



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.: 9/16/2019

45 Day Lock Exp.: 9/30/2019

60 Day Lock Exp.: 10/15/2019

W. Rate Sheet Dated: 8/16/2019

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
3.250	101.912	101.762	101.612	3.250	101.478	101.328	101.178	2.375	99.148	98.998	98.848	3.125	100.273	100.123	99.973
3.375	102.456	102.306	102.156	3.375	101.913	101.763	101.613	2.500	99.636	99.486	99.336	3.250	100.275	100.125	99.975
3.500	102.995	102.845	102.695	3.500	102.310	102.160	102.010	2.625	100.118	99.968	99.818	3.375	100.628	100.478	100.328
3.625	103.516	103.366	103.216	3.625	102.726	102.576	102.426	2.750	99.675	99.525	99.375	3.500	100.204	100.054	99.904
3.750	102.730	102.580	102.430	3.750	102.233	102.083	101.933	2.875	100.161	100.011	99.861	3.625	100.331	100.181	100.031
3.875	103.211	103.061	102.911	3.875	102.631	102.481	102.331	3.000	100.631	100.481	100.331	Margin = 2.250		Index = 1.780	
4.000	103.661	103.511	103.361	4.000	102.990	102.840	102.690	3.125	101.096	100.946	100.796				
4.125	104.072	103.922	103.772	4.125	103.320	103.170	103.020	3.250	101.540	101.390	101.240				
4.250	103.090	102.990	102.890	4.250	102.589	102.489	102.389	3.375	101.953	101.803	101.653				
4.375	103.512	103.412	103.312	4.375	102.928	102.828	102.728	3.500	102.327	102.177	102.027				
4.500	103.938	103.838	103.738	4.500	103.056	102.956	102.856	3.625	102.721	102.571	102.421				
4.625	104.315	104.215	104.115	4.625	103.286	103.186	103.086	3.750	102.733	102.583	102.433				
4.750	104.440	104.340	104.240	4.750	102.950	102.850	102.750	3.875	103.109	102.959	102.809				
4.875	103.806	103.706	103.606	4.875	103.229	103.129	103.029	4.000	103.445	103.295	103.145				
5.000	104.168	104.068	103.968	5.000	103.480	103.380	103.280	4.125	103.752	103.602	103.452				
5.125	104.244	104.144	104.044	5.125	103.711	103.611	103.511	4.250	103.138	102.988	102.838				
5.250	103.870	103.770	103.670	5.250	103.469	103.369	103.269	4.375	103.457	103.307	103.157				
5.375	104.200	104.100	104.000	5.375	103.748	103.648	103.548	4.500	103.544	103.394	103.244				
5.500	104.498	104.398	104.298	5.500	103.999	103.899	103.799	4.625	103.759	103.609	103.459				

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
3.250	100.762	100.612	100.462	3.250	100.478	100.328	100.178	2.375	98.148	97.998	97.848	3.125	99.273	99.123	98.973
3.375	101.306	101.156	101.006	3.375	100.913	100.763	100.613	2.500	98.636	98.486	98.336	3.250	99.275	99.125	98.975
3.500	101.845	101.695	101.545	3.500	101.310	101.160	101.010	2.625	99.118	98.968	98.818	3.375	99.628	99.478	99.328
3.625	102.366	102.216	102.066	3.625	101.726	101.576	101.426	2.750	98.675	98.525	98.375	3.500	99.204	99.054	98.904
3.750	101.580	101.430	101.280	3.750	101.233	101.083	100.933	2.875	99.161	99.011	98.861	3.625	99.331	99.181	99.031
3.875	102.061	101.911	101.761	3.875	101.631	101.481	101.331	3.000	99.631	99.481	99.331	Margin = 2.250		Index = 1.780	
4.000	102.511	102.361	102.211	4.000	101.990	101.840	101.690	3.125	100.096	99.946	99.796	30 Year OTC "Borrower Paid Only for USDA"			
4.125	102.922	102.772	102.622	4.125	102.320	102.170	102.020	3.250	100.540	100.390	100.240	Rate	30 Day	45 Day	60 Day
4.250	101.940	101.840	101.740	4.250	101.589	101.489	101.389	3.375	100.953	100.803	100.653	3.875	101.661	101.411	101.161
4.375	102.362	102.262	102.162	4.375	101.928	101.828	101.728	3.500	101.327	101.177	101.027	4.000	102.111	101.861	101.611
4.500	102.788	102.688	102.588	4.500	102.056	101.956	101.856	3.625	101.721	101.571	101.421	4.125	102.522	102.272	102.022
4.625	103.165	103.065	102.965	4.625	102.286	102.186	102.086	3.750	101.733	101.583	101.433	4.375	101.962	101.712	101.462
4.750	103.290	103.190	103.090	4.750	101.950	101.850	101.750	3.875	102.109	101.959	101.809	4.500	102.388	102.138	101.888
4.875	102.656	102.556	102.456	4.875	102.229	102.129	102.029	4.000	102.445	102.295	102.145	4.625	102.765	102.515	102.265
5.000	103.018	102.918	102.818	5.000	102.480	102.380	102.280	4.125	102.752	102.602	102.452	4.875	102.256	102.006	101.756
5.125	103.094	102.994	102.894	5.125	102.711	102.611	102.511	4.250	102.138	101.988	101.838	5.000	102.618	102.368	102.118
5.250	102.720	102.620	102.520	5.250	102.469	102.369	102.269	4.375	102.457	102.307	102.157	5.125	102.694	102.444	102.194
5.375	103.050	102.950	102.850	5.375	102.748	102.648	102.548	4.500	102.544	102.394	102.244	5.500	102.948	102.698	102.448
5.500	103.348	103.248	103.148	5.500	102.999	102.899	102.799	4.625	102.759	102.609	102.459	5.625	103.212	102.962	102.712

