

W. Rate Sheet Dated: 8/6/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.500	100.177	100.177	100.177	2.500	99.777	99.777	99.777	2.250	98.610	98.610	98.610	3.125	95.776	95.776	95.776
2.625	100.182	100.182	100.182	2.625	99.781	99.781	99.781	2.500	98.618	98.618	98.618	3.250	97.278	97.278	97.278
2.750	101.182	101.182	101.182	2.750	100.283	100.283	100.283	2.625	98.622	98.622	98.622	3.375	97.273	97.273	97.273
2.875	101.187	101.187	101.187	2.875	100.286	100.286	100.286	2.750	99.301	99.301	99.301	3.500	97.274	97.274	97.274
3.000	101.191	101.191	101.191	3.000	100.290	100.290	100.290	2.875	99.304	99.304	99.304	3.625	97.276	97.276	97.276
3.125	101.194	101.194	101.194	3.125	100.294	100.294	100.294	3.000	99.308	99.308	99.308	Margin = 2.250		Index = 0.130	
3.250	101.368	101.368	101.368	3.250	100.219	100.219	100.219	3.125	99.311	99.311	99.311	30 Year OTC			
3.375	101.373	101.373	101.373	3.375	100.223	100.223	100.223	3.250	100.898	100.898	100.898	Rate	30 Day	45 Day	60 Day
3.500	101.377	101.377	101.377	3.500	100.241	100.241	100.241	3.375	100.901	100.901	100.901	4.000	101.004	101.004	101.004
3.625	101.380	101.380	101.380	3.625	100.244	100.244	100.244	3.500	100.951	100.951	100.951	4.125	101.044	101.044	101.044
3.750	101.452	101.452	101.452	3.750	101.003	101.003	101.003	3.625	100.954	100.954	100.954	4.375	102.259	102.259	102.259
3.875	101.376	101.376	101.376	3.875	101.005	101.005	101.005	3.750	101.339	101.339	101.339	4.500	102.262	102.262	102.262
4.000	101.379	101.379	101.379	4.000	100.995	100.995	100.995	3.875	101.341	101.341	101.341	4.625	102.265	102.265	102.265
4.125	101.419	101.419	101.419	4.125	100.997	100.997	100.997	4.000	101.330	101.330	101.330	4.875	102.917	102.917	102.917
4.250	102.745	102.745	102.745	4.250	102.223	102.223	102.223	4.125	101.332	101.332	101.332	5.000	102.920	102.920	102.920
4.375	102.634	102.634	102.634	4.375	102.226	102.226	102.226	4.250	102.371	102.371	102.371	5.125	102.923	102.923	102.923
4.500	102.637	102.637	102.637	4.500	102.215	102.215	102.215	4.375	102.374	102.374	102.374	5.500	104.469	104.469	104.469
4.625	102.640	102.640	102.640	4.625	102.218	102.218	102.218	4.500	102.363	102.363	102.363	5.625	104.471	104.471	104.471
6.250	103.945	103.945	103.945	6.250	103.214	103.214	103.214	4.625	102.365	102.365	102.365	6.250	103.500	103.500	103.500

FHA Streamline											
30/25 Year				20 Year				15/10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.500	102.281	102.281	102.281	2.500	102.181	102.181	102.181	2.250	101.336	101.336	101.336
2.625	102.281	102.281	102.281	2.625	102.181	102.181	102.181	2.375	101.340	101.340	101.340
2.750	103.547	103.547	103.547	2.750	103.447	103.447	103.447	2.500	101.340	101.340	101.340
2.875	103.552	103.552	103.552	2.875	103.451	103.451	103.451	2.625	101.340	101.340	101.340
3.000	103.551	103.551	103.551	3.000	103.451	103.451	103.451	2.750	102.014	102.014	102.014
3.125	103.550	103.550	103.550	3.125	103.451	103.451	103.451	2.875	102.031	102.031	102.031
3.250	103.471	103.471	103.471	3.250	103.372	103.372	103.372	3.000	102.031	102.031	102.031
3.375	103.489	103.489	103.489	3.375	103.388	103.388	103.388	3.125	102.031	102.031	102.031
3.500	103.489	103.489	103.489	3.500	103.402	103.402	103.402	3.250	103.614	103.614	103.614
3.625	103.488	103.488	103.488	3.625	103.388	103.388	103.388	3.375	103.628	103.628	103.628
3.750	103.457	103.457	103.457	3.750	103.393	103.393	103.393	3.500	103.675	103.675	103.675
3.875	103.492	103.492	103.492	3.875	103.371	103.371	103.371	3.625	103.628	103.628	103.628
4.000	103.472	103.472	103.472	4.000	103.358	103.358	103.358	3.750	104.010	104.010	104.010

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

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

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

DPA Advantage Program "only Advantage Adjustments added ; FHA only"								30 yr DPA OTC "FHA Only ; Borrower Paid Only"				30 yr DPA "3.5% DPA ; Borrower Paid Only"			
								Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
30/25 Year				30/25 Year Lender Paid				4.000	98.254	98.254	98.254	4.750	101.000	101.000	101.000
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.125	98.294	98.294	98.294				
3.875	100.212	100.212	100.212	6.250	103.750	103.750	103.750	4.375	99.509	99.509	99.509				
4.000	100.208	100.208	100.208					4.500	99.512	99.512	99.512				
4.125	100.168	100.168	100.168					4.625	99.515	99.515	99.515				
4.250	101.411	101.411	101.411					4.875	100.167	100.167	100.167				
4.375	101.422	101.422	101.422					5.000	100.170	100.170	100.170				
4.500	101.419	101.419	101.419					5.125	100.173	100.173	100.173				
4.625	101.417	101.417	101.417					5.500	101.719	101.719	101.719				
4.750	102.097	102.097	102.097					5.625	101.721	101.721	101.721	30 yr DPA "3.5% DPA ; Lender Paid Only"			
Borrower Paid Comp Only				Lender Paid Only				6.250	100.750	100.750	100.750	Rate	30 Day	45 Day	60 Day
												6.250	102.750	102.750	102.750

