AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **9/6/2019**
45 Day Lock Exp.: **9/23/2019**
60 Day Lock Exp.: **10/7/2019**

W. Rate Sheet Dated: **8/7/2019** **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	102.695	102.545	102.395	3.375	102.164	102.014	101.864	2.375	99.488	99.338	99.188	3.125	99.542	99.392	99.242
3.500	103.239	103.089	102.939	3.500	102.561	102.411	102.261	2.500	99.976	99.826	99.676	3.250	99.591	99.441	99.291
3.625	103.775	103.625	103.475	3.625	102.977	102.827	102.677	2.625	100.458	100.308	100.158	3.375	99.943	99.793	99.643
3.750	103.034	102.884	102.734	3.750	102.546	102.396	102.246	2.750	99.835	99.685	99.535	3.500	99.520	99.370	99.220
3.875	103.563	103.413	103.263	3.875	102.945	102.795	102.645	2.875	100.321	100.171	100.021	3.625	99.647	99.497	99.347
4.000	104.019	103.869	103.719	4.000	103.304	103.154	103.004	3.000	100.791	100.641	100.491	Margin = 2.250		Index = 1.940	
4.125	104.452	104.302	104.152	4.125	103.633	103.483	103.333	3.125	101.257	101.107	100.957				
4.250	103.209	103.109	103.009	4.250	102.713	102.613	102.513	3.250	101.693	101.543	101.393				
4.375	103.669	103.569	103.469	4.375	103.052	102.952	102.852	3.375	102.105	101.955	101.805				
4.500	104.070	103.970	103.870	4.500	103.177	103.077	102.977	3.500	102.479	102.329	102.179				
4.625	104.489	104.389	104.289	4.625	103.408	103.308	103.208	3.625	102.873	102.723	102.573				
4.750	104.614	104.514	104.414	4.750	103.119	103.019	102.919	3.750	102.838	102.688	102.538				
4.875	104.031	103.931	103.831	4.875	103.398	103.298	103.198	3.875	103.214	103.064	102.914				
5.000	104.345	104.245	104.145	5.000	103.649	103.549	103.449	4.000	103.550	103.400	103.250				
5.125	104.701	104.601	104.501	5.125	103.880	103.780	103.680	4.125	103.858	103.708	103.558				
5.250	104.027	103.927	103.827	5.250	103.622	103.522	103.422	4.250	103.243	103.093	102.943				
5.375	104.301	104.201	104.101	5.375	103.901	103.801	103.701	4.375	103.563	103.413	103.263				
5.500	104.656	104.556	104.456	5.500	104.152	104.052	103.952	4.500	103.657	103.507	103.357				
5.625	104.949	104.849	104.749	5.625	104.383	104.283	104.183	4.625	103.872	103.722	103.572				

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	101.545	101.395	101.245	3.375	101.164	101.014	100.864	2.375	98.488	98.338	98.188	3.125	98.542	98.392	98.242
3.500	102.089	101.939	101.789	3.500	101.561	101.411	101.261	2.500	98.976	98.826	98.676	3.250	98.591	98.441	98.291
3.625	102.625	102.475	102.325	3.625	101.977	101.827	101.677	2.625	99.458	99.308	99.158	3.375	98.943	98.793	98.643
3.750	101.884	101.734	101.584	3.750	101.546	101.396	101.246	2.750	98.835	98.685	98.535	3.500	98.520	98.370	98.220
3.875	102.413	102.263	102.113	3.875	101.945	101.795	101.645	2.875	99.321	99.171	99.021	3.625	98.647	98.497	98.347
4.000	102.869	102.719	102.569	4.000	102.304	102.154	102.004	3.000	99.791	99.641	99.491	Margin = 2.250		Index = 1.940	
4.125	103.302	103.152	103.002	4.125	102.633	102.483	102.333	3.125	100.257	100.107	99.957	**30 Year OTC** "Borrower Paid Only for USDA"			
4.250	102.059	101.959	101.859	4.250	101.713	101.613	101.513	3.250	100.693	100.543	100.393	Rate	30 Day	45 Day	60 Day
4.375	102.519	102.419	102.319	4.375	102.052	101.952	101.852	3.375	101.105	100.955	100.805	3.875	102.013	101.763	101.513
4.500	102.920	102.820	102.720	4.500	102.177	102.077	101.977	3.500	101.479	101.329	101.179	4.000	102.469	102.219	101.969
4.625	103.339	103.239	103.139	4.625	102.408	102.308	102.208	3.625	101.873	101.723	101.573	4.125	102.902	102.652	102.402
4.750	103.464	103.364	103.264	4.750	102.119	102.019	101.919	3.750	101.838	101.688	101.538	4.375	102.119	101.869	101.619
4.875	102.881	102.781	102.681	4.875	102.398	102.298	102.198	3.875	102.214	102.064	101.914	4.500	102.520	102.270	102.020
5.000	103.195	103.095	102.995	5.000	102.649	102.549	102.449	4.000	102.550	102.400	102.250	4.625	102.939	102.689	102.439
5.125	103.551	103.451	103.351	5.125	102.880	102.780	102.680	4.125	102.858	102.708	102.558	4.875	102.481	102.231	101.981
5.250	102.877	102.777	102.677	5.250	102.622	102.522	102.422	4.250	102.243	102.093	101.943	5.000	102.795	102.545	102.295
5.375	103.151	103.051	102.951	5.375	102.901	102.801	102.701	4.375	102.563	102.413	102.263	5.125	103.151	102.901	102.651
5.500	103.506	103.406	103.306	5.500	103.152	103.052	102.952	4.500	102.657	102.507	102.357	5.500	103.106	102.856	102.606
5.625	103.799	103.699	103.599	5.625	103.383	103.283	103.183	4.625	102.872	102.722	102.572	5.625	103.399	103.149	102.899