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
VA C/O Refi with an LTV >90.000				-2.000	-2.000

DPA Advantage Program "Borrower Paid Only ; 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
3.375	99.106	98.856	98.606	3.375	N/A	N/A	N/A
3.500	99.645	99.395	99.145	3.500	N/A	N/A	N/A
3.625	100.166	99.916	99.666	3.625	N/A	N/A	N/A
3.750	99.380	99.130	98.880	3.750	N/A	N/A	N/A
3.875	99.861	99.611	99.361	3.875	N/A	N/A	N/A
4.000	100.311	100.061	99.811	4.000	N/A	N/A	N/A
4.125	100.722	100.472	100.222	4.125	N/A	N/A	N/A
4.250	100.847	100.597	100.347	4.250	N/A	N/A	N/A
Borrower Paid Comp Only							

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 +1A, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee
FHA ID# - 1358600006	
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.	
For use by mortgage professionals only and should not be distributed to borrowers.	
Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)	

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

Max USDA-GRH Rate		
Today:	8/16/2019	4.250%

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

30 yr DPA OTC "FHA Only ; Borrower Paid Only"				
Rate	30 Day	45 Day	60 Day	
3.875	98.911	98.661	98.411	
4.000	99.361	99.111	98.861	
4.125	99.772	99.522	99.272	
4.375	99.212	98.962	98.712	
4.500	99.638	99.388	99.138	
4.625	100.015	99.765	99.515	
4.875	99.506	99.256	99.006	
5.000	99.868	99.618	99.368	
5.125	99.944	99.694	99.444	
5.500	100.198	99.948	99.698	
5.625	100.462	100.212	99.962	



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/16/2019

45 Day Lock Exp.:

9/30/2019

60 Day Lock Exp.:

#####

W. Rate Sheet Dated: 8/16/2019

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
3.250	100.574	100.424	100.274	3.250	100.571	100.421	100.271	2.375	96.428	96.278	96.128	3.125	99.946	99.796	99.646
3.375	101.119	100.969	100.819	3.375	101.005	100.855	100.705	2.500	96.916	96.766	96.616	3.250	99.947	99.797	99.647
3.500	101.658	101.508	101.358	3.500	101.402	101.252	101.102	2.625	97.398	97.248	97.098	3.375	100.300	100.150	100.000
3.625	102.179	102.029	101.879	3.625	101.818	101.668	101.518	2.750	98.768	98.618	98.468	3.500	99.877	99.727	99.577
3.750	101.205	101.055	100.905	3.750	101.138	100.988	100.838	2.875	99.253	99.103	98.953	3.625	100.004	99.854	99.704
3.875	101.686	101.536	101.386	3.875	101.536	101.386	101.236	3.000	99.724	99.574	99.424	Margin = 2.250		Index = 1.780	
4.000	102.136	101.986	101.836	4.000	101.895	101.745	101.595	3.125	100.189	100.039	99.889				
4.125	102.547	102.397	102.247	4.125	102.225	102.075	101.925	3.250	100.633	100.483	100.333				
4.250	102.003	101.903	101.803	4.250	101.931	101.831	101.731	3.375	101.045	100.895	100.745				
4.375	102.424	102.324	102.224	4.375	102.270	102.170	102.070	3.500	101.420	101.270	101.120				
4.500	102.850	102.750	102.650	4.500	102.398	102.298	102.198	3.625	101.813	101.663	101.513				
4.625	103.228	103.128	103.028	4.625	102.629	102.529	102.429	3.750	101.638	101.488	101.338				
4.750	103.228	103.128	103.028	4.750	102.168	102.068	101.968	3.875	102.014	101.864	101.714				
4.875	102.594	102.494	102.394	4.875	102.447	102.347	102.247	4.000	102.350	102.200	102.050				
5.000	102.956	102.856	102.756	5.000	102.698	102.598	102.498	4.125	102.657	102.507	102.357				
5.125	103.031	102.931	102.831	5.125	102.929	102.829	102.729	4.250	102.480	102.330	102.180				
5.250	102.533	102.433	102.333	5.250	102.562	102.462	102.362	4.375	102.800	102.650	102.500				
5.375	102.862	102.762	102.662	5.375	102.840	102.740	102.640	4.500	102.886	102.736	102.586				
5.500	103.160	103.060	102.960	5.500	103.092	102.992	102.892	4.625	103.101	102.951	102.801				

