

W. Rate Sheet Dated: 9/25/2020

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	100.349	100.349	99.912	2.500	99.747	99.747	99.310	2.250	98.743	98.743	98.443	3.125	96.304	96.304	96.004
2.625	100.353	100.353	99.915	2.625	99.750	99.750	99.313	2.500	98.749	98.749	98.449	3.250	97.805	97.805	97.505
2.750	101.232	101.232	100.857	2.750	100.131	100.131	99.756	2.625	98.752	98.752	98.452	3.375	97.801	97.801	97.501
2.875	101.236	101.236	100.861	2.875	100.134	100.134	99.759	2.750	99.161	99.161	98.861	3.500	97.802	97.802	97.502
3.000	101.239	101.239	100.864	3.000	100.137	100.137	99.762	2.875	99.164	99.164	98.864	3.625	97.804	97.804	97.504
3.125	101.243	101.243	100.868	3.125	100.140	100.140	99.765	3.000	99.166	99.166	98.866	Margin = 2.250		Index = 0.130	
3.250	101.513	101.513	101.213	3.250	100.162	100.162	99.862	3.125	99.169	99.169	98.869	30 Year OTC			
3.375	101.516	101.516	101.216	3.375	100.165	100.165	99.865	3.250	101.406	101.406	101.106	Rate	30 Day	45 Day	60 Day
3.500	101.520	101.520	101.220	3.500	100.183	100.183	99.883	3.375	101.409	101.409	101.109	4.000	101.290	101.290	100.790
3.625	101.523	101.523	101.223	3.625	100.186	100.186	99.886	3.500	101.466	101.466	101.166	4.125	101.293	101.293	100.793
3.750	102.269	102.269	101.969	3.750	101.620	101.620	101.320	3.625	101.468	101.468	101.168	4.375	102.594	102.594	102.094
3.875	102.172	102.172	101.872	3.875	101.622	101.622	101.322	3.750	102.410	102.410	102.110	4.500	102.583	102.583	102.083
4.000	102.165	102.165	101.865	4.000	101.611	101.611	101.311	3.875	102.412	102.412	102.112	4.625	102.585	102.585	102.085
4.125	102.168	102.168	101.868	4.125	101.613	101.613	101.313	4.000	102.400	102.400	102.100	4.875	103.127	103.127	102.627
4.250	103.567	103.567	103.367	4.250	102.903	102.903	102.703	4.125	102.402	102.402	102.102	5.000	103.115	103.115	102.615
4.375	103.469	103.469	103.269	4.375	102.905	102.905	102.705	4.250	102.678	102.678	102.378	5.125	103.118	103.118	102.618
4.500	103.458	103.458	103.258	4.500	102.894	102.894	102.694	4.375	102.679	102.679	102.379	5.500	103.820	103.820	103.320
4.625	103.460	103.460	103.260	4.625	102.896	102.896	102.696	4.500	102.668	102.668	102.368	5.625	103.822	103.822	103.322
6.250	103.983	103.983	103.783	6.250	103.113	103.113	102.913	4.625	102.669	102.669	102.369	6.250	103.500	103.500	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	101.610	101.610	101.172	2.500	101.510	101.510	101.072	2.250	100.867	100.867	100.567
2.625	101.610	101.610	101.172	2.625	101.510	101.510	101.072	2.375	100.870	100.870	100.570
2.750	102.750	102.750	102.375	2.750	102.650	102.650	102.275	2.500	100.870	100.870	100.570
2.875	102.754	102.754	102.379	2.875	102.653	102.653	102.278	2.625	100.870	100.870	100.570
3.000	102.754	102.754	102.379	3.000	102.653	102.653	102.278	2.750	101.277	101.277	100.977
3.125	102.753	102.753	102.378	3.125	102.653	102.653	102.278	2.875	101.288	101.288	100.988
3.250	102.771	102.771	102.471	3.250	102.672	102.672	102.372	3.000	101.288	101.288	100.988
3.375	102.785	102.785	102.485	3.375	102.684	102.684	102.384	3.125	101.288	101.288	100.988
3.500	102.785	102.785	102.485	3.500	102.700	102.700	102.400	3.250	103.523	103.523	103.223
3.625	102.785	102.785	102.485	3.625	102.684	102.684	102.384	3.375	103.534	103.534	103.234
3.750	103.427	103.427	103.127	3.750	103.366	103.366	103.066	3.500	103.589	103.589	103.289
3.875	103.441	103.441	103.141	3.875	103.340	103.340	103.040	3.625	103.534	103.534	103.234
4.000	103.431	103.431	103.131	4.000	103.326	103.326	103.026	3.750	104.474	104.474	104.174