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

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:	8/7/2019	4.250%

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	101.512	101.262	101.012
5.750	102.000	101.750	101.500	5.750	102.396	102.146	101.896
5.875	102.250	102.000	101.750	5.875	102.675	102.425	102.175
6.250	102.750	102.500	102.250	6.250	102.837	102.587	102.337
Lender paid price cap after comp plan = 100.000							

DPA Advantage Adjustment

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

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

Rate	30 Day	45 Day	60 Day
3.875	99.263	99.013	98.763
4.000	99.719	99.469	99.219
4.125	100.152	99.902	99.652
4.375	99.369	99.119	98.869
4.500	99.770	99.520	99.270
4.625	100.189	99.939	99.689
4.875	99.731	99.481	99.231
5.000	100.045	99.795	99.545
5.125	100.401	100.151	99.901
5.500	100.356	100.106	99.856
5.625	100.649	100.399	100.149

Lock Desk Policy

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

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

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

For use by mortgage professionals only and should not be distributed to borrowers. Tax Service Fee = $80.00 "FHA only" (IA & ME exempt)

AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **9/6/2019**
45 Day Lock Exp.: **9/23/2019**
60 Day Lock Exp.: **10/7/2019**

W. Rate Sheet Dated: **8/7/2019** **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	101.358	101.208	101.058	3.375	101.256	101.106	100.956	2.375	96.768	96.618	96.468	3.125	99.215	99.065	98.915
3.500	101.901	101.751	101.601	3.500	101.653	101.503	101.353	2.500	97.256	97.106	96.956	3.250	99.263	99.113	98.963
3.625	102.437	102.287	102.137	3.625	102.069	101.919	101.769	2.625	97.738	97.588	97.438	3.375	99.616	99.466	99.316
3.750	101.509	101.359	101.209	3.750	101.451	101.301	101.151	2.750	98.928	98.778	98.628	3.500	99.192	99.042	98.892
3.875	102.038	101.888	101.738	3.875	101.850	101.700	101.550	2.875	99.413	99.263	99.113	3.625	99.319	99.169	99.019
4.000	102.494	102.344	102.194	4.000	102.209	102.059	101.909	3.000	99.884	99.734	99.584	Margin = 2.250		Index = 1.940	
4.125	102.927	102.777	102.627	4.125	102.538	102.388	102.238	3.125	100.349	100.199	100.049				
4.250	101.934	101.834	101.734	4.250	101.868	101.768	101.668	3.250	100.785	100.635	100.485				
4.375	102.394	102.294	102.194	4.375	102.207	102.107	102.007	3.375	101.197	101.047	100.897				
4.500	102.795	102.695	102.595	4.500	102.332	102.232	102.132	3.500	101.572	101.422	101.272				
4.625	103.214	103.114	103.014	4.625	102.563	102.463	102.363	3.625	101.965	101.815	101.665				
4.750	103.339	103.239	103.139	4.750	102.274	102.174	102.074	3.750	101.743	101.593	101.443				
4.875	102.756	102.656	102.556	4.875	102.553	102.453	102.353	3.875	102.119	101.969	101.819				
5.000	103.070	102.970	102.870	5.000	102.804	102.704	102.604	4.000	102.455	102.305	102.155				
5.125	103.426	103.326	103.226	5.125	103.035	102.935	102.835	4.125	102.763	102.613	102.463				
5.250	102.689	102.589	102.489	5.250	102.715	102.615	102.515	4.250	102.398	102.248	102.098				
5.375	102.964	102.864	102.764	5.375	102.994	102.894	102.794	4.375	102.718	102.568	102.418				
5.500	103.318	103.218	103.118	5.500	103.245	103.145	103.045	4.500	102.812	102.662	102.512				
5.625	103.612	103.512	103.412	5.625	103.476	103.376	103.276	4.625	103.027	102.877	102.727				

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	100.208	100.058	99.908	3.375	99.826	99.676	99.526	2.375	97.088	96.938	96.788	3.125	97.205	97.055	96.905
3.500	100.751	100.601	100.451	3.500	100.223	100.073	99.923	2.500	97.576	97.426	97.276	3.250	97.253	97.103	96.953
3.625	101.287	101.137	100.987	3.625	100.639	100.489	100.339	2.625	98.058	97.908	97.758	3.375	97.606	97.456	97.306
3.750	100.359	100.209	100.059	3.750	100.021	99.871	99.721	2.750	98.279	98.129	97.979	3.500	97.182	97.032	96.882
3.875	100.888	100.738	100.588	3.875	100.420	100.270	100.120	2.875	98.765	98.615	98.465	3.625	97.309	97.159	97.009
4.000	101.344	101.194	101.044	4.000	100.779	100.629	100.479	3.000	99.235	99.085	98.935	Margin = 2.250		Index = 1.940	
4.125	101.777	101.627	101.477	4.125	101.108	100.958	100.808	3.125	99.700	99.550	99.400	**30 Year OTC** "Borrower Paid Only for USDA"			
4.250	100.784	100.684	100.584	4.250	100.438	100.338	100.238	3.250	99.855	99.705	99.555	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.375	101.244	101.144	101.044	4.375	100.777	100.677	100.577	3.375	100.267	100.117	99.967	3.875	100.488	100.238	99.988
4.500	101.645	101.545	101.445	4.500	100.902	100.802	100.702	3.500	100.642	100.492	100.342	4.000	100.944	100.694	100.444
4.625	102.064	101.964	101.864	4.625	101.133	101.033	100.933	3.625	101.035	100.885	100.735	4.125	101.377	101.127	100.877
4.750	102.189	102.089	101.989	4.750	100.844	100.744	100.644	3.750	100.563	100.413	100.263	4.375	100.844	100.594	100.344
4.875	101.606	101.506	101.406	4.875	101.123	101.023	100.923	3.875	100.939	100.789	100.639	4.500	101.245	100.995	100.745
5.000	101.920	101.820	101.720	5.000	101.374	101.274	101.174	4.000	101.275	101.125	100.975	4.625	101.664	101.414	101.164
5.125	102.276	102.176	102.076	5.125	101.605	101.505	101.405	4.125	101.583	101.433	101.283	4.875	101.206	100.956	100.706
5.250	101.539	101.439	101.339	5.250	101.285	101.185	101.085	4.250	100.593	100.443	100.293	5.000	101.520	101.270	101.020
5.375	101.814	101.714	101.614	5.375	101.564	101.464	101.364	4.375	100.913	100.763	100.613	5.125	101.876	101.626	101.376
5.500	102.168	102.068	101.968	5.500	101.815	101.715	101.615	4.500	101.007	100.857	100.707	5.500	101.768	101.518	101.268
5.625	102.462	102.362	102.262	5.625	102.046	101.946	101.846	4.625	101.222	101.072	100.922	5.625	102.062	101.812	101.562