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
3.250	99.424	99.274	99.124	3.250	99.141	98.991	98.841	2.375	96.748	96.598	96.448	3.125	97.936	97.786	97.636
3.375	99.969	99.819	99.669	3.375	99.575	99.425	99.275	2.500	97.236	97.086	96.936	3.250	97.937	97.787	97.637
3.500	100.508	100.358	100.208	3.500	99.972	99.822	99.672	2.625	97.718	97.568	97.418	3.375	98.290	98.140	97.990
3.625	101.029	100.879	100.729	3.625	100.388	100.238	100.088	2.750	98.119	97.969	97.819	3.500	97.867	97.717	97.567
3.750	100.055	99.905	99.755	3.750	99.708	99.558	99.408	2.875	98.605	98.455	98.305	3.625	97.994	97.844	97.694
3.875	100.536	100.386	100.236	3.875	100.106	99.956	99.806	3.000	99.075	98.925	98.775	Margin = 2.250		Index = 1.780	
4.000	100.986	100.836	100.686	4.000	100.465	100.315	100.165	3.125	99.540	99.390	99.240	30 Year OTC "Borrower Paid Only for USDA"			
4.125	101.397	101.247	101.097	4.125	100.795	100.645	100.495	3.250	99.703	99.553	99.403	Rate	30 Day	45 Day	60 Day
4.250	100.853	100.753	100.653	4.250	100.501	100.401	100.301	3.375	100.115	99.965	99.815	3.875	100.136	99.886	99.636
4.375	101.274	101.174	101.074	4.375	100.840	100.740	100.640	3.500	100.490	100.340	100.190	4.000	100.586	100.336	100.086
4.500	101.700	101.600	101.500	4.500	100.968	100.868	100.768	3.625	100.883	100.733	100.583	4.125	100.997	100.747	100.497
4.625	102.078	101.978	101.878	4.625	101.199	101.099	100.999	3.750	100.325	100.175	100.025	4.375	100.874	100.624	100.374
4.750	102.078	101.978	101.878	4.750	100.738	100.638	100.538	3.875	100.701	100.551	100.401	4.500	101.300	101.050	100.800
4.875	101.444	101.344	101.244	4.875	101.017	100.917	100.817	4.000	101.037	100.887	100.737	4.625	101.678	101.428	101.178
5.000	101.806	101.706	101.606	5.000	101.268	101.168	101.068	4.125	101.345	101.195	101.045	4.875	101.044	100.794	100.544
5.125	101.881	101.781	101.681	5.125	101.499	101.399	101.299	4.250	100.488	100.338	100.188	5.000	101.406	101.156	100.906
5.250	101.383	101.283	101.183	5.250	101.132	101.032	100.932	4.375	100.807	100.657	100.507	5.125	101.481	101.231	100.981
5.375	101.712	101.612	101.512	5.375	101.410	101.310	101.210	4.500	100.894	100.744	100.594	5.500	101.610	101.360	101.110
5.500	102.010	101.910	101.810	5.500	101.662	101.562	101.462	4.625	101.109	100.959	100.809	5.625	101.875	101.625	101.375

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		
VA C/O Refi with an LTV >90.000				-2.000	-2.000		
DPA Advantage Program "Borrower Paid Only ; 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
3.375	97.419	97.169	96.919	3.375	N/A	N/A	N/A
3.500	97.958	97.708	97.458	3.500	N/A	N/A	N/A
3.625	98.479	98.229	97.979	3.625	N/A	N/A	N/A
3.750	97.505	97.255	97.005	3.750	N/A	N/A	N/A
3.875	97.986	97.736	97.486	3.875	N/A	N/A	N/A
4.000	98.436	98.186	97.936	4.000	N/A	N/A	N/A
4.125	98.847	98.597	98.347	4.125	N/A	N/A	N/A
4.250	99.410	99.160	98.910	4.250	N/A	N/A	N/A
Borrower Paid Comp Only							

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:	8/16/2019	4.250%

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

30 yr DPA OTC "FHA Only ; Borrower Paid Only"				
Rate	30 Day	45 Day	60 Day	
3.875	97.386	97.136	96.886	
4.000	97.836	97.586	97.336	
4.125	98.247	97.997	97.747	
4.375	98.124	97.874	97.624	
4.500	98.550	98.300	98.050	
4.625	98.928	98.678	98.428	
4.875	98.294	98.044	97.794	
5.000	98.656	98.406	98.156	
5.125	98.731	98.481	98.231	
5.500	98.860	98.610	98.360	
5.625	99.125	98.875	98.625	

