



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.: 9/4/2019

45 Day Lock Exp.: 9/19/2019

60 Day Lock Exp.: 10/4/2019

W. Rate Sheet Dated: 8/5/2019

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	102.398	102.248	102.098	3.375	101.907	101.757	101.607	2.375	98.989	98.839	98.689	3.125	99.569	99.419	99.269
3.500	102.942	102.792	102.642	3.500	102.324	102.174	102.024	2.500	99.481	99.331	99.181	3.250	99.608	99.458	99.308
3.625	103.478	103.328	103.178	3.625	102.701	102.551	102.401	2.625	99.967	99.817	99.667	3.375	99.976	99.826	99.676
3.750	102.784	102.634	102.484	3.750	102.321	102.171	102.021	2.750	99.453	99.303	99.153	3.500	100.314	100.164	100.014
3.875	103.313	103.163	103.013	3.875	102.708	102.558	102.408	2.875	99.941	99.791	99.641	3.625	99.664	99.514	99.364
4.000	103.769	103.619	103.469	4.000	103.100	102.950	102.800	3.000	100.424	100.274	100.124	Margin = 2.250		Index = 1.980	
4.125	104.202	104.052	103.902	4.125	103.444	103.294	103.144	3.125	100.889	100.739	100.589				
4.250	103.115	103.015	102.915	4.250	102.660	102.560	102.460	3.250	101.459	101.309	101.159				
4.375	103.575	103.475	103.375	4.375	102.969	102.869	102.769	3.375	101.883	101.733	101.583				
4.500	103.977	103.877	103.777	4.500	103.303	103.203	103.103	3.500	102.277	102.127	101.977				
4.625	104.396	104.296	104.196	4.625	103.357	103.257	103.157	3.625	102.633	102.483	102.333				
4.750	104.521	104.421	104.321	4.750	102.961	102.861	102.761	3.750	102.761	102.611	102.461				
4.875	103.890	103.790	103.690	4.875	103.267	103.167	103.067	3.875	103.126	102.976	102.826				
5.000	104.204	104.104	104.004	5.000	103.541	103.441	103.341	4.000	103.496	103.346	103.196				
5.125	104.560	104.460	104.360	5.125	103.782	103.682	103.582	4.125	103.817	103.667	103.517				
5.250	103.964	103.864	103.764	5.250	103.542	103.442	103.342	4.250	103.178	103.028	102.878				
5.375	104.239	104.139	104.039	5.375	103.848	103.748	103.648	4.375	103.450	103.300	103.150				
5.500	104.593	104.493	104.393	5.500	104.122	104.022	103.922	4.500	103.764	103.614	103.464				
5.625	104.887	104.787	104.687	5.625	104.363	104.263	104.163	4.625	103.790	103.640	103.490				

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	101.248	101.098	100.948	3.375	100.907	100.757	100.607	2.375	97.989	97.839	97.689	3.125	98.569	98.419	98.269
3.500	101.792	101.642	101.492	3.500	101.324	101.174	101.024	2.500	98.481	98.331	98.181	3.250	98.608	98.458	98.308
3.625	102.328	102.178	102.028	3.625	101.701	101.551	101.401	2.625	98.967	98.817	98.667	3.375	98.976	98.826	98.676
3.750	101.634	101.484	101.334	3.750	101.321	101.171	101.021	2.750	98.453	98.303	98.153	3.500	99.314	99.164	99.014
3.875	102.163	102.013	101.863	3.875	101.708	101.558	101.408	2.875	98.941	98.791	98.641	3.625	98.664	98.514	98.364
4.000	102.619	102.469	102.319	4.000	102.100	101.950	101.800	3.000	99.424	99.274	99.124	Margin = 2.250		Index = 1.980	
4.125	103.052	102.902	102.752	4.125	102.444	102.294	102.144	3.125	99.889	99.739	99.589	30 Year OTC "Borrower Paid Only for USDA"			
4.250	101.965	101.865	101.765	4.250	101.660	101.560	101.460	3.250	100.459	100.309	100.159	Rate	30 Day	45 Day	60 Day
4.375	102.425	102.325	102.225	4.375	101.969	101.869	101.769	3.375	100.883	100.733	100.583	3.875	101.763	101.513	101.263
4.500	102.827	102.727	102.627	4.500	102.303	102.203	102.103	3.500	101.277	101.127	100.977	4.000	102.219	101.969	101.719
4.625	103.246	103.146	103.046	4.625	102.357	102.257	102.157	3.625	101.633	101.483	101.333	4.125	102.652	102.402	102.152
4.750	103.371	103.271	103.171	4.750	101.961	101.861	101.761	3.750	101.761	101.611	101.461	4.375	102.025	101.775	101.525
4.875	102.740	102.640	102.540	4.875	102.267	102.167	102.067	3.875	102.126	101.976	101.826	4.500	102.427	102.177	101.927
5.000	103.054	102.954	102.854	5.000	102.541	102.441	102.341	4.000	102.496	102.346	102.196	4.625	102.846	102.596	102.346
5.125	103.410	103.310	103.210	5.125	102.782	102.682	102.582	4.125	102.817	102.667	102.517	4.875	102.340	102.090	101.840
5.250	102.814	102.714	102.614	5.250	102.542	102.442	102.342	4.250	102.178	102.028	101.878	5.000	102.654	102.404	102.154
5.375	103.089	102.989	102.889	5.375	102.848	102.748	102.648	4.375	102.450	102.300	102.150	5.125	103.010	102.760	102.510
5.500	103.443	103.343	103.243	5.500	103.122	103.022	102.922	4.500	102.764	102.614	102.464	5.500	103.043	102.793	102.543
5.625	103.737	103.637	103.537	5.625	103.363	103.263	103.163	4.625	102.790	102.640	102.490	5.625	103.337	103.087	102.837