Lock Desk Policy

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

Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline	†IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	FHA ID# - 1358600006
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The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/7/2020

45 Day Lock Exp.:

9/21/2020

60 Day Lock Exp.:

10/5/2020

W. Rate Sheet Dated: 8/6/2020

Release Time: 10:00 am ET

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STANDARD GOVERNMENT HIGH BALANCE PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.500	96.527	96.527	96.527	2.500	96.557	96.557	96.557	2.375	95.395	95.395	95.395	3.125	95.386	95.386	95.386
2.625	96.532	96.532	96.532	2.625	96.561	96.561	96.561	2.500	95.398	95.398	95.398	3.250	96.825	96.825	96.825
2.750	99.782	99.782	99.782	2.750	99.313	99.313	99.313	2.625	95.402	95.402	95.402	3.375	96.820	96.820	96.820
2.875	99.787	99.787	99.787	2.875	99.316	99.316	99.316	2.750	98.331	98.331	98.331	3.500	96.822	96.822	96.822
3.000	99.791	99.791	99.791	3.000	99.320	99.320	99.320	2.875	98.334	98.334	98.334	3.625	96.823	96.823	96.823
3.125	99.794	99.794	99.794	3.125	99.324	99.324	99.324	3.000	98.338	98.338	98.338	Margin = 2.250		Index = 0.130	
3.250	99.906	99.906	99.906	3.250	99.187	99.187	99.187	3.125	98.341	98.341	98.341	30 Year OTC			
3.375	99.910	99.910	99.910	3.375	99.190	99.190	99.190	3.250	99.865	99.865	99.865	Rate	30 Day	45 Day	60 Day
3.500	99.914	99.914	99.914	3.500	99.208	99.208	99.208	3.375	99.868	99.868	99.868	4.000	99.604	99.604	99.604
3.625	99.918	99.918	99.918	3.625	99.212	99.212	99.212	3.500	99.918	99.918	99.918	4.125	99.644	99.644	99.644
3.750	100.052	100.052	100.052	3.750	100.033	100.033	100.033	3.625	99.921	99.921	99.921	4.375	100.422	100.422	100.422
3.875	99.976	99.976	99.976	3.875	100.035	100.035	100.035	3.750	100.369	100.369	100.369	4.500	100.425	100.425	100.425
4.000	99.979	99.979	99.979	4.000	100.025	100.025	100.025	3.875	100.371	100.371	100.371	4.625	100.427	100.427	100.427
4.125	100.019	100.019	100.019	4.125	100.027	100.027	100.027	4.000	100.360	100.360	100.360	4.875	100.205	100.205	100.205
4.250	100.908	100.908	100.908	4.250	100.816	100.816	100.816	4.125	100.362	100.362	100.362	5.000	100.208	100.208	100.208
4.375	100.797	100.797	100.797	4.375	100.818	100.818	100.818	4.250	100.964	100.964	100.964	5.125	100.210	100.210	100.210
4.500	100.800	100.800	100.800	4.500	100.807	100.807	100.807	4.375	100.966	100.966	100.966	5.500	100.569	100.569	100.569
4.625	100.802	100.802	100.802	4.625	100.810	100.810	100.810	4.500	100.955	100.955	100.955	5.625	100.571	100.571	100.571
6.250	100.295	100.295	100.295	6.250	99.994	99.994	99.994	4.625	100.958	100.958	100.958	6.250	99.611	99.611	99.611

FHA High Balance Streamline											
30/25 Year				20 Year				15/10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.500	98.281	98.281	98.281	2.500	98.181	98.181	98.181	2.250	98.836	98.836	98.836
2.625	98.281	98.281	98.281	2.625	98.181	98.181	98.181	2.375	98.840	98.840	98.840
2.750	101.797	101.797	101.797	2.750	101.697	101.697	101.697	2.500	98.840	98.840	98.840
2.875	101.802	101.802	101.802	2.875	101.701	101.701	101.701	2.625	98.840	98.840	98.840
3.000	101.801	101.801	101.801	3.000	101.701	101.701	101.701	2.750	99.233	99.233	99.233
3.125	101.800	101.800	101.800	3.125	101.701	101.701	101.701	2.875	99.250	99.250	99.250
3.250	101.658	101.658	101.658	3.250	101.560	101.560	101.560	3.000	99.250	99.250	99.250
3.375	101.676	101.676	101.676	3.375	101.575	101.575	101.575	3.125	99.250	99.250	99.250
3.500	101.676	101.676	101.676	3.500	101.590	101.590	101.590	3.250	100.489	100.489	100.489
3.625	101.675	101.675	101.675	3.625	101.575	101.575	101.575	3.375	100.503	100.503	100.503
3.750	101.707	101.707	101.707	3.750	101.643	101.643	101.643	3.500	100.550	100.550	100.550
3.875	101.742	101.742	101.742	3.875	101.621	101.621	101.621	3.625	100.503	100.503	100.503
4.000	101.722	101.722	101.722	4.000	101.608	101.608	101.608	3.750	100.885	100.885	100.885