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

W. Rate Sheet Dated: 8/16/2019

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FNMA																			
30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year High Balance				30/25 Year 105-125 High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	101.107	101.007	100.907	3.000	97.165	97.065	96.965	3.000	96.871	96.771	96.671	4.000	102.280	102.180	102.080	3.875	101.087	100.987	100.887
3.500	101.605	101.505	101.405	3.125	98.127	98.027	97.927	3.125	97.886	97.786	97.686	4.125	102.392	102.292	102.192	3.990	101.421	101.321	101.221
3.625	102.035	101.935	101.835	3.250	99.028	98.928	98.828	3.250	98.835	98.735	98.635	4.250	102.123	102.023	101.923	4.000	101.521	101.421	101.321
3.750	101.898	101.798	101.698	3.375	99.747	99.647	99.547	3.375	99.559	99.459	99.359	4.375	102.489	102.389	102.289	4.125	101.747	101.647	101.547
3.875	102.414	102.314	102.214	3.500	100.295	100.195	100.095	3.500	100.108	100.008	99.908	4.500	102.807	102.707	102.607	4.250	101.706	101.606	101.506
3.990	102.775	102.675	102.575	3.625	100.772	100.672	100.572	3.625	100.584	100.484	100.384	4.625	102.817	102.717	102.617	4.375	102.177	102.077	101.977
4.000	102.875	102.775	102.675	3.750	101.023	100.923	100.823	3.750	100.925	100.825	100.725	4.750	102.373	102.273	102.173	4.500	102.533	102.433	102.333
4.125	103.088	102.988	102.888	3.875	101.606	101.506	101.406	3.875	101.513	101.413	101.313	4.875	102.768	102.668	102.568	4.625	102.712	102.612	102.512
4.250	102.875	102.775	102.675	3.990	102.016	101.916	101.816	3.990	101.922	101.822	101.722	4.990	103.078	102.978	102.878	4.750	102.373	102.273	102.173
4.375	103.229	103.129	103.029	4.000	102.116	102.016	101.916	4.000	102.022	101.922	101.822	5.000	103.178	103.078	102.978	4.875	102.768	102.668	102.568
4.500	103.579	103.479	103.379	4.125	102.443	102.343	102.243	4.125	102.350	102.250	102.150	5.125	103.365	103.265	103.165	4.990	103.078	102.978	102.878
4.625	103.638	103.538	103.438	4.250	102.458	102.358	102.258	4.250	102.548	102.448	102.348	5.250	103.232	103.132	103.032	5.000	103.178	103.078	102.978
4.750	103.730	103.630	103.530	4.375	102.917	102.817	102.717	4.375	103.010	102.910	102.810	5.375	103.613	103.513	103.413	5.125	103.365	103.265	103.165
4.875	104.075	103.975	103.875	4.500	103.305	103.205	103.105	4.500	103.399	103.299	103.199	5.500	103.972	103.872	103.772	5.250	103.232	103.132	103.032
4.990	104.279	104.179	104.079	4.625	103.533	103.433	103.333	4.625	103.578	103.478	103.378	5.625	104.175	104.073	103.975	5.375	103.613	103.513	103.413
5.000	104.379	104.279	104.179	4.750	104.418	104.318	104.218	4.750	104.321	104.221	104.121	5.750	103.669	103.563	103.469	5.500	103.972	103.872	103.772
5.125	104.621	104.521	104.421	4.875	104.809	104.709	104.609	4.875											