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

DPA Advantage Program "comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"							
30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	N/A	N/A	N/A	4.250	N/A	N/A	N/A
4.500	N/A	N/A	N/A	4.500	N/A	N/A	N/A
4.750	N/A	N/A	N/A	4.750	N/A	N/A	N/A
5.000	N/A	N/A	N/A	5.000	N/A	N/A	N/A
5.250	100.000	99.750	99.500	5.250	101.482	101.232	100.982
5.750	102.000	101.750	101.500	5.750	102.222	101.972	101.722
5.875	102.250	102.000	101.750	5.875	102.528	102.278	102.028
6.250	102.750	102.500	102.250	6.250	102.723	102.473	102.223
Lender paid price cap after comp plan = 100.000							

Lock Desk Policy			
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018 . Locks are accepted on loans in <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.			
Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline	†IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			
For use by mortgage professionals only and should not be distributed to borrowers.		Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)	

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

Max USDA-GRH Rate		
Today:	8/5/2019	4.250%

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	99.013	98.763	98.513	
4.000	99.469	99.219	98.969	
4.125	99.902	99.652	99.402	
4.375	99.275	99.025	98.775	
4.500	99.677	99.427	99.177	
4.625	100.096	99.846	99.596	
4.875	99.590	99.340	99.090	
5.000	99.904	99.654	99.404	
5.125	100.260	100.010	99.760	
5.500	100.293	100.043	99.793	
5.625	100.587	100.337	100.087	



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9/4/2019

45 Day Lock Exp.:

9/19/2019

60 Day Lock Exp.:

10/4/2019

W. Rate Sheet Dated: 8/5/2019

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	101.186	101.036	100.886	3.375	101.124	100.974	100.824	2.375	96.269	96.119	95.969	3.125	99.241	99.091	98.941
3.500	101.730	101.580	101.430	3.500	101.541	101.391	101.241	2.500	96.761	96.611	96.461	3.250	99.405	99.255	99.105
3.625	102.266	102.116	101.966	3.625	101.919	101.769	101.619	2.625	97.247	97.097	96.947	3.375	99.773	99.623	99.473
3.750	101.384	101.234	101.084	3.750	101.351	101.201	101.051	2.750	98.546	98.396	98.246	3.500	100.112	99.962	99.812
3.875	101.913	101.763	101.613	3.875	101.738	101.588	101.438	2.875	99.034	98.884	98.734	3.625	99.462	99.312	99.162
4.000	102.369	102.219	102.069	4.000	102.130	101.980	101.830	3.000	99.517	99.367	99.217	Margin = 2.250		Index = 1.980	
4.125	102.802	102.652	102.502	4.125	102.474	102.324	102.174	3.125	99.981	99.831	99.681				
4.250	101.965	101.865	101.765	4.250	101.940	101.840	101.740	3.250	100.677	100.527	100.377				
4.375	102.425	102.325	102.225	4.375	102.249	102.149	102.049	3.375	101.101	100.951	100.801				
4.500	102.827	102.727	102.627	4.500	102.583	102.483	102.383	3.500	101.495	101.345	101.195				
4.625	103.246	103.146	103.046	4.625	102.637	102.537	102.437	3.625	101.850	101.700	101.550				
4.750	103.371	103.271	103.171	4.750	102.241	102.141	102.041	3.750	101.791	101.641	101.491				
4.875	102.740	102.640	102.540	4.875	102.547	102.447	102.347	3.875	102.156	102.006	101.856				
5.000	103.054	102.954	102.854	5.000	102.821	102.721	102.621	4.000	102.526	102.376	102.226				
5.125	103.410	103.310	103.210	5.125	103.062	102.962	102.862	4.125	102.847	102.697	102.547				
5.250	102.721	102.621	102.521	5.250	102.729	102.629	102.529	4.250	102.458	102.308	102.158				
5.375	102.995	102.895	102.795	5.375	103.034	102.934	102.834	4.375	102.730	102.580	102.430				
5.500	103.349	103.249	103.149	5.500	103.309	103.209	103.109	4.500	103.044	102.894	102.744				
5.625	103.643	103.543	103.443	5.625	103.550	103.450	103.350	4.625	103.070	102.920	102.770				