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

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

DPA Advantage Program "only Advantage Adjustments added ; FHA only"								30 yr DPA OTC "FHA Only ; Borrower Paid Only"				30 yr DPA "3.5% DPA ; Borrower Paid Only"			
30/25 Year				30/25 Year Lender Paid				Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.000	96.854	96.854	96.854	4.750	N/A	N/A	N/A
3.875	98.462	98.462	98.462	6.250	99.750	99.500	99.250	4.125	96.894	96.894	96.894				
3.750	98.462	98.462	98.462					4.375	97.672	97.672	97.672				
4.000	98.458	98.458	98.458					4.500	97.675	97.675	97.675				
4.125	98.418	98.418	98.418					4.625	97.677	97.677	97.677				
4.250	99.224	99.224	99.224					4.875	97.455	97.455	97.455				
4.375	99.234	99.234	99.234					5.000	97.458	97.458	97.458				
4.500	99.231	99.231	99.231					5.125	97.460	97.460	97.460				
4.625	99.229	99.229	99.229					5.500	97.819	97.819	97.819	30 yr DPA "3.5% DPA ; Lender Paid Only"			
4.750	99.034	99.034	99.034					5.625	97.821	97.821	97.821	Rate	30 Day	45 Day	60 Day
Borrower Paid Comp Only				Lender Paid Only				6.250	96.861	96.861	96.861	6.250	N/A	N/A	N/A

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)	

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Release Time: 10:00 am ET

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Conforming FNMA																			
30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year High Balance				30/25 Year 105-125 High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	100.716	100.716	100.716	2.375	96.745	96.745	96.745	2.750	99.749	99.749	99.749	2.750	99.743	99.743	99.743	2.750	98.576	98.576	98.576
2.875	101.236	101.236	101.236	2.500	97.822	97.822	97.822	2.875	100.321	100.321	100.321	2.875	100.215	100.215	100.215	2.875	99.100	99.100	99.100
2.990	101.501	101.501	101.501	2.625	98.884	98.884	98.884	2.990	101.024	101.024	101.024	2.990	100.403	100.403	100.403	2.990	99.802	99.802	99.802
3.000	101.601	101.601	101.601	2.750	99.749	99.749	99.749	3.000	101.124	101.124	101.124	3.000	100.503	100.503	100.503	3.000	99.902	99.902	99.902
3.125	101.898	101.898	101.898	2.875	100.321	100.321	100.321	3.125	102.078	102.078	102.078	3.125	100.658	100.658	100.658	3.125	100.458	100.458	100.458
3.250	102.179	102.179	102.179	2.990	101.100	101.100	101.100	3.250	102.768	102.768	102.768	3.250	100.715	100.715	100.715	3.250	100.515	100.515	100.515
3.375	102.565	102.565	102.565	3.000	101.200	101.200	101.200	3.375	103.191	103.191	103.191	3.375	101.073	101.073	101.073	3.375	100.873	100.873	100.873
3.500	102.865	102.865	102.865	3.125	102.104	102.104	102.104	3.500	103.521	103.521	103.521	3.500	101.312	101.312	101.312	3.500	101.112	101.112	101.112
3.625	103.105	103.105	103.105	3.250	102.768	102.768	102.768	3.625	103.786	103.786	103.786	3.625	101.438	101.438	101.438	3.625	101.238	101.238	101.238
3.750	102.649	102.649	102.649	3.375	103.191	103.191	103.191	3.750	104.185	104.185	104.185	3.750	100.438	100.438	100.438	3.750	100.238	100.238	100.238
3.875	102.960	102.960	102.960	3.500	103.521	103.521	103.521	3.875	104.526	104.526	104.526	3.875	100.726	100.726	100.726	3.875	100.526	100.526	100.526
3.990	103.088	103.088	103.088	3.625	103.786	103.786	103.786	3.990	104.676	104.676	104.676	3.990	100.827	100.827	100.827	3.990	100.627	100.627	100.627
4.000	103.188	103.188	103.188	3.750	104.185	104.185	104.185	4.000	104.776	104.776	104.776	4.000	100.927	100.927	100.927	4.000	100.727	100.727	100.727
4.125	103.392	103.392	103.392	3.875	104.526	104.526	104.526	4.125	96.939	96.939	96.939	4.125	101.049	101.049	101.049	4.125	N/A	N/A	N/A
4.250	103.168	103.168	103.168	3.990	104.676	104.676	104.676	4.250	104.755	104.755	104.755	4.250	99.525	99.525	99.525	4.250	N/A	N/A	N/A
4.375	103.409	103.409	103.409	4.000	104.776	104.776	104.776	4.375	N/A	N/A	N/A	4.375	99.785	99.785	99.785	4.375	N/A	N/A	N/A
4.500	103.639	103.639	103.639	4.125	N/A	N/A	N/A	4.500	N/A	N/A	N/A	4.500	99.981	99.981	99.981	4.500	N/A	N/A	N/A
4.625	103.794	103.794	103.794	4.250	N/A	N/A	N/A	4.625	N/A	N/A	N/A	4.625	100.096	100.096	100.096	4.625	N/A	N/A	N/A
4.750	103.832	103.832	103.832	4.375	N/A	N/A	N/A	4.750	N/A	N/A	N/A	4.750	99.832	99.832	99.832	4.750	N/A	N/A	N/A