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	-0.350
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	98.540	98.540	98.040	4.750	101.000	101.000	100.500
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.125	98.543	98.543	98.043				
3.875	100.166	100.166	99.666	6.250	103.750	103.750	103.500	4.375	99.844	99.844	99.344	30 yr DPA "3.5% DPA ; Lender Paid Only"			
4.000	100.172	100.172	99.672					4.500	99.833	99.833	99.333	Rate	30 Day	45 Day	60 Day
4.125	100.170	100.170	99.670					4.625	99.835	99.835	99.335	6.250	102.750	102.750	102.250
4.250	101.465	101.465	100.965					4.875	100.377	100.377	99.877	DPA Advantage Adjustment 203(k) / 203(k)s -1.000 203(k) & 203(k)s are Borrower Paid only			
4.375	101.463	101.463	100.963					5.000	100.365	100.365	99.865				
4.500	101.474	101.474	100.974					5.125	100.368	100.368	99.868				
4.625	101.471	101.471	100.971					5.500	101.070	101.070	100.570				
4.750	102.026	102.026	101.526					5.625	101.072	101.072	100.572				
Borrower Paid Comp Only				Lender Paid Only				6.250	100.750	100.750	100.250				

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

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.:

10/26/2020

45 Day Lock Exp.:

11/9/2020

60 Day Lock Exp.:

11/24/2020

W. Rate Sheet Dated: 9/25/2020

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				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	N/A	N/A	N/A	2.500	N/A	N/A	N/A	2.375	N/A	N/A	N/A	3.125	95.664	95.664	95.364
2.625	N/A	N/A	N/A	2.625	N/A	N/A	N/A	2.500	N/A	N/A	N/A	3.250	97.555	97.555	97.255
2.750	N/A	N/A	N/A	2.750	N/A	N/A	N/A	2.625	N/A	N/A	N/A	3.375	97.551	97.551	97.251
2.875	N/A	N/A	N/A	2.875	N/A	N/A	N/A	2.750	97.941	97.941	97.641	3.500	97.552	97.552	97.252
3.000	N/A	N/A	N/A	3.000	N/A	N/A	N/A	2.875	97.944	97.944	97.644	3.625	97.554	97.554	97.254
3.125	N/A	N/A	N/A	3.125	N/A	N/A	N/A	3.000	97.946	97.946	97.646	Margin = 2.250		Index = .130	
3.250	100.613	100.613	100.313	3.250	99.692	99.692	99.392	3.125	97.949	97.949	97.649	30 Year OTC			
3.375	100.616	100.616	100.316	3.375	99.695	99.695	99.395	3.250	100.936	100.936	100.636	Rate	30 Day	45 Day	60 Day
3.500	100.620	100.620	100.320	3.500	99.713	99.713	99.413	3.375	100.939	100.939	100.639	3.250	98.738	98.738	98.238
3.625	100.623	100.623	100.323	3.625	99.716	99.716	99.416	3.500	100.996	100.996	100.696	3.375	98.741	98.741	98.241
3.750	100.994	100.994	100.694	3.750	100.775	100.775	100.475	3.625	100.998	100.998	100.698	3.500	98.745	98.745	98.245