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

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

Specialty Adjustment

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

Max USDA-GRH Rate

Today:	8/7/2019	4.250%

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	98.313	98.063	97.813	5.250	99.825	99.575	99.325
5.750	99.859	99.609	99.359	5.750	100.255	100.005	99.755
5.875	100.109	99.859	99.609	5.875	100.534	100.284	100.034
6.250	99.250	99.000	98.750	6.250	99.337	99.087	98.837
Lender paid price cap after comp plan = 100.000							

DPA Advantage Adjustment

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

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

Rate	**30 Day**	**45 Day**	**60 Day**
3.875	97.738	97.488	97.238
4.000	98.194	97.944	97.694
4.125	98.627	98.377	98.127
4.375	98.094	97.844	97.594
4.500	98.495	98.245	97.995
4.625	98.914	98.664	98.414
4.875	98.456	98.206	97.956
5.000	98.770	98.520	98.270
5.125	99.126	98.876	98.626
5.500	99.018	98.768	98.518
5.625	99.312	99.062	98.812

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
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Lockdesk Phone: 1-877-588-2706 | 30 Day Lock Exp.: 9/6/2019
Lockdesk Hours: 10:00 am ET - 11:00 pm ET | 45 Day Lock Exp.: 9/23/2019
60 Day Lock Exp.: 10/7/2019

W. Rate Sheet Dated: 8/7/2019 **Release Time: 10:00 am ET** Prices are subject to change without notice.

Conforming FNMA

30/25 Year

Rate	30 Day	45 Day	60 Day
3.250	100.314	100.214	100.114
3.375	100.933	100.833	100.733
3.500	101.424	101.324	101.224
3.625	101.797	101.697	101.597
3.750	101.931	101.831	101.731
3.875	102.418	102.318	102.218
3.990	102.906	102.806	102.706
4.000	103.006	102.906	102.806
4.125	103.127	103.027	102.927
4.250	103.001	102.901	102.801
4.375	103.342	103.242	103.142
4.500	103.690	103.590	103.490
4.625	103.695	103.595	103.495
4.750	103.661	103.561	103.461
4.875	104.002	103.902	103.802
4.990	104.241	104.141	104.041
5.000	104.341	104.241	104.141
5.125	104.576	104.476	104.376
5.250	105.049	104.949	104.849

30/25 Year 105-125

Rate	30 Day	45 Day	60 Day
3.000	96.624	96.524	96.424
3.125	97.787	97.687	97.587
3.250	98.858	98.758	98.658
3.375	99.552	99.452	99.352
3.500	100.092	99.992	99.892
3.625	100.506	100.406	100.306
3.750	101.036	100.936	100.836
3.875	101.587	101.487	101.387
3.990	102.139	102.039	101.939
4.000	102.239	102.139	102.039
4.125	102.375	102.275	102.175
4.250	102.563	102.463	102.363
4.375	103.009	102.909	102.809
4.500	103.395	103.295	103.195
4.625	103.565	103.465	103.365
4.750	104.226	104.126	104.026
4.875	104.611	104.511	104.411
4.990	104.931	104.831	104.731
5.000	105.031	104.931	104.831

30/25 Year >125

Rate	30 Day	45 Day	60 Day
3.125	97.538	97.438	97.338
3.250	98.667	98.567	98.467
3.375	99.365	99.265	99.165
3.500	99.905	99.805	99.705
3.625	100.319	100.219	100.119
3.750	100.937	100.837	100.737
3.875	101.494	101.394	101.294
3.990	102.046	101.946	101.846
4.000	102.146	102.046	101.946
4.125	102.282	102.182	102.082
4.250	102.653	102.553	102.453
4.375	103.102	103.002	102.902
4.500	103.489	103.389	103.289
4.625	103.659	103.559	103.459
4.750	104.129	104.029	103.929
4.875	104.517	104.417	104.317
4.990	104.792	104.692	104.592
5.000	104.892	104.792	104.692
5.125	105.627	105.527	105.427

30/25 Year High Balance

Rate	30 Day	45 Day	60 Day
4.000	102.397	102.297	102.197
4.125	102.597	102.497	102.397
4.250	102.331	102.231	102.131
4.375	102.753	102.653	102.553
4.500	103.146	103.046	102.946
4.625	103.118	103.018	102.918
4.750	102.421	102.321	102.221
4.875	102.855	102.755	102.655
4.990	103.182	103.082	102.982
5.000	103.282	103.182	103.082
5.125	103.482	103.382	103.282
5.250	103.296	103.196	103.096
5.375	103.705	103.605	103.505
5.500	104.093	103.993	103.893
5.625	104.325	104.225	104.125
5.750	103.450	103.350	103.250
5.875	103.884	103.784	103.684
5.990	104.234	104.134	104.034
6.000	104.334	104.234	104.134

30/25 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
3.875	101.161	101.061	100.961
3.990	101.530	101.430	101.330
4.000	101.630	101.530	101.430
4.125	101.845	101.745	101.645
4.250	101.893	101.793	101.693
4.375	102.420	102.320	102.220
4.500	102.851	102.751	102.651
4.625	102.988	102.888	102.788
4.750	102.421	102.321	102.221
4.875	102.855	102.755	102.655
4.990	103.182	103.082	102.982
5.000	103.282	103.182	103.082
5.125	103.482	103.382	103.282
5.250	103.296	103.196	103.096
5.375	103.705	103.605	103.505
5.500	104.093	103.993	103.893
5.625	104.325	104.225	104.125
5.750	103.450	103.350	103.250
5.875	103.884	103.784	103.684

