552	99.552	99.552	3.875	99.552	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.:

8/27/2020

45 Day Lock Exp.:

9/11/2020

60 Day Lock Exp.:

9/28/2020

W. Rate Sheet Dated: 7/28/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Home Possible																			
30/25 Year				20 Year				15 Year				Super Conforming - 30-20 Year				Super Conforming - 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	100.064	100.064	100.064	2.750	100.176	100.176	100.176	2.750	101.239	101.239	101.239	2.750	99.418	99.418	99.418	2.750	99.976	99.976	99.976
2.875	100.633	100.633	100.633	2.875	100.809	100.809	100.809	2.875	101.603	101.603	101.603	2.875	99.987	99.987	99.987	2.875	100.340	100.340	100.340
2.990	100.951	100.951	100.951	2.990	101.160	101.160	101.160	2.990	101.735	101.735	101.735	2.990	100.305	100.305	100.305	2.990	100.472	100.472	100.472
3.000	101.051	101.051	101.051	3.000	101.260	101.260	101.260	3.000	101.835	101.835	101.835	3.000	100.405	100.405	100.405	3.000	100.572	100.572	100.572
3.125	101.377	101.377	101.377	3.125	101.561	101.561	101.561	3.125	101.930	101.930	101.930	3.125	100.731	100.731	100.731	3.125	99.855	99.855	99.855
3.250	101.699	101.699	101.699	3.250	101.825	101.825	101.825	3.250	102.113	102.113	102.113	3.250	100.492	100.492	100.492	3.250	100.038	100.038	100.038
3.375	102.132	102.132	102.132	3.375	102.241	102.241	102.241	3.375	102.421	102.421	102.421	3.375	100.925	100.925	100.925	3.375	100.346	100.346	100.346
3.500	102.438	102.438	102.438	3.500	102.574	102.574	102.574	3.500	102.606	102.606	102.606	3.500	101.231	101.231	101.231	3.500	100.531	100.531	100.531
3.625	102.700	102.700	102.700	3.625	102.836	102.836	102.836	3.625	102.140	102.140	102.140	3.625	101.493	101.493	101.493	3.625	98.877	98.877	98.877
3.750	102.280	102.280	102.280	3.750	102.445	102.445	102.445	3.750	102.379	102.379	102.379	3.750	100.267	100.267	100.267	3.750	99.116	99.116	99.116
3.875	102.638	102.638	102.638	3.875	102.815	102.815	102.815	3.875	102.524	102.524	102.524	3.875	100.625	100.625	100.625	3.875	99.261	99.261	99.261
3.990	102.832	102.832	102.832	3.990	103.026	103.026	103.026	3.990	102.744	102.744	102.744	3.990	100.819	100.819	100.819	3.990	99.481	99.481	99.481
4.000	102.932	102.932	102.932	4.000	103.126	103.126	103.126	4.000	102.844	102.844	102.844	4.000	100.919	100.919	100.919	4.000	99.581	99.581	99.581
4.125	103.093	103.093	103.093	4.125	103.305	103.305	103.305	4.125	102.077	102.077	102.077	4.125	101.080	101.080	101.080	4.125	98.436	98.436	98.436
4.250	102.480	102.480	102.480	4.250	103.258	103.258	103.258	4.250	102.291	102.291	102.291	4.250	99.778	99.778	99.778	4.250	98.650	98.650	98.650
4.375	102.769	102.769	102.769	4.375	103.457	103.457	103.457	4.375	102.530	102.530	102.530	4.375	100.067	100.067	100.067	4.375	98.889	98.889	98.889
4.500	103.067	103.067	103.067	4.500	103.631	103.631	103.631	4.500	102.693	102.693	102.693	4.500	100.365	100.365	100.365	4.500	99.052	99.052	99.052
4.625	103.189	103.189	103.189	4.625	103.759	103.759	103.759	4.625	102.891	102.891	102.891	4.625	100.487	100.487	100.487	4.625	98.659	98.659	98.659
4.750	103.287	103.287	103.287	4.750	104.128	104.128	104.128	4.750	102.990	102.990	102.990	4.750	100.401	100.401	100.401	4.750	99.889	99.889	99.889

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

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

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

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

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(4)	0.000
OTC "Construction Conversion"	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.:

8/27/2020

45 Day Lock Exp.:

9/11/2020

60 Day Lock Exp.:

9/28/2020

W. Rate Sheet Dated: 7/28/2020

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)