3.875	100.897	100.897	100.597	3.875	100.777	100.777	100.477	3.750	101.565	101.565	101.265	3.625	98.748	98.748	98.248
4.000	100.890	100.890	100.590	4.000	100.766	100.766	100.466	3.875	N/A	N/A	N/A	3.750	100.019	100.019	99.519
4.125	100.893	100.893	100.593	4.125	100.768	100.768	100.468	4.000	N/A	N/A	N/A	3.875	100.022	100.022	99.522
4.250	101.354	101.354	101.154	4.250	101.121	101.121	100.921	4.125	N/A	N/A	N/A	4.000	100.015	100.015	99.515
4.375	N/A	N/A	N/A	4.375	N/A	N/A	N/A	4.250	N/A	N/A	N/A	4.125	100.018	100.018	99.518
4.500	N/A	N/A	N/A	4.500	N/A	N/A	N/A	4.375	N/A	N/A	N/A	4.250	100.379	100.379	99.879
4.625	N/A	N/A	N/A	4.625	N/A	N/A	N/A	4.500	N/A	N/A	N/A	4.375	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	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	101.521	101.521	101.221	3.250	101.422	101.422	101.122	2.750	98.495	98.495	98.195
3.375	101.535	101.535	101.235	3.375	101.434	101.434	101.134	2.875	98.507	98.507	98.207
3.500	101.535	101.535	101.235	3.500	101.450	101.450	101.150	3.000	98.507	98.507	98.207
3.625	101.535	101.535	101.235	3.625	101.434	101.434	101.134	3.125	98.507	98.507	98.207
3.750	101.802	101.802	101.502	3.750	101.741	101.741	101.441	3.250	100.398	100.398	100.098
3.875	101.816	101.816	101.516	3.875	101.715	101.715	101.415	3.375	100.409	100.409	100.109
4.000	101.806	101.806	101.506	4.000	101.701	101.701	101.401	3.500	100.464	100.464	100.164
4.125	101.815	101.815	101.515	4.125	101.715	101.715	101.415	3.625	100.409	100.409	100.109
4.250	102.174	102.174	101.974	4.250	102.066	102.066	101.866	3.750	101.349	101.349	101.049

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	-0.350
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	3.250	N/A	N/A	N/A	4.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A					3.375	N/A	N/A	N/A				
4.000	N/A	N/A	N/A	6.250	N/A	N/A	N/A	3.500	N/A	N/A	N/A				
4.125	N/A	N/A	N/A					3.625	N/A	N/A	N/A				
4.250	N/A	N/A	N/A					3.750	N/A	N/A	N/A				
4.375	N/A	N/A	N/A					3.875	N/A	N/A	N/A				
4.500	N/A	N/A	N/A					4.000	N/A	N/A	N/A				
4.625	N/A	N/A	N/A					4.125	N/A	N/A	N/A				
4.750	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				
Borrower Paid Comp Only				Lender Paid Only								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
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.	
For use by mortgage professionals only and should not be distributed to borrowers.	
Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)	