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	100.036	99.886	99.736	3.375	99.694	99.544	99.394	2.375	96.589	96.439	96.289	3.125	97.231	97.081	96.931
3.500	100.580	100.430	100.280	3.500	100.111	99.961	99.811	2.500	97.081	96.931	96.781	3.250	97.395	97.245	97.095
3.625	101.116	100.966	100.816	3.625	100.489	100.339	100.189	2.625	97.567	97.417	97.267	3.375	97.763	97.613	97.463
3.750	100.234	100.084	99.934	3.750	99.921	99.771	99.621	2.750	97.897	97.747	97.597	3.500	98.102	97.952	97.802
3.875	100.763	100.613	100.463	3.875	100.308	100.158	100.008	2.875	98.385	98.235	98.085	3.625	97.452	97.302	97.152
4.000	101.219	101.069	100.919	4.000	100.700	100.550	100.400	3.000	98.868	98.718	98.568	Margin = 2.250		Index = 1.980	
4.125	101.652	101.502	101.352	4.125	101.044	100.894	100.744	3.125	99.333	99.183	99.033	30 Year OTC "Borrower Paid Only for USDA"			
4.250	100.815	100.715	100.615	4.250	100.510	100.410	100.310	3.250	99.622	99.472	99.322	Rate	30 Day	45 Day	60 Day
4.375	101.275	101.175	101.075	4.375	100.819	100.719	100.619	3.375	100.046	99.896	99.746	3.875	100.363	100.113	99.863
4.500	101.677	101.577	101.477	4.500	101.153	101.053	100.953	3.500	100.440	100.290	100.140	4.000	100.819	100.569	100.319
4.625	102.096	101.996	101.896	4.625	101.207	101.107	101.007	3.625	100.795	100.645	100.495	4.125	101.252	101.002	100.752
4.750	102.221	102.121	102.021	4.750	100.811	100.711	100.611	3.750	100.486	100.336	100.186	4.375	100.875	100.625	100.375
4.875	101.590	101.490	101.390	4.875	101.117	101.017	100.917	3.875	100.851	100.701	100.551	4.500	101.277	101.027	100.777
5.000	101.904	101.804	101.704	5.000	101.391	101.291	101.191	4.000	101.221	101.071	100.921	4.625	101.696	101.446	101.196
5.125	102.260	102.160	102.060	5.125	101.632	101.532	101.432	4.125	101.542	101.392	101.242	4.875	101.190	100.940	100.690
5.250	101.571	101.471	101.371	5.250	101.299	101.199	101.099	4.250	100.528	100.378	100.228	5.000	101.504	101.254	101.004
5.375	101.845	101.745	101.645	5.375	101.604	101.504	101.404	4.375	100.800	100.650	100.500	5.125	101.860	101.610	101.360
5.500	102.199	102.099	101.999	5.500	101.879	101.779	101.679	4.500	101.114	100.964	100.814	5.500	101.799	101.549	101.299
5.625	102.493	102.393	102.293	5.625	102.120	102.020	101.920	4.625	101.140	100.990	100.840	5.625	102.093	101.843	101.593

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs							
	Standard	Specialty		Standard	Specialty		
FICO Adjuster			FICO Adjuster				
FICO 720 +	0.250	0.250	FICO 620 - 639	-1.000	0.000		
FICO 680- 719	0.250	0.250	FICO 600 - 619	-1.500	-1.500		
FICO 660 - 679	0.250	0.250	FICO 580 - 599	-2.000	-2.000		
FICO 640 - 659	0.000	0.000					
NY	-0.250	-0.250	Non Owner Occupancy	-2.000	-2.000		
2 Unit	0.000	0.000	Refer / Manual UW	0.000	0.000		
USDA Streamline-Assist Refinance Option				-0.250	-0.250		
DPA Advantage Program "comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"							
30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	N/A	N/A	N/A	4.250	N/A	N/A	N/A
4.500	N/A	N/A	N/A	4.500	N/A	N/A	N/A
4.750	N/A	N/A	N/A	4.750	N/A	N/A	N/A
5.000	N/A	N/A	N/A	5.000	N/A	N/A	N/A
5.250	98.406	98.156	97.906	5.250	99.888	99.638	99.388
5.750	99.859	99.609	99.359	5.750	100.082	99.832	99.582
5.875	100.109	99.859	99.609	5.875	100.387	100.137	99.887
6.250	99.250	99.000	98.750	6.250	99.223	98.973	98.723
Lender paid price cap after comp plan = 100.000							

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

Max USDA-GRH Rate		
Today:	8/5/2019	4.250%

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	97.613	97.363	97.113	
4.000	98.069	97.819	97.569	
4.125	98.502	98.252	98.002	
4.375	98.125	97.875	97.625	
4.500	98.527	98.277	98.027	
4.625	98.946	98.696	98.446	
4.875	98.440	98.190	97.940	
5.000	98.754	98.504	98.254	
5.125	99.110	98.860	98.610	
5.500	99.049	98.799	98.549	
5.625	99.343	99.093	98.843	

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)



AFR Loan Center
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Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 9/4/2019
45 Day Lock Exp.: 9/19/2019
60 Day Lock Exp.: 10/4/2019

W. Rate Sheet Dated: 8/5/2019

Release Time: 10:00 am ET

Prices are subject to change without notice.

