

W. Rate Sheet Dated: 9/1/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.500	100.497	100.263	99.997	2.500	100.076	99.841	99.576	2.250	99.642	99.478	99.313	3.125	96.748	96.598	96.448
2.625	100.501	100.267	100.001	2.625	100.078	99.844	99.578	2.500	99.647	99.483	99.319	3.250	98.249	98.099	97.949
2.750	102.115	101.912	101.724	2.750	101.194	100.991	100.803	2.625	99.650	99.486	99.322	3.375	98.245	98.095	97.945
2.875	102.118	101.915	101.728	2.875	101.197	100.994	100.806	2.750	100.297	100.147	99.997	3.500	98.246	98.096	97.946
3.000	102.122	101.919	101.731	3.000	101.200	100.996	100.809	2.875	100.300	100.150	100.000	3.625	98.248	98.098	97.948
3.125	102.125	101.922	101.734	3.125	101.202	100.999	100.812	3.000	100.303	100.153	100.003	Margin = 2.250		Index = 0.130	
3.250	102.396	102.192	102.042	3.250	101.224	101.021	100.871	3.125	100.305	100.155	100.005	30 Year OTC			
3.375	102.399	102.196	102.046	3.375	101.227	101.024	100.874	3.250	102.055	101.905	101.755	Rate	30 Day	45 Day	60 Day
3.500	102.402	102.199	102.049	3.500	101.246	101.043	100.893	3.375	102.057	101.907	101.757	4.000	101.278	101.028	100.778
3.625	102.405	102.202	102.052	3.625	101.248	101.045	100.895	3.500	102.085	101.935	101.785	4.125	101.281	101.031	100.781
3.750	102.729	102.579	102.429	3.750	102.261	102.111	101.961	3.625	102.087	101.937	101.787	4.375	102.468	102.218	101.968
3.875	102.632	102.482	102.332	3.875	102.263	102.113	101.963	3.750	103.031	102.881	102.731	4.500	102.457	102.207	101.957
4.000	102.653	102.503	102.353	4.000	102.251	102.101	101.951	3.875	103.033	102.883	102.733	4.625	102.459	102.209	101.959
4.125	102.656	102.506	102.356	4.125	102.253	102.103	101.953	4.000	103.021	102.871	102.721	4.875	103.235	102.985	102.735
4.250	103.941	103.841	103.741	4.250	103.403	103.303	103.203	4.125	103.023	102.873	102.723	5.000	103.224	102.974	102.724
4.375	103.843	103.743	103.643	4.375	103.405	103.305	103.205	4.250	103.408	103.258	103.108	5.125	103.226	102.976	102.726
4.500	103.832	103.732	103.632	4.500	103.394	103.294	103.194	4.375	103.409	103.259	103.109	5.500	104.663	104.413	104.163
4.625	103.834	103.734	103.634	4.625	103.396	103.296	103.196	4.500	103.398	103.248	103.098	5.625	104.665	104.415	104.165
6.250	106.000	105.850	105.700	6.250	105.707	105.557	105.407	4.625	103.400	103.250	103.100	6.250	103.500	103.350	103.200

FHA Streamline											
30/25 Year				20 Year				15/10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.500	101.594	101.359	101.094	2.500	101.494	101.259	100.994	2.250	101.227	101.063	100.898
2.625	101.594	101.359	101.094	2.625	101.494	101.259	100.994	2.375	101.230	101.065	100.901
2.750	103.469	103.266	103.078	2.750	103.369	103.166	102.978	2.500	101.229	101.065	100.901
2.875	103.472	103.269	103.082	2.875	103.372	103.169	102.981	2.625	101.229	101.065	100.901
3.000	103.472	103.269	103.082	3.000	103.372	103.168	102.981	2.750	101.874	101.724	101.574
3.125	103.472	103.269	103.081	3.125	103.372	103.168	102.981	2.875	101.885	101.735	101.585
3.250	103.489	103.286	103.136	3.250	103.391	103.188	103.038	3.000	101.885	101.735	101.585
3.375	103.503	103.300	103.150	3.375	103.403	103.200	103.050	3.125	101.885	101.735	101.585
3.500	103.503	103.300	103.150	3.500	103.419	103.216	103.066	3.250	103.632	103.482	103.332
3.625	103.503	103.300	103.150	3.625	103.402	103.199	103.049	3.375	103.643	103.493	103.343
3.750	103.724	103.574	103.424	3.750	103.663	103.513	103.363	3.500	103.668	103.518	103.368
3.875	103.737	103.587	103.437	3.875	103.636	103.486	103.336	3.625	103.643	103.493	103.343
4.000	103.755	103.605	103.455	4.000	103.623	103.473	103.323	3.750	104.585	104.435	104.285