30/25 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
3.625	99.931	99.831	99.731
3.750	100.503	100.403	100.303
3.875	101.068	100.968	100.868
3.990	101.437	101.337	101.237
4.000	101.537	101.437	101.337
4.125	101.752	101.652	101.552
4.250	101.983	101.883	101.783
4.375	102.513	102.413	102.313
4.500	102.945	102.845	102.745
4.625	103.082	102.982	102.882
4.750	102.421	102.321	102.221
4.875	102.855	102.755	102.655
4.990	103.182	103.082	102.982
5.000	103.282	103.182	103.082
5.125	103.482	103.382	103.282
5.250	103.296	103.196	103.096
5.375	103.705	103.605	103.505
5.500	104.093	103.993	103.893
5.625	104.325	104.225	104.125

20 Year

Rate	30 Day	45 Day	60 Day
3.250	100.502	100.402	100.302
3.375	100.989	100.889	100.789
3.500	101.357	101.257	101.157
3.625	101.924	101.824	101.724
3.750	102.531	102.431	102.331
3.875	102.887	102.787	102.687
3.990	103.218	103.118	103.018
4.000	103.318	103.218	103.118
4.125	103.559	103.459	103.359
4.250	103.389	103.289	103.189
4.375	103.696	103.596	103.496
4.500	104.090	103.990	103.890
4.625	103.961	103.861	103.761
4.750	103.922	103.822	103.722
4.875	104.239	104.139	104.039
4.990	104.490	104.390	104.290
5.000	104.590	104.490	104.390
5.125	104.761	104.661	104.561
5.250	105.163	105.063	104.963

20 Year 105-125

Rate	30 Day	45 Day	60 Day
3.625	101.389	101.289	101.189
3.750	101.616	101.516	101.416
3.875	102.100	102.000	101.900
3.990	102.653	102.553	102.453
4.000	102.753	102.653	102.553
4.125	102.856	102.756	102.656
4.250	102.319	102.219	102.119
4.375	102.731	102.631	102.531
4.500	103.132	103.032	102.932
4.625	103.283	103.183	103.083
4.750	103.049	102.949	102.849
4.875	103.407	103.307	103.207
4.990	103.673	103.573	103.473
5.000	103.773	103.673	103.573
5.125	104.025	103.925	103.825
5.250	104.486	104.386	104.286
5.375	104.697	104.597	104.497
5.500	104.908	104.808	104.708
5.625	105.116	105.016	104.916

20 Year >125

Rate	30 Day	45 Day	60 Day
3.750	101.459	101.259	101.259
3.875	101.944	101.744	101.744
3.990	102.497	102.297	102.297
4.000	102.597	102.397	102.397
4.125	102.700	102.500	102.500
4.250	102.256	102.056	102.056
4.375	102.668	102.468	102.468
4.500	103.069	102.869	102.869
4.625	103.220	103.020	103.020
4.750	102.986	102.786	102.786
4.875	103.345	103.145	103.145
4.990	103.611	103.411	103.411
5.000	103.711	103.511	103.511
5.125	103.962	103.762	103.762
5.250	104.329	104.129	104.129
5.375	104.540	104.340	104.340
5.500	104.752	104.552	104.552
5.625	104.960	104.760	104.760
5.750	105.501	105.301	105.301

15 Year

Rate	30 Day	45 Day	60 Day
3.125	101.576	101.476	101.376
3.250	101.656	101.556	101.456
3.375	101.952	101.852	101.752
3.500	102.136	102.036	101.936
3.625	102.832	102.732	102.632
3.750	102.707	102.607	102.507
3.875	102.744	102.644	102.544
3.990	102.890	102.790	102.690
4.000	102.990	102.890	102.790
4.125	103.700	103.600	103.500
4.250	103.816	103.716	103.616
4.375	104.143	104.043	103.943
4.500	104.465	104.365	104.265
4.625	104.421	104.321	104.221
4.750	104.149	104.049	103.949
4.875	104.341	104.241	104.141
4.990	104.353	104.253	104.153
5.000	104.453	104.353	104.253
5.125	104.573	104.473	104.373

15 Year 105-125

Rate	30 Day	45 Day	60 Day
3.125	99.933	99.833	99.733
3.250	100.255	100.155	100.055
3.375	100.581	100.481	100.381
3.500	101.025	100.925	100.825
3.625	101.555	101.455	101.355
3.750	101.923	101.823	101.723
3.875	102.004	101.904	101.804
3.990	102.416	102.316	102.216
4.000	102.516	102.416	102.316
4.125	103.096	102.996	102.896
4.250	103.498	103.398	103.298
4.375	103.860	103.760	103.660
4.500	104.215	104.115	104.015
4.625	104.514	104.414	104.314
4.750	104.062	103.962	103.862
4.875	104.500	104.400	104.300
4.990	104.939	104.839	104.739
5.000	105.039	104.939	104.839
5.125	105.480	105.380	105.280

15 Year >125

Rate	30 Day	45 Day	60 Day
3.125	99.933	99.733	99.733
3.250	100.255	100.055	100.055
3.375	100.581	100.381	100.381
3.500	101.012	100.812	100.812
3.625	101.555	101.355	101.355
3.750	101.923	101.723	101.723
3.875	101.977	101.777	101.777
3.990	102.403	102.203	102.203
4.000	102.503	102.303	102.303
4.125	103.096	102.896	102.896
4.250	103.498	103.298	103.298
4.375	103.860	103.660	103.660
4.500	104.215	104.015	104.015
4.625	104.514	104.314	104.314
4.750	104.028	103.828	103.828
4.875	104.476	104.276	104.276
4.990	104.929	104.523	104.614
5.000	105.029	104.623	104.714
5.125	105.480	104.889	105.030

