[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.: **10/16/2020**
45 Day Lock Exp.: **11/2/2020**
60 Day Lock Exp.: **11/16/2020**

W. Rate Sheet Dated: **9/16/2020** **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	100.365	100.177	99.959	2.500	99.763	99.576	99.357	2.250	98.875	98.725	98.575	3.125	96.248	96.098	95.948
2.625	100.369	100.181	99.962	2.625	99.766	99.578	99.360	2.500	98.881	98.731	98.581	3.250	97.749	97.599	97.449
2.750	101.576	101.404	101.201	2.750	100.475	100.303	100.100	2.625	98.884	98.734	98.584	3.375	97.745	97.595	97.445
2.875	101.580	101.408	101.205	2.875	100.478	100.306	100.103	2.750	99.429	99.279	99.129	3.500	97.746	97.596	97.446
3.000	101.583	101.411	101.208	3.000	100.481	100.309	100.106	2.875	99.432	99.282	99.132	3.625	97.748	97.598	97.448
3.125	101.586	101.414	101.211	3.125	100.484	100.312	100.109	3.000	99.435	99.285	99.135	Margin = 2.250		Index = 0.140	
3.250	101.716	101.566	101.416	3.250	100.365	100.215	100.065	3.125	99.437	99.287	99.137	**30 Year OTC**			
3.375	101.720	101.570	101.420	3.375	100.368	100.218	100.068	3.250	101.429	101.279	101.129	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.500	101.723	101.573	101.423	3.500	100.387	100.237	100.087	3.375	101.431	101.281	101.131	4.000	101.228	100.978	100.728
3.625	101.726	101.576	101.426	3.625	100.389	100.239	100.089	3.500	101.484	101.334	101.184	4.125	101.230	100.980	100.730
3.750	102.206	102.056	101.906	3.750	101.558	101.408	101.258	3.625	101.486	101.336	101.186	4.375	102.953	102.703	102.453
3.875	102.109	101.959	101.809	3.875	101.560	101.410	101.260	3.750	102.509	102.359	102.209	4.500	102.942	102.692	102.442
4.000	102.103	101.953	101.803	4.000	101.548	101.398	101.248	3.875	102.511	102.361	102.211	4.625	102.944	102.694	102.444
4.125	102.105	101.955	101.805	4.125	101.550	101.400	101.250	4.000	102.500	102.350	102.200	4.875	103.564	103.314	103.064
4.250	103.926	103.826	103.726	4.250	103.263	103.163	103.063	4.125	102.501	102.351	102.201	5.000	103.553	103.303	103.053
4.375	103.828	103.728	103.628	4.375	103.264	103.164	103.064	4.250	102.777	102.627	102.477	5.125	103.555	103.305	103.055
4.500	103.817	103.717	103.617	4.500	103.253	103.153	103.053	4.375	102.778	102.628	102.478	5.500	104.351	104.101	103.851
4.625	103.819	103.719	103.619	4.625	103.255	103.155	103.055	4.500	102.767	102.617	102.467	5.625	104.354	104.104	103.854
6.250	104.577	104.477	104.377	6.250	103.707	103.607	103.507	4.625	102.769	102.619	102.469	6.250	103.500	103.250	103.000

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	101.581	101.394	101.175	2.500	101.481	101.294	101.075	2.250	100.925	100.775	100.625
2.625	101.581	101.394	101.175	2.625	101.481	101.294	101.075	2.375	100.928	100.778	100.628
2.750	103.050	102.878	102.675	2.750	102.950	102.778	102.575	2.500	100.928	100.778	100.628
2.875	103.054	102.882	102.679	2.875	102.953	102.781	102.578	2.625	100.928	100.778	100.628
3.000	103.053	102.882	102.678	3.000	102.953	102.781	102.578	2.750	101.471	101.321	101.171
3.125	103.053	102.881	102.678	3.125	102.953	102.781	102.578	2.875	101.482	101.332	101.182
3.250	102.930	102.780	102.630	3.250	102.831	102.681	102.531	3.000	101.482	101.332	101.182
3.375	102.944	102.794	102.644	3.375	102.843	102.693	102.543	3.125	101.482	101.332	101.182
3.500	102.944	102.794	102.644	3.500	102.860	102.710	102.560	3.250	103.471	103.321	103.171
3.625	102.944	102.794	102.644	3.625	102.843	102.693	102.543	3.375	103.482	103.332	103.182
3.750	103.321	103.171	103.021	3.750	103.259	103.109	102.959	3.500	103.532	103.382	103.232
3.875	103.334	103.184	103.034	3.875	103.233	103.083	102.933	3.625	103.482	103.332	103.182
4.000	103.325	103.175	103.025	4.000	103.220	103.070	102.920	3.750	104.503	104.353	104.203

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 ≤ 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"							
30/25 Year				**30/25 Year Lender Paid**			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.875	100.103	99.853	99.603	6.250	103.750	103.750	103.750
4.000	100.110	99.860	99.610				
4.125	100.107	99.857	99.607				
4.250	101.824	101.574	101.324				
4.375	101.822	101.572	101.322				
4.500	101.833	101.583	101.333				
4.625	101.831	101.581	101.331				
4.750	102.463	102.213	101.963				
Borrower Paid Comp Only				Lender Paid Only			