GOVERNMENT ADJUSTMENTS - Applies to all Government Programs			
FICO Adjuster		Loan Size Adjuster "VA only"	
FICO 720 +	0.250	\$0 - \$49,999	-2.500
FICO 680- 719	0.000	\$50,000 - \$85,000	-0.500
FICO 660 - 679	0.000	\$85,001 - \$125,000	0.000
FICO 640 - 659	-0.750	\$125,001 - \$175,000	0.000
FICO 620 - 639	-1.000	\$175,001 - \$275,000	0.000
FICO 600 - 619	N/A	\$275,001 up to HB	0.000
FICO 580 - 599	N/A	No loan size LLPA on <= 15 yr term	
NY	-0.250	Non Owner Occupancy	-2.000
2 Unit	0.000	VA Jumbo	N/A
USDA Streamline-Assist Refinance Option			-0.250
VA C/O Refi with an LTV >90.000		Max Note Rate = 4.750	N/A

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

> 15 year Term Loan Size LLPA "FHA & USDA only"								
Loan Amount → Note Rate ↓	0-85000	85001- 110000	110001- 125000	125001- 150000	150001- 175000	175001- 200000	200001- 225000	225001- High Balance
2.25-2.625	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
2.75-3.125	0.100	0.100	0.100	0.100	0.100	0.100	0.000	0.000
3.25-3.625	0.100	0.100	0.100	0.100	0.100	0.100	0.100	0.000
3.75-4.125	0.100	0.100	0.100	0.100	0.100	0.100	0.100	0.000
4.25-4.625	0.100	0.100	0.100	0.100	0.100	0.100	0.100	0.000
4.75-5.125	0.100	0.100	0.100	0.100	0.100	0.100	0.100	0.000
5.25-5.625	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
5.75-6.125	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
No Loan Size LLPA for <= 15 Year Term ; Not eligible on OTC and DPA loans								

DPA Advantage Program "only Advantage Adjustments added ; FHA only"								30 yr DPA OTC "FHA Only ; Borrower Paid Only"				30 yr DPA "3.5% DPA ; Borrower Paid Only"			
								Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
30/25 Year				30/25 Year Lender Paid				4.000	98.528	98.278	98.028	4.750	101.000	100.750	100.500
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.125	98.531	98.281	98.031	30 yr DPA "3.5% DPA ; Lender Paid Only"			
3.875	100.486	100.236	99.986	6.250	103.750	103.750	103.750	4.375	99.718	99.468	99.218				
4.000	100.466	100.216	99.966					4.500	99.707	99.457	99.207	Rate	30 Day	45 Day	60 Day
4.125	100.463	100.213	99.963					4.625	99.709	99.459	99.209	6.250	102.750	102.500	102.250
4.250	101.591	101.341	101.091					4.875	100.485	100.235	99.985	DPA Advantage Adjustment 203(k) / 203(k)s -1.000 203(k) & 203(k)s are Borrower Paid only			
4.375	101.589	101.339	101.089					5.000	100.474	100.224	99.974				
4.500	101.600	101.350	101.100					5.125	100.476	100.226	99.976				
4.625	101.597	101.347	101.097					5.500	101.913	101.663	101.413				
4.750	102.386	102.136	101.886					5.625	101.915	101.665	101.415				
Borrower Paid Comp Only				Lender Paid Only				6.250	100.750	100.600	100.450				

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 will not be accepted. Locks received after close (1pm ET) will be rejected.