15 Year High Balance

Rate	30 Day	45 Day	60 Day
3.125	101.083	100.883	100.883
3.250	101.281	101.081	101.081
3.375	101.483	101.283	101.283
3.500	101.747	101.547	101.547
3.625	102.086	101.886	101.886
3.750	102.323	102.123	102.123
3.875	102.338	102.138	102.138
3.990	102.363	102.163	102.163
4.000	102.463	102.263	102.263
4.125	102.984	102.784	102.784
4.250	103.028	102.828	102.828
4.375	103.253	103.053	103.053
4.500	103.472	103.272	103.272
4.625	103.652	103.452	103.452
4.750	102.804	102.604	102.604
4.875	102.932	102.732	102.732
4.990	102.906	102.706	102.706
5.000	103.006	102.806	102.806
5.125	103.083	102.883	102.883

15 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
3.125	99.440	99.240	99.240
3.250	99.880	99.680	99.680
3.375	100.112	99.912	99.912
3.500	100.636	100.436	100.436
3.625	100.809	100.609	100.609
3.750	101.539	101.339	101.339
3.875	101.598	101.398	101.398
3.990	101.889	101.689	101.689
4.000	101.989	101.789	101.789
4.125	102.380	102.180	102.180
4.250	102.710	102.510	102.510
4.375	102.970	102.770	102.770
4.500	103.222	103.022	103.022
4.625	103.652	103.452	103.452
4.750	102.717	102.517	102.517
4.875	102.932	102.732	102.732
4.990	102.906	102.494	102.587
5.000	103.006	102.594	102.687
5.125	103.083	102.492	102.633

15 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
3.125	99.440	99.240	99.240
3.250	99.880	99.680	99.680
3.375	100.112	99.912	99.912
3.500	100.623	100.423	100.423
3.625	100.809	100.609	100.609
3.750	101.539	101.339	101.339
3.875	101.571	101.371	101.371
3.990	101.876	101.676	101.676
4.000	101.976	101.776	101.776
4.125	102.380	102.180	102.180
4.250	102.710	102.510	102.510
4.375	102.970	102.770	102.770
4.500	103.222	103.022	103.022
4.625	103.652	103.452	103.452
4.750	102.683	102.483	102.483
4.875	102.932	102.732	102.732
4.990	102.906	102.500	102.591
5.000	103.006	102.600	102.691
5.125	103.083	102.492	102.633

10 Year

Rate	30 Day	45 Day	60 Day
3.125	101.579	101.379	101.379
3.250	101.628	101.428	101.428
3.375	101.902	101.702	101.702
3.500	102.084	101.884	101.884
3.625	102.789	102.589	102.589
3.750	102.609	102.409	102.409
3.875	102.644	102.444	102.444
3.990	102.832	102.632	102.632
4.000	102.932	102.732	102.732
4.125	103.774	103.574	103.574
4.250	103.673	103.473	103.473
4.375	103.996	103.796	103.796
4.500	104.318	104.118	104.118
4.625	104.274	104.074	104.074
4.750	103.664	103.464	103.464
4.875	103.854	103.654	103.654
4.990	103.865	103.665	103.665
5.000	103.965	103.765	103.765
5.125	104.085	103.885	103.885

Applicable for all mortgages with greater than 15 year terms

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

Cash-Out Refinance*

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

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

Product Features

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

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

All Loan Type Adjustments

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

High LTV Refi Option LLPA Caps

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

HomeReady LLPA Caps*

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

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

Mortgages with Subordinate Financing *

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

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

Lock Desk Policy

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

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

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

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

AFR

AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **9/6/2019**
45 Day Lock Exp.: **9/23/2019**
60 Day Lock Exp.: **10/7/2019**

W. Rate Sheet Dated: **8/7/2019** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Conforming FHLMC

30/25 Year

Rate	30 Day	45 Day	60 Day
3.250	100.534	100.394	100.334
3.375	101.172	101.034	100.972
3.500	101.542	101.408	101.342
3.625	101.884	101.753	101.684
3.750	102.217	102.117	102.017
3.875	102.672	102.572	102.472
3.990	103.074	102.974	102.874
4.000	103.174	103.074	102.974
4.125	103.174	103.074	102.974
4.250	103.178	103.078	102.978
4.375	103.528	103.428	103.328
4.500	103.757	103.657	103.557
4.625	103.766	103.666	103.566
4.750	103.858	103.758	103.658
4.875	104.134	104.034	103.934
4.990	104.267	104.167	104.067
5.000	104.367	104.267	104.167
5.125	104.764	104.664	104.564
5.250	105.079	104.979	104.879

30/25 Year 105-125

Rate	30 Day	45 Day	60 Day
3.375	100.922	100.784	100.722
3.500	101.292	101.158	101.092
3.625	101.634	101.503	101.434
3.750	101.967	101.867	101.767
3.875	102.422	102.322	102.222
3.990	102.699	102.599	102.499
4.000	102.799	102.699	102.599
4.125	102.799	102.699	102.599
4.250	102.803	102.703	102.603
4.375	103.153	103.053	102.953
4.500	103.132	103.032	102.932
4.625	103.141	103.041	102.941
4.750	103.233	103.133	103.033
4.875	103.509	103.409	103.309
4.990	103.267	103.167	103.067
5.000	103.367	103.267	103.167
5.125	103.764	103.664	103.564
5.250	104.079	103.979	103.879
5.375	105.367	105.267	105.167