15 Year 105-125				15 Year >125				15 Year High Balance				15 Year 105-125 High Balance				15 Year >125 High Balance				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.125	99.918	99.818	99.718	3.125	99.918	99.718	99.718	3.125	101.069	100.869	100.869	3.125	99.624	99.424	99.424	3.125	99.624	99.424	99.424	3.125	101.379	101.179	101.179
3.250	100.257	100.157	100.057	3.250	100.257	100.057	100.057	3.250	101.280	101.080	101.080	3.250	99.878	99.678	99.678	3.250	99.878	99.678	99.678	3.250	101.664	101.464	101.464
3.375	100.613	100.513	100.413	3.375	100.613	100.413	100.413	3.375	101.500	101.300	101.300	3.375	100.134	99.934	99.934	3.375	100.134	99.934	99.934	3.375	101.962	101.762	101.762
3.500	100.976	100.876	100.776	3.500	100.963	100.763	100.763	3.500	101.755	101.555	101.555	3.500	100.685	100.485	100.485	3.500	100.672	100.472	100.472	3.500	102.025	101.825	101.825
3.625	101.650	101.550	101.450	3.625	101.650	101.450	101.450	3.625	102.138	101.938	101.938	3.625	100.871	100.671	100.671	3.625	100.871	100.671	100.671	3.625	102.908	102.708	102.708
3.750	101.891	101.791	101.691	3.750	101.891	101.691	101.691	3.750	102.302	102.102	102.102	3.750	101.469	101.269	101.269	3.750	101.469	101.269	101.269	3.750	102.661	102.461	102.461
3.875	101.979	101.879	101.779	3.875	101.979	101.779	101.779	3.875	102.345	102.145	102.145	3.875	101.521	101.321	101.321	3.875	101.521	101.321	101.321	3.875	102.692	102.492	102.492
3.990	102.360	102.260	102.160	3.990	102.345	102.145	102.145	3.990	102.342	102.142	102.142	3.990	101.784	101.584	101.584	3.990	101.769	101.569	101.569	3.990	102.801	102.601	102.601
4.000	102.460	102.360	102.260	4.000	102.445	102.245	102.245	4.000	102.442	102.242	102.242	4.000	101.884	101.684	101.684	4.000	101.869	101.669	101.669	4.000	102.901	102.701	102.701
4.125	103.081	102.981	102.881	4.125	103.081	102.881	102.881	4.125	103.006	102.806	102.806	4.125	102.318	102.118	102.118	4.125	102.318	102.118	102.118	4.125	103.839	103.639	103.639
4.250	103.490	103.390	103.290	4.250	103.490	103.290	103.290	4.250	103.020	102.820	102.820	4.250	102.625	102.425	102.425	4.250	102.625	102.425	102.425	4.250	103.676	103.476	103.476
4.375	103.850	103.750	103.650	4.375	103.850	103.650	103.650	4.375	103.242	103.042	103.042	4.375	102.881	102.681	102.681	4.375	102.881	102.681	102.681	4.375	103.997	103.797	103.797
4.500	104.232	104.132	104.032	4.500	104.232	104.032	104.032	4.500	103.482	103.282	103.282	4.500	103.157	102.957	102.957	4.500	103.157	102.957	102.957	4.500	104.345	104.145	104.145
4.625	104.537	104.437	104.337	4.625	104.537	104.337	104.337	4.625	103.671	103.471	103.471	4.625	103.671	103.471	103.471	4.625	103.671	103.471	103.471	4.625	104.309	104.109	104.109
4.750	105.912	103.812	103.712	4.750	105.912	103.712	103.712	4.750	102.700	102.500	102.500	4.750	102.630	102.430	102.430	4.750	102.630	102.430	102.430	4.750	105.572	103.372	103.372
4.875	104.452	104.352	104.252	4.875	104.427	104.227	104.227	4.875	102.808	102.608	102.608	4.875	102.808	102.608	102.608	4.875	102.808	102.608	102.608	4.875	103.731	103.531	103.531
4.990	104.898	104.798	104.698	4.990	104.887	104.687	104.687	4.990	102.778	102.578	102.578	4.990	102.778	102.578	102.578	4.990	102.778	102.578	102.578	4.990	103.737	103.537	103.537
5.000	104.998	104.898	104.798	5.000	104.987	104.787	104.616	5.000	102.878	102.678	102.678	5.000	102.878	102.678	102.678	5.000	102.878	102.678	102.678	5.000	103.837	103.637	103.637
5.125	105.443	105.343	105.243	5.125	105.443	105.243	104.925	5.125	102.946	102.746	102.746	5.125	102.946	102.746	102.428	5.125	102.946	102.746	102.428	5.125	103.939	103.739	103.739

Applicable for all mortgages with greater than 15 year terms										
FICO	≥ TVT →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
≥ 740		0.00%	-0.25%	-0.25%	-0.50%	-0.25%	-0.50%	-0.25%	-0.75%	-0.75%
720 – 739		0.00%	-0.25%	-0.50%	-0.50%	-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		0.00%	-1.00%	-2.25%	-2.75%	-2.75%	-2.25%	-2.25%	-2.25%	-2.25%
640 – 659		-0.50%	-1.25%	-2.75%	-3.00%	-3.25%	-2.75%	-2.75%	-2.75%	-2.75%
620 – 639		-0.50%	-1.50%	-3.00%	-3.00%	-3.25%	-3.25%	-3.25%	-3.50%	-3.50%

Cash-Out Refinance*				
FICO ↓ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01
> 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 ↓ \ TVT →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
Investment property	-1.25	-1.25	-1.25	-3.75	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home	0.00	0.00	0.00	0.00	0.00	-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/J Ref	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
* Not applicable MH Advantage properties (identified by SFC 859 in conjunction with SFC 235).									
** Not applicable to detached Condominium units (identified by SFC 588).									

* Not applicable to MH Advantage properties (identified by SFC 859 in conjunction with SFC 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	0.00%
All other LTV & FICO combos	1.50%

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

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

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

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

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

Lock Desk Policy			
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.			
Flood Certification = \$10.00	UW Fee with option to buyout = \$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 e-mail: lockdesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/16/2019