30/25 Year >125 High Balance					20 Year				20 Year 105-125				20 Year >125				15 Year			
Rate	30 Day	45 Day	60 Day		Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	98.576	98.576	98.576		2.875	101.363	101.363	101.363	2.875	101.023	101.023	101.023	2.875	100.961	100.961	100.961	2.750	101.720	101.720	101.720
2.875	99.100	99.100	99.100		2.990	101.590	101.590	101.590	2.990	101.281	101.281	101.281	2.990	101.218	101.218	101.218	2.875	101.972	101.972	101.972
2.990	99.726	99.726	99.726		3.000	101.690	101.690	101.690	3.000	101.381	101.381	101.381	3.000	101.318	101.318	101.318	2.990	102.134	102.134	102.134
3.000	99.826	99.826	99.826		3.125	101.982	101.982	101.982	3.125	101.707	101.707	101.707	3.125	101.644	101.644	101.644	3.000	102.234	102.234	102.234
3.125	100.458	100.458	100.458		3.250	102.379	102.379	102.379	3.250	102.064	102.064	102.064	3.250	102.064	102.064	102.064	3.125	102.468	102.468	102.468
3.250	100.515	100.515	100.515		3.375	102.757	102.757	102.757	3.375	102.479	102.479	102.479	3.375	102.479	102.479	102.479	3.250	102.518	102.518	102.518
3.375	100.873	100.873	100.873		3.500	103.033	103.033	103.033	3.500	102.782	102.782	102.782	3.500	102.782	102.782	102.782	3.375	102.747	102.747	102.747
3.500	101.112	101.112	101.112		3.625	103.270	103.270	103.270	3.625	103.043	103.043	103.043	3.625	103.043	103.043	103.043	3.500	102.934	102.934	102.934
3.625	101.138	101.138	101.138		3.750	102.749	102.749	102.749	3.750	102.863	102.863	102.863	3.750	102.706	102.706	102.706	3.625	103.173	103.173	103.173
3.750	100.238	100.238	100.238		3.875	103.055	103.055	103.055	3.875	103.198	103.198	103.198	3.875	103.042	103.042	103.042	3.750	102.707	102.707	102.707
3.875	100.526	100.526	100.526		3.990	103.163	103.163	103.163	3.990	103.327	103.327	103.327	3.990	103.171	103.171	103.171	3.875	102.974	102.974	102.974
3.990	100.627	100.627	100.627		4.000	103.263	103.263	103.263	4.000	103.427	103.427	103.427	4.000	103.271	103.271	103.271	3.990	103.139	103.139	103.139
4.000	100.727	100.727	100.727		4.125	103.466	103.466	103.466	4.125	103.653	103.653	103.653	4.125	103.497	103.497	103.497	4.000	103.239	103.239	103.239
4.125	94.396	94.396	94.396		4.250	104.444	104.444	104.444	4.250	103.319	103.319	103.319	4.250	102.256	102.256	102.256	4.125	103.466	103.466	103.466
4.250	99.325	99.325	99.325		4.375	102.683	102.683	102.683	4.375	102.582	102.582	102.582	4.375	102.520	102.520	102.520	4.250	102.642	102.642	102.642
4.375	N/A	N/A	N/A		4.500	102.901	102.901	102.901	4.500	102.822	102.822	102.822	4.500	102.759	102.759	102.759	4.375	102.803	102.803	102.803
4.500	N/A	N/A	N/A		4.625	103.054	103.054	103.054	4.625	102.990	102.990	102.990	4.625	102.928	102.928	102.928	4.500	102.883	102.883	102.883
4.625	N/A	N/A	N/A		4.750	103.182	103.182	103.182	4.750	103.055	103.055	103.055	4.750	102.993	102.993	102.993	4.625	103.136	103.136	103.136
4.750	N/A	N/A	N/A		4.875	103.405	103.405	103.405	4.875	103.302	103.302	103.302	4.875	103.240	103.240	103.240	4.750	103.337	103.337	103.337