30 yr DPA OTC "FHA Only ; Borrower Paid Only"			
Rate	**30 Day**	**45 Day**	**60 Day**
4.000	98.478	98.228	97.978
4.125	98.480	98.230	97.980
4.375	100.203	99.953	99.703
4.500	100.192	99.942	99.692
4.625	100.194	99.944	99.694
4.875	100.814	100.564	100.314
5.000	100.803	100.553	100.303
5.125	100.805	100.555	100.305
5.500	101.601	101.351	101.101
5.625	101.604	101.354	101.104
6.250	100.750	100.500	100.250

30 yr DPA "3.5% DPA ; Borrower Paid Only"			
Rate	**30 Day**	**45 Day**	**60 Day**
4.750	101.000	100.750	100.500

30 yr DPA "3.5% DPA ; Lender Paid Only"			
Rate	**30 Day**	**45 Day**	**60 Day**
6.250	102.750	102.500	102.250

DPA Advantage Adjustment	
203(k) / 203(k)s	-1.000
203(k) & 203(k)s are Borrower Paid 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 *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 Hours:	10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:	10/16/2020
45 Day Lock Exp.:	11/2/2020
60 Day Lock Exp.:	11/16/2020

W. Rate Sheet Dated: 9/16/2020 **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			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
2.500	N/A	N/A	N/A	2.500	N/A	N/A	N/A	2.375	N/A	N/A	N/A
2.625	N/A	N/A	N/A	2.625	N/A	N/A	N/A	2.500	N/A	N/A	N/A
2.750	N/A	N/A	N/A	2.750	N/A	N/A	N/A	2.625	N/A	N/A	N/A
2.875	N/A	N/A	N/A	2.875	N/A	N/A	N/A	2.750	98.147	97.997	97.847
3.000	N/A	N/A	N/A	3.000	N/A	N/A	N/A	2.875	98.149	97.999	97.849
3.125	N/A	N/A	N/A	3.125	N/A	N/A	N/A	3.000	98.152	98.002	97.852
3.250	100.504	100.354	100.204	3.250	99.582	99.432	99.282	3.125	98.155	98.005	97.855
3.375	100.507	100.357	100.207	3.375	99.585	99.435	99.285	3.250	100.646	100.496	100.346
3.500	100.510	100.360	100.210	3.500	99.604	99.454	99.304	3.375	100.649	100.499	100.349
3.625	100.513	100.363	100.213	3.625	99.606	99.456	99.306	3.500	100.701	100.551	100.401
3.750	100.994	100.844	100.694	3.750	100.775	100.625	100.475	3.625	100.703	100.553	100.403
3.875	100.897	100.747	100.597	3.875	100.777	100.627	100.477	3.750	101.727	101.577	101.427
4.000	100.890	100.740	100.590	4.000	100.766	100.616	100.466	3.875	N/A	N/A	N/A
4.125	100.893	100.743	100.593	4.125	100.768	100.618	100.468	4.000	N/A	N/A	N/A
4.250	102.026	101.926	101.826	4.250	101.793	101.693	101.593	4.125	N/A	N/A	N/A
4.375	N/A	N/A	N/A	4.375	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	4.375	N/A	N/A	N/A
4.625	N/A	N/A	N/A	4.625	N/A	N/A	N/A	4.500	N/A	N/A	N/A
6.250	N/A	N/A	N/A	6.250	N/A	N/A	N/A	4.625	N/A	N/A	N/A

5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**
3.125	95.545	95.395	95.245
3.250	97.547	97.397	97.247
3.375	97.543	97.393	97.243
3.500	97.544	97.394	97.244
3.625	97.545	97.395	97.245
Margin = 2.250		Index = .140	

30 Year OTC			
Rate	**30 Day**	**45 Day**	**60 Day**
3.250	98.629	98.379	98.129
3.375	98.632	98.382	98.132
3.500	98.635	98.385	98.135
3.625	98.638	98.388	98.138
3.750	100.019	99.769	99.519
3.875	100.022	99.772	99.522
4.000	100.015	99.765	99.515
4.125	100.018	99.768	99.518
4.250	101.051	100.801	100.551
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A

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**
2.750	N/A	N/A	N/A	2.750	N/A	N/A	N/A	2.250	N/A	N/A	N/A
2.875	N/A	N/A	N/A	2.875	N/A	N/A	N/A	2.375	N/A	N/A	N/A
3.000	N/A	N/A	N/A	3.000	N/A	N/A	N/A	2.500	N/A	N/A	N/A
3.125	N/A	N/A	N/A	3.125	N/A	N/A	N/A	2.625	N/A	N/A	N/A
3.250	101.367	101.217	101.067	3.250	101.269	101.119	100.969	2.750	98.690	98.540	98.390
3.375	101.381	101.231	101.081	3.375	101.281	101.131	100.981	2.875	98.701	98.551	98.401
3.500	101.381	101.231	101.081	3.500	101.297	101.147	100.997	3.000	98.701	98.551	98.401
3.625	101.381	101.231	101.081	3.625	101.281	101.131	100.981	3.125	98.701	98.551	98.401
3.750	101.758	101.608	101.458	3.750	101.697	101.547	101.397	3.250	100.346	100.196	100.046
3.875	101.772	101.622	101.472	3.875	101.671	101.521	101.371	3.375	100.357	100.207	100.057
4.000	101.762	101.612	101.462	4.000	101.657	101.507	101.357	3.500	100.407	100.257	100.107
4.125	101.771	101.621	101.471	4.125	101.671	101.521	101.371	3.625	100.357	100.207	100.057
4.250	102.802	102.702	102.602	4.250	102.694	102.594	102.494	3.750	101.378	101.228	101.078