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

10/1/2020

45 Day Lock Exp.:

10/16/2020

60 Day Lock Exp.:

11/2/2020

W. Rate Sheet Dated: 9/1/2020

Release Time: 10:00 am ET

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STANDARD GOVERNMENT HIGH BALANCE PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.500	99.910	99.675	99.410	2.500	99.918	99.684	99.418	2.375	99.487	99.323	99.159	3.125	96.170	96.020	95.870
2.625	99.914	99.679	99.414	2.625	99.921	99.687	99.421	2.500	99.490	99.326	99.162	3.250	97.922	97.772	97.622
2.750	100.527	100.324	100.137	2.750	100.036	99.833	99.646	2.625	99.493	99.329	99.164	3.375	97.918	97.768	97.618
2.875	100.531	100.328	100.140	2.875	100.039	99.836	99.649	2.750	99.140	98.990	98.840	3.500	97.919	97.769	97.619
3.000	100.534	100.331	100.144	3.000	100.042	99.839	99.651	2.875	99.143	98.993	98.843	3.625	97.920	97.770	97.620
3.125	100.538	100.334	100.147	3.125	100.045	99.842	99.654	3.000	99.145	98.995	98.845	Margin = 2.250		Index = 0.130	
3.250	101.058	100.855	100.705	3.250	100.317	100.114	99.964	3.125	99.148	98.998	98.848	30 Year OTC			
3.375	101.061	100.858	100.708	3.375	100.320	100.116	99.966	3.250	101.147	100.997	100.847	Rate	30 Day	45 Day	60 Day
3.500	101.065	100.861	100.711	3.500	100.338	100.135	99.985	3.375	101.150	101.000	100.850	4.000	100.190	99.940	99.690
3.625	101.068	100.865	100.715	3.625	100.341	100.138	99.988	3.500	101.177	101.027	100.877	4.125	100.193	99.943	99.693
3.750	101.642	101.492	101.342	3.750	101.603	101.453	101.303	3.625	101.179	101.029	100.879	4.375	100.568	100.318	100.068
3.875	101.545	101.395	101.245	3.875	101.605	101.455	101.305	3.750	102.374	102.224	102.074	4.500	100.557	100.307	100.057
4.000	101.565	101.415	101.265	4.000	101.594	101.444	101.294	3.875	102.375	102.225	102.075	4.625	100.559	100.309	100.059
4.125	101.568	101.418	101.268	4.125	101.596	101.446	101.296	4.000	102.364	102.214	102.064	4.875	99.522	99.272	99.022
4.250	102.041	101.941	101.841	4.250	101.933	101.833	101.733	4.125	102.366	102.216	102.066	5.000	99.511	99.261	99.011
4.375	101.943	101.843	101.743	4.375	101.935	101.835	101.735	4.250	101.938	101.788	101.638	5.125	99.514	99.264	99.014
4.500	101.932	101.832	101.732	4.500	101.924	101.824	101.724	4.375	101.939	101.789	101.639	5.500	100.763	100.513	100.263
4.625	101.934	101.834	101.734	4.625	101.926	101.826	101.726	4.500	101.928	101.778	101.628	5.625	100.765	100.515	100.265
6.250	102.301	102.151	102.001	6.250	101.987	101.837	101.687	4.625	101.930	101.780	101.630	6.250	100.619	100.469	100.319

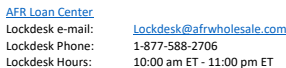
FHA High Balance Streamline											
30/25 Year				20 Year				15/10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.500	100.656	100.422	100.156	2.500	100.556	100.322	100.056	2.250	98.727	98.563	98.398
2.625	100.656	100.422	100.156	2.625	100.556	100.322	100.056	2.375	98.730	98.565	98.401
2.750	101.531	101.328	101.141	2.750	101.431	101.228	101.041	2.500	98.729	98.565	98.401
2.875	101.535	101.332	101.144	2.875	101.434	101.231	101.044	2.625	98.729	98.565	98.401
3.000	101.535	101.332	101.144	3.000	101.434	101.231	101.043	2.750	99.093	98.943	98.793
3.125	101.534	101.331	101.144	3.125	101.434	101.231	101.043	2.875	99.104	98.954	98.804
3.250	101.802	101.599	101.449	3.250	101.703	101.500	101.350	3.000	99.104	98.954	98.804
3.375	101.816	101.613	101.463	3.375	101.715	101.512	101.362	3.125	99.104	98.954	98.804
3.500	101.816	101.613	101.463	3.500	101.731	101.528	101.378	3.250	100.507	100.357	100.207
3.625	101.816	101.613	101.463	3.625	101.715	101.512	101.362	3.375	100.518	100.368	100.218
3.750	102.287	102.137	101.987	3.750	102.225	102.075	101.925	3.500	100.543	100.393	100.243
3.875	102.300	102.150	102.000	3.875	102.199	102.049	101.899	3.625	100.518	100.368	100.218
4.000	102.317	102.167	102.017	4.000	102.186	102.036	101.886	3.750	101.460	101.310	101.160