30/25 Year				30/25 Year 105-125				Conforming FHMA 30/25 Year >125				30/25 Year High Balance				30/25 Year 105-125 High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	100.472	100.372	100.272	3.125	97.344	97.244	97.144	3.125	97.093	96.993	96.893	4.000	102.081	101.981	101.881	4.000	101.316	101.216	101.116
3.500	100.956	100.856	100.756	3.250	98.405	98.305	98.205	3.250	98.214	98.114	98.014	4.125	102.288	102.188	102.088	4.125	101.539	101.439	101.339
3.625	101.334	101.234	101.134	3.375	99.092	98.992	98.892	3.375	98.904	98.804	98.704	4.250	102.424	102.324	102.224	4.250	101.733	101.633	101.533
3.750	101.620	101.520	101.420	3.500	99.624	99.524	99.424	3.500	99.437	99.337	99.237	4.375	102.576	102.476	102.376	4.375	102.289	102.189	102.089
3.875	102.094	101.994	101.894	3.625	100.044	99.944	99.844	3.625	99.856	99.756	99.656	4.500	103.009	102.909	102.809	4.500	102.763	102.663	102.563
3.990	102.595	102.495	102.395	3.750	100.724	100.624	100.524	3.750	100.626	100.526	100.426	4.625	103.983	103.883	103.783	4.625	102.904	102.804	102.704
4.000	102.695	102.595	102.495	3.875	101.264	101.164	101.064	3.875	101.170	101.070	100.970	4.750	104.212	104.112	104.012	4.750	103.212	103.112	103.012
4.125	102.821	102.721	102.621	3.990	101.830	101.730	101.630	3.990	101.737	101.637	101.537	4.875	104.852	104.752	104.652	4.875	103.852	103.752	103.652
4.250	102.946	102.846	102.746	4.000	101.930	101.830	101.730	4.000	101.837	101.737	101.637	4.990	105.181	105.081	104.981	4.990	104.181	104.081	103.981
4.375	103.117	103.017	102.917	4.125	102.072	101.972	101.872	4.125	101.978	101.878	101.778	5.000	105.281	105.181	105.081	5.000	104.281	104.181	104.081
4.500	103.304	103.204	103.104	4.250	102.355	102.255	102.155	4.250	102.444	102.344	102.244	5.125	105.486	105.386	105.286	5.125	104.486	104.386	104.286
4.625	103.508	103.408	103.308	4.375	102.830	102.730	102.630	4.375	102.924	102.824	102.724	5.250	105.937	105.837	105.737	5.250	104.937	104.837	104.737
4.750	103.605	103.505	103.405	4.500	103.258	103.158	103.058	4.500	103.352	103.252	103.152	5.375	106.451	106.351	106.251	5.375	105.451	105.351	105.251
4.875	103.951	103.851	103.751	4.625	103.429	103.329	103.229	4.625	103.523	103.423	103.323	5.500	106.842	106.742	106.642	5.500	105.842	105.742	105.642
4.990	104.192	104.092	103.992	4.750	104.060	103.960	103.860	4.750	103.932	103.832	103.732	5.625	107.072	106.972	106.872	5.625	106.072	105.972	105.872
5.000	104.292	104.192	104.092	4.875	104.450	104.350	104.250	4.875	104.325	104.225	104.125	5.750	107.253	107.153	107.053	5.750	106.253	106.153	106.053
5.125	104.530	104.430	104.330	4.990	104.728	104.628	104.528	4.990	104.603	104.503	104.403	5.875	107.688	107.588	107.488	5.875	106.688	106.588	106.488
5.250	104.789	104.689	104.589	5.000	104.828	104.728	104.628	5.000	104.703	104.603	104.503	5.990	108.038	107.938	107.838	5.990	107.038	106.938	106.838
5.375	105.028	104.928	104.828	5.125	105.560	105.460	105.360	5.125	105.360	105.260	105.160	6.000	108.138	108.038	107.938	6.000	107.138	107.038	106.938
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	100.192	100.092	99.992	3.250	100.058	99.958	99.858	3.750	101.426	101.326	101.226	3.750	101.270	101.170	101.070	3.125	101.506	101.406	101.306
3.875	100.743	100.643	100.543	3.375	100.682	100.582	100.482	3.875	101.938	101.838	101.738	3.875	101.782	101.682	101.582	3.250	101.537	101.437	101.337
3.990	101.123	101.023	100.923	3.500	101.083	100.983	100.883	3.990	102.506	102.406	102.306	3.990	102.350	102.250	102.150	3.375	101.847	101.747	101.647
4.000	101.223	101.123	101.023	3.625	101.803	101.703	101.603	4.000	102.606	102.506	102.406	4.000	102.450	102.350	102.250	3.500	102.058	101.958	101.858
4.125	101.445	101.345	101.245	3.750	102.435	102.335	102.235	4.125	102.715	102.615	102.515	4.125	102.559	102.459	102.359	3.625	102.788	102.688	102.588
4.250	101.822	101.722	101.622	3.875	102.816	102.716	102.616	4.250	102.294	102.194	102.094	4.250	102.231	102.131	102.031	3.750	102.694	102.594	102.494
4.375	102.383	102.283	102.183	3.990	103.157	103.057	102.957	4.375	102.694	102.594	102.494	4.375	102.632	102.532	102.432	3.875	102.733	102.633	102.533
4.500	102.857	102.757	102.657	4.000	103.257	103.157	103.057	4.500	103.076	102.976	102.876	4.500	103.014	102.914	102.814	3.990	102.931	102.831	102.731
4.625	102.983	102.883	102.783	4.125	103.505	103.405	103.305	4.625	103.228	103.128	103.028	4.625	103.166	103.066	102.966	4.000	103.031	102.931	102.831
4.750	102.912	102.812	102.712	4.250	103.457	103.357	103.257	4.750	103.121	103.021	102.921	4.750	103.058	102.958	102.858	4.125	103.693	103.593	103.493
4.875	102.852	102.752	102.652	4.375	103.753	103.653	103.553	4.875	103.485	103.385	103.285	4.875	103.422	103.322	103.222	4.250	103.832	103.732	103.632
4.990	103.181	103.081	102.981	4.500	104.126	104.026	103.926	4.990	103.752	103.652	103.552	4.990	103.690	103.590	103.490	4.375	104.135	104.035	103.935
5.000	103.281	103.181	103.081	4.625	103.992	103.892	103.792	5.000	103.852	103.752	103.652	5.000	103.790	103.690	103.590	4.500	104.458	104.358	104.258
5.125	103.486	103.386	103.286	4.750	104.150	104.050	103.950	5.125	104.107	104.007	103.907	5.125	104.044	103.944	103.844	4.625	104.617	104.517	104.417
5.250	103.937	103.837	103.737	4.875	104.471	104.371	104.271	5.250	104.307	104.207	104.107	5.250	104.151	104.051	103.951	4.750	104.737	104.637	104.537
5.375	103.451	103.351	103.251	4.990	104.725	104.625	104.525	5.375	104.521	104.421	104.321	5.375	104.365	104.265	104.165	4.875	104.265	104.165	104.065
5.500	103.842	103.742	103.642	5.000	104.825	104.725	104.625	5.500	104.732	104.632	104.532	5.500	104.576	104.476	104.376	4.990	104.279	104.179	104.079
5.625	104.072	103.972	103.872	5.125	104.999	104.899	104.799	5.625	104.945	104.845	104.745	5.625	104.789	104.689	104.589	5.000	104.379	104.279	104.179
5.750	96.657	96.557	96.457	5.250	105.079	104.979	104.879	5.750	105.604	105.504	105.404	5.750	105.385	105.285	105.185	5.125	104.949	104.849	104.749