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"

30/25 Year				30/25 Year Lender Paid			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.875	N/A	N/A	N/A	6.250	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				
Borrower Paid Comp Only				Lender Paid Only			

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

Rate	**30 Day**	**45 Day**	**60 Day**
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

30 yr DPA "3.5% DPA ; Borrower Paid Only"

Rate	**30 Day**	**45 Day**	**60 Day**
4.750	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

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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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Lockdesk Hours: 10:00 am ET - 11:00 pm ET

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W. Rate Sheet Dated: 9/16/2020 **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
2.750	100.323	100.223	100.123
2.875	100.900	100.800	100.700
2.990	101.244	101.144	101.044
3.000	101.344	101.244	101.144
3.125	101.689	101.589	101.489
3.250	102.170	102.070	101.970
3.375	102.614	102.514	102.414
3.500	102.963	102.863	102.763
3.625	103.240	103.140	103.040
3.750	102.219	102.119	102.019
3.875	102.575	102.475	102.375
3.990	102.736	102.636	102.536
4.000	102.836	102.736	102.636
4.125	103.067	102.967	102.867
4.250	103.296	103.196	103.096
4.375	103.569	103.469	103.369
4.500	103.823	103.723	103.623
4.625	104.034	103.934	103.834
4.750	104.436	104.336	104.236

30/25 Year 105-125

Rate	30 Day	45 Day	60 Day
2.375	96.317	96.217	96.117
2.500	97.414	97.314	97.214
2.625	98.472	98.372	98.272
2.750	99.373	99.273	99.173
2.875	100.007	99.907	99.807
2.990	100.894	100.794	100.694
3.000	100.994	100.894	100.794
3.125	102.020	101.920	101.820
3.250	102.777	102.677	102.577
3.375	103.264	103.164	103.064
3.500	103.649	103.549	103.449
3.625	103.952	103.852	103.752
3.750	103.397	103.297	103.197
3.875	103.788	103.688	103.588
3.990	103.977	103.877	103.777
4.000	104.077	103.977	103.877
4.125	104.368	104.268	104.168
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A

30/25 Year >125

Rate	30 Day	45 Day	60 Day
2.750	99.373	99.273	99.173
2.875	100.007	99.907	99.807
2.990	100.808	100.708	100.608
3.000	100.908	100.808	100.708
3.125	101.991	101.891	101.791
3.250	102.777	102.677	102.577
3.375	103.264	103.164	103.064
3.500	103.649	103.549	103.449
3.625	103.952	103.852	103.752
3.750	103.397	103.297	103.197
3.875	103.788	103.688	103.588
3.990	103.977	103.877	103.777
4.000	104.077	103.977	103.877
4.125	104.355	104.255	104.155
4.250	104.893	104.793	104.693
4.375	96.938	96.838	96.738
4.500	N/A	N/A	N/A
4.625	N/A	N/A	N/A
4.750	N/A	N/A	N/A

30/25 Year High Balance

Rate	30 Day	45 Day	60 Day
2.750	100.231	100.131	100.031
2.875	100.756	100.656	100.556
2.990	101.013	100.913	100.813
3.000	101.113	101.013	100.913
3.125	101.291	101.191	101.091
3.250	101.026	100.926	100.826
3.375	101.437	101.337	101.237
3.500	101.715	101.615	101.515
3.625	101.861	101.761	101.661
3.750	100.639	100.539	100.439
3.875	100.969	100.869	100.769
3.990	101.097	100.997	100.897
4.000	101.197	101.097	100.997
4.125	101.336	101.236	101.136
4.250	100.435	100.335	100.235
4.375	100.728	100.628	100.528
4.500	100.949	100.849	100.749
4.625	101.076	100.976	100.876
4.750	101.280	101.180	101.080

30/25 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	99.081	98.981	98.881
2.875	99.663	99.563	99.463
2.990	100.463	100.363	100.263
3.000	100.563	100.463	100.363
3.125	101.091	100.991	100.891
3.250	100.826	100.726	100.626
3.375	101.237	101.137	101.037
3.500	101.515	101.415	101.315
3.625	101.661	101.561	101.461
3.750	100.439	100.339	100.239
3.875	100.769	100.669	100.569
3.990	100.897	100.797	100.697
4.000	100.997	100.897	100.797
4.125	101.136	101.036	100.936
4.250	100.235	100.135	100.035
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

30/25 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	99.081	98.981	98.881
2.875	99.663	99.563	99.463
2.990	100.377	100.277	100.177
3.000	100.477	100.377	100.277
3.125	101.091	100.991	100.891
3.250	100.826	100.726	100.626
3.375	101.237	101.137	101.037
3.500	101.515	101.415	101.315
3.625	101.661	101.561	101.461
3.750	100.439	100.339	100.239
3.875	100.769	100.669	100.569
3.990	100.897	100.797	100.697
4.000	100.997	100.897	100.797
4.125	101.136	101.036	100.936
4.250	100.235	100.135	100.035
4.375	93.897	93.797	93.697
4.500	N/A	N/A	N/A
4.625	N/A	N/A	N/A
4.750	N/A	N/A	N/A