W. Rate Sheet Dated: 9/25/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FNMA																			
30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year High Balance				30/25 Year 105-125 High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	100.451	100.451	100.251	2.375	96.453	96.453	96.253	2.750	99.501	99.501	99.301	2.750	100.391	100.391	100.191	2.750	99.241	99.241	99.041
2.875	101.025	101.025	100.825	2.500	97.551	97.551	97.351	2.875	100.132	100.132	99.932	2.875	100.912	100.912	100.712	2.875	99.819	99.819	99.619
2.990	101.365	101.365	101.165	2.625	98.605	98.605	98.405	2.990	100.638	100.638	100.438	2.990	101.166	101.166	100.966	2.990	100.325	100.325	100.125
3.000	101.465	101.465	101.265	2.750	99.501	99.501	99.301	3.000	100.738	100.738	100.538	3.000	101.266	101.266	101.066	3.000	100.425	100.425	100.225
3.125	101.807	101.807	101.607	2.875	100.132	100.132	99.932	3.125	101.813	101.813	101.613	3.125	101.439	101.439	101.239	3.125	101.239	101.239	101.039
3.250	102.001	102.001	101.801	2.990	100.724	100.724	100.524	3.250	102.592	102.592	102.392	3.250	101.153	101.153	100.953	3.250	100.953	100.953	100.753
3.375	102.438	102.438	102.238	3.000	100.824	100.824	100.624	3.375	103.073	103.073	102.873	3.375	101.558	101.558	101.358	3.375	101.358	101.358	101.158
3.500	102.778	102.778	102.578	3.125	101.842	101.842	101.642	3.500	103.449	103.449	103.249	3.500	101.828	101.828	101.628	3.500	101.628	101.628	101.428
3.625	103.049	103.049	102.849	3.250	102.592	102.592	102.392	3.625	103.746	103.746	103.546	3.625	101.970	101.970	101.770	3.625	101.770	101.770	101.570
3.750	102.290	102.290	102.090	3.375	103.073	103.073	102.873	3.750	103.311	103.311	103.111	3.750	101.177	101.177	100.977	3.750	100.917	100.917	100.717
3.875	102.640	102.640	102.440	3.500	103.449	103.449	103.249	3.875	103.697	103.697	103.497	3.875	101.440	101.440	101.240	3.875	101.240	101.240	101.040
3.990	102.795	102.795	102.595	3.625	103.746	103.746	103.546	3.990	103.777	103.777	103.577	3.990	101.563	101.563	101.363	3.990	101.363	101.363	101.163
4.000	102.895	102.895	102.695	3.750	103.311	103.311	103.111	4.000	103.977	103.977	103.777	4.000	101.663	101.663	101.463	4.000	101.463	101.463	101.263
4.125	103.121	103.121	102.921	3.875	103.697	103.697	103.497	4.125	104.228	104.228	104.028	4.125	101.802	101.802	101.602	4.125	101.602	101.602	101.402
4.250	103.130	103.130	102.930	3.990	103.877	103.877	103.677	4.250	104.726	104.726	104.526	4.250	101.269	101.269	101.069	4.250	100.969	100.969	99.869
4.375	103.398	103.398	103.198	4.000	103.977	103.977	103.777	4.375	96.938	96.938	96.738	4.375	100.557	100.557	100.357	4.375	N/A	N/A	N/A
4.500	103.650	103.650	103.450	4.125	104.228	104.228	104.028	4.500	N/A	N/A	N/A								

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

Product Features									
Product Feature ↓ \ ITV →	< 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/O 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	>15 yr Cap
Primary	1	105.01 -115.00%	0.750	2.000
		>115.00%	0.000	0.750
	2	90.01 -100.00%	0.750	2.000
		>100.00%	0.000	0.750
	3-4	80.01 -90.00%	0.750	2.000
		>90.00%	0.000	0.750
Second Home	1	95.01 -105.00%	2.000	3.000
		>105.00%	1.500	2.000
Investment	1-4	80.01 -90.00%	2.000	3.000
		>90.00%	1.500	2.000

HomeReady LLPA Caps*	
Product Feature	LLPA Caps
LTV > 80% and credit score ≥ 680	0.00%
All other LTV & FICO combos	1.50%

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

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).