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

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

DPA Advantage Program "only Advantage Adjustments added ; FHA only"								30 yr DPA OTC "FHA Only ; Borrower Paid Only"				30 yr DPA "3.5% DPA ; Borrower Paid Only"			
30/25 Year				30/25 Year Lender Paid				Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.000	N/A	N/A	N/A	4.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A					4.125	N/A	N/A	N/A				
4.000	N/A	N/A	N/A					4.375	N/A	N/A	N/A				
4.125	N/A	N/A	N/A					4.500	N/A	N/A	N/A				
4.250	N/A	N/A	N/A					4.625	N/A	N/A	N/A				
4.375	N/A	N/A	N/A					4.875	N/A	N/A	N/A				
4.500	N/A	N/A	N/A					5.000	N/A	N/A	N/A				
4.625	N/A	N/A	N/A					5.125	N/A	N/A	N/A				
4.750	N/A	N/A	N/A					5.500	N/A	N/A	N/A				
								5.625	N/A	N/A	N/A				
Borrower Paid Comp Only				Lender Paid Only				6.250	N/A	N/A	N/A	30 yr DPA "3.5% DPA ; Lender Paid Only"			
												Rate	30 Day	45 Day	60 Day
												6.250	N/A	N/A	N/A

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



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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	-0.500	-0.500	-0.500	-0.500	-1.000	-1.125
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	-0.250	-1.250	-2.500	-3.000	-3.000	-2.500	-2.500	-2.500	-2.500
640 – 659	-0.750	-1.500	-3.000	-3.250	-3.500	-3.000	-3.000	-3.000	-3.000
620 – 639	-0.750	-1.750	-3.250	-3.250	-3.500	-3.500	-3.500	-3.750	-3.750

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 applicable to MH Advantage properties (identified by SFC 859 in conjunction with SFC 235).

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

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

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

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

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

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 50a(6)	0.000
Texas Equity 50a(4)	0.000
All Refinances "R/T & C/O"	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.

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 Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