20 Year

Rate	30 Day	45 Day	60 Day
2.875	101.086	100.986	100.886
2.990	101.392	101.292	101.192
3.000	101.492	101.392	101.292
3.125	101.832	101.732	101.632
3.250	102.361	102.261	102.161
3.375	102.797	102.697	102.597
3.500	103.118	103.018	102.918
3.625	103.391	103.291	103.191
3.750	101.963	101.863	101.763
3.875	102.313	102.213	102.113
3.990	102.452	102.352	102.252
4.000	102.552	102.452	102.352
4.125	102.781	102.681	102.581
4.250	102.581	102.481	102.381
4.375	102.851	102.751	102.651
4.500	103.091	102.991	102.891
4.625	103.447	103.347	103.247
4.750	103.793	103.693	103.593
4.875	104.041	103.941	103.841

20 Year 105-125

Rate	30 Day	45 Day	60 Day
2.875	100.723	100.623	100.523
2.990	101.071	100.971	100.871
3.000	101.171	101.071	100.971
3.125	101.546	101.446	101.346
3.250	102.089	101.989	101.889
3.375	102.568	102.468	102.368
3.500	102.921	102.821	102.721
3.625	103.221	103.121	103.021
3.750	102.088	101.988	101.888
3.875	102.473	102.373	102.273
3.990	102.637	102.537	102.437
4.000	102.737	102.637	102.537
4.125	102.988	102.888	102.788
4.250	102.466	102.366	102.266
4.375	102.762	102.662	102.562
4.500	103.029	102.929	102.829
4.625	103.262	103.162	103.062
4.750	103.675	103.575	103.475
4.875	103.948	103.848	103.748

20 Year >125

Rate	30 Day	45 Day	60 Day
2.875	100.661	100.461	100.461
2.990	101.008	100.808	100.808
3.000	101.108	100.908	100.908
3.125	101.484	101.284	101.284
3.250	102.089	101.889	101.889
3.375	102.568	102.368	102.368
3.500	102.921	102.721	102.721
3.625	103.221	103.021	103.021
3.750	101.932	101.732	101.732
3.875	102.317	102.117	102.117
3.990	102.481	102.281	102.281
4.000	102.581	102.381	102.381
4.125	102.832	102.632	102.632
4.250	102.403	102.203	102.203
4.375	102.699	102.499	102.499
4.500	102.966	102.766	102.766
4.625	103.187	102.987	102.987
4.750	103.613	103.413	103.413
4.875	103.886	103.686	103.686

15 Year

Rate	30 Day	45 Day	60 Day
2.750	101.649	101.549	101.449
2.875	101.938	101.838	101.738
2.990	102.144	102.044	101.944
3.000	102.244	102.144	102.044
3.125	102.518	102.418	102.318
3.250	102.354	102.254	102.154
3.375	102.619	102.519	102.419
3.500	102.831	102.731	102.631
3.625	103.115	103.015	102.915
3.750	102.809	102.709	102.609
3.875	103.113	103.013	102.913
3.990	103.308	103.208	103.108
4.000	103.408	103.308	103.208
4.125	103.658	103.558	103.458
4.250	103.449	103.349	103.249
4.375	103.624	103.524	103.424
4.500	103.663	103.563	103.463
4.625	103.880	103.780	103.680
4.750	103.563	103.463	103.363

15 Year 105-125

Rate	30 Day	45 Day	60 Day
2.750	100.488	100.388	100.288
2.875	100.805	100.705	100.605
2.990	101.044	100.944	100.844
3.000	101.144	101.044	100.944
3.125	101.445	101.345	101.245
3.250	101.593	101.493	101.393
3.375	101.886	101.786	101.686
3.500	102.118	102.018	101.918
3.625	102.433	102.333	102.233
3.750	102.294	102.194	102.094
3.875	102.627	102.527	102.427
3.990	102.853	102.753	102.653
4.000	102.953	102.853	102.753
4.125	103.231	103.131	103.031
4.250	103.370	103.270	103.170
4.375	103.562	103.462	103.362
4.500	103.753	103.753	103.753
4.625	104.099	104.099	104.099
4.750	104.349	104.349	104.349

15 Year >125

Rate	30 Day	45 Day	60 Day
2.750	100.488	100.288	100.288
2.875	100.805	100.605	100.605
2.990	101.044	100.844	100.844
3.000	101.144	100.944	100.944
3.125	101.445	101.245	101.245
3.250	101.531	101.331	101.331
3.375	101.823	101.623	101.623
3.500	102.055	101.855	101.855
3.625	102.370	102.170	102.170
3.750	102.294	102.094	102.094
3.875	102.627	102.427	102.427
3.990	102.853	102.653	102.653
4.000	102.953	102.753	102.753
4.125	103.231	103.031	103.031
4.250	103.370	103.170	103.170
4.375	103.562	103.362	103.362
4.500	103.810	103.610	103.610
4.625	104.162	103.962	103.962
4.750	104.411	104.211	104.211

15 Year High Balance

Rate	30 Day	45 Day	60 Day
2.750	101.573	101.373	101.373
2.875	101.774	101.574	101.574
2.990	101.890	101.690	101.690
3.000	101.990	101.790	101.790
3.125	102.183	101.983	101.983
3.250	101.343	101.143	101.143
3.375	101.527	101.327	101.327
3.500	101.677	101.477	101.477
3.625	101.877	101.677	101.677
3.750	100.577	100.377	100.377
3.875	100.791	100.591	100.591
3.990	100.898	100.698	100.698
4.000	100.998	100.798	100.798
4.125	101.174	100.974	100.974
4.250	100.798	100.598	100.598
4.375	100.921	100.721	100.721
4.500	100.947	100.747	100.747
4.625	101.099	100.899	100.899
4.750	100.590	100.390	100.390