15 Year 105-125				15 Year >125				15 Year High Balance				15 Year 105-125 High Balance				15 Year >125 High Balance				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	100.547	100.547	100.547	2.750	100.547	100.547	100.547	2.750	100.927	100.927	100.927	2.750	99.554	99.554	99.554	2.750	99.554	99.554	99.554	2.750	101.872	101.872	101.872
2.875	100.869	100.869	100.869	2.875	100.824	100.824	100.824	2.875	101.102	101.102	101.102	2.875	99.799	99.799	99.799	2.875	99.754	99.754	99.754	2.875	102.125	102.125	102.125
2.990	101.265	101.265	101.265	2.990	101.198	101.198	101.198	2.990	101.187	101.187	101.187	2.990	100.118	100.118	100.118	2.990	100.051	100.051	100.051	2.990	102.287	102.287	102.287
3.000	101.365	101.365	101.365	3.000	101.298	101.298	101.298	3.000	101.287	101.287	101.287	3.000	100.218	100.218	100.218	3.000	100.151	100.151	100.151	3.000	102.387	102.387	102.387
3.125	101.755	101.755	101.755	3.125	101.692	101.692	101.692	3.125	101.454	101.454	101.454	3.125	100.541	100.541	100.541	3.125	100.478	100.478	100.478	3.125	102.621	102.621	102.621
3.250	102.060	102.060	102.060	3.250	101.997	101.997	101.997	3.250	101.116	101.116	101.116	3.250	100.458	100.458	100.458	3.250	100.395	100.395	100.395	3.250	102.764	102.764	102.764
3.375	102.313	102.313	102.313	3.375	102.251	102.251	102.251	3.375	101.278	101.278	101.278	3.375	100.644	100.644	100.644	3.375	100.592	100.592	100.592	3.375	102.993	102.993	102.993
3.500	102.516	102.516	102.516	3.500	102.453	102.453	102.453	3.500	101.408	101.408	101.408	3.500	100.790	100.790	100.790	3.500	100.727	100.727	100.727	3.500	103.180	103.180	103.180
3.625	102.783	102.783	102.783	3.625	102.720	102.720	102.720	3.625	101.578	101.578	101.578	3.625	100.988	100.988	100.988	3.625	100.925	100.925	100.925	3.625	103.419	103.419	103.419
3.750	102.187	102.187	102.187	3.750	102.187	102.187	102.187	3.750	99.946	99.946	99.946	3.750	98.776	98.776	98.776	3.750	98.776	98.776	98.776	3.750	102.426	102.426	102.426
3.875	102.482	102.482	102.482	3.875	102.482	102.482	102.482	3.875	99.680	99.680	99.680	3.875	98.988	98.988	98.988	3.875	98.988	98.988	98.988	3.875	102.693	102.693	102.693
3.990	102.675	102.675	102.675	3.990	102.675	102.675	102.675	3.990	99.767	99.767	99.767	3.990	99.103	99.103	99.103	3.990	99.103	99.103	99.103	3.990	102.858	102.858	102.858
4.000	102.775	102.775	102.775	4.000	102.775	102.775	102.775	4.000	99.867	99.867	99.867	4.000	99.203	99.203	99.203	4.000	99.203	99.203	99.203	4.000	102.958	102.958	102.958
4.125	103.023	103.023	103.023	4.125	103.023	103.023	103.023	4.125	100.026	100.026	100.026	4.125	99.383	99.383	99.383	4.125	99.383	99.383	99.383	4.125	103.184	103.184	103.184
4.250	103.639	103.639	103.639	4.250	102.672	102.672	102.672	4.250	99.009	99.009	99.009	4.250	98.806	98.806	98.806	4.250	98.809	98.809	98.809	4.250	102.276	102.276	102.276
4.375	103.108	103.108	103.108	4.375	103.155	103.155	103.155	4.375	99.122	99.122	99.122	4.375	98.922	98.922	98.922	4.375	98.922	98.922	98.922	4.375	102.397	102.397	102.397
4.500	103.586	103.586	103.586	4.500	103.644	103.644	103.644	4.500	99.192	99.192	99.192	4.500	98.952	98.952	98.952	4.500	98.952	98.952	98.952	4.500	102.651	102.651	102.651
4.625	103.897	103.897	103.897	4.625	103.959	103.959	103.959	4.625	99.276	99.276	99.276	4.625	99.076	99.076	99.076	4.625	99.076	99.076	99.076	4.625	102.886	102.886	102.886
4.750	104.119	104.119	104.119	4.750	104.182	104.182	104.182	4.750	99.375	99.375	99.375	4.750	99.175	99.175	99.175	4.750	99.175	99.175	99.175	4.750	103.087	103.087	103.087

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

Cash-Out Refinance*				
FICO ↓ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%
> 740	-0.375	-0.625	-0.625	-0.875
720 – 739	-0.375	-1.000	-1.000	-1.125
700 – 719	-0.375	-1.000	-1.000	-1.125
680 – 699	-0.375	-1.125	-1.125	-1.750
660 – 679	-0.625	-1.125	-1.125	-1.875
640 – 659	-0.625	-1.625	-1.625	-2.625
620 – 639	-0.625	-1.625	-1.625	-3.125

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

Product Features									
Product Feature ↓ \ 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	-3.75	-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 Ref	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/O Ref	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

* Not applicable to MH Advantage properties (identified by SFC 859 in conjunction with SFC 235).

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

* Not applicable to MH Advantage properties (identified by SEC 859 in conjunction with SEC 235)

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

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

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

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

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

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

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

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

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -.0118. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

9/7/2020

9/21/2020

10/5/2020

W. Rate Sheet Dated: 8/6/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

FNMA - OTC

30 Yr. Fixed				
Rate	30 Day	45 Day	60 Day	
2.250	N/A	N/A	N/A	
2.375	N/A	N/A	N/A	
2.500	N/A	N/A	N/A	
2.625	N/A	N/A	N/A	
2.750	N/A	N/A	N/A	
2.875	N/A	N/A	N/A	
3.000	N/A	N/A	N/A	
3.125	N/A	N/A	N/A	
3.250	N/A	N/A	N/A	
3.375	N/A	N/A	N/A	
3.500	N/A	N/A	N/A	
3.625	N/A	N/A	N/A	
3.750	N/A	N/A	N/A	
3.875	N/A	N/A	N/A	
4.000	N/A	N/A	N/A	
4.125	N/A	N/A	N/A	
4.250	N/A	N/A	N/A	
4.375	N/A	N/A	N/A	
4.500	N/A	N/A	N/A	
4.625	N/A	N/A	N/A	

20 Yr. Fixed				
Rate	30 Day	45 Day	60 Day	
1.625	N/A	N/A	N/A	
1.750	N/A	N/A	N/A	
1.875	N/A	N/A	N/A	
2.000	N/A	N/A	N/A	
2.125	N/A	N/A	N/A	
2.250	N/A	N/A	N/A	
2.375	N/A	N/A	N/A	
2.500	N/A	N/A	N/A	
2.625	N/A	N/A	N/A	
2.750	N/A	N/A	N/A	
2.875	N/A	N/A	N/A	
3.000	N/A	N/A	N/A	
3.125	N/A	N/A	N/A	
3.250	N/A	N/A	N/A	
3.375	N/A	N/A	N/A	
3.500	N/A	N/A	N/A	
3.625	N/A	N/A	N/A	
3.750	N/A	N/A	N/A	
3.875	N/A	N/A	N/A	
4.000	N/A	N/A	N/A	