10/1/2020

10/16/2020

11/2/2020

W. Rate Sheet Dated: 9/1/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

FNMA - OTC

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

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

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

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

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

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

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

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

^Does not apply to MH Advantage products

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

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

Lock Desk Policy

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

Flood Certification = \$10.00

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

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

FHA ID# - 1358600006

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

10/1/2020

45 Day Lock Exp.:

10/16/2020

60 Day Lock Exp.:

11/2/2020

W. Rate Sheet Dated: 9/1/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FHLMC																															
30/25 Year						30/25 Year 105-125						30/25 Year >125						30/25 Year SC						30/25 Year SC 105-125							
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	100.324	100.156	100.009	3.375	102.060	101.960	101.814	3.375	102.060	101.960	101.814	2.750	99.528	99.360	99.213	3.375	100.081	99.981	99.835	2.750	100.324	100.156	100.009	3.375	100.081	99.981	99.835	2.750	100.324	100.156	100.009
2.875	100.960	100.801	100.659	3.500	102.409	102.309	102.167	3.500	102.409	102.309	102.167	2.875	100.164	100.005	99.863	3.500	100.430	100.330	100.188	2.875	100.960	100.801	100.659	3.500	100.430	100.330	100.188	2.875	100.960	100.801	100.659
2.990	101.371	101.223	101.085	3.625	102.647	102.547	102.414	3.625	102.647	102.547	102.414	2.990	100.575	100.427	100.289	3.625	100.668	100.568	100.435	2.990	101.371	101.223	101.085	3.625	100.668	100.568	100.435	2.990	101.371	101.223	101.085
3.000	101.471	101.323	101.185	3.750	101.621	101.521	101.382	3.750	101.621	101.521	101.382	3.000	100.675	100.527	100.389	3.750	99.749	99.649	99.510	3.000	101.471	101.323	101.185	3.750	99.749	99.649	99.510	3.000	101.471	101.323	101.185
3.125	101.779	101.645	101.512	3.875	101.992	101.892	101.763	3.875	101.992	101.892	101.763	3.125	100.983	100.849	100.716	3.875	100.120	100.020	99.891	3.125	101.779	101.645	101.512	3.875	100.120	100.020	99.891	3.125	101.779	101.645	101.512
3.250	102.436	102.320	102.169	3.990	102.271	102.071	101.952	3.990	102.271	102.071	101.952	3.250	100.457	100.341	100.225	3.990	100.190	100.090	99.990	3.250	102.436	102.320	102.169	3.990	100.190	100.090	99.990	3.250	102.436	102.320	102.169
3.375	102.935	102.835	102.689	4.000	102.271	102.171	102.052	4.000	102.271	102.171	102.052	3.375	100.956	100.856	100.710	4.000	100.399	100.299	100.180	3.375	102.935	102.835	102.689	4.000	100.399	100.299	100.180	3.375	102.935	102.835	102.689
3.500	103.284	103.184	103.042	4.125	102.440	102.340	102.222	4.125	102.440	102.340	102.222	3.500	101.305	101.205	101.063	4.125	100.568	100.468	100.330	3.500	103.284	103.184	103.042	4.125	100.568	100.468	100.330	3.500	103.284	103.184	103.042
3.625	103.522	103.422	103.289	4.250	102.280	102.180	102.079	4.250	102.280	102.180	102.079	3.625	101.543	101.443	101.310	4.250	99.020	98.920	98.819	3.625	103.522	103.422	103.289	4.250	99.020	98.920	98.819	3.625	103.522	103.422	103.289
3.750	102.496	102.396	102.257	4.375	102.575	102.475	102.375	4.375	102.575	102.475	102.375	3.750	100.624	100.524	100.385	4.375	99.315	99.215	99.115	3.750	102.496	102.396	102.257	4.375	99.315	99.215	99.115	3.750	102.496	102.396	102.257
3.875	102.867	102.767	102.638	4.500	102.594	102.494	102.394	4.500	102.594	102.494	102.394	3.875	100.995	100.895	100.766	4.500	99.334	99.234	99.134	3.875	102.867	102.767	102.638	4.500	99.334	99.234	99.134	3.875	102.867	102.767	102.638
3.990	103.046	102.946	102.827	4.625	102.716	102.616	102.516	4.625	102.716	102.616	102.516	3.990	101.174	101.074	100.955	4.625	99.456	99.356	99.256	3.990	103.046	102.946	102.827	4.625	99.456	99.356	99.256	3.990	103.046	102.946	102.827
4.000	103.146	103.046	102.927	4.750	102.806	102.706	102.606	4.750	102.806	102.706	102.606	4.000	101.274	101.174	101.055	4.750	99.082	98.982	98.882	4.000	103.146	103.046	102.927	4.750	99.082	98.982	98.882	4.000	103.146	103.046	102.927