15 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	100.212	100.012	100.012
2.875	100.441	100.241	100.241
2.990	100.590	100.390	100.390
3.000	100.690	100.490	100.490
3.125	100.910	100.710	100.710
3.250	100.382	100.182	100.182
3.375	100.594	100.394	100.394
3.500	100.764	100.564	100.564
3.625	100.995	100.795	100.795
3.750	99.862	99.662	99.662
3.875	100.105	99.905	99.905
3.990	100.243	100.043	100.043
4.000	100.343	100.143	100.143
4.125	100.547	100.347	100.347
4.250	100.519	100.319	100.319
4.375	100.659	100.459	100.459
4.500	100.747	100.547	100.547
4.625	100.899	100.699	100.699
4.750	100.390	100.190	100.190

15 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	100.212	100.012	100.012
2.875	100.441	100.241	100.241
2.990	100.590	100.390	100.390
3.000	100.690	100.490	100.490
3.125	100.910	100.710	100.710
3.250	100.320	100.120	100.120
3.375	100.531	100.331	100.331
3.500	100.701	100.501	100.501
3.625	100.932	100.732	100.732
3.750	99.862	99.662	99.662
3.875	100.105	99.905	99.905
3.990	100.243	100.043	100.043
4.000	100.343	100.143	100.143
4.125	100.547	100.347	100.347
4.250	100.519	100.319	100.319
4.375	100.659	100.459	100.459
4.500	100.747	100.547	100.547
4.625	100.899	100.699	100.699
4.750	100.390	100.190	100.190

10 Year

Rate	30 Day	45 Day	60 Day
2.750	101.711	101.511	101.511
2.875	102.001	101.801	101.801
2.990	102.207	102.007	102.007
3.000	102.307	102.107	102.107
3.125	102.581	102.381	102.381
3.250	102.184	101.984	101.984
3.375	102.449	102.249	102.249
3.500	102.661	102.461	102.461
3.625	102.945	102.745	102.745
3.750	102.545	102.345	102.345
3.875	102.849	102.649	102.649
3.990	103.044	102.844	102.844
4.000	103.144	102.944	102.944
4.125	103.394	103.194	103.194
4.250	103.085	102.885	102.885
4.375	103.217	103.017	103.017
4.500	103.289	103.089	103.089
4.625	103.647	103.447	103.447
4.750	103.313	103.113	103.113

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	-0.250	-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

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
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

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 ; UW Fee Buyout

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@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	10/16/2020
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	11/2/2020
		60 Day Lock Exp.:	11/16/2020

W. Rate Sheet Dated: 9/16/2020 **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

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

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.

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.: **10/16/2020**
45 Day Lock Exp.: **11/2/2020**
60 Day Lock Exp.: **11/16/2020**

W. Rate Sheet Dated: **9/16/2020** **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
2.750	100.305	100.167	99.993
2.875	100.927	100.794	100.630
2.990	101.328	101.199	101.044
3.000	101.428	101.299	101.144
3.125	101.723	101.599	101.458
3.250	102.207	102.064	101.948
3.375	102.698	102.558	102.453
3.500	103.072	102.934	102.833
3.625	103.352	103.217	103.122
3.750	102.145	102.045	101.945
3.875	102.518	102.418	102.318
3.990	102.695	102.595	102.495
4.000	102.795	102.695	102.595
4.125	103.030	102.930	102.830
4.250	103.038	102.938	102.838
4.375	103.318	103.218	103.118
4.500	103.575	103.475	103.375
4.625	103.690	103.590	103.490
4.750	104.221	104.087	104.019

30/25 Year 105-125

Rate	30 Day	45 Day	60 Day
3.375	101.948	101.808	101.703
3.500	102.322	102.184	102.083
3.625	102.602	102.467	102.372
3.750	101.395	101.295	101.195
3.875	101.768	101.668	101.568
3.990	102.070	101.970	101.870
4.000	102.170	102.070	101.970
4.125	102.405	102.305	102.205
4.250	102.413	102.313	102.213
4.375	102.693	102.593	102.493
4.500	102.950	102.850	102.750
4.625	103.065	102.965	102.865
4.750	103.596	103.462	103.394
4.875	103.872	103.739	103.672
4.990	104.159	104.027	103.959
5.000	104.259	104.127	104.059
5.125	104.554	104.422	104.354
5.250	104.590	104.487	104.390
5.375	105.205	105.105	105.005

30/25 Year >125

Rate	30 Day	45 Day	60 Day
3.375	101.948	101.808	101.703
3.500	102.322	102.184	102.083
3.625	102.602	102.467	102.372
3.750	101.395	101.295	101.195
3.875	101.768	101.668	101.568
3.990	102.070	101.970	101.870
4.000	102.170	102.070	101.970
4.125	102.405	102.305	102.205
4.250	102.413	102.313	102.213
4.375	102.693	102.593	102.493
4.500	102.950	102.850	102.750
4.625	103.065	102.965	102.865
4.750	103.596	103.462	103.394
4.875	103.872	103.739	103.672
4.990	104.159	104.027	103.959
5.000	104.259	104.127	104.059
5.125	104.554	104.422	104.354
5.250	104.590	104.487	104.390
5.375	105.205	105.105	105.005