15 Yr. Fixed				
Rate	30 Day	45 Day	60 Day	
1.375	N/A	N/A	N/A	
1.500	N/A	N/A	N/A	
1.625	N/A	N/A	N/A	
1.750	N/A	N/A	N/A	
1.875	N/A	N/A	N/A	
2.000	N/A	N/A	N/A	
2.125	N/A	N/A	N/A	
2.250	N/A	N/A	N/A	
2.375	N/A	N/A	N/A	
2.500	N/A	N/A	N/A	
2.625	N/A	N/A	N/A	
2.750	N/A	N/A	N/A	
2.875	N/A	N/A	N/A	
3.000	N/A	N/A	N/A	
3.125	N/A	N/A	N/A	
3.250	N/A	N/A	N/A	
3.375	N/A	N/A	N/A	
3.500	N/A	N/A	N/A	
3.625	N/A	N/A	N/A	
3.750	N/A	N/A	N/A	

30 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.375	N/A	N/A	N/A	
2.500	N/A	N/A	N/A	
2.625	N/A	N/A	N/A	
2.750	N/A	N/A	N/A	
2.875	N/A	N/A	N/A	
3.000	N/A	N/A	N/A	
3.125	N/A	N/A	N/A	
3.250	N/A	N/A	N/A	
3.375	N/A	N/A	N/A	
3.500	N/A	N/A	N/A	
3.625	N/A	N/A	N/A	
3.750	N/A	N/A	N/A	
3.875	N/A	N/A	N/A	

20 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.375	N/A	N/A	N/A	
2.500	N/A	N/A	N/A	
2.625	N/A	N/A	N/A	
2.750	N/A	N/A	N/A	
2.875	N/A	N/A	N/A	
3.000	N/A	N/A	N/A	
3.125	N/A	N/A	N/A	
3.250	N/A	N/A	N/A	
3.375	N/A	N/A	N/A	
3.500	N/A	N/A	N/A	
3.625	N/A	N/A	N/A	
3.750	N/A	N/A	N/A	
3.875	N/A	N/A	N/A	

15 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.000	N/A	N/A	N/A	
2.125	N/A	N/A	N/A	
2.250	N/A	N/A	N/A	
2.375	N/A	N/A	N/A	
2.500	N/A	N/A	N/A	
2.625	N/A	N/A	N/A	
2.750	N/A	N/A	N/A	
2.875	N/A	N/A	N/A	
3.000	N/A	N/A	N/A	
3.125	N/A	N/A	N/A	
3.250	N/A	N/A	N/A	
3.375	N/A	N/A	N/A	
3.500	N/A	N/A	N/A	

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	
720 – 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	
700 – 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	
680 – 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	