W. Rate Sheet Dated: 8/5/2019

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	100.399	100.729	100.199	3.375	100.149	100.009	99.949	3.375	100.149	100.009	99.949	4.000	102.113	102.013	101.913	4.000	101.738	101.638	101.538
3.500	100.861	100.253	100.661	3.500	100.611	100.473	100.411	3.500	100.611	100.473	100.411	4.125	102.124	102.024	101.924	4.125	101.749	101.649	101.549
3.625	101.242	101.113	101.042	3.625	100.992	100.863	100.792	3.625	100.992	100.863	100.792	4.250	102.102	102.002	101.902	4.250	101.727	101.627	101.527
3.750	101.712	101.612	101.512	3.750	101.462	101.362	101.262	3.750	101.462	101.362	101.262	4.375	102.458	102.358	102.258	4.375	102.083	101.983	101.883
3.875	102.171	102.071	101.971	3.875	101.921	101.821	101.721	3.875	101.921	101.821	101.721	4.500	102.776	102.676	102.576	4.500	102.151	102.051	101.951
3.990	102.663	102.563	102.463	3.990	102.288	102.188	102.088	3.990	102.288	102.188	102.088	4.625	102.795	102.695	102.595	4.625	102.170	102.070	101.970
4.000	102.763	102.663	102.563	4.000	102.388	102.288	102.188	4.000	102.388	102.288	102.188	4.750	103.553	103.453	103.353	4.750	102.828	102.728	102.628
4.250	104.776	104.676	104.576	4.250	104.123	104.023	103.923	4.250	104.123	104.023	103.923	4.875	104.874	104.774	104.674	4.875	103.474	103.374	103.274
4.500	104.846	104.746	104.646	4.500	104.371	104.271	104.171	4.500	104.371	104.271	104.171	4.990	103.144	103.044	102.944	4.990	104.144	104.044	103.944
4.375	103.202	103.102	103.002	4.375	102.827	102.727	102.627	4.375	102.827	102.727	102.627	5.000	103.244	103.144	103.044	5.000	102.244	102.144	102.044
4.500	103.520	103.420	103.320	4.500	102.895	102.795	102.695	4.500	102.895	102.795	102.695	5.125	103.016	102.916	102.816	5.125	102.016	101.916	101.816
4.625	103.539	103.439	103.339	4.625	102.914	102.814	102.714	4.625	102.914	102.814	102.714	5.250	103.336	103.236	103.136	5.250	102.336	102.236	102.136
4.750	103.681	103.581	103.481	4.750	103.056	102.956	102.856	4.750	103.056	102.956	102.856	5.375	103.636	103.536	103.436	5.375	103.636	103.536	103.436
4.875	104.052	103.952	103.852	4.875	103.427	103.327	103.227	4.875	103.427	103.327	103.227	5.500	103.825	103.725	103.625	5.500	103.825	103.725	103.625
4.990	104.172	104.072	103.972	4.990	103.172	103.072	102.972	4.990	103.172	103.072	102.972	5.625	103.171	103.071	102.971	5.625	103.171	103.071	102.971
5.000	104.272	104.172	104.072	5.000	103.272	103.172	103.072	5.000	103.272	103.172	103.072	5.750	103.418	103.318	103.218	5.750	103.418	103.318	103.218
5.125	104.265	104.165	104.065	5.125	103.465	103.365	103.265	5.125	103.465	103.365	103.265	5.875	103.650	103.550	103.450	5.875	103.650	103.550	103.450
5.250	104.785	104.685	104.585	5.250	103.785	103.685	103.585	5.250	103.785	103.685	103.585	5.990	103.749	103.649	103.549	5.990	103.749	103.649	103.549
5.375	105.085	104.985	104.885	5.375	105.085	104.985	104.885	5.375	105.085	104.985	104.885	6.000	103.849	103.749	103.649	6.000	103.849	103.749	103.649

