[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.: **8/28/2019**
45 Day Lock Exp.: **9/12/2019**
60 Day Lock Exp.: **9/27/2019**

W. Rate Sheet Dated: **7/29/2019** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT

30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	101.680	101.530	101.380	3.375	101.341	101.191	101.041
3.500	102.223	102.073	101.923	3.500	101.758	101.608	101.458
3.625	102.759	102.609	102.459	3.625	102.135	101.985	101.835
3.750	102.441	102.291	102.141	3.750	102.130	101.980	101.830
3.875	102.969	102.819	102.669	3.875	102.518	102.368	102.218
4.000	103.425	103.275	103.125	4.000	102.910	102.760	102.610
4.125	103.858	103.708	103.558	4.125	103.254	103.104	102.954
4.250	102.943	102.818	102.718	4.250	102.641	102.516	102.416
4.375	103.403	103.278	103.178	4.375	102.928	102.803	102.703
4.500	103.805	103.680	103.580	4.500	103.261	103.136	103.036
4.625	104.224	104.099	103.999	4.625	103.293	103.168	103.068
4.750	104.349	104.249	104.149	4.750	102.943	102.843	102.743
4.875	103.765	103.665	103.565	4.875	103.249	103.149	103.049
5.000	104.079	103.979	103.879	5.000	103.523	103.423	103.323
5.125	104.435	104.335	104.235	5.125	103.764	103.664	103.564
5.250	103.792	103.683	103.583	5.250	103.478	103.368	103.268
5.375	104.067	103.958	103.858	5.375	103.783	103.674	103.574
5.500	104.421	104.312	104.212	5.500	104.058	103.948	103.848
5.625	104.715	104.605	104.505	5.625	104.299	104.189	104.089

15/10 Year			
Rate	30 Day	45 Day	60 Day
2.375	98.254	98.104	97.954
2.500	98.747	98.597	98.447
2.625	99.232	99.082	98.932
2.750	98.723	98.573	98.423
2.875	99.211	99.061	98.911
3.000	99.694	99.544	99.394
3.125	100.159	100.009	99.859
3.250	101.010	100.860	100.710
3.375	101.434	101.284	101.134
3.500	101.828	101.678	101.528
3.625	102.183	102.033	101.883
3.750	102.495	102.345	102.195
3.875	102.861	102.711	102.561
4.000	103.230	103.080	102.930
4.125	103.552	103.402	103.252
4.250	103.100	102.950	102.800
4.375	103.371	103.221	103.071
4.500	103.685	103.535	103.385
4.625	103.712	103.562	103.412

5/1 Arm			
Rate	30 Day	45 Day	60 Day
3.125	99.506	99.356	99.206
3.250	99.530	99.380	99.230
3.375	99.898	99.748	99.598
3.500	100.236	100.086	99.936
3.625	99.586	99.436	99.286
Margin = 2.250		Index = 1.950	

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.

30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	100.530	100.380	100.230	3.375	100.341	100.191	100.041
3.500	101.073	100.923	100.773	3.500	100.758	100.608	100.458
3.625	101.609	101.459	101.309	3.625	101.135	100.985	100.835
3.750	101.291	101.141	100.991	3.750	101.130	100.980	100.830
3.875	101.819	101.669	101.519	3.875	101.518	101.368	101.218
4.000	102.275	102.125	101.975	4.000	101.910	101.760	101.610
4.125	102.708	102.558	102.408	4.125	102.254	102.104	101.954
4.250	101.793	101.668	101.568	4.250	101.641	101.516	101.416
4.375	102.253	102.128	102.028	4.375	101.928	101.803	101.703
4.500	102.655	102.530	102.430	4.500	102.261	102.136	102.036
4.625	103.074	102.949	102.849	4.625	102.293	102.168	102.068
4.750	103.199	103.099	102.999	4.750	101.943	101.843	101.743
4.875	102.615	102.515	102.415	4.875	102.249	102.149	102.049
5.000	102.929	102.829	102.729	5.000	102.523	102.423	102.323
5.125	103.285	103.185	103.085	5.125	102.764	102.664	102.564
5.250	102.642	102.533	102.433	5.250	102.478	102.368	102.268
5.375	102.917	102.808	102.708	5.375	102.783	102.674	102.574
5.500	103.271	103.162	103.062	5.500	103.058	102.948	102.848
5.625	103.565	103.455	103.355	5.625	103.299	103.189	103.089

15/10 Year			
Rate	30 Day	45 Day	60 Day
2.375	97.254	97.104	96.954
2.500	97.747	97.597	97.447
2.625	98.232	98.082	97.932
2.750	97.723	97.573	97.423
2.875	98.211	98.061	97.911
3.000	98.694	98.544	98.394
3.125	99.159	99.009	98.859
3.250	100.010	99.860	99.710
3.375	100.434	100.284	100.134
3.500	100.828	100.678	100.528
3.625	101.183	101.033	100.883
3.750	101.495	101.345	101.195
3.875	101.861	101.711	101.561
4.000	102.230	102.080	101.930
4.125	102.552	102.402	102.252
4.250	102.100	101.950	101.800
4.375	102.371	102.221	102.071
4.500	102.685	102.535	102.385
4.625	102.712	102.562	102.412

5/1 Arm			
Rate	30 Day	45 Day	60 Day
3.125	98.506	98.356	98.206
3.250	98.530	98.380	98.230
3.375	98.898	98.748	98.598
3.500	99.236	99.086	98.936
3.625	98.586	98.436	98.286
Margin = 2.250		Index = 1.950	

30 Year OTC "Borrower Paid Only for USDA"			
Rate	30 Day	45 Day	60 Day
3.875	101.419	101.169	100.919
4.000	101.875	101.625	101.375
4.125	102.308	102.058	101.808
4.375	101.853	101.603	101.353
4.500	102.255	102.005	101.755
4.625	102.674	102.424	102.174
4.875	102.215	101.965	101.715
5.000	102.529	102.279	102.029
5.125	102.885	102.635	102.385
5.500	102.871	102.621	102.371
5.625	103.165	102.915	102.665