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

^Does not apply to MH Advantage products

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

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

Lock Desk Policy

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

Flood Certification = \$10.00

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

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

FHA ID# - 1358600006

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/7/2020

45 Day Lock Exp.:

9/21/2020

60 Day Lock Exp.:

10/5/2020

W. Rate Sheet Dated: 8/6/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FHLMC																															
30/25 Year						30/25 Year 105-125						30/25 Year >125						30/25 Year SC						30/25 Year SC 105-125							
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	100.647	100.647	100.647	3.375	101.704	101.704	101.704	3.375	101.704	101.704	101.704	2.750	100.066	100.066	100.066	3.375	100.469	100.469	100.469	2.750	100.647	100.647	100.647	3.375	101.704	101.704	101.704	3.375	101.704	101.704	101.704
2.875	101.208	101.208	101.208	3.500	101.975	101.975	101.975	3.500	101.975	101.975	101.975	2.875	100.627	100.627	100.627	3.500	100.740	100.740	100.740	2.875	100.874	100.874	100.874	3.500	101.975	101.975	101.975	3.500	101.975	101.975	101.975
2.990	101.487	101.487	101.487	3.625	102.229	102.229	102.229	3.625	102.229	102.229	102.229	2.990	100.906	100.906	100.906	3.625	100.994	100.994	100.994	2.990	101.006	101.006	101.006	3.625	102.229	102.229	102.229	3.625	102.229	102.229	102.229
3.000	101.587	101.587	101.587	3.750	101.637	101.637	101.637	3.750	101.637	101.637	101.637	3.000	100.106	100.106	100.106	3.750	99.597	99.597	99.597	3.000	100.106	100.106	100.106	3.750	101.637	101.637	101.637	3.750	101.637	101.637	101.637
3.125	101.905	101.905	101.905	3.875	101.987	101.987	101.987	3.875	101.987	101.987	101.987	3.125	101.324	101.324	101.324	3.875	99.947	99.947	99.947	3.125	101.324	101.324	101.324	3.875	101.987	101.987	101.987	3.875	101.987	101.987	101.987
3.250	102.109	102.109	102.109	3.990	102.174	102.174	102.174	3.990	102.174	102.174	102.174	3.250	100.874	100.874	100.874	3.990	100.134	100.134	100.134	3.250	100.874	100.874	100.874	3.990	102.174	102.174	102.174	3.990	102.174	102.174	102.174
3.375	102.579	102.579	102.579	4.000	102.274	102.274	102.274	4.000	102.274	102.274	102.274	3.375	101.344	101.344	101.344	4.000	100.234	100.234	100.234	3.375	101.344	101.344	101.344	4.000	102.274	102.274	102.274	4.000	102.274	102.274	102.274
3.500	102.850	102.850	102.850	4.125	102.434	102.434	102.434	4.125	102.434	102.434	102.434	3.500	101.615	101.615	101.615	4.125	100.394	100.394	100.394	3.500	101.615	101.615	101.615	4.125	102.434	102.434	102.434	4.125	102.434	102.434	102.434
3.625	103.104	103.104	103.104	4.250	101.982	101.982	101.982	4.250	101.982	101.982	101.982	3.625	101.869	101.869	101.869	4.250	99.630	99.630	99.630	3.625	101.869	101.869	101.869	4.250	101.982	101.982	101.982	4.250	101.982	101.982	101.982
3.750	102.512	102.512	102.512	4.375	102.269	102.269	102.269	4.375	102.269	102.269	102.269	3.750	100.472	100.472	100.472	4.375	99.917	99.917	99.917	3.750	100.472	100.472	100.472	4.375	102.269	102.269	102.269	4.375	102.269	102.269	102.269
3.875	102.862	102.862	102.862	4.500	103.310	103.310	103.310	4.500	103.310	103.310	103.310	3.875	100.822	100.822	100.822	4.500	99.958	99.958	99.958	3.875	100.822	100.822	100.822	4.500	103.310	103.310	103.310	4.500	103.310	103.310	103.310
3.990	103.049	103.049	103.049	4.625	102.426	102.426	102.426	4.625	102.426	102.426	102.426	3.990	101.009	101.009	101.009	4.625	100.074	100.074	100.074	3.990	101.009	101.009	101.009	4.625	102.426	102.426	102.426	4.625	102.426	102.426	102.426
4.000	103.149	103.149	103.149	4.750	102.454	102.454	102.454	4.750	102.454	102.454	102.454	4.000	101.109	101.109	101.109	4.750	99.855	99.855	99.855	4.000	101.109	101.109	101.109	4.750	102.454	102.454	102.454	4.750	102.454	102.454	102.454
4.125	103.309	103.309	103.309	4.875	102.729	102.729	102.729	4.875	102.729	102.729	102.729	4.125	101.269	101.269	101.269	4.875	100.130	100.130	100.130	4.125	101.269	101.269	101.269	4.875	102.729	102.729	102.729	4.875	102.729	102.729	102.729
4.250	102.857	102.857	102.857	4.990	102.893	102.893	102.893	4.990	102.893	102.893	102.893	4.250	100.505	100.505	100.505	4.990	100.294	100.294	100.294	4.250	100.505	100.505	100.505	4.990	102.893	102.893	102.893	4.990	102.893	102.893	102.893
4.375	103.144	103.144	103.144	5.000	102.993	102.993	102.993	5.000	102.993	102.993	102.993	4.375	100.792	100.792	100.792	5.000	100.394	100.394	100.394	4.375	100.792	100.792	100.792	5.000	102.993	102.993	102.993	5.000	102.993	102.993	102.993
4.500	103.435	103.435	103.435	5.125	103.291	103.291	103.291	5.125	103.291	103.291	103.291	4.500	101.083	101.083	101.083	5.125	100.542	100.542	100.542	4.500	101.083	101.083	101.083	5.125	103.291	103.291	103.291	5.125	103.291	103.291	103.291
4.625	103.551	103.551	103.551	5.250	103.043	103.043	103.043	5.250	103.043	103.043	103.043	4.625	101.199	101.199	101.199	5.250	100.144	100.144	100.144	4.625	101.199	101.199	101.199	5.250	103.043	103.043	103.043	5.250	103.043	103.043	103.043
4.750	103.579	103.579	103.579	5.375	104.300	104.300	104.300	5.375	104.300	104.300	104.300	4.750	100.980	100.980	100.980	5.375	101.251	101.251	101.251	4.750	100.980	100.980	100.980	5.375	104.300	104.300	104.300	5.375	104.300	104.300	104.300
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	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	100.469	100.469	100.469	2.750	100.714	100.714	100.714	3.375	102.161	102.161	102.161	3.375	102.161	102.161	102.161	2.750	101.724	101.724	101.724	3.375	102.161	102.161	102.161	2.750	101.724	101.724	101.724	3.375	102.161	102.161	102.161
3.500	100.740	100.740	100.740	2.875	101.322	101.322	101.322	3.500	102.472	102.472	102.472	3.500	102.472	102.472	102.472	2.875	102.027	102.027	102.027	3.500	102.472	102.472	102.472	2.875	102.027	102.027	102.027	3.500	102.472	102.472	102.472
3.625	100.994	100.994	100.994	2.990	101.646	101.646	101.646	3.625	102.713	102.713	102.713	3.625	102.713	102.713	102.713	2.990	102.188	102.188	102.188	3.625	102.713	102.713	102.713	2.990	102.188	102.188	102.188	3.625	102.713	102.713	102.713
3.750	99.597	99.597	99.597	3.000	101.746	101.746	101.746	3.750	102.018	102.018	102.018	3.750	102.018	102.018	102.018	3.000	102.288	102.288	102.288	3.750	102.018	102.018	102.018	3.000	102.288	102.288	102.288	3.750	102.018	102.018	102.018
3.875	99.947	99.947	99.947	3.125	102.024	102.024	102.024	3.875	102.364	102.364	102.364	3.875	102.364	102.364	102.364	3.125	102.326	102.326	102.326	3.875	102.364	102.364	102.364	3.125	102.326	102.326	102.326	3.875	102.364	102.364	102.364
3.990	100.134	100.134	100.134	3.250	102.273	102.273	102.273	3.990	102.554	102.554	102.554	3.990	102.554	102.554	102.554	3.250	102.480	102.480	102.480	3.990	102.554	102.554	102.554	3.250	102.480	102.480	102.480	3.990	102.554	102.554	102.554
4.000	100.234	100.234	100.234	3.375	102.661	102.661	102.661	4.000	102.654	102.654	102.654	4.000	102.654	102.654	102.654	3.375	102.771	102.771	102.771	4.000	102.654	102.654	102.654	3.375	102.771	102.771	102.771	4.000	102.654	102.654	102.654
4.125	100.394	100.394	100.394	3.500	102.972	102.972	102.972	4.125	102.819	102.819	102.819	4.125	102.819	102.819	102.819	3.500	102.940	102.940	102.940	4.125	102.819	102.819	102.819	3.500	102.940	102.940	102.940	4.125	102.819	102.819	102.819
4.250	99.630	99.630	99.630	3.625	103.213	103.213	103.213	4.250	103.001	103.001	103.001	4.250	103.001	103.001	103.001	3.625	102.256	102.256	102.256	4.250	103.001	103.001	103.001	3.625	102.256	102.256	102.256	4.250	103.001	103.001	103.001
4.375	99.917	99.917	99.917	3.750	102.518	102.518	102.518	4.375	103.187	103.187	103.187	4.375	103.187	103.187	103.187	3.750	102.545	102.545	102.545	4.375	103.187	103.187	103.187	3.750	102.545	102.545	102.545	4.375	103.187	103.187	103.187
4.500	99.958	99.958	99.958	3.875	102.864	102.864	102.864	4.500	102.598	102.598	102.598	4.500	102.598	102.598	102.598	3.875	102.681	102.681	102.681	4.500	102.598	102.598	102.598	3.875	102.681	102.681	102.681	4.500	102.598	102.598	102.598
4.625	100.074	100.074	100.074	3.990	103.054	103.054	103.054	4.625	102.721	102.721	102.721	4.625	102.721	102.721	102.721	3.990	102.879	102.879	102.879	4.625	102.721	102.721	102.721	3.990	102.879	102.879	102.879	4.625	102.721		