Rate	30/25 Year S&I<125				20 Year				20 Year 105-125				20 Year >125				15 Year			
	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	
	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	101.738	101.638	101.538	3.250	99.442	99.235	99.224	3.250	0.000	-0.207	-0.218	3.250	0.000	-0.207	-0.218	3.375	101.792	101.692	101.592	
4.125	101.749	101.649	101.549	3.375	100.008	99.804	99.794	3.375	100.008	99.804	99.794	3.375	100.008	99.804	99.794	3.375	100.162	100.062	100.162	
4.250	101.727	101.627	101.527	3.500	100.488	100.388	100.288	3.500	100.488	100.388	100.288	3.500	100.488	100.388	100.288	3.625	102.111	102.011	102.111	
4.375	102.083	101.983	101.883	3.625	101.724	101.624	101.524	3.625	101.724	101.624	101.524	3.625	101.724	101.624	101.524	3.750	102.804	102.704	102.910	
4.500	102.151	102.051	101.951	3.750	102.273	102.173	102.073	3.750	102.273	102.173	102.073	3.750	102.273	102.173	102.073	3.875	102.901	102.801	102.701	
4.625	102.170	102.070	101.970	3.875	102.657	102.557	102.457	3.875	102.657	102.557	102.457	3.875	102.657	102.557	102.457	3.990	103.204	103.104	103.004	
4.750	102.028	101.928	101.828	3.990	102.951	102.851	102.751	3.990	102.951	102.851	102.751	3.990	102.951	102.851	102.751	4.000	103.304	103.204	103.104	
4.875	102.399	102.299	102.199	4.000	103.051	102.951	102.851	4.000	103.051	102.951	102.851	4.000	103.051	102.951	102.851	4.125	103.179	103.079	102.979	
4.900	102.144	102.044	101.944	4.125	103.294	103.194	103.094	4.125	103.294	103.194	103.094	4.125	103.294	103.194	103.094	4.250	103.795	103.695	103.595	
5.000	102.244	102.144	102.044	4.250	103.490	103.390	103.290	4.250	103.490	103.390	103.290	4.250	103.490	103.390	103.290	4.375	104.130	104.030	103.930	
5.125	102.016	101.916	101.816	4.375	103.801	103.701	103.601	4.375	103.801	103.701	103.601	4.375	103.801	103.701	103.601	4.500	103.229	103.129	103.029	
5.250	102.336	102.236	102.136	4.500	104.115	104.015	103.915	4.500	104.115	104.015	103.915	4.500	104.115	104.015	103.915	4.625	103.582	103.482	103.382	
5.375	102.636	102.536	102.436	4.625	104.303	104.203	104.103	4.625	104.303	104.203	104.103	4.625	104.303	104.203	104.103	4.750	103.838	103.738	103.638	
5.500	102.821	102.721	102.621	4.750	104.331	104.231	104.131	4.750	104.331	104.231	104.131	4.750	104.331	104.231	104.131	4.875	103.232	103.132	103.032	
5.625	103.171	103.071	102.971	4.875	104.664	104.564	104.464	4.875	104.664	104.564	104.464	4.875	104.664	104.564	104.464	4.990	103.634	103.534	103.434	
5.750	103.418	103.318	103.218	4.990	104.832	104.732	104.632	4.990	104.832	104.732	104.632	4.990	104.832	104.732	104.632	5.000	104.012	103.912	103.812	
5.875	103.650	103.550	103.450	5.000	104.932	104.832	104.732	5.000	104.932	104.832	104.732	5.000	104.932	104.832	104.732	5.125	104.320	104.220	104.120	
5.900	103.749	103.649	103.549	5.125	104.944	104.844	104.744	5.125	104.944	104.844	104.744	5.125	104.944	104.844	104.744	5.250	104.429	104.329	104.229	
6.000	103.849	103.749	103.649	5.250	105.246	105.146	105.046	5.250	105.246	105.146	105.046	5.250	105.246	105.146	105.046	5.375	104.641	104.541	104.441	