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

FICO Adjuster	Standard	Specialty	Loan Size Adjuster	Standard	Specialty
FICO 720 +	0.250	0.250	$0 - $49,999	-2.500	-2.500
FICO 680- 719	0.250	0.250	$50,000 - $85,000	-0.500	-0.500
FICO 660 - 679	0.250	0.250	$85,001 - $125,000	-0.500	-0.250
FICO 640 - 659	0.000	0.000	$125,001 - $175,000	-0.125	0.000
FICO 620 - 639	-1.000	0.000	$175,001 - $275,000	0.000	0.000
FICO 600 - 619	-1.500	-1.500	$275,001 up to HB	0.000	0.000
FICO 580 - 599	-2.000	-2.000			
NY	-0.250	-0.250	Non Owner Occupancy	-2.000	-2.000
2 Unit	0.000	0.000	Refer / Manual UW	0.000	0.000
USDA Streamline-Assist Refinance Option				-0.250	-0.250

Specialty Adjustment	
203(k) / 203(k)s / 203(h) / Repair Escrow / VA Reno	-0.500
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750

Max USDA-GRH Rate		
Today:	7/29/2019	4.500%

DPA Advantage Program "comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"

30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	N/A	N/A	N/A	4.250	N/A	N/A	N/A
4.500	N/A	N/A	N/A	4.500	N/A	N/A	N/A
4.750	N/A	N/A	N/A	4.750	N/A	N/A	N/A
5.000	N/A	N/A	N/A	5.000	N/A	N/A	N/A
5.250	100.000	99.750	99.500	5.250	101.390	101.140	100.890
5.750	102.000	101.750	101.500	5.750	102.079	101.829	101.579
5.875	102.250	102.000	101.750	5.875	102.385	102.135	101.885
6.250	102.750	102.500	102.250	6.250	102.580	102.330	102.080
Lender paid price cap after comp plan = 100.000							

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

30 yr DPA OTC "FHA Only ; Borrower Paid Only"			
Rate	30 Day	45 Day	60 Day
3.875	98.669	98.419	98.169
4.000	99.125	98.875	98.625
4.125	99.558	99.308	99.058
4.375	99.103	98.853	98.603
4.500	99.505	99.255	99.005
4.625	99.924	99.674	99.424
4.875	99.465	99.215	98.965
5.000	99.779	99.529	99.279
5.125	100.135	99.885	99.635
5.500	100.121	99.871	99.621
5.625	100.415	100.165	99.915

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

30 Day Lock Exp.: **8/28/2019**
45 Day Lock Exp.: **9/12/2019**
60 Day Lock Exp.: **9/27/2019**

W. Rate Sheet Dated: 7/29/2019 **Release Time: 10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	100.561	100.411	100.261	3.375	100.652	100.502	100.352	2.375	95.534	95.384	95.234	3.125	99.179	99.029	98.879
3.500	101.105	100.955	100.805	3.500	101.069	100.919	100.769	2.500	96.027	95.877	95.727	3.250	99.421	99.271	99.121
3.625	101.641	101.491	101.341	3.625	101.447	101.297	101.147	2.625	96.512	96.362	96.212	3.375	99.789	99.639	99.489
3.750	101.103	100.953	100.803	3.750	101.222	101.072	100.922	2.750	97.815	97.665	97.515	3.500	100.127	99.977	99.827
3.875	101.632	101.482	101.332	3.875	101.610	101.460	101.310	2.875	98.303	98.153	98.003	3.625	99.478	99.328	99.178
4.000	102.088	101.938	101.788	4.000	102.002	101.852	101.702	3.000	98.786	98.636	98.486	Margin = 2.250		Index = 1.950	
4.125	102.520	102.370	102.220	4.125	102.346	102.196	102.046	3.125	99.251	99.101	98.951				
4.250	101.887	101.762	101.662	4.250	102.015	101.890	101.790	3.250	100.321	100.171	100.021				
4.375	102.347	102.222	102.122	4.375	102.301	102.176	102.076	3.375	100.745	100.595	100.445				
4.500	102.748	102.623	102.523	4.500	102.634	102.509	102.409	3.500	101.140	100.990	100.840				
4.625	103.168	103.043	102.943	4.625	102.666	102.541	102.441	3.625	101.495	101.345	101.195				
4.750	103.199	103.099	102.999	4.750	102.223	102.123	102.023	3.750	101.588	101.438	101.288				
4.875	102.615	102.515	102.415	4.875	102.529	102.429	102.329	3.875	101.953	101.803	101.653				
5.000	102.929	102.829	102.729	5.000	102.803	102.703	102.603	4.000	102.323	102.173	102.023				
5.125	103.285	103.185	103.085	5.125	103.044	102.944	102.844	4.125	102.644	102.494	102.344				
5.250	102.549	102.439	102.339	5.250	102.664	102.554	102.454	4.250	102.474	102.324	102.174				
5.375	102.823	102.714	102.614	5.375	102.970	102.860	102.760	4.375	102.745	102.595	102.445				
5.500	103.177	103.068	102.968	5.500	103.244	103.135	103.035	4.500	103.059	102.909	102.759				
5.625	103.471	103.362	103.262	5.625	103.485	103.375	103.275	4.625	103.086	102.936	102.786				

SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	99.411	99.261	99.111	3.375	99.222	99.072	98.922	2.375	95.854	95.704	95.554	3.125	97.169	97.019	96.869
3.500	99.955	99.805	99.655	3.500	99.639	99.489	99.339	2.500	96.347	96.197	96.047	3.250	97.411	97.261	97.111
3.625	100.491	100.341	100.191	3.625	100.017	99.867	99.717	2.625	96.832	96.682	96.532	3.375	97.779	97.629	97.479
3.750	99.953	99.803	99.653	3.750	99.792	99.642	99.492	2.750	97.167	97.017	96.867	3.500	98.117	97.967	97.817
3.875	100.482	100.332	100.182	3.875	100.180	100.030	99.880	2.875	97.655	97.505	97.355	3.625	97.468	97.318	97.168
4.000	100.938	100.788	100.638	4.000	100.572	100.422	100.272	3.000	98.138	97.988	97.838	Margin = 2.250		Index = 1.950	
4.125	101.370	101.220	101.070	4.125	100.916	100.766	100.616	3.125	98.602	98.452	98.302	**30 Year OTC** "Borrower Paid Only for USDA"			
4.250	100.737	100.612	100.512	4.250	100.585	100.460	100.360	3.250	99.172	99.022	98.872	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.375	101.197	101.072	100.972	4.375	100.871	100.746	100.646	3.375	99.597	99.447	99.297	3.875	100.082	99.832	99.582
4.500	101.598	101.473	101.373	4.500	101.204	101.079	100.979	3.500	99.991	99.841	99.691	4.000	100.538	100.288	100.038
4.625	102.018	101.893	101.793	4.625	101.236	101.111	101.011	3.625	100.346	100.196	100.046	4.125	100.970	100.720	100.470
4.750	102.049	101.949	101.849	4.750	100.793	100.693	100.593	3.750	100.220	100.070	99.920	4.375	100.797	100.547	100.297
4.875	101.465	101.365	101.265	4.875	101.099	100.999	100.899	3.875	100.586	100.436	100.286	4.500	101.198	100.948	100.698
5.000	101.779	101.679	101.579	5.000	101.373	101.273	101.173	4.000	100.955	100.805	100.655	4.625	101.618	101.368	101.118
5.125	102.135	102.035	101.935	5.125	101.614	101.514	101.414	4.125	101.277	101.127	100.977	4.875	101.065	100.815	100.565
5.250	101.399	101.289	101.189	5.250	101.234	101.124	101.024	4.250	100.450	100.300	100.150	5.000	101.379	101.129	100.879
5.375	101.673	101.564	101.464	5.375	101.540	101.430	101.330	4.375	100.721	100.571	100.421	5.125	101.735	101.485	101.235
5.500	102.027	101.918	101.818	5.500	101.814	101.705	101.605	4.500	101.035	100.885	100.735	5.500	101.627	101.377	101.127
5.625	102.321	102.212	102.112	5.625	102.055	101.945	101.845	4.625	101.062	100.912	100.762	5.625	101.921	101.671	101.421