45 Day Lock Exp.:

9/30/2019

60 Day Lock Exp.:

10/15/2019

W. Rate Sheet Dated: 8/16/2019

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FHLMC																															
30/25 Year						30/25 Year 105-125						30/25 Year >125						30/25 Year SC						30/25 Year SC 105-125							
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	100.607	100.507	100.407	3.375	100.947	100.847	100.747	3.375	100.947	100.847	100.747	4.000	102.556	102.456	102.356	4.000	102.181	102.081	101.981	4.000	102.181	102.081	101.981	4.000	102.181	102.081	101.981	4.000	102.181	102.081	101.981
3.375	101.197	101.097	100.997	3.500	101.437	101.337	101.237	3.500	101.437	101.337	101.237	4.125	102.568	102.468	102.368	4.125	102.193	102.093	101.993	4.125	102.193	102.093	101.993	4.125	102.193	102.093	101.993	4.125	102.193	102.093	101.993
3.500	101.687	101.587	101.487	3.625	101.776	101.676	101.576	3.625	101.776	101.676	101.576	4.250	102.496	102.396	102.296	4.250	102.121	102.021	101.921	4.250	102.121	102.021	101.921	4.250	102.121	102.021	101.921	4.250	102.121	102.021	101.921
3.625	102.026	101.926	101.826	3.750	101.952	101.852	101.752	3.750	101.952	101.852	101.752	4.375	102.831	102.731	102.631	4.375	102.456	102.356	102.256	4.375	102.456	102.356	102.256	4.375	102.456	102.356	102.256	4.375	102.456	102.356	102.256
3.750	102.202	102.102	102.002	3.875	102.411	102.311	102.211	3.875	102.411	102.311	102.211	4.500	103.034	102.934	102.834	4.500	102.409	102.309	102.209	4.500	102.409	102.309	102.209	4.500	102.409	102.309	102.209	4.500	102.409	102.309	102.209
3.875	102.661	102.561	102.461	3.990	102.655	102.555	102.455	3.990	102.655	102.555	102.455	4.625	103.045	102.945	102.845	4.625	102.420	102.320	102.220	4.625	102.420	102.320	102.220	4.625	102.420	102.320	102.220	4.625	102.420	102.320	102.220
3.990	103.030	102.930	102.830	4.000	102.755	102.655	102.555	4.000	102.755	102.655	102.555	4.750	102.639	102.539	102.439	4.750	102.014	101.914	101.814	4.750	102.014	101.914	101.814	4.750	102.014	101.914	101.814	4.750	102.014	101.914	101.814
4.000	103.130	103.030	102.930	4.125	102.767	102.667	102.567	4.125	102.767	102.667	102.567	4.875	102.929	102.829	102.729	4.875	102.304	102.204	102.104	4.875	102.304	102.204	102.104	4.875	102.304	102.204	102.104	4.875	102.304	102.204	102.104
4.125	103.142	103.042	102.942	4.250	102.779	102.679	102.579	4.250	102.779	102.679	102.579	4.990	103.045	102.945	102.845	4.990	102.045	101.945	101.845	4.990	102.045	101.945	101.845	4.990	102.045	101.945	101.845	4.990	102.045	101.945	101.845
4.250	103.154	103.054	102.954	4.375	103.114	103.014	102.914	4.375	103.114	103.014	102.914	5.000	103.145	103.045	102.945	5.000	102.145	102.045	101.945	5.000	102.145	102.045	101.945	5.000	102.145	102.045	101.945	5.000	102.145	102.045	101.945
4.375	103.489	103.389	103.289	4.500	103.067	102.967	102.867	4.500	103.067	102.967	102.867	5.125	102.716	102.616	102.516	5.125	101.716	101.616	101.516	5.125	101.716	101.616	101.516	5.125	101.716	101.616	101.516	5.125	101.716	101.616	101.516
4.500	103.692	103.592	103.492	4.625	103.078	102.978	102.878	4.625	103.078	102.978	102.878	5.250	103.016	102.916	102.816	5.250	102.016	101.916	101.816	5.250	102.016	101.916	101.816	5.250	102.016	101.916	101.816	5.250	102.016	101.916	101.816
4.625	103.703	103.603	103.503	4.750	103.277	103.177	103.077	4.750	103.277	103.177	103.077	5.375	102.669	102.569	102.469	5.375	102.669	102.569	102.469	5.375	102.669	102.569	102.469	5.375	102.669	102.569	102.469	5.375	102.669	102.569	102.469