15 Year SC<=125				15 Year SC=125				15 Year SC				15 Year SC>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	101.792	101.692	101.592	3.375	101.792	101.692	101.592	3.375	101.654	101.554	101.454	3.375	101.654	101.554	101.454	3.375	101.654	101.554	101.454
3.500	102.162	102.062	101.962	3.500	102.162	102.062	101.962	3.500	102.024	101.924	101.824	3.500	102.024	101.924	101.824	3.500	102.024	101.924	101.824
3.625	102.111	102.011	101.911	3.625	102.111	102.011	101.911	3.625	101.849	101.749	101.649	3.625	101.849	101.749	101.649	3.625	101.849	101.749	101.649
3.750	102.804	102.704	102.604	3.750	102.804	102.704	102.604	3.750	102.542	102.442	102.342	3.750	102.542	102.442	102.342	3.750	102.542	102.442	102.342
3.875	102.901	102.801	102.701	3.875	102.901	102.801	102.701	3.875	102.639	102.539	102.439	3.875	102.639	102.539	102.439	3.875	102.639	102.539	102.439
3.990	103.204	103.104	103.004	3.990	103.204	103.104	103.004	3.990	102.942	102.842	102.742	3.990	102.942	102.842	102.742	3.990	102.942	102.842	102.742
4.000	103.304	103.204	103.104	4.000	103.304	103.204	103.104	4.000	103.042	102.942	102.842	4.000	103.042	102.942	102.842	4.000	103.042	102.942	102.842
4.125	103.179	103.079	102.979	4.125	103.179	103.079	102.979	4.125	102.432	102.332	102.232	4.125	102.432	102.332	102.232	4.125	102.432	102.332	102.232
4.250	103.795	103.695	103.595	4.250	103.795	103.695	103.595	4.250	103.048	102.948	102.848	4.250	103.048	102.948	102.848	4.250	103.048	102.948	102.848
4.375	104.005	103.905	103.805	4.375	104.005	103.905	103.805	4.375	103.383	103.283	103.183	4.375	103.258	103.158	103.058	4.375	103.258	103.158	103.058
4.500	103.104	103.004	102.904	4.500	103.104	103.004	102.904	4.500	101.872	101.772	101.672	4.500	101.747	101.647	101.547	4.500	101.747	101.647	101.547
4.625	103.457	103.357	103.257	4.625	103.457	103.357	103.257	4.625	102.225	102.125	102.025	4.625	102.100	102.000	101.900	4.625	102.100	102.000	101.900
4.750	103.810	103.710	103.610	4.750	103.810	103.710	103.610	4.750	102.581	102.481	102.381	4.750	102.456	102.356	102.256	4.750	102.456	102.356	102.256
4.875	104.230	104.130	104.030	4.875	104.230	104.130	104.030	4.875	102.873	102.773	102.673	4.875	102.873	102.773	102.673	4.875	102.873	102.773	102.673
5.000	103.912	103.812	103.712	5.000	103.912	103.812	103.712	5.000	102.305	102.205	102.105	5.000	102.305	102.205	102.105	5.000	102.305	102.205	102.105
5.125	104.012	103.912	103.812	5.125	104.012	103.912	103.812	5.125	102.405	102.305	102.205	5.125	102.405	102.305	102.205	5.125	102.405	102.305	102.205
5.250	104.429	104.329	104.229	5.250	104.429	104.329	104.229	5.250	102.822	102.722	102.622	5.250	102.822	102.722	102.622	5.250	102.822	102.722	102.622
5.375	104.641	104.541	104.441	5.375	104.641	104.541	104.441	5.375	103.034	102.934	102.834	5.375	103.034	102.934	102.834	5.375	103.034	102.934	102.834

Applicable for all mortgages with terms greater than 15 years										
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%	97.01 – 105.00%	>105%
≥ 740	0.00%	0.25%	0.25%	0.50%	0.25%	0.25%	0.25%	0.75%	0.75%	0.75%
720 – 739	0.00%	0.25%	0.50%	0.75%	0.50%	0.50%	0.50%	1.00%	1.00%	1.00%
700 – 719	0.00%	0.50%	1.00%	1.25%	1.00%	1.00%	1.00%	1.50%	1.50%	1.50%
680 – 699	0.00%	0.50%	1.25%	1.75%	1.50%	1.25%	1.25%	1.50%	1.50%	1.50%
660 – 679	0.00%	1.00%	2.25%	2.75%	2.75%	2.25%	2.25%	2.25%	2.25%	2.25%
640 – 659	0.50%	1.25%	2.75%	3.00%	3.25%	2.75%	2.75%	2.75%	2.75%	2.75%
620 – 639	0.50%	1.50%	3.00%	3.00%	3.25%	3.25%	3.25%	3.50%	3.50%	3.50%

Cash Out Refi				
FICO ↓ \ TVT →	< 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.