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

	Standard	Specialty		Standard	Specialty
FICO Adjuster			**FICO Adjuster**		
FICO 720 +	0.250	0.250	FICO 620 - 639	-1.000	0.000
FICO 680- 719	0.250	0.250	FICO 600 - 619	-1.500	-1.500
FICO 660 - 679	0.250	0.250	FICO 580 - 599	-2.000	-2.000
FICO 640 - 659	0.000	0.000			
NY	-0.250	-0.250	Non Owner Occupancy	-2.000	-2.000
2 Unit	0.000	0.000	Refer / Manual UW	0.000	0.000
USDA Streamline-Assist Refinance Option				-0.250	-0.250

Specialty Adjustment

203(k) / 203(k)s / 203(h) / Repair Escrow / VA Reno	-0.500
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750

Max USDA-GRH Rate

Today:	7/29/2019	4.500%

DPA Advantage Program "comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"

30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	N/A	N/A	N/A	4.250	N/A	N/A	N/A
4.500	N/A	N/A	N/A	4.500	N/A	N/A	N/A
4.750	N/A	N/A	N/A	4.750	N/A	N/A	N/A
5.000	N/A	N/A	N/A	5.000	N/A	N/A	N/A
5.250	98.406	98.156	97.906	5.250	99.797	99.547	99.297
5.750	99.859	99.609	99.359	5.750	99.939	99.689	99.439
5.875	100.109	99.859	99.609	5.875	100.245	99.995	99.745
6.250	99.250	99.000	98.750	6.250	99.080	98.830	98.580

Lender paid price cap after comp plan = 100.000

DPA Advantage Adjustment

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

30 yr DPA OTC "FHA Only ; Borrower Paid Only"

Rate	30 Day	45 Day	60 Day
3.875	97.332	97.082	96.832
4.000	97.788	97.538	97.288
4.125	98.220	97.970	97.720
4.375	98.047	97.797	97.547
4.500	98.448	98.198	97.948
4.625	98.868	98.618	98.368
4.875	98.315	98.065	97.815
5.000	98.629	98.379	98.129
5.125	98.985	98.735	98.485
5.500	98.877	98.627	98.377
5.625	99.171	98.921	98.671

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

30 Day Lock Exp.: 8/28/2019
45 Day Lock Exp.: 9/12/2019
60 Day Lock Exp.: 9/27/2019

W. Rate Sheet Dated: 7/29/2019 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Conforming FNMA

30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year High Balance				30/25 Year 105-125 High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.500	99.881	99.781	99.681	3.125	96.204	96.104	96.004	3.125	95.955	95.855	95.755	4.000	101.506	101.406	101.306	4.000	100.744	100.644	100.544
3.625	100.280	100.180	100.080	3.250	97.280	97.180	97.080	3.250	97.088	96.988	96.888	4.125	101.743	101.643	101.543	4.125	100.998	100.898	100.798
3.750	100.936	100.836	100.736	3.375	97.985	97.885	97.785	3.375	97.797	97.697	97.597	4.250	101.815	101.715	101.615	4.250	101.423	101.323	101.223
3.875	101.445	101.345	101.245	3.500	98.551	98.451	98.351	3.500	98.364	98.264	98.164	4.375	102.266	102.166	102.066	4.375	101.982	101.882	101.782
3.990	101.996	101.896	101.796	3.625	98.993	98.893	98.793	3.625	98.806	98.706	98.606	4.500	102.700	102.600	102.500	4.500	102.456	102.356	102.256
4.000	102.096	101.996	101.896	3.750	100.040	99.940	99.840	3.750	99.941	99.841	99.741	4.625	102.659	102.559	102.459	4.625	102.584	102.484	102.384
4.125	102.250	102.150	102.050	3.875	100.618	100.518	100.418	3.875	100.524	100.424	100.324	4.750	102.381	102.281	102.181	4.750	102.381	102.281	102.181
4.250	102.499	102.399	102.299	3.990	101.234	101.134	101.034	3.990	101.140	101.040	100.940	4.875	102.835	102.735	102.635	4.875	102.835	102.735	102.635
4.375	102.868	102.768	102.668	4.000	101.334	101.234	101.134	4.000	101.240	101.140	101.040	4.990	103.175	103.075	102.975	4.990	103.175	103.075	102.975
4.500	103.253	103.153	103.053	4.125	101.505	101.405	101.305	4.125	101.411	101.311	101.211	5.000	103.275	103.175	103.075	5.000	103.275	103.175	103.075
4.625	103.241	103.141	103.041	4.250	102.107	102.007	101.907	4.250	102.197	102.097	101.997	5.125	103.481	103.381	103.281	5.125	103.481	103.381	103.281
4.750	103.449	103.349	103.249	4.375	102.584	102.484	102.384	4.375	102.677	102.577	102.477	5.250	103.038	102.938	102.838	5.250	103.038	102.938	102.838
4.875	103.805	103.705	103.605	4.500	103.009	102.909	102.809	4.500	103.103	103.003	102.903	5.375	103.461	103.361	103.261	5.375	103.461	103.361	103.261
4.990	104.055	103.955	103.855	4.625	103.166	103.066	102.966	4.625	103.259	103.159	103.059	5.500	103.858	103.758	103.658	5.500	103.858	103.758	103.658
5.000	104.155	104.055	103.955	4.750	103.904	103.804	103.704	4.750	103.775	103.675	103.575	5.625	104.093	103.993	103.893	5.625	104.093	103.993	103.893
5.125	104.396	104.296	104.196	4.875	104.306	104.206	104.106	4.875	104.181	104.081	103.981	5.750	103.411	103.311	103.211	5.750	103.411	103.311	103.211
5.250	104.665	104.565	104.465	4.990	104.593	104.493	104.393	4.990	104.468	104.368	104.268	5.875	103.852	103.752	103.652	5.875	103.852	103.752	103.652
5.375	104.910	104.810	104.710	5.000	104.693	104.593	104.493	5.000	104.568	104.468	104.368	5.990	104.205	104.105	104.005	5.990	104.205	104.105	104.005
5.500	105.112	105.012	104.912	5.125	105.418	105.318	105.218	5.125	105.215	105.115	105.015	6.000	104.305	104.205	104.105	6.000	104.305	104.205	104.105