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"	-0.500
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	LTV 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 LTPAs 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.:

10/26/2020

45 Day Lock Exp.:

11/9/2020

60 Day Lock Exp.:

11/24/2020

W. Rate Sheet Dated: 9/25/2020

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.:

10/26/2020

45 Day Lock Exp.:

11/9/2020

60 Day Lock Exp.:

11/24/2020

W. Rate Sheet Dated: 9/25/2020

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
2.750	100.379	100.379	100.092	3.375	101.697	101.697	101.478	3.375	101.697	101.697	101.478	2.750	100.255	100.255	99.968	3.375	100.454	100.454	100.235
2.875	101.002	101.002	100.729	3.500	102.066	102.066	101.849	3.500	102.066	102.066	101.849	2.875	100.878	100.878	100.605	3.500	100.823	100.823	100.606
2.990	101.438	101.438	101.178	3.625	102.347	102.347	102.138	3.625	102.347	102.347	102.138	2.990	101.314	101.314	101.054	3.625	101.104	101.104	100.895
3.000	101.538	101.538	101.278	3.750	101.450	101.450	101.250	3.750	101.450	101.450	101.250	3.000	101.414	101.414	101.154	3.750	100.856	100.856	100.656
3.125	101.853	101.853	101.611	3.875	101.819	101.819	101.619	3.875	101.819	101.819	101.619	3.125	101.729	101.729	101.487	3.875	101.225	101.225	101.025
3.250	101.961	101.961	101.726	3.990	102.118	102.118	101.918	3.990	102.118	102.118	101.918	3.250	100.718	100.718	100.483	3.990	101.524	101.524	101.324
3.375	102.447	102.447	102.228	4.000	102.218	102.218	102.018	4.000	102.218	102.218	102.018	3.375	101.204	101.204	100.985	4.000	101.624	101.624	101.424
3.500	102.816	102.816	102.599	4.125	102.450	102.450	102.250	4.125	102.450	102.450	102.250	3.500	101.573	101.573	101.356	4.125	101.856	101.856	101.656
3.625	103.097	103.097	102.888	4.250	102.430	102.430	102.230	4.250	102.430	102.430	102.230	3.625	101.854	101.854	101.645	4.250	100.134	100.134	99.934
3.750	102.200	102.200	102.000	4.375	102.707	102.707	102.507	4.375	102.707	102.707	102.507	3.750	101.606	101.606	101.406	4.375	100.411	100.411	100.211
3.875	102.569	102.569	102.369	4.500	102.962	102.962	102.762	4.500	102.962	102.962	102.762	3.875	101.975	101.975	101.775	4.500	100.666	100.666	100.466
3.990	102.743	102.743	102.543	4.625	103.078	103.078	102.878	4.625	103.078	103.078	102.878	3.990	102.149	102.149	101.949	4.625	100.782	100.782	100.582
4.000	102.843	102.843	102.643	4.750	103.402	103.402	103.202	4.750	103.402	103.402	103.202	4.000	102.249	102.249	102.049	4.750	100.552	100.552	100.352
4.125	103.075	103.075	102.875	4.875	103.677	103.677	103.477	4.875	103.677	103.677	103.477	4.125	102.481	102.481	102.281	4.875	100.827	100.827	100.627
4.250	103.055	103.055	102.855	4.990	103.963	103.963	103.763	4.990	103.963	103.963	103.763	4.250	100.759	100.759	100.559	4.990	101.113	101.113	100.913
4.375	103.332	103.332	103.132	5.000	104.063	104.063	103.863	5.000	104.063	104.063	103.863	4.375	101.036	101.036	100.836	5.000	101.213	101.213	101.013
4.500	103.587	103.587	103.387	5.125	104.359	104.359	104.159	5.125	104.359	104.359	104.159	4.500	101.291	101.291	101.091	5.125	101.359	101.359	101.159
4.625	103.703	103.703	103.503	5.250	104.445	104.445	104.245	5.250	104.445	104.445	104.245	4.625	101.407	101.407	101.207	5.250	101.295	101.295	101.095