30/25 Year SC

Rate	30 Day	45 Day	60 Day
2.750	100.220	100.082	99.908
2.875	100.842	100.709	100.545
2.990	101.243	101.114	100.959
3.000	101.343	101.214	101.059
3.125	101.638	101.514	101.373
3.250	100.885	100.742	100.626
3.375	101.376	101.236	101.131
3.500	101.750	101.612	101.511
3.625	102.030	101.895	101.800
3.750	101.241	101.141	101.041
3.875	101.614	101.514	101.414
3.990	101.791	101.691	101.591
4.000	101.891	101.791	101.691
4.125	102.126	102.026	101.926
4.250	100.670	100.570	100.470
4.375	100.950	100.850	100.750
4.500	101.207	101.107	101.007
4.625	101.322	101.222	101.122
4.750	101.358	101.224	101.156

30/25 Year SC 105-125

Rate	30 Day	45 Day	60 Day
3.375	100.626	100.486	100.381
3.500	101.000	100.862	100.761
3.625	101.280	101.145	101.050
3.750	100.491	100.391	100.291
3.875	100.864	100.764	100.664
3.990	101.166	101.066	100.966
4.000	101.266	101.166	101.066
4.125	101.501	101.401	101.301
4.250	100.045	99.945	99.845
4.375	100.325	100.225	100.125
4.500	100.582	100.482	100.382
4.625	100.697	100.597	100.497
4.750	100.733	100.599	100.531
4.875	101.009	100.876	100.809
4.990	101.296	101.164	101.096
5.000	101.396	101.264	101.196
5.125	101.541	101.409	101.341
5.250	101.427	101.324	101.227
5.375	101.892	101.792	101.692

30/25 Year SC >125

Rate	30 Day	45 Day	60 Day
3.375	100.626	100.486	100.381
3.500	101.000	100.862	100.761
3.625	101.280	101.145	101.050
3.750	100.491	100.391	100.291
3.875	100.864	100.764	100.664
3.990	101.166	101.066	100.966
4.000	101.266	101.166	101.066
4.125	101.501	101.401	101.301
4.250	100.045	99.945	99.845
4.375	100.325	100.225	100.125
4.500	100.582	100.482	100.382
4.625	100.697	100.597	100.497
4.750	100.733	100.599	100.531
4.875	101.009	100.876	100.809
4.990	101.296	101.164	101.096
5.000	101.396	101.264	101.196
5.125	101.541	101.409	101.341
5.250	101.427	101.324	101.227
5.375	101.892	101.792	101.692

20 Year

Rate	30 Day	45 Day	60 Day
2.750	100.395	100.295	100.156
2.875	100.962	100.862	100.734
2.990	101.325	101.225	101.103
3.000	101.425	101.325	101.203
3.125	101.736	101.636	101.524
3.250	102.308	102.208	102.103
3.375	102.749	102.649	102.549
3.500	103.090	102.990	102.890
3.625	103.371	103.271	103.171
3.750	102.148	102.048	101.948
3.875	102.530	102.430	102.330
3.990	102.749	102.649	102.549
4.000	102.849	102.749	102.649
4.125	103.034	102.934	102.834
4.250	103.919	103.819	103.719
4.375	104.109	104.009	103.909
4.500	104.271	104.171	104.071
4.625	104.396	104.296	104.196
4.750	104.949	104.830	104.748

20 Year 105-125

Rate	30 Day	45 Day	60 Day
3.375	103.249	103.149	103.049
3.500	103.590	103.490	103.390
3.625	103.871	103.771	103.671
3.750	102.648	102.548	102.448
3.875	103.030	102.930	102.830
3.990	103.249	103.149	103.049
4.000	103.349	103.249	103.149
4.125	103.534	103.434	103.334
4.250	104.419	104.319	104.219
4.375	104.609	104.509	104.409
4.500	105.146	105.046	104.946
4.625	105.271	105.171	105.071
4.750	105.824	105.705	105.623
4.875	106.070	105.951	105.870
4.990	106.262	106.143	106.062
5.000	106.362	106.243	106.162
5.125	106.638	106.519	106.438
5.250	106.367	106.267	106.167
5.375	105.612	105.512	105.412

20 Year >125

Rate	30 Day	45 Day	60 Day
3.375	103.249	103.149	103.049
3.500	103.590	103.490	103.390
3.625	103.871	103.771	103.671
3.750	102.648	102.548	102.448
3.875	103.030	102.930	102.830
3.990	103.249	103.149	103.049
4.000	103.349	103.249	103.149
4.125	103.534	103.434	103.334
4.250	104.419	104.319	104.219
4.375	104.609	104.509	104.409
4.500	105.146	105.046	104.946
4.625	105.271	105.171	105.071
4.750	105.824	105.705	105.623
4.875	106.070	105.951	105.870
4.990	106.262	106.143	106.062
5.000	106.362	106.243	106.162
5.125	106.638	106.519	106.438
5.250	106.367	106.267	106.167
5.375	105.612	105.512	105.412

15 Year

Rate	30 Day	45 Day	60 Day
2.750	101.649	101.549	101.449
2.875	101.975	101.875	101.775
2.990	102.103	102.003	101.903
3.000	102.203	102.103	102.003
3.125	101.826	101.726	101.626
3.250	102.037	101.937	101.837
3.375	102.335	102.235	102.135
3.500	102.516	102.416	102.316
3.625	102.545	102.445	102.345
3.750	102.836	102.736	102.636
3.875	102.978	102.878	102.778
3.990	103.183	103.083	102.983
4.000	103.283	103.183	103.083
4.125	103.374	103.274	103.174
4.250	103.571	103.471	103.371
4.375	103.783	103.683	103.583
4.500	103.926	103.826	103.726
4.625	103.277	103.150	103.045
4.750	103.373	103.245	103.142