4.750	103.902	103.802	103.702	4.875	103.567	103.467	103.367	4.875	103.567	103.467	103.367	5.500	102.863	102.763	102.663	5.500	102.863	102.763	102.663	5.500	102.863	102.763	102.663	5.500	102.863	102.763	102.663	5.500	102.863	102.763	102.663
4.875	104.192	104.092	103.992	4.990	103.308	103.208	103.108	4.990	103.308	103.208	103.108	5.625	103.351	103.251	103.151	5.625	103.351	103.251	103.151	5.625	103.351	103.251	103.151	5.625	103.351	103.251	103.151	5.625	103.351	103.251	103.151
4.990	104.308	104.208	104.108	5.000	103.408	103.308	103.208	5.000	103.408	103.308	103.208	5.750	103.569	103.469	103.369	5.750	103.569	103.469	103.369	5.750	103.569	103.469	103.369	5.750	103.569	103.469	103.369	5.750	103.569	103.469	103.369
5.000	104.408	104.308	104.208	5.125	103.851	103.751	103.651	5.125	103.851	103.751	103.651	5.875	103.796	103.696	103.596	5.875	103.796	103.696	103.596	5.875	103.796	103.696	103.596	5.875	103.796	103.696	103.596	5.875	103.796	103.696	103.596
5.125	104.851	104.751	104.651	5.250	104.151	104.051	103.951	5.250	104.151	104.051	103.951	5.990	103.892	103.792	103.692	5.990	103.892	103.792	103.692	5.990	103.892	103.792	103.692	5.990	103.892	103.792	103.692	5.990	103.892	103.792	103.692
5.250	105.151	105.051	104.951	5.375	105.542	105.442	105.342	5.375	105.542	105.442	105.342	6.000	103.992	103.892	103.792	6.000	103.992	103.892	103.792	6.000	103.992	103.892	103.792	6.000	103.992	103.892	103.792	6.000	103.992	103.892	103.792
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
4.000	102.181	102.081	101.981	3.125	0.000	#N/A	#N/A	3.125	0.000	#N/A	#N/A	3.125	0.000	#N/A	#N/A	3.125	0.000	#N/A	#N/A	3.375	102.033	101.933	101.833	3.375	102.033	101.933	101.833	3.375	102.033	101.933	101.833
4.125	102.193	102.093	101.993	3.250	100.498	100.398	100.298	3.250	0.000	-0.100	-0.200	3.250	0.000	-0.100	-0.200	3.250	0.000	-0.100	-0.200	3.500	102.215	102.115	102.015	3.500	102.215	102.115	102.015	3.500	102.215	102.115	102.015
4.250	102.212	102.112	102.012	3.375	101.042	100.942	100.842	3.375	101.042	100.942	100.842	3.375	101.042	100.942	100.842	3.375	101.042	100.942	100.842	3.625	102.246	102.146	102.046	3.625	102.246	102.146	102.046	3.625	102.246	102.146	102.046
4.375	102.456	102.356	102.256	3.500	101.458	101.358	101.258	3.500	101.458	101.358	101.258	3.500	101.458	101.358	101.258	3.500	101.458	101.358	101.258	3.750	102.758	102.658	102.558	3.750	102.758	102.658	102.558	3.750	102.758	102.658	102.558
4.500	102.409	102.309	102.209	3.625	102.004	101.904	101.804	3.625	102.004	101.904	101.804	3.625	102.004	101.904	101.804	3.625	102.004	101.904	101.804	3.875	102.852	102.752	102.652	3.875	102.852	102.752	102.652	3.875	102.852	102.752	102.652
4.625	102.420	102.320	102.220	3.750	102.454	102.354	102.254	3.750	102.454	102.354	102.254	3.750	102.454	102.354	102.254	3.750	102.454	102.354	102.254	3.990	103.095	102.995	102.895	3.990	103.095	102.995	102.895	3.990	103.095	102.995	102.895
4.750	102.014	101.914	101.814	3.875	102.811	102.711	102.611	3.875	102.811	102.711	102.611	3.875	102.811	102.711	102.611	3.875	102.811	102.711	102.611	4.000	103.195	103.095	102.995	4.000	103.195	103.095	102.995	4.000	103.195	103.095	102.995
4.875	102.304	102.204	102.104	3.990	103.081	102.981	102.881	3.990	103.081	102.981	102.881	3.990	103.081	102.981	102.881	3.990	103.081	102.981	102.881	4.125	103.222	103.122	103.022	4.125	103.222	103.122	103.022	4.125	103.222	103.122	103.022
4.990	102.045	101.945	101.845	4.000	103.181	103.081	102.981	4.000	103.181	103.081	102.981	4.000	103.181	103.081	102.981	4.000	103.181	103.081	102.981	4.250	103.719	103.619	103.519	4.250	103.719	103.619	103.519	4.250	103.719	103.619	103.51