30/25 Year >125 High Balance				20 Year				20 Year 105-125				20 Year >125				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	99.539	99.439	99.339	3.375	99.874	99.774	99.674	3.750	100.646	100.546	100.446	3.750	100.490	100.290	100.290	3.125	100.662	100.562	100.462
3.875	100.131	100.031	99.931	3.500	100.277	100.177	100.077	3.875	101.176	101.076	100.976	3.875	101.020	100.820	100.820	3.250	100.807	100.707	100.607
3.990	100.550	100.450	100.350	3.625	101.008	100.908	100.808	3.990	101.774	101.674	101.574	3.990	101.618	101.418	101.418	3.375	101.123	101.023	100.923
4.000	100.650	100.550	100.450	3.750	101.655	101.555	101.455	4.000	101.874	101.774	101.674	4.000	101.718	101.518	101.518	3.500	101.437	101.337	101.237
4.125	100.904	100.804	100.704	3.875	102.049	101.949	101.849	4.125	101.991	101.891	101.791	4.125	101.835	101.635	101.635	3.625	102.093	101.993	101.893
4.250	101.513	101.413	101.313	3.990	102.412	102.312	102.212	4.250	101.883	101.783	101.683	4.250	101.820	101.620	101.620	3.750	102.244	102.144	102.044
4.375	102.075	101.975	101.875	4.000	102.512	102.412	102.312	4.375	102.303	102.203	102.103	4.375	102.240	102.040	102.040	3.875	102.326	102.226	102.126
4.500	102.550	102.450	102.350	4.125	102.770	102.670	102.570	4.500	102.702	102.602	102.502	4.500	102.639	102.439	102.439	3.990	102.665	102.565	102.465
4.625	102.659	102.559	102.459	4.250	103.045	102.945	102.845	4.625	102.857	102.757	102.657	4.625	102.795	102.595	102.595	4.000	102.765	102.665	102.565
4.750	102.381	102.281	102.181	4.375	103.358	103.258	103.158	4.750	102.888	102.788	102.688	4.750	102.826	102.626	102.626	4.125	103.283	103.183	103.083
4.875	102.835	102.735	102.635	4.500	103.751	103.651	103.551	4.875	103.263	103.163	103.063	4.875	103.201	103.001	103.001	4.250	103.615	103.515	103.415
4.990	103.175	103.075	102.975	4.625	103.614	103.514	103.414	4.990	103.539	103.439	103.339	4.990	103.477	103.277	103.277	4.375	103.959	103.859	103.759
5.000	103.275	103.175	103.075	4.750	103.918	103.818	103.718	5.000	103.639	103.539	103.439	5.000	103.577	103.377	103.377	4.500	104.286	104.186	104.086
5.125	103.481	103.381	103.281	4.875	104.249	104.149	104.049	5.125	103.898	103.798	103.698	5.125	103.836	103.636	103.636	4.625	104.255	104.155	104.055
5.250	103.038	102.938	102.838	4.990	104.509	104.409	104.309	5.250	104.105	104.005	103.905	5.250	103.949	103.749	103.749	4.750	103.964	103.864	103.764
5.375	103.461	103.361	103.261	5.000	104.609	104.509	104.409	5.375	104.323	104.223	104.123	5.375	104.167	103.967	103.967	4.875	104.163	104.063	103.963
5.500	103.858	103.758	103.658	5.125	104.787	104.687	104.587	5.500	104.540	104.440	104.340	5.500	104.383	104.183	104.183	4.990	104.179	104.079	103.979
5.625	104.093	103.993	103.893	5.250	104.877	104.777	104.677	5.625	104.811	104.711	104.611	5.625	104.596	104.396	104.396	5.000	104.279	104.179	104.079
5.750	96.894	96.794	96.694	5.375	105.031	104.931	104.831	5.750	105.526	105.426	105.326	5.750	105.307	105.107	105.107	5.125	104.401	104.301	104.201