30/25 Year >125

Rate	30 Day	45 Day	60 Day
3.375	100.922	100.784	100.722
3.500	101.292	101.158	101.092
3.625	101.634	101.503	101.434
3.750	101.967	101.867	101.767
3.875	102.422	102.322	102.222
3.990	102.699	102.599	102.499
4.000	102.799	102.699	102.599
4.125	102.799	102.699	102.599
4.250	102.803	102.703	102.603
4.375	103.153	103.053	102.953
4.500	103.132	103.032	102.932
4.625	103.141	103.041	102.941
4.750	103.233	103.133	103.033
4.875	103.509	103.409	103.309
4.990	103.267	103.167	103.067
5.000	103.367	103.267	103.167
5.125	103.764	103.664	103.564
5.250	104.079	103.979	103.879
5.375	105.367	105.267	105.167

30/25 Year SC

Rate	30 Day	45 Day	60 Day
4.000	102.649	102.549	102.449
4.125	102.649	102.549	102.449
4.250	102.667	102.567	102.467
4.375	103.017	102.917	102.817
4.500	103.246	103.146	103.046
4.625	103.255	103.155	103.055
4.750	102.833	102.733	102.633
4.875	103.109	103.009	102.909
4.990	103.242	103.142	103.042
5.000	103.342	103.242	103.142
5.125	103.364	103.264	103.164
5.250	103.679	103.579	103.479
5.375	103.967	103.867	103.767
5.500	104.165	104.065	103.965
5.625	103.982	103.882	103.782
5.750	104.222	104.122	104.022
5.875	104.452	104.352	104.252
5.990	104.548	104.448	104.348
6.000	104.648	104.548	104.448

30/25 Year SC 105-125

Rate	30 Day	45 Day	60 Day
4.000	102.274	102.174	102.074
4.125	102.274	102.174	102.074
4.250	102.292	102.192	102.092
4.375	102.642	102.542	102.442
4.500	102.621	102.521	102.421
4.625	102.630	102.530	102.430
4.750	102.208	102.108	102.008
4.875	102.484	102.384	102.284
4.990	102.242	102.142	102.042
5.000	102.342	102.242	102.142
5.125	102.364	102.264	102.164
5.250	102.679	102.579	102.479
5.375	103.967	103.867	103.767
5.500	104.165	104.065	103.965
5.625	103.982	103.882	103.782
5.750	104.222	104.122	104.022
5.875	104.452	104.352	104.252
5.990	104.548	104.448	104.348
6.000	104.648	104.548	104.448

30/25 Year SC >125

Rate	30 Day	45 Day	60 Day
4.000	102.274	102.174	102.074
4.125	102.274	102.174	102.074
4.250	102.292	102.192	102.092
4.375	102.642	102.542	102.442
4.500	102.621	102.521	102.421
4.625	102.630	102.530	102.430
4.750	102.208	102.108	102.008
4.875	102.484	102.384	102.284
4.990	102.242	102.142	102.042
5.000	102.342	102.242	102.142
5.125	102.364	102.264	102.164
5.250	102.679	102.579	102.479
5.375	103.967	103.867	103.767
5.500	104.165	104.065	103.965
5.625	103.982	103.882	103.782
5.750	104.222	104.122	104.022
5.875	104.452	104.352	104.252
5.990	104.548	104.448	104.348
6.000	104.648	104.548	104.448

20 Year

Rate	30 Day	45 Day	60 Day
3.000	0.000	#N/A	#N/A
3.125	0.000	#N/A	#N/A
3.250	100.644	100.442	100.433
3.375	101.220	101.023	101.014
3.500	101.404	101.304	101.204
3.625	102.145	102.045	101.945
3.750	102.621	102.521	102.421
3.875	102.963	102.863	102.763
3.990	103.225	103.125	103.025
4.000	103.325	103.225	103.125
4.125	103.498	103.398	103.298
4.250	103.675	103.575	103.475
4.375	103.984	103.884	103.784
4.500	104.304	104.204	104.104
4.625	104.297	104.197	104.097
4.750	104.450	104.350	104.250
4.875	104.778	104.678	104.578
4.990	104.920	104.820	104.720
5.000	105.020	104.920	104.820

20 Year 105-125

Rate	30 Day	45 Day	60 Day
3.000	0.000	#N/A	#N/A
3.125	0.000	#N/A	#N/A
3.250	0.000	-0.202	-0.211
3.375	101.220	101.023	101.014
3.500	101.404	101.304	101.204
3.625	102.145	102.045	101.945
3.750	102.621	102.521	102.421
3.875	102.963	102.863	102.763
3.990	103.225	103.125	103.025
4.000	103.325	103.225	103.125
4.125	103.498	103.398	103.298
4.250	103.675	103.575	103.475
4.375	103.984	103.884	103.784
4.500	104.304	104.204	104.104
4.625	104.297	104.197	104.097
4.750	104.450	104.350	104.250
4.875	104.778	104.678	104.578
4.990	104.920	104.820	104.720
5.000	105.020	104.920	104.820

20 Year >125

Rate	30 Day	45 Day	60 Day
3.000	0.000	#N/A	#N/A
3.125	0.000	#N/A	#N/A
3.250	0.000	-0.202	-0.211
3.375	101.220	101.023	101.014
3.500	101.404	101.304	101.204
3.625	102.145	102.045	101.945
3.750	102.621	102.521	102.421
3.875	102.963	102.863	102.763
3.990	103.225	103.125	103.025
4.000	103.325	103.225	103.125
4.125	103.498	103.398	103.298
4.250	103.675	103.575	103.475
4.375	103.984	103.884	103.784
4.500	104.304	104.204	104.104
4.625	104.297	104.197	104.097
4.750	104.450	104.350	104.250
4.875	104.778	104.678	104.578
4.990	104.920	104.820	104.720
5.000	105.020	104.920	104.820

15 Year

Rate	30 Day	45 Day	60 Day
3.375	102.235	102.135	102.035
3.500	102.473	102.373	102.273
3.625	102.392	102.292	102.192
3.750	102.914	102.814	102.714
3.875	103.021	102.921	102.821
3.990	103.277	103.177	103.077
4.000	103.377	103.277	103.177
4.125	103.297	103.197	103.097
4.250	103.801	103.701	103.601
4.375	104.148	104.048	103.948
4.500	103.358	103.230	103.158
4.625	103.687	103.559	103.487
4.750	104.021	103.891	103.821
4.875	104.294	104.166	104.094
4.990	104.034	103.934	103.834
5.000	104.134	104.034	103.934
5.125	104.427	104.327	104.227
5.250	104.532	104.432	104.332
5.375	104.744	104.644	104.544