15 Year 105-125

Rate	30 Day	45 Day	60 Day
2.750	103.649	103.549	103.449
2.875	102.100	102.000	101.900
2.990	102.228	102.128	102.028
3.000	102.328	102.228	102.128
3.125	101.951	101.851	101.751
3.250	102.162	102.062	101.962
3.375	102.460	102.360	102.260
3.500	102.641	102.541	102.441
3.625	102.670	102.570	102.470
3.750	102.961	102.861	102.761
3.875	103.103	103.003	102.903
3.990	103.308	103.208	103.108
4.000	103.408	103.308	103.208
4.125	103.499	103.399	103.299
4.250	103.696	103.596	103.496
4.375	103.908	103.808	103.708
4.500	104.051	103.951	103.851
4.625	103.402	103.275	103.170
4.750	103.498	103.370	103.267

15 Year >125

Rate	30 Day	45 Day	60 Day
2.750	103.899	103.799	103.699
2.875	102.100	102.000	101.900
2.990	102.228	102.128	102.028
3.000	102.328	102.228	102.128
3.125	101.951	101.851	101.751
3.250	102.162	102.062	101.962
3.375	102.460	102.360	102.260
3.500	102.641	102.541	102.441
3.625	102.670	102.570	102.470
3.750	102.961	102.861	102.761
3.875	103.103	103.003	102.903
3.990	103.308	103.208	103.108
4.000	103.408	103.308	103.208
4.125	103.499	103.399	103.299
4.250	103.696	103.596	103.496
4.375	103.908	103.808	103.708
4.500	104.051	103.951	103.851
4.625	103.402	103.275	103.170
4.750	103.498	103.370	103.267

15 Year SC

Rate	30 Day	45 Day	60 Day
2.750	102.186	102.086	101.986
2.875	102.512	102.412	102.312
2.990	102.640	102.540	102.440
3.000	102.740	102.640	102.540
3.125	101.863	101.763	101.663
3.250	102.074	101.974	101.874
3.375	102.372	102.272	102.172
3.500	102.553	102.453	102.353
3.625	102.074	101.974	101.874
3.750	102.365	102.265	102.165
3.875	102.507	102.407	102.307
3.990	102.712	102.612	102.512
4.000	102.812	102.712	102.612
4.125	102.395	102.295	102.195
4.250	102.592	102.492	102.392
4.375	102.804	102.704	102.604
4.500	102.947	102.847	102.747
4.625	100.345	100.218	100.113
4.750	101.571	101.443	101.340

15 Year SC 105-125

Rate	30 Day	45 Day	60 Day
2.750	104.186	104.086	103.986
2.875	102.637	102.537	102.437
2.990	102.765	102.665	102.565
3.000	102.865	102.765	102.665
3.125	101.988	101.888	101.788
3.250	102.199	102.099	101.999
3.375	102.497	102.397	102.297
3.500	102.678	102.578	102.478
3.625	102.199	102.099	101.999
3.750	102.490	102.390	102.290
3.875	102.632	102.532	102.432
3.990	102.837	102.737	102.637
4.000	102.937	102.837	102.737
4.125	102.520	102.420	102.320
4.250	102.717	102.617	102.517
4.375	102.929	102.829	102.729
4.500	103.072	102.972	102.872
4.625	100.470	100.343	100.238
4.750	101.696	101.568	101.465

15 Year SC >125

Rate	30 Day	45 Day	60 Day
2.750	104.436	104.336	104.236
2.875	102.637	102.537	102.437
2.990	102.765	102.665	102.565
3.000	102.865	102.765	102.665
3.125	101.988	101.888	101.788
3.250	102.199	102.099	101.999
3.375	102.497	102.397	102.297
3.500	102.678	102.578	102.478
3.625	102.199	102.099	101.999
3.750	102.490	102.390	102.290
3.875	102.632	102.532	102.432
3.990	102.837	102.737	102.637
4.000	102.937	102.837	102.737
4.125	102.520	102.420	102.320
4.250	102.717	102.617	102.517
4.375	102.929	102.829	102.729
4.500	103.072	102.972	102.872
4.625	100.470	100.343	100.238
4.750	101.696	101.568	101.465

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	-0.250	-1.250	-2.500	-3.000	-3.000	-2.500	-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	-3.000
620 – 639	-0.750	-1.750	-3.250	-3.250	-3.500	-3.500	-3.500	-3.750	-3.750	-3.750

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"	N/A
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 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 Reflief 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.