15 Year 105-125				15 Year >125				15 Year High Balance				15 Year 105-125 High Balance				15 Year >125 High Balance				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.125	99.069	98.969	98.869	3.125	99.069	98.869	98.869	3.125	100.220	100.020	100.020	3.125	98.627	98.427	98.427	3.125	98.627	98.427	98.427	3.125	100.904	100.704	100.704
3.250	99.406	99.306	99.206	3.250	99.406	99.206	99.206	3.250	100.454	100.254	100.254	3.250	99.053	98.853	98.853	3.250	99.053	98.853	98.853	3.250	100.821	100.621	100.621
3.375	99.834	99.734	99.634	3.375	99.805	99.605	99.605	3.375	100.840	100.640	100.640	3.375	99.551	99.351	99.351	3.375	99.522	99.322	99.322	3.375	101.134	100.934	100.934
3.500	100.500	100.400	100.300	3.500	100.487	100.287	100.287	3.500	101.243	101.043	101.043	3.500	100.306	100.106	100.106	3.500	100.293	100.093	100.093	3.500	101.551	101.351	101.351
3.625	101.037	100.937	100.837	3.625	101.037	100.837	100.837	3.625	101.595	101.395	101.395	3.625	100.539	100.339	100.339	3.625	100.539	100.339	100.339	3.625	102.092	101.892	101.892
3.750	101.461	101.361	101.261	3.750	101.461	101.261	101.261	3.750	101.852	101.652	101.652	3.750	101.069	100.869	100.869	3.750	101.069	100.869	100.869	3.750	102.267	102.067	102.067
3.875	101.727	101.627	101.527	3.875	101.697	101.497	101.497	3.875	101.939	101.739	101.739	3.875	101.340	101.140	101.140	3.875	101.310	101.110	101.110	3.875	102.519	102.319	102.319
3.990	102.185	102.085	101.985	3.990	102.169	101.969	101.969	3.990	102.159	101.959	101.959	3.990	101.679	101.479	101.479	3.990	101.663	101.463	101.463	3.990	102.698	102.498	102.498
4.000	102.285	102.185	102.085	4.000	102.269	102.069	102.069	4.000	102.259	102.059	102.059	4.000	101.779	101.579	101.579	4.000	101.763	101.563	101.563	4.000	102.798	102.598	102.598
4.125	102.875	102.775	102.675	4.125	102.875	102.675	102.675	4.125	102.558	102.358	102.358	4.125	102.150	101.950	101.950	4.125	102.150	101.950	101.950	4.125	103.410	103.210	103.210
4.250	103.300	103.200	103.100	4.250	103.300	103.100	103.100	4.250	102.822	102.622	102.622	4.250	102.507	102.307	102.307	4.250	102.507	102.307	102.307	4.250	103.587	103.387	103.387
4.375	103.678	103.578	103.478	4.375	103.678	103.478	103.478	4.375	103.058	102.858	102.858	4.375	102.777	102.577	102.577	4.375	102.777	102.577	102.577	4.375	103.926	103.726	103.726
4.500	104.043	103.943	103.843	4.500	104.043	103.843	103.843	4.500	103.281	103.081	103.081	4.500	103.038	102.838	102.838	4.500	103.038	102.838	102.838	4.500	104.254	104.054	104.054
4.625	104.352	104.252	104.152	4.625	104.352	104.152	104.152	4.625	103.472	103.272	103.272	4.625	103.472	103.272	103.272	4.625	103.472	103.272	103.272	4.625	104.222	104.022	104.022
4.750	103.830	103.730	103.630	4.750	103.830	103.630	103.630	4.750	102.616	102.416	102.416	4.750	102.482	102.282	102.282	4.750	102.482	102.282	102.282	4.750	103.594	103.394	103.394
4.875	104.307	104.207	104.107	4.875	104.280	104.080	104.080	4.875	102.749	102.549	102.549	4.875	102.749	102.549	102.549	4.875	102.749	102.549	102.549	4.875	103.791	103.591	103.591
4.990	104.815	104.715	104.615	4.990	104.803	104.531	104.414	4.990	102.728	102.528	102.528	4.990	102.728	102.453	102.332	4.990	102.728	102.456	102.339	4.990	103.806	103.606	103.606
5.000	104.915	104.815	104.715	5.000	104.903	104.631	104.514	5.000	102.828	102.628	102.628	5.000	102.828	102.553	102.432	5.000	102.828	102.556	102.439	5.000	103.906	103.706	103.706
5.125	105.409	105.309	105.209	5.125	105.409	105.020	104.828	5.125	102.906	102.706	102.706	5.125	102.906	102.517	102.325	5.125	102.906	102.517	102.325	5.125	104.026	103.826	103.826

Applicable for all mortgages with greater than 15 year terms

FICO ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	-0.750
720 – 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	-1.000
700 – 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	-1.500
680 – 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	-1.500
660 – 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250	-2.250
640 – 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	-2.750
620 – 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	-3.500

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 ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
Investment property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-0.250	-0.250
Manufactured*	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year**	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

* Not applicableto MH Advantage properties (identified by SFC 859 in conjunction with SFC 235).
** Not applicable to detached Condominium units (identified by SFC 588).

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

High LTV Refi Option LLPA Caps

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

HomeReady LLPA Caps*

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

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

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.

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.

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com			
Lockdesk Phone:	1-877-588-2706		30 Day Lock Exp.:	8/28/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	9/12/2019
			60 Day Lock Exp.:	9/27/2019

W. Rate Sheet Dated: 7/29/2019 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Conforming FHLMC

30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year SC				30/25 Year SC 105-125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	99.611	99.511	99.411	3.375	99.361	99.261	99.161	3.375	99.361	99.261	99.161	4.000	101.809	101.709	101.609	4.000	101.434	101.334	101.234
3.500	100.185	100.085	99.985	3.500	99.935	99.835	99.735	3.500	99.935	99.835	99.735	4.125	101.856	101.756	101.656	4.125	101.481	101.381	101.281
3.625	100.576	100.476	100.376	3.625	100.326	100.226	100.126	3.625	100.326	100.226	100.126	4.250	102.090	101.990	101.890	4.250	101.715	101.615	101.515
3.750	101.223	101.123	101.023	3.750	100.973	100.873	100.773	3.750	100.973	100.873	100.773	4.375	102.432	102.332	102.232	4.375	102.057	101.957	101.857
3.875	101.753	101.653	101.553	3.875	101.503	101.403	101.303	3.875	101.503	101.403	101.303	4.500	102.755	102.655	102.555	4.500	102.130	102.030	101.930
3.990	102.297	102.197	102.097	3.990	101.922	101.822	101.722	3.990	101.922	101.822	101.722	4.625	102.762	102.662	102.562	4.625	102.137	102.037	101.937
4.000	102.397	102.297	102.197	4.000	102.022	101.922	101.822	4.000	102.022	101.922	101.822	4.750	102.660	102.560	102.460	4.750	102.035	101.935	101.835
4.125	102.444	102.344	102.244	4.125	102.069	101.969	101.869	4.125	102.069	101.969	101.869	4.875	103.058	102.958	102.858	4.875	102.433	102.333	102.233
4.250	102.711	102.611	102.511	4.250	102.336	102.236	102.136	4.250	102.336	102.236	102.136	4.990	103.191	103.091	102.991	4.990	102.191	102.091	101.991
4.375	103.053	102.953	102.853	4.375	102.678	102.578	102.478	4.375	102.678	102.578	102.478	5.000	103.291	103.191	103.091	5.000	102.291	102.191	102.091
4.500	103.376	103.276	103.176	4.500	102.751	102.651	102.551	4.500	102.751	102.651	102.551	5.125	102.984	102.884	102.784	5.125	101.984	101.884	101.784
4.625	103.383	103.283	103.183	4.625	102.758	102.658	102.558	4.625	102.758	102.658	102.558	5.250	103.325	103.225	103.125	5.250	102.325	102.225	102.125
4.750	103.590	103.490	103.390	4.750	102.965	102.865	102.765	4.750	102.965	102.865	102.765	5.375	103.641	103.541	103.441	5.375	103.641	103.541	103.441
4.875	103.988	103.888	103.788	4.875	103.363	103.263	103.163	4.875	103.363	103.263	103.163	5.500	103.839	103.739	103.639	5.500	103.839	103.739	103.639
4.990	104.121	104.021	103.921	4.990	103.121	103.021	102.921	4.990	103.121	103.021	102.921	5.625	103.496	103.396	103.296	5.625	103.496	103.396	103.296
5.000	104.221	104.121	104.021	5.000	103.221	103.121	103.021	5.000	103.221	103.121	103.021	5.750	103.754	103.654	103.554	5.750	103.754	103.654	103.554
5.125	104.367	104.267	104.167	5.125	103.367	103.267	103.167	5.125	103.367	103.267	103.167	5.875	103.997	103.897	103.797	5.875	103.997	103.897	103.797
5.250	104.708	104.608	104.508	5.250	103.708	103.608	103.508	5.250	103.708	103.608	103.508	5.990	104.101	104.001	103.901	5.990	104.101	104.001	103.901
5.375	105.024	104.924	104.824	5.375	105.024	104.924	104.824	5.375	105.024	104.924	104.824	6.000	104.201	104.101	104.001	6.000	104.201	104.101	104.001