15 Year 105-125

Rate	30 Day	45 Day	60 Day
3.375	102.235	102.135	102.035
3.500	102.473	102.373	102.273
3.625	102.392	102.292	102.192
3.750	102.914	102.814	102.714
3.875	103.021	102.921	102.821
3.990	103.277	103.177	103.077
4.000	103.377	103.277	103.177
4.125	103.297	103.197	103.097
4.250	103.801	103.701	103.601
4.375	104.023	103.923	103.823
4.500	103.233	103.105	103.033
4.625	103.562	103.434	103.362
4.750	103.896	103.766	103.696
4.875	104.294	104.166	104.094
4.990	104.034	103.934	103.834
5.000	104.134	104.034	103.934
5.125	104.427	104.327	104.227
5.250	104.532	104.432	104.332
5.375	104.744	104.644	104.544

15 Year >125

Rate	30 Day	45 Day	60 Day
3.375	102.235	102.135	102.035
3.500	102.473	102.373	102.273
3.625	102.392	102.292	102.192
3.750	102.914	102.814	102.714
3.875	103.021	102.921	102.821
3.990	103.277	103.177	103.077
4.000	103.377	103.277	103.177
4.125	103.297	103.197	103.097
4.250	103.801	103.701	103.601
4.375	104.023	103.923	103.823
4.500	103.233	103.105	103.033
4.625	103.562	103.434	103.362
4.750	103.896	103.766	103.696
4.875	104.294	104.166	104.094
4.990	104.034	103.934	103.834
5.000	104.134	104.034	103.934
5.125	104.427	104.327	104.227
5.250	104.532	104.432	104.332
5.375	104.744	104.644	104.544

15 Year SC

Rate	30 Day	45 Day	60 Day
3.375	102.097	101.997	101.897
3.500	102.335	102.235	102.135
3.625	102.142	102.042	101.942
3.750	102.664	102.564	102.464
3.875	102.771	102.671	102.571
3.990	103.027	102.927	102.827
4.000	103.127	103.027	102.927
4.125	102.556	102.456	102.356
4.250	103.060	102.960	102.860
4.375	103.407	103.307	103.207
4.500	102.001	101.873	101.801
4.625	102.330	102.202	102.130
4.750	102.664	102.534	102.464
4.875	102.937	102.809	102.737
4.990	102.427	102.327	102.227
5.000	102.527	102.427	102.327
5.125	102.820	102.720	102.620
5.250	102.925	102.825	102.725
5.375	103.137	103.037	102.937

15 Year SC 105-125

Rate	30 Day	45 Day	60 Day
3.375	102.097	101.997	101.897
3.500	102.335	102.235	102.135
3.625	102.142	102.042	101.942
3.750	102.664	102.564	102.464
3.875	102.771	102.671	102.571
3.990	103.027	102.927	102.827
4.000	103.127	103.027	102.927
4.125	102.556	102.456	102.356
4.250	103.060	102.960	102.860
4.375	103.282	103.182	103.082
4.500	101.876	101.748	101.676
4.625	102.205	102.077	102.005
4.750	102.539	102.409	102.339
4.875	102.937	102.809	102.737
4.990	102.427	102.327	102.227
5.000	102.527	102.427	102.327
5.125	102.820	102.720	102.620
5.250	102.925	102.825	102.725
5.375	103.137	103.037	102.937

15 Year SC >125

Rate	30 Day	45 Day	60 Day
3.375	102.097	101.997	101.897
3.500	102.335	102.235	102.135
3.625	102.142	102.042	101.942
3.750	102.664	102.564	102.464
3.875	102.771	102.671	102.571
3.990	103.027	102.927	102.827
4.000	103.127	103.027	102.927
4.125	102.556	102.456	102.356
4.250	103.060	102.960	102.860
4.375	103.282	103.182	103.082
4.500	101.876	101.748	101.676
4.625	102.205	102.077	102.005
4.750	102.539	102.409	102.339
4.875	102.937	102.809	102.737
4.990	102.427	102.327	102.227
5.000	102.527	102.427	102.327
5.125	102.820	102.720	102.620
5.250	102.925	102.825	102.725
5.375	103.137	103.037	102.937

Applicable for all mortgages with terms greater than 15 years

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

Cash Out Refi

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

Program Features

Product Feature ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	97.01 – 105.00%	>105%
High LTV *	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
Condo **	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
Manufactured ****	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2 Unit	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000
Investment	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home ***	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-0.250	-0.250	-0.250
SC Purchase & R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
SC C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A	N/A

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

All Loan Type Adjustments

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

Subordination

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

Subordination Enhanced Reflief Refi

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

Enhanced Relief Refi LLPA Caps

Occupancy	Number of Units	LTV Ratio	<=15 yr Cap	>15 yr Cap
Primary	1	105.01 -115.00%	0.750	2.000
		>115.00%	0.000	0.750
	2	90.01 -100.00%	0.750	2.000
		>100.00%	0.000	0.750
	3-4	85.01-95.00%	0.750	2.000
		>95.00%	0.000	0.750
Second Home	1	95.01 -105.00%	2.000	3.000
		>105.00%	1.500	2.000
Investment	1	90.01-100.00%	2.000	3.000
		>100.00%	1.500	2.000
	2-4	80.01 -90.00%	2.000	3.000
		>90.00%	1.500	2.000

Lock Desk Policy

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

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

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

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

AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **9/6/2019**
45 Day Lock Exp.: **9/23/2019**
60 Day Lock Exp.: **10/7/2019**