*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	SLTV	< 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 Refief 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 Relief/ Refi LPA 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 LHM Fee with option to buy out = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no LHM Fee Tax Service Fee = \$70.00 (IA & ME exempt)

FHA ID# - 1358600006

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/4/2019

45 Day Lock Exp.:

9/19/2019

60 Day Lock Exp.:

10/4/2019

W. Rate Sheet Dated: 8/5/2019

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	100.362	100.249	100.162	3.250	99.399	99.223	99.199	3.375	101.565	101.465	101.365	4.000	101.840	101.740	101.640	3.375	101.127	101.027	100.927
3.500	100.831	100.724	100.631	3.375	99.960	99.788	99.760	3.500	101.935	101.835	101.735	4.125	101.847	101.747	101.647	3.500	101.497	101.397	101.297
3.625	101.213	101.109	101.013	3.500	100.470	100.370	100.270	3.625	101.957	101.857	101.757	4.250	101.821	101.721	101.621	3.625	101.416	101.316	101.216
3.750	101.770	101.670	101.570	3.625	101.696	101.596	101.496	3.750	102.631	102.531	102.431	4.375	102.155	102.055	101.955	3.750	102.090	101.990	101.890
3.875	102.249	102.149	102.049	3.750	102.241	102.141	102.041	3.875	102.728	102.628	102.528	4.500	102.445	102.345	102.245	3.875	102.187	102.087	101.987
3.990	102.740	102.640	102.540	3.875	102.603	102.503	102.403	3.990	103.030	102.930	102.830	4.625	102.468	102.368	102.268	3.990	102.489	102.389	102.289
4.000	102.840	102.740	102.640	3.990	102.896	102.796	102.696	4.000	103.130	103.030	102.930	4.750	102.478	102.378	102.278	4.000	102.589	102.489	102.389
4.125	102.847	102.747	102.647	4.000	102.996	102.896	102.796	4.125	103.026	102.926	102.826	4.875	102.849	102.749	102.649	4.125	101.998	101.898	101.798
4.250	102.904	102.804	102.704	4.125	103.238	103.138	103.038	4.250	103.663	103.563	103.463	4.990	102.967	102.867	102.767	4.250	102.635	102.535	102.435
4.375	103.238	103.138	103.038	4.250	103.428	103.328	103.228	4.375	104.028	103.928	103.828	5.000	103.067	102.967	102.867	4.375	103.000	102.900	102.800
4.500	103.528	103.428	103.328	4.375	103.730	103.630	103.530	4.500	103.174	103.074	102.974	5.125	102.691	102.591	102.491	4.500	101.517	101.417	101.317
4.625	103.551	103.451	103.351	4.500	104.069	103.969	103.869	4.625	103.526	103.426	103.326	5.250	103.012	102.912	102.812	4.625	101.869	101.769	101.669
4.750	103.692	103.592	103.492	4.625	104.060	103.960	103.860	4.750	103.883	103.783	103.683	5.375	103.312	103.212	103.112	4.750	102.226	102.126	102.026
4.875	104.063	103.963	103.863	4.750	104.326	104.226	104.126	4.875	104.175	104.075	103.975	5.500	103.501	103.401	103.301	4.875	102.518	102.418	102.318
4.990	104.181	104.081	103.981	4.875	104.658	104.558	104.458	4.990	103.856	103.756	103.656	5.625	103.176	103.076	102.976	4.990	101.949	101.849	101.749
5.000	104.281	104.181	104.081	4.990	104.825	104.725	104.625	5.000	103.956	103.856	103.756	5.750	103.423	103.323	103.223	5.000	102.049	101.949	101.849
5.125	104.426	104.326	104.226	5.000	104.925	104.825	104.725	5.125	104.265	104.165	104.065	5.875	103.656	103.556	103.456	5.125	102.358	102.258	102.158
5.250	104.747	104.647	104.547	5.125	104.850	104.750	104.650	5.250	104.374	104.274	104.174	5.990	103.754	103.654	103.554	5.250	102.467	102.367	102.267
5.375	105.047	104.947	104.847	5.250	105.151	105.051	104.951	5.375	104.586	104.486	104.386	6.000	103.854	103.754	103.654	5.375	102.679	102.579	102.479

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%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

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

Lock Desk Policy			
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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.:

9/4/2019

45 Day Lock Exp.:

9/19/2019

60 Day Lock Exp.:

10/4/2019

W. Rate Sheet Dated: 8/5/2019

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	99.819	99.756	99.694	
3.875	100.251	100.188	100.126	
4.000	100.699	100.637	100.574	
4.125	101.001	100.938	100.876	
4.250	101.135	101.072	101.010	
4.375	101.362	101.299	101.237	
4.500	101.577	101.515	101.452	
4.625	101.629	101.566	101.504	
4.750	101.775	101.713	101.650	
4.875	102.013	101.951	101.888	
5.000	102.236	102.174	102.111	
5.125	102.460	102.397	102.335	
5.250	102.659	102.596	102.534	

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	98.615	98.490	98.365	
3.375	99.227	99.102	98.977	
3.500	99.835	99.710	99.585	
3.625	100.349	100.224	100.099	
3.750	100.819	100.694	100.569	
3.875	101.313	101.188	101.063	
4.000	101.492	101.367	101.242	
4.125	101.684	101.559	101.434	
4.250	101.968	101.843	101.718	
4.375	102.237	102.112	101.987	
4.500	102.414	102.289	102.164	

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	97.742	97.617	97.492	
3.375	98.118	97.993	97.868	
3.500	98.525	98.400	98.275	
3.625	98.903	98.778	98.653	
3.750	99.320	99.195	99.070	
3.875	99.867	99.742	99.617	
4.000	100.135	100.010	99.885	
4.125	100.444	100.319	100.194	
4.250	100.728	100.603	100.478	
4.375	100.988	100.863	100.738	
4.500	101.223	101.098	100.973	
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

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)