30/25 Year SC >125				20 Year				20 Year 105-125				20 Year >125				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	101.434	101.334	101.234	3.250	98.766	98.620	98.566	3.250	N/A	N/A	N/A	3.250	N/A	N/A	N/A	3.375	101.270	101.170	101.070
4.125	101.481	101.381	101.281	3.375	99.343	99.243	99.143	3.375	99.343	99.243	99.143	3.375	99.343	99.243	99.143	3.500	101.593	101.493	101.393
4.250	101.715	101.615	101.515	3.500	100.044	99.944	99.844	3.500	100.044	99.944	99.844	3.500	100.044	99.944	99.844	3.625	101.789	101.689	101.589
4.375	102.057	101.957	101.857	3.625	101.313	101.213	101.113	3.625	101.313	101.213	101.113	3.625	101.313	101.213	101.113	3.750	102.483	102.383	102.283
4.500	102.130	102.030	101.930	3.750	101.834	101.734	101.634	3.750	101.834	101.734	101.634	3.750	101.834	101.734	101.634	3.875	102.584	102.484	102.384
4.625	102.137	102.037	101.937	3.875	102.306	102.206	102.106	3.875	102.306	102.206	102.106	3.875	102.306	102.206	102.106	3.990	102.901	102.801	102.701
4.750	102.035	101.935	101.835	3.990	102.606	102.506	102.406	3.990	102.606	102.506	102.406	3.990	102.606	102.506	102.406	4.000	103.001	102.901	102.801
4.875	102.433	102.333	102.233	4.000	102.706	102.606	102.506	4.000	102.706	102.606	102.506	4.000	102.706	102.606	102.506	4.125	103.008	102.908	102.808
4.990	102.191	102.091	101.991	4.125	102.966	102.866	102.766	4.125	102.966	102.866	102.766	4.125	102.966	102.866	102.766	4.250	103.667	103.567	103.467
5.000	102.291	102.191	102.091	4.250	103.265	103.165	103.065	4.250	103.265	103.165	103.065	4.250	103.265	103.165	103.065	4.375	104.046	103.946	103.846
5.125	101.984	101.884	101.784	4.375	103.594	103.494	103.394	4.375	103.594	103.494	103.394	4.375	103.594	103.494	103.394	4.500	103.223	103.123	103.004
5.250	102.325	102.225	102.125	4.500	103.928	103.828	103.728	4.500	103.928	103.828	103.728	4.500	103.928	103.828	103.728	4.625	103.590	103.490	103.372
5.375	103.641	103.541	103.441	4.625	103.880	103.780	103.680	4.625	103.880	103.780	103.680	4.625	103.880	103.780	103.680	4.750	103.961	103.861	103.744
5.500	103.839	103.739	103.639	4.750	104.198	104.098	103.998	4.750	104.198	104.098	103.998	4.750	104.198	104.098	103.998	4.875	104.272	104.172	104.057
5.625	103.496	103.396	103.296	4.875	104.550	104.450	104.350	4.875	104.550	104.450	104.350	4.875	104.550	104.450	104.350	4.990	103.943	103.843	103.743
5.750	103.754	103.654	103.554	4.990	104.732	104.632	104.532	4.990	104.732	104.632	104.532	4.990	104.732	104.632	104.532	5.000	104.043	103.943	103.843
5.875	103.997	103.897	103.797	5.000	104.832	104.732	104.632	5.000	104.832	104.732	104.632	5.000	104.832	104.732	104.632	5.125	104.367	104.267	104.167
5.990	104.101	104.001	103.901	5.125	104.803	104.703	104.603	5.125	104.803	104.703	104.603	5.125	104.803	104.703	104.603	5.250	104.482	104.382	104.282
6.000	104.201	104.101	104.001	5.250	105.119	105.019	104.919	5.250	105.119	105.019	104.919	5.250	105.119	105.019	104.919	5.375	104.705	104.605	104.505