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.:

9/7/2020

45 Day Lock Exp.:

9/21/2020

60 Day Lock Exp.:

10/5/2020

W. Rate Sheet Dated: 8/6/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Home Possible																			
30/25 Year				20 Year				15 Year				Super Conforming - 30-20 Year				Super Conforming - 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	100.742	100.742	100.742	2.750	100.812	100.812	100.812	2.750	101.794	101.794	101.794	2.750	99.811	99.811	99.811	2.750	100.531	100.531	100.531
2.875	101.332	101.332	101.332	2.875	101.451	101.451	101.451	2.875	102.110	102.110	102.110	2.875	100.401	100.401	100.401	2.875	100.847	100.847	100.847
2.990	101.637	101.637	101.637	2.990	101.799	101.799	101.799	2.990	102.281	102.281	102.281	2.990	100.706	100.706	100.706	2.990	101.018	101.018	101.018
3.000	101.737	101.737	101.737	3.000	101.899	101.899	101.899	3.000	102.381	102.381	102.381	3.000	100.806	100.806	100.806	3.000	101.118	101.118	101.118
3.125	102.077	102.077	102.077	3.125	102.194	102.194	102.194	3.125	102.407	102.407	102.407	3.125	101.146	101.146	101.146	3.125	100.332	100.332	100.332
3.250	102.240	102.240	102.240	3.250	102.411	102.411	102.411	3.250	102.567	102.567	102.567	3.250	100.655	100.655	100.655	3.250	100.492	100.492	100.492
3.375	102.738	102.738	102.738	3.375	102.819	102.819	102.819	3.375	102.868	102.868	102.868	3.375	101.153	101.153	101.153	3.375	100.793	100.793	100.793
3.500	103.023	103.023	103.023	3.500	103.144	103.144	103.144	3.500	103.041	103.041	103.041	3.500	101.438	101.438	101.438	3.500	100.966	100.966	100.966
3.625	103.289	103.289	103.289	3.625	103.396	103.396	103.396	3.625	103.319	103.319	103.319	3.625	101.704	101.704	101.704	3.625	99.056	99.056	99.056
3.750	102.622	102.622	102.622	3.750	102.629	102.629	102.629	3.750	102.617	102.617	102.617	3.750	100.232	100.232	100.232	3.750	99.354	99.354	99.354
3.875	102.987	102.987	102.987	3.875	102.991	102.991	102.991	3.875	102.760	102.760	102.760	3.875	100.597	100.597	100.597	3.875	99.497	99.497	99.497
3.990	103.185	103.185	103.185	3.990	103.193	103.193	103.193	3.990	102.971	102.971	102.971	3.990	100.795	100.795	100.795	3.990	99.708	99.708	99.708
4.000	103.285	103.285	103.285	4.000	103.293	103.293	103.293	4.000	103.071	103.071	103.071	4.000	100.895	100.895	100.895	4.000	99.808	99.808	99.808
4.125	103.444	103.444	103.444	4.125	103.463	103.463	103.463	4.125	102.310	102.310	102.310	4.125	101.054	101.054	101.054	4.125	98.672	98.672	98.672
4.250	102.959	102.959	102.959	4.250	103.605	103.605	103.605	4.250	102.512	102.512	102.512	4.250	100.257	100.257	100.257	4.250	98.874	98.874	98.874
4.375	103.252	103.252	103.252	4.375	103.798	103.798	103.798	4.375	102.730	102.730	102.730	4.375	100.550	100.550	100.550	4.375	99.092	99.092	99.092
4.500	103.549	103.549	103.549	4.500	103.963	103.963	103.963	4.500	102.870	102.870	102.870	4.500	100.847	100.847	100.847	4.500	99.232	99.232	99.232
4.625	103.666	103.666	103.666	4.625	104.088	104.088	104.088	4.625	102.845	102.845	102.845	4.625	100.964	100.964	100.964	4.625	98.613	98.613	98.613
4.750	103.639	103.639	103.639	4.750	104.322	104.322	104.322	4.750	102.939	102.939	102.939	4.750	100.690	100.690	100.690	4.750	99.933	99.933	99.933

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/7/2020

45 Day Lock Exp.:

9/21/2020

60 Day Lock Exp.:

10/5/2020

W. Rate Sheet Dated: 8/6/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Non-Conforming "Jumbo"

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

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

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

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

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

Lock Desk Policy

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

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

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

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

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