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.:

9/16/2019

45 Day Lock Exp.:

9/30/2019

60 Day Lock Exp.:

10/15/2019

W. Rate Sheet Dated: 8/16/2019

Release Time: 10:00 am ET

Prices are subject to change without notice.

Home Possible																			
30/25 Year				20 Year				15 Year				Super Conforming - 30-20 Year				Super Conforming - 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	100.438	100.338	100.238	3.125	0.000	#N/A	#N/A	3.375	101.848	101.748	101.648	4.000	102.120	102.020	101.920	3.375	100.723	100.623	100.523
3.375	101.040	100.940	100.840	3.250	100.339	100.239	100.139	3.500	102.031	101.931	101.831	4.125	102.128	102.028	101.928	3.500	100.906	100.806	100.706
3.500	101.531	101.431	101.331	3.375	100.897	100.797	100.697	3.625	102.138	102.038	101.938	4.250	102.095	101.995	101.895	3.625	100.514	100.414	100.314
3.625	101.878	101.778	101.678	3.500	101.312	101.212	101.112	3.750	102.651	102.551	102.451	4.375	102.426	102.326	102.226	3.750	101.027	100.927	100.827
3.750	102.067	101.967	101.867	3.625	101.880	101.780	101.680	3.875	102.746	102.646	102.546	4.500	102.637	102.537	102.437	3.875	101.122	101.022	100.922
3.875	102.527	102.427	102.327	3.750	102.352	102.252	102.152	3.990	102.989	102.889	102.789	4.625	102.618	102.518	102.418	3.990	101.365	101.265	101.165
3.990	102.914	102.814	102.714	3.875	102.709	102.609	102.509	4.000	103.089	102.989	102.889	4.750	102.306	102.206	102.106	4.000	101.465	101.365	101.265
4.000	103.014	102.914	102.814	3.990	102.980	102.880	102.780	4.125	103.034	102.934	102.834	4.875	102.594	102.494	102.394	4.125	100.911	100.811	100.711
4.125	103.022	102.922	102.822	4.000	103.080	102.980	102.880	4.250	103.532	103.432	103.332	4.990	102.706	102.606	102.506	4.250	101.409	101.309	101.209
4.250	103.069	102.969	102.869	4.125	103.230	103.130	103.030	4.375	103.879	103.779	103.679	5.000	102.806	102.706	102.606	4.375	101.756	101.656	101.556
4.375	103.400	103.300	103.200	4.250	103.345	103.245	103.145	4.500	103.203	103.103	103.003	5.125	102.249	102.149	102.049	4.500	100.734	100.634	100.534
4.500	103.611	103.511	103.411	4.375	103.615	103.515	103.415	4.625	103.591	103.491	103.391	5.250	102.546	102.446	102.346	4.625	101.122	101.022	100.922
4.625	103.592	103.492	103.392	4.500	103.927	103.827	103.727	4.750	103.902	103.802	103.702	5.375	102.193	102.093	101.993	4.750	101.433	101.333	101.233
4.750	103.842	103.742	103.642	4.625	103.936	103.836	103.736	4.875	104.150	104.050	103.950	5.500	102.386	102.286	102.186	4.875	101.681	101.581	101.481
4.875	104.130	104.030	103.930	4.750	104.237	104.137	104.037	4.990	103.885	103.785	103.685	5.625	102.870	102.770	102.670	4.990	101.916	101.816	101.716
4.990	104.242	104.142	104.042	4.875	104.565	104.465	104.365	5.000	103.985	103.885	103.785	5.750	103.087	102.986	102.887	5.000	102.016	101.916	101.816
5.000	104.342	104.242	104.142	4.990	104.740	104.640	104.540	5.125	104.257	104.157	104.057	5.875	103.312	103.212	103.112	5.125	102.288	102.188	102.088
5.125	104.701	104.601	104.501	5.000	104.840	104.740	104.640	5.250	104.352	104.252	104.152	5.990	103.410	103.309	103.210	5.250	102.383	102.283	102.183
5.250	104.998	104.898	104.798	5.125	104.987	104.887	104.787	5.375	104.546	104.446	104.346	6.000	103.510	103.409	103.310	5.375	102.577	102.477	102.377

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%	> 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

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

Lock Desk Policy			
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.:

9/16/2019

45 Day Lock Exp.:

9/30/2019

60 Day Lock Exp.:

10/15/2019

W. Rate Sheet Dated: 8/16/2019

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	99.254	99.192	99.129	
3.875	99.564	99.501	99.439	
4.000	99.855	99.792	99.730	
4.125	100.099	100.037	99.974	
4.250	100.228	100.166	100.103	
4.375	100.362	100.300	100.237	
4.500	100.588	100.526	100.463	
4.625	100.778	100.716	100.653	
4.750	101.015	100.952	100.890	
4.875	101.296	101.233	101.171	
5.000	101.548	101.486	101.423	
5.125	101.871	101.808	101.746	
5.250	102.228	102.165	102.103	

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	99.148	99.023	98.898	
3.375	99.665	99.540	99.415	
3.500	99.994	99.869	99.744	
3.625	100.294	100.169	100.044	
3.750	100.746	100.621	100.496	
3.875	101.215	101.090	100.965	
4.000	101.379	101.254	101.129	
4.125	101.561	101.436	101.311	
4.250	101.797	101.672	101.547	
4.375	102.116	101.991	101.866	
4.500	102.248	102.123	101.998	

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	97.694	97.569	97.444	
3.375	98.087	97.962	97.837	
3.500	98.492	98.367	98.242	
3.625	98.858	98.733	98.608	
3.750	99.270	99.145	99.020	
3.875	99.782	99.657	99.532	
4.000	100.050	99.925	99.800	
4.125	100.358	100.233	100.108	
4.250	100.641	100.516	100.391	
4.375	100.900	100.775	100.650	
4.500	101.134	101.009	100.884	
1 year LIBOR "Wall Street Journal"				
Margin	2.250	Cap	5/2/5	

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

¹Full Am. ²ARMs Only

Locks that expire on a weekend or holiday will be extended to the next business day at .0125/day upon lock.

Lock Desk Policy

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

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

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

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

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