15 Year 105-125				15 Year >125				15 Year SC				15 Year SC 105-125				15 Year SC >125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	101.270	101.170	101.070	3.375	101.270	101.170	101.070	3.375	101.132	101.032	100.932	3.375	101.132	101.032	100.932	3.375	101.132	101.032	100.932
3.500	101.593	101.493	101.393	3.500	101.593	101.493	101.393	3.500	101.455	101.355	101.255	3.500	101.455	101.355	101.255	3.500	101.455	101.355	101.255
3.625	101.789	101.689	101.589	3.625	101.789	101.689	101.589	3.625	101.524	101.424	101.324	3.625	101.524	101.424	101.324	3.625	101.524	101.424	101.324
3.750	102.483	102.383	102.283	3.750	102.483	102.383	102.283	3.750	102.218	102.118	102.018	3.750	102.218	102.118	102.018	3.750	102.218	102.118	102.018
3.875	102.584	102.484	102.384	3.875	102.584	102.484	102.384	3.875	102.319	102.219	102.119	3.875	102.319	102.219	102.119	3.875	102.319	102.219	102.119
3.990	102.901	102.801	102.701	3.990	102.901	102.801	102.701	3.990	102.636	102.536	102.436	3.990	102.636	102.536	102.436	3.990	102.636	102.536	102.436
4.000	103.001	102.901	102.801	4.000	103.001	102.901	102.801	4.000	102.736	102.636	102.536	4.000	102.736	102.636	102.536	4.000	102.736	102.636	102.536
4.125	103.008	102.908	102.808	4.125	103.008	102.908	102.808	4.125	102.245	102.145	102.045	4.125	102.245	102.145	102.045	4.125	102.245	102.145	102.045
4.250	103.667	103.567	103.467	4.250	103.667	103.567	103.467	4.250	102.904	102.804	102.704	4.250	102.904	102.804	102.704	4.250	102.904	102.804	102.704
4.375	103.921	103.821	103.721	4.375	103.921	103.821	103.721	4.375	103.283	103.183	103.083	4.375	103.158	103.058	102.958	4.375	103.158	103.058	102.958
4.500	103.098	102.998	102.879	4.500	103.098	102.998	102.879	4.500	101.866	101.766	101.647	4.500	101.741	101.641	101.522	4.500	101.741	101.641	101.522
4.625	103.465	103.365	103.247	4.625	103.465	103.365	103.247	4.625	102.233	102.133	102.015	4.625	102.108	102.008	101.890	4.625	102.108	102.008	101.890
4.750	103.836	103.736	103.619	4.750	103.836	103.736	103.619	4.750	102.604	102.504	102.387	4.750	102.479	102.379	102.262	4.750	102.479	102.379	102.262
4.875	104.272	104.172	104.057	4.875	104.272	104.172	104.057	4.875	102.915	102.815	102.700	4.875	102.915	102.815	102.700	4.875	102.915	102.815	102.700
4.990	103.943	103.843	103.743	4.990	103.943	103.843	103.743	4.990	102.336	102.236	102.136	4.990	102.336	102.236	102.136	4.990	102.336	102.236	102.136
5.000	104.043	103.943	103.843	5.000	104.043	103.943	103.843	5.000	102.436	102.336	102.236	5.000	102.436	102.336	102.236	5.000	102.436	102.336	102.236
5.125	104.367	104.267	104.167	5.125	104.367	104.267	104.167	5.125	102.760	102.660	102.560	5.125	102.760	102.660	102.560	5.125	102.760	102.660	102.560
5.250	104.482	104.382	104.282	5.250	104.482	104.382	104.282	5.250	102.875	102.775	102.675	5.250	102.875	102.775	102.675	5.250	102.875	102.775	102.675
5.375	104.705	104.605	104.505	5.375	104.705	104.605	104.505	5.375	103.098	102.998	102.898	5.375	103.098	102.998	102.898	5.375	103.098	102.998	102.898

Applicable for all mortgages with terms greater than 15 years

FICO ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	97.01 – 105.00%	>105%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	-0.750	-0.750
720 – 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	-1.000	-1.000
700 – 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	-1.500	-1.500
680 – 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	-1.500	-1.500
660 – 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250	-2.250	-2.250
640 – 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	-2.750	-2.750
620 – 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	-3.500	-3.500

Cash Out Refi

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

Program 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 – 105.00%	>105%
High LTV *	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
Condo **	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
Manufactured ****	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2 Unit	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000
Investment	-2.125	-2.125	-2.125	-3.375	-4.125	-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	-0.250
SC Purchase & R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
SC C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A	N/A

*Applies to Enhanced Relief Refi Only **Detached Condos are not subject to this Adj. ***Enhanced Relief Refi Mortgages are not subject to the Second Home Adj. ****CHOICEHome properties are not subject to this Adj.

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	0.000
Texas Equity 50(a)(4)	0.000
OTC "Construction Conversion"	-1.000
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to SC	0.125

Subordination

LTV	TLTV	< 720	≥ 720
≤ 75%	≤ 80%	-0.375	-0.375
≤ 65%	>80% & ≤ 95%	-0.875	-0.625
>65% & ≤ 75%	>80% & ≤ 95%	-1.125	-0.875
>75% & ≤ 95%	>75% & ≤ 95%	-1.375	-1.125
≤ 97%	>95% & ≤ 97%	-1.875	-1.875
> 97%	> 97%	-1.875	-1.875

Subordination Enhanced Reflief Refi

LTV	TLTV	< 720	≥ 720
≤ 75%	≤ 80%	-0.375	-0.375
≤ 65%	>80% & ≤ 95%	-0.875	-0.625
>65% & ≤ 75%	>80% & ≤ 95%	-1.125	-0.875
>75% & ≤ 80%	>75% & ≤ 95%	-1.375	-1.125
>80% & ≤ 90%	>81% & ≤ 95%	-1.375	-0.875
>90% & ≤ 95%	>91% & ≤ 95%	-0.875	-0.625
All	> 95%	-1.875	-1.875

Enhanced Reflief Refi 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	85.01-95.00%	0.750	2.000
		>95.00%	0.000	0.750
Second Home	1	95.01 -105.00%	2.000	3.000
		>105.00%	1.500	2.000
Investment	1	90.01-100.00%	2.000	3.000
		>100.00%	1.500	2.000
	2-4	80.01 -90.00%	2.000	3.000
		>90.00%	1.500	2.000

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in 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.

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**8/28/2019**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**9/12/2019**
		60 Day Lock Exp.:	**9/27/2019**