AFR			
	AFR Loan Center		
Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**10/16/2020**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**11/2/2020**
		60 Day Lock Exp.:	**11/16/2020**

W. Rate Sheet Dated: **9/16/2020** **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	100.313	100.182	99.981	2.750	100.403	100.303	100.146	2.750	101.704	101.604	101.504	2.750	98.878	98.747	98.546	2.750	100.941	100.841	100.741
2.875	100.944	100.817	100.626	2.875	100.975	100.875	100.729	2.875	102.032	101.932	101.832	2.875	99.509	99.382	99.191	2.875	101.269	101.169	101.069
2.990	101.348	101.227	101.050	2.990	101.349	101.249	101.107	2.990	102.161	102.061	101.961	2.990	99.913	99.792	99.615	2.990	101.398	101.298	101.198
3.000	101.448	101.327	101.150	3.000	101.449	101.349	101.207	3.000	102.261	102.161	102.061	3.000	100.013	99.892	99.715	3.000	101.498	101.398	101.298
3.125	101.752	101.635	101.471	3.125	101.765	101.665	101.534	3.125	101.922	101.822	101.722	3.125	100.317	100.200	100.036	3.125	100.659	100.559	100.459
3.250	102.248	102.115	101.999	3.250	102.350	102.250	102.150	3.250	102.135	102.035	101.935	3.250	99.576	99.443	99.327	3.250	100.872	100.772	100.672
3.375	102.745	102.617	102.510	3.375	102.794	102.694	102.594	3.375	102.437	102.337	102.237	3.375	100.073	99.945	99.838	3.375	101.174	101.074	100.974
3.500	103.122	102.995	102.896	3.500	103.142	103.042	102.942	3.500	102.617	102.517	102.417	3.500	100.450	100.323	100.224	3.500	101.354	101.254	101.154
3.625	103.407	103.282	103.190	3.625	103.424	103.324	103.224	3.625	102.434	102.334	102.234	3.625	100.735	100.610	100.518	3.625	100.663	100.563	100.463
3.750	102.099	101.999	101.899	3.750	102.102	102.002	101.902	3.750	102.727	102.627	102.527	3.750	99.845	99.745	99.645	3.750	100.956	100.856	100.756
3.875	102.476	102.376	102.276	3.875	102.489	102.389	102.289	3.875	102.870	102.770	102.670	3.875	100.222	100.122	100.022	3.875	101.099	100.999	100.899
3.990	102.656	102.556	102.456	3.990	102.712	102.612	102.512	3.990	103.081	102.981	102.881	3.990	100.402	100.302	100.202	3.990	101.310	101.210	101.110
4.000	102.756	102.656	102.556	4.000	102.812	102.712	102.612	4.000	103.181	103.081	102.981	4.000	100.502	100.402	100.302	4.000	101.410	101.310	101.210
4.125	102.991	102.891	102.791	4.125	102.996	102.896	102.796	4.125	103.287	103.187	103.087	4.125	100.737	100.637	100.537	4.125	101.008	100.908	100.808
4.250	103.138	103.038	102.938	4.250	104.010	103.910	103.810	4.250	103.485	103.385	103.285	4.250	99.420	99.320	99.220	4.250	101.206	101.106	101.006
4.375	103.419	103.319	103.219	4.375	104.201	104.101	104.001	4.375	103.701	103.601	103.501	4.375	99.701	99.601	99.501	4.375	101.422	101.322	101.222
4.500	103.678	103.578	103.478	4.500	104.364	104.264	104.164	4.500	103.844	103.744	103.644	4.500	99.960	99.860	99.760	4.500	101.565	101.465	101.365
4.625	103.793	103.693	103.593	4.625	104.489	104.389	104.289	4.625	103.057	102.957	102.857	4.625	100.075	99.975	99.875	4.625	98.825	98.725	98.625
4.750	104.195	104.073	103.990	4.750	104.929	104.824	104.723	4.750	103.153	103.053	102.953	4.750	99.982	99.860	99.777	4.750	100.051	99.951	99.851

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, LPMI , UW Fee Buyout		

Product Features

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

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(4)	0.000
OTC "Construction Conversion"	N/A
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

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

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

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	10/16/2020
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	11/2/2020
		60 Day Lock Exp.:	11/16/2020

W. Rate Sheet Dated: 9/16/2020 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Non-Conforming "Jumbo"

30 Yr. Fixed

All-in Price Cap "Before Lender Paid Comp - Max = $20,000" 101.850

Rate	30 Day	45 Day	60 Day
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
4.000	N/A	N/A	N/A
4.125	N/A	N/A	N/A
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A
4.625	N/A	N/A	N/A
4.750	N/A	N/A	N/A
4.875	N/A	N/A	N/A

15 Yr. Fixed

All-in Price Cap "Before Lender Paid Comp - Max = $20,000" 101.850

Rate	30 Day	45 Day	60 Day
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
4.000	N/A	N/A	N/A
4.125	N/A	N/A	N/A
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A

7/1 Hybrid ARMs

All-in Price Cap "Before Lender Paid Comp - Max = $20,000" 101.850

Rate	30 Day	45 Day	60 Day
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
4.000	N/A	N/A	N/A
4.125	N/A	N/A	N/A
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A
1 year LIBOR "Wall Street Journal"			
Margin	2.250	Cap	5/2/5

FICO/CLTV Adjuster

FICO	CLTV <=55.00%	55.01-60.00%	60.01-65.00%	65.01-70.00%	70.01-75.00%	75.01-80.00%	80.01-85.00%	85.01-90.00%	90.01-95.00%
680-699	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
700-719	0.375	0.250	0.125	0.000	-0.250	-0.625	-1.000	-1.000	n/a
720-739	0.500	0.375	0.250	0.250	0.000	-0.500	-0.750	-0.750	n/a
740-759	0.500	0.375	0.250	0.250	0.000	-0.250	-0.500	-0.500	n/a
760-779	0.500	0.375	0.375	0.375	0.125	-0.125	-0.250	-0.250	n/a
780-850	0.500	0.500	0.500	0.375	0.250	0.000	-0.125	-0.125	n/a
Purpose									
Cash-Out 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

[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

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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)