W. Rate Sheet Dated: **8/7/2019** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Home Possible

30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	100.254	100.109	100.054	3.000	0.000	#N/A	#N/A
3.375	100.917	100.777	100.717	3.125	0.000	#N/A	#N/A
3.500	101.303	101.166	101.103	3.250	100.115	99.907	99.896
3.625	101.655	101.525	101.455	3.375	100.711	100.510	100.499
3.750	102.033	101.933	101.833	3.500	101.270	101.170	101.070
3.875	102.482	102.382	102.282	3.625	102.037	101.937	101.837
3.990	102.915	102.815	102.715	3.750	102.500	102.400	102.300
4.000	103.015	102.915	102.815	3.875	102.821	102.721	102.621
4.125	103.022	102.922	102.822	3.990	103.106	103.006	102.906
4.250	103.133	103.033	102.933	4.000	103.206	103.106	103.006
4.375	103.535	103.435	103.335	4.125	103.431	103.331	103.231
4.500	103.762	103.662	103.562	4.250	103.662	103.562	103.462
4.625	103.765	103.665	103.565	4.375	103.976	103.876	103.776
4.750	103.879	103.779	103.679	4.500	104.301	104.201	104.101
4.875	104.218	104.118	104.018	4.625	104.290	104.190	104.090
4.990	104.352	104.252	104.152	4.750	104.433	104.333	104.233
5.000	104.452	104.352	104.252	4.875	104.749	104.649	104.549
5.125	104.732	104.632	104.532	4.990	104.908	104.808	104.708
5.250	105.037	104.937	104.837	5.000	105.008	104.908	104.808

15 Year				Super Conforming - 30-20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	101.994	101.894	101.794	4.000	102.140	102.040	101.940
3.500	102.261	102.161	102.061	4.125	102.147	102.047	101.947
3.625	102.277	102.177	102.077	4.250	102.249	102.149	102.049
3.750	102.813	102.713	102.613	4.375	102.651	102.551	102.451
3.875	102.939	102.839	102.739	4.500	102.878	102.778	102.678
3.990	103.201	103.101	103.001	4.625	102.881	102.781	102.681
4.000	103.301	103.201	103.101	4.750	102.425	102.325	102.225
4.125	103.228	103.128	103.028	4.875	102.764	102.664	102.564
4.250	103.738	103.638	103.538	4.990	102.898	102.798	102.698
4.375	104.095	103.995	103.895	5.000	102.998	102.898	102.798
4.500	103.358	103.238	103.158	5.125	102.892	102.792	102.692
4.625	103.694	103.576	103.494	5.250	103.197	103.097	102.997
4.750	104.032	103.915	103.832	5.375	103.484	103.384	103.284
4.875	104.306	104.190	104.106	5.500	103.666	103.566	103.466
4.990	104.038	103.938	103.838	5.625	103.398	103.298	103.198
5.000	104.138	104.038	103.938	5.750	103.638	103.538	103.438
5.125	104.433	104.333	104.233	5.875	103.867	103.767	103.667
5.250	104.538	104.438	104.338	5.990	103.964	103.864	103.764
5.375	104.748	104.648	104.548	6.000	104.064	103.964	103.864

Super Conforming - 15 Year			
Rate	30 Day	45 Day	60 Day
3.375	101.556	101.456	101.356
3.500	101.823	101.723	101.623
3.625	101.713	101.613	101.513
3.750	102.249	102.149	102.049
3.875	102.375	102.275	102.175
3.990	102.637	102.537	102.437
4.000	102.737	102.637	102.537
4.125	102.168	102.068	101.968
4.250	102.678	102.578	102.478
4.375	103.035	102.935	102.835
4.500	101.701	101.581	101.501
4.625	102.037	101.919	101.837
4.750	102.375	102.258	102.175
4.875	102.649	102.533	102.449
4.990	102.131	102.031	101.931
5.000	102.231	102.131	102.031
5.125	102.526	102.426	102.326
5.250	102.631	102.531	102.431
5.375	102.841	102.741	102.641

Applicable for all mortgages with greater than 15 year terms

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

Mortgages with Subordinate Financing

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

HP LLPA Cap

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

Product Features

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

All Loan Type Adjustments

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

Lock Desk Policy

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

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

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

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

AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **9/6/2019**
45 Day Lock Exp.: **9/23/2019**
60 Day Lock Exp.: **10/7/2019**

W. Rate Sheet Dated: 8/7/2019 **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	99.984	99.922	99.859
3.875	100.402	100.339	100.277
4.000	100.753	100.691	100.628
4.125	100.992	100.930	100.867
4.250	101.153	101.090	101.028
4.375	101.431	101.368	101.306
4.500	101.707	101.644	101.582
4.625	101.836	101.773	101.711
4.750	101.987	101.924	101.862
4.875	102.201	102.139	102.076
5.000	102.449	102.386	102.324
5.125	102.644	102.581	102.519
5.250	102.887	102.824	102.762

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	98.750	98.625	98.500
3.375	99.358	99.233	99.108
3.500	99.964	99.839	99.714
3.625	100.475	100.350	100.225
3.750	100.943	100.818	100.693
3.875	101.434	101.309	101.184
4.000	101.608	101.483	101.358
4.125	101.796	101.671	101.546
4.250	102.077	101.952	101.827
4.375	102.343	102.218	102.093
4.500	102.516	102.391	102.266

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	97.837	97.712	97.587
3.375	98.211	98.086	97.961
3.500	98.616	98.491	98.366
3.625	98.993	98.868	98.743
3.750	99.408	99.283	99.158
3.875	99.955	99.830	99.705
4.000	100.222	100.097	99.972
4.125	100.529	100.404	100.279
4.250	100.812	100.687	100.562
4.375	101.070	100.945	100.820
4.500	101.304	101.179	101.054
1 year LIBOR "Wall Street Journal"			
Margin	2.250	Cap	5/2/5

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

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

Lock Desk Policy

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

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

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

For use by mortgage professionals only and should not be distributed to borrowers. | Tax Service Fee = $80.00 "FHA only" (IA & ME exempt)