W. Rate Sheet Dated: **7/29/2019** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Home Possible

30/25 Year				20 Year				15 Year				Super Conforming - 30-20 Year				Super Conforming - 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	99.559	99.459	99.359	3.250	98.597	98.497	98.397	3.375	101.249	101.149	101.049	4.000	101.467	101.367	101.267	3.375	100.811	100.711	100.611
3.500	100.137	100.037	99.937	3.375	99.235	99.135	99.035	3.500	101.574	101.474	101.374	4.125	101.516	101.416	101.316	3.500	101.136	101.036	100.936
3.625	100.531	100.431	100.331	3.500	99.939	99.839	99.739	3.625	101.748	101.648	101.548	4.250	101.809	101.709	101.609	3.625	101.193	101.093	100.993
3.750	101.218	101.118	101.018	3.625	101.215	101.115	101.015	3.750	102.445	102.345	102.245	4.375	102.156	102.056	101.956	3.750	101.890	101.790	101.690
3.875	101.754	101.654	101.554	3.750	101.739	101.639	101.539	3.875	102.547	102.447	102.347	4.500	102.485	102.385	102.285	3.875	101.992	101.892	101.792
3.990	102.305	102.205	102.105	3.875	102.214	102.114	102.014	3.990	102.866	102.766	102.666	4.625	102.490	102.390	102.290	3.990	102.311	102.211	102.111
4.000	102.405	102.305	102.205	3.990	102.521	102.421	102.321	4.000	102.966	102.866	102.766	4.750	102.435	102.335	102.235	4.000	102.411	102.311	102.211
4.125	102.454	102.354	102.254	4.000	102.621	102.521	102.421	4.125	103.015	102.915	102.815	4.875	102.837	102.737	102.637	4.125	101.958	101.858	101.758
4.250	102.772	102.672	102.572	4.125	102.885	102.785	102.685	4.250	103.676	103.576	103.476	4.990	102.973	102.873	102.773	4.250	102.619	102.519	102.419
4.375	103.119	103.019	102.919	4.250	103.237	103.137	103.037	4.375	104.056	103.956	103.856	5.000	103.073	102.973	102.873	4.375	102.999	102.899	102.799
4.500	103.448	103.348	103.248	4.375	103.571	103.471	103.371	4.500	103.184	103.084	102.969	5.125	102.770	102.670	102.570	4.500	101.527	101.427	101.312
4.625	103.453	103.353	103.253	4.500	103.906	103.806	103.706	4.625	103.553	103.453	103.340	5.250	103.114	103.014	102.914	4.625	101.896	101.796	101.683
4.750	103.699	103.599	103.499	4.625	103.861	103.761	103.661	4.750	103.928	103.828	103.716	5.375	103.434	103.334	103.234	4.750	102.271	102.171	102.059
4.875	104.101	104.001	103.901	4.750	104.213	104.113	104.013	4.875	104.240	104.140	104.032	5.500	103.634	103.534	103.434	4.875	102.583	102.483	102.375
4.990	104.237	104.137	104.037	4.875	104.568	104.468	104.368	4.990	103.907	103.807	103.707	5.625	103.221	103.120	103.021	4.990	102.000	101.900	101.800
5.000	104.337	104.237	104.137	4.990	104.755	104.655	104.555	5.000	104.007	103.907	103.807	5.750	103.482	103.381	103.282	5.000	102.100	102.000	101.900
5.125	104.489	104.389	104.289	5.000	104.855	104.755	104.655	5.125	104.333	104.233	104.133	5.875	103.726	103.625	103.526	5.125	102.426	102.326	102.226
5.250	104.833	104.733	104.633	5.125	104.829	104.729	104.629	5.250	104.450	104.350	104.250	5.990	103.830	103.729	103.630	5.250	102.543	102.443	102.343
5.375	105.153	105.053	104.953	5.250	105.149	105.049	104.949	5.375	104.675	104.575	104.475	6.000	103.930	103.829	103.730	5.375	102.768	102.668	102.568

Applicable for all mortgages with greater than 15 year terms

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

Mortgages with Subordinate Financing

LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

HP LLPA Cap

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

Product Features

Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	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"	-1.000
Loan Size	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	-0.500
$125,001 - $175,000	-0.375
$175,001 - $275,000	0.000
$275,001 up to SC	0.125

Lock Desk Policy

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

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $70.00 (IA & ME exempt) FHA ID# - 1358600006

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

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**8/28/2019**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**9/12/2019**
		60 Day Lock Exp.:	**9/27/2019**

W. Rate Sheet Dated: **7/29/2019** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Non-Conforming "Jumbo"

30 Yr. Fixed

All-in Price Cap "Before Lender Paid Comp - Max = $20,000" **101.850**

Rate	30 Day	45 Day	60 Day
3.750	99.212	99.150	99.087
3.875	99.706	99.643	99.581
4.000	100.137	100.075	100.012
4.125	100.388	100.325	100.263
4.250	100.598	100.535	100.473
4.375	100.870	100.808	100.745
4.500	101.122	101.059	100.997
4.625	101.255	101.192	101.130
4.750	101.454	101.392	101.329
4.875	101.733	101.671	101.608
5.000	101.996	101.934	101.871
5.125	102.256	102.194	102.131
5.250	102.488	102.425	102.363

15 Yr. Fixed

All-in Price Cap "Before Lender Paid Comp - Max = $20,000" **101.850**

Rate	30 Day	45 Day	60 Day
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	97.654	97.529	97.404
3.375	98.309	98.184	98.059
3.500	98.962	98.837	98.712
3.625	99.518	99.393	99.268
3.750	100.028	99.903	99.778
3.875	100.539	100.414	100.289
4.000	100.757	100.632	100.507
4.125	100.988	100.863	100.738
4.250	101.306	101.181	101.056
4.375	101.607	101.482	101.357
4.500	101.814	101.689	101.564

7/1 Hybrid ARMs

All-in Price Cap "Before Lender Paid Comp - Max = $20,000" **101.850**

Rate	30 Day	45 Day	60 Day
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	97.288	97.163	97.038
3.375	97.642	97.517	97.392
3.500	98.062	97.937	97.812
3.625	98.431	98.306	98.181
3.750	98.851	98.726	98.601
3.875	99.406	99.281	99.156
4.000	99.688	99.563	99.438
4.125	100.009	99.884	99.759
4.250	100.305	100.180	100.055
4.375	100.576	100.451	100.326
4.500	100.823	100.698	100.573
1 year LIBOR "Wall Street Journal"			
Margin	2.250	Cap	5/2/5

FICO/CLTV Adjuster

FICO	CLTV <=55.00%	55.01-60.00%	60.01-65.00%	65.01-70.00%	70.01-75.00%	75.01-80.00%	80.01-85.00%	85.01-90.00%	90.01-95.00%
680-699	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
700-719	0.375	0.250	0.125	-	-0.250	-0.625	-1.250	-1.500	n/a
720-739	0.500	0.375	0.250	0.250	-	-0.500	-0.750	-1.000	n/a
740-759	0.500	0.375	0.250	0.250	-	-0.250	-0.500	-0.750	n/a
760-779	0.500	0.375	0.375	0.375	0.125	-0.125	-0.250	-0.500	n/a
780-850	0.500	0.500	0.500	0.375	0.250	0.000	-0.125	-0.375	n/a
Purpose									
Cash-Out Refi[1]	-	-	-0.250	-0.750	-1.250	n/a	n/a	n/a	n/a
Purchase	0.375	0.375	0.250	0.250	0.250	0.250	-	-	n/a
Other									
Interest Only[2]	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investor[1]	-0.750	-0.750	-1.000	-1.000	-1.250	n/a	n/a	n/a	n/a
> 80 LTV NO MI[1]	n/a	n/a	n/a	n/a	n/a	n/a	-0.250	-0.750	n/a

[1]Full Am. [2]ARMs 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)