4.125	103.315	103.215	103.097	4.875	103.096	102.996	102.896	4.875	103.096	102.996	102.896	4.125	101.443	101.343	101.225	4.875	99.372	99.272	99.172	4.125	103.315	103.215	103.097	4.875	99.372	99.272	99.172	4.125	103.315	103.215	103.097
4.250	103.155	103.055	102.954	4.990	103.270	103.170	103.070	4.990	103.270	103.170	103.070	4.250	99.895	99.795	99.694	4.990	99.546	99.446	99.346	4.250	103.155	103.055	102.954	4.990	99.546	99.446	99.346	4.250	103.155	103.055	102.954
4.375	103.450	103.350	103.250	5.000	103.370	103.270	103.170	5.000	103.370	103.270	103.170	4.375	100.190	100.090	99.990	5.000	99.646	99.546	99.446	4.375	103.450	103.350	103.250	5.000	99.646	99.546	99.446	4.375	103.450	103.350	103.250
4.500	103.719	103.619	103.519	5.125	103.676	103.576	103.476	5.125	103.676	103.576	103.476	4.500	100.459	100.359	100.259	5.125	99.802	99.702	99.602	4.500	103.719	103.619	103.519	5.125	99.802	99.702	99.602	4.500	103.719	103.619	103.519
4.625	103.841	103.741	103.641	5.250	103.618	103.518	103.412	5.250	103.618	103.518	103.412	4.625	100.581	100.481	100.381	5.250	99.594	99.494	99.394	4.625	103.841	103.741	103.641	5.250	99.594	99.494	99.394	4.625	103.841	103.741	103.641
4.750	103.931	103.831	103.731	5.375	104.872	104.772	104.612	5.375	104.872	104.772	104.612	4.750	100.207	100.107	100.007	5.375	100.698	100.598	100.498	4.750	103.931	103.831	103.731	5.375	100.698	100.598	100.498	4.750	103.931	103.831	103.731
30/25 Year SC >125						20 Year						20 Year 105-125						20 Year >125						15 Year							
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	100.081	99.981	99.835	2.750	100.456	100.356	100.205	3.375	102.507	102.383	102.293	3.375	102.507	102.383	102.293	2.750	101.693	101.593	101.493	3.375	100.081	99.981	99.835	2.750	100.456	100.356	100.205	3.375	102.507	102.383	102.293
3.500	100.430	100.330	100.188	2.875	101.034	100.861	100.793	3.500	102.848	102.732	102.641	3.500	102.848	102.732	102.641	2.875	102.014	101.914	101.814	3.500	100.430	100.330	100.188	2.875	101.034	100.861	100.793	3.500	102.848	102.732	102.641
3.625	100.668	100.568	100.435	2.990	101.404	101.241	101.173	3.625	103.122	103.017	102.922	3.625	103.122	103.017	102.922	2.990	102.147	102.047	101.947	3.625	100.668	100.568	100.435	2.990	101.404	101.241	101.173	3.625	103.122	103.017	102.922
3.750	99.749	99.649	99.510	3.000	101.504	101.341	101.273	3.750	102.024	101.924	101.823	3.750	102.024	101.924	101.823	3.000	102.247	102.147	102.047	3.750	99.749	99.649	99.510	3.000	101.504	101.341	101.273	3.750	102.024	101.924	101.823
3.875	100.120	100.020	99.891	3.125	101.822	101.667	101.600	3.875	102.406	102.306	102.206	3.875	102.406	102.306	102.206	3.125	102.089	101.989	101.889	3.875	100.120	100.020	99.891	3.125	101.822	101.667	101.600	3.875	102.406	102.306	102.206
3.990	100.299	100.199	100.080	3.250	102.571	102.439	102.349	3.990	102.634	102.534	102.434	3.990	102.634	102.534	102.434	3.250	102.300	102.200	102.100	3.990	100.299	100.199	100.080	3.250	102.571	102.439	102.349	3.990	102.634	102.534	102.434
4.000	100.399	100.299	100.180	3.375	103.007	102.883	102.793	4.000	102.734	102.634	102.534	4.000	102.734	102.634	102.534	3.375	102.602	102.502	102.402	4.000	100.399	100.299	100.180	3.375	103.007	102.883	102.793	4.000	102.734	102.634	102.534
4.125	100.568	100.468	100.350	3.500	103.348	103.232	103.141	4.125	102.915	102.815	102.715	4.125	102.915	102.815	102.715	3.500	102.779	102.679	102.579	4.125	100.568	100.468	100.350	3.500	103.348	103.232	103.141	4.125	102.915	102.815	102.715
4.250	99.020	98.920	98.819	3.625	103.622	103.512	103.422	4.250	103.142	103.042	102.942	4.250	103.142	103.042	102.942	3.625	102.934	102.834	102.734	4.250	99.020	98.920	98.819	3.625	103.622	103.512	103.422	4.250	103.142	103.042	102.942
4.375	99.315	99.215	99.115	3.750	102.524	102.424	102.323	4.375	103.341	103.241	103.137	4.375	103.341	103.241	103.137	3.750	102.793	102.693	102.593	4.375	99.315	99.215	99.115	3.750	102.524	102.424	102.323	4.375	103.341	103.241	103.137
4.500	99.334	99.234	99.134	3.875	102.906	102.806	102.706	4.500	102.762	102.662	102.561	4.500	102.762	102.662	102.561	3.875	102.934	102.834	102.734	4.500	99.334	99.234	99.134	3.875	102.906	102.806	102.706	4.500	102.762	102.662	102.561
4.625	99.456	99.356	99.256	3.990	103.134	103.034	102.934	4.625	102.891	102.791	102.691	4.625	102.891	102.791	102.691	3.990	103.148	103.048	102.948	4.625	99.456	99.356	99.256	3.990	103.134	103.034	102.934	4.625	102.891	102.791	102.691
4.750	99.082	98.982	98.882	4.000	103.2																										



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.:

10/1/2020

45 Day Lock Exp.:

10/16/2020

60 Day Lock Exp.:

11/2/2020

W. Rate Sheet Dated: 9/1/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Home Possible																			
30/25 Year				20 Year				15 Year				Super Conforming - 30-20 Year				Super Conforming - 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	100.098	99.916	99.776	2.750	100.230	100.032	99.973	2.750	101.610	101.510	101.410	2.750	98.952	98.770	98.630	2.750	100.785	100.685	100.585
2.875	100.743	100.571	100.436	2.875	100.817	100.631	100.571	2.875	101.933	101.833	101.733	2.875	99.597	99.425	99.290	2.875	101.108	101.008	100.908
2.990	101.162	101.004	100.874	2.990	101.197	101.018	100.959	2.990	102.068	101.968	101.868	2.990	100.016	99.858	99.728	2.990	101.243	101.143	101.043
3.000	101.262	101.104	100.974	3.000	101.297	101.118	101.059	3.000	102.168	102.068	101.968	3.000	100.116	99.958	99.828	3.000	101.343	101.243	101.143
3.125	101.580	101.434	101.309	3.125	101.617	101.451	101.392	3.125	102.018	101.918	101.818	3.125	100.434	100.288	100.163	3.125	100.755	100.655	100.555
3.250	102.212	102.082	101.941	3.250	102.349	102.202	102.123	3.250	102.231	102.131	102.031	3.250	99.883	99.753	99.612	3.250	100.968	100.868	100.768
3.375	102.721	102.608	102.471	3.375	102.792	102.654	102.575	3.375	102.536	102.436	102.336	3.375	100.392	100.279	100.142	3.375	101.273	101.173	101.073
3.500	103.074	102.962	102.830	3.500	103.138	103.007	102.928	3.500	102.713	102.613	102.513	3.500	100.745	100.633	100.501	3.500	101.450	101.350	101.250
3.625	103.318	103.212	103.083	3.625	103.418	103.294	103.215	3.625	102.452	102.352	102.252	3.625	100.989	100.883	100.754	3.625	100.689	100.589	100.489
3.750	102.372	102.272	102.142	3.750	102.400	102.300	102.200	3.750	102.756	102.656	102.556	3.750	100.150	100.050	99.920	3.750	100.993	100.893	100.793
3.875	102.749	102.649	102.530	3.875	102.787	102.687	102.587	3.875	102.899	102.799	102.699	3.875	100.527	100.427	100.308	3.875	101.136	101.036	100.936
3.990	102.933	102.833	102.721	3.990	103.019	102.919	102.819	3.990	103.116	103.016	102.916	3.990	100.711	100.611	100.499	3.990	101.353	101.253	101.153
4.000	103.033	102.933	102.821	4.000	103.119	103.019	102.919	4.000	103.216	103.116	103.016	4.000	100.811	100.711	100.599	4.000	101.453	101.353	101.253
4.125	103.202	103.102	102.996	4.125	103.302	103.202	103.102	4.125	103.034	102.934	102.834	4.125	100.980	100.880	100.774	4.125	100.784	100.684	100.584
4.250	103.145	103.045	102.945	4.250	103.634	103.534	103.434	4.250	103.239	103.139	103.039	4.250	99.535	99.435	99.335	4.250	100.989	100.889	100.789
4.375	103.443	103.343	103.243	4.375	103.836	103.736	103.636	4.375	103.462	103.362	103.262	4.375	99.833	99.733	99.633	4.375	101.212	101.112	101.012
4.500	103.715	103.615	103.515	4.500	104.008	103.908	103.808	4.500	103.608	103.508	103.408	4.500	100.105	100.005	99.905	4.500	101.358	101.258	101.158
4.625	103.836	103.736	103.636	4.625	104.139	104.039	103.939	4.625	103.137	103.028	102.937	4.625	100.226	100.126	100.026	4.625	98.905	98.796	98.705
4.750	103.960	103.860	103.760	4.750	104.692	104.592	104.492	4.750	103.235	103.127	103.035	4.750	99.886	99.786	99.686	4.750	100.123	100.015	99.923

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

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

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

Product Features									
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	> 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"	N/A
All Refinances "R/T"	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 SC	0.125

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

10/1/2020

45 Day Lock Exp.:

10/16/2020

60 Day Lock Exp.:

11/2/2020

W. Rate Sheet Dated: 9/1/2020

Release Time: 10:00 am ET

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Non-Conforming "Jumbo"

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

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

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

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

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

Lock Desk Policy

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

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

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

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

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