4.750	104.027	104.027	103.827	5.375	105.071	105.071	104.871	5.375	105.071	105.071	104.871	4.750	101.177	101.177	100.977	5.375	101.771	101.771	101.571
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
3.375	100.454	100.454	100.235	2.750	100.530	100.530	100.298	3.375	103.035	103.035	102.835	3.375	103.035	103.035	102.835	2.750	101.526	101.526	101.326
3.500	100.823	100.823	100.606	2.875	101.099	101.099	100.877	3.500	103.374	103.374	103.174	3.500	103.374	103.374	103.174	2.875	101.814	101.814	101.614
3.625	101.104	101.104	100.895	2.990	101.464	101.464	101.248	3.625	103.653	103.653	103.453	3.625	103.653	103.653	103.453	2.990	101.939	101.939	101.739
3.750	100.856	100.856	100.656	3.000	101.564	101.564	101.348	3.750	102.770	102.770	102.570	3.750	102.770	102.770	102.570	3.000	102.039	102.039	101.839
3.875	101.225	101.225	101.025	3.125	101.872	101.872	101.663	3.875	103.149	103.149	102.949	3.875	103.149	103.149	102.949	3.125	101.766	101.766	101.566
3.990	101.524	101.524	101.324	3.250	102.098	102.098	101.898	3.990	103.367	103.367	103.167	3.990	103.367	103.367	103.167	3.250	101.977	101.977	101.777
4.000	101.624	101.624	101.424	3.375	102.535	102.535	102.335	4.000	103.467	103.467	103.267	4.000	103.467	103.467	103.267	3.375	102.274	102.274	102.074
4.125	101.856	101.856	101.656	3.500	102.874	102.874	102.674	4.125	103.647	103.647	103.447	4.125	103.647	103.647	103.447	3.500	102.452	102.452	102.252
4.250	100.134	100.134	99.934	3.625	103.153	103.153	102.953	4.250	104.440	104.440	104.240	4.250	104.440	104.440	104.240	3.625	102.472	102.472	102.272
4.375	100.411	100.411	100.211	3.750	102.770	102.770	102.570	4.375	104.627	104.627	104.427	4.375	104.627	104.627	104.427	3.750	102.763	102.763	102.563
4.500	100.666	100.666	100.466	3.875	102.649	102.649	102.449	4.500	105.162	105.162	104.962	4.500	105.162	105.162	104.962	3.875	102.904	102.904	102.704
4.625	100.782	100.782	100.582	3.990	102.867	102.867	102.667	4.625	105.286	105.286	105.086	4.625	105.286	105.286	105.086	3.990	103.108	103.108	102.908
4.750	100.552	100.552	100.352	4.000	102.967	102.967	102.767	4.750	105.641	105.641	105.441	4.750	105.641	105.641	105.441	4.000	103.208	103.208	103.008
4.875	100.827	100.827	100.627	4.125	103.147	103.147	102.947	4.875	105.885	105.885	105.685	4.875	105.885	105.885	105.685	4.125	103.280	103.280	103.080
4.990	101.113	101.113	100.913	4.250	103.940	103.940	103.740	4.990	106.800	106.800	106.600	4.990	106.800	106.800	106.600	4.250	103.474	103.474	103.274
5.000	101.213	101.213	101.013	4.375	104.127	104.127	103.927	5.000	106.180	106.180	105.980	5.000	106.180	106.180	105.980	4.375	103.682	103.682	103.482
5.125	101.359	101.359	101.159	4.500	104.287	104.287	104.087	5.125	106.456	106.456	106.256	5.125	106.456	106.456	106.256	4.500	103.823	103.823	103.623
5.250	101.295	101.295	101.095	4.625	104.411	104.411	104.211	5.250	106.242	106.242	106.042	5.250	106.242	106.242	106.042	4.625	103.123	103.123	102.923
5.375	101.771	101.771	101.571	4.750	104.766	104.766	104.566	5.375	105.486	105.486	105.286	5.375	105.486	105.486	105.286	4.750	103.219	103.219	103.019
15 Year 105-125				15 Year >125				15 Year SC				15 Year SC 105-125				15 Year SC >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
2.750	103.526	103.526	103.326	2.750	103.776	103.776	103.576	2.750	102.063	102.063	101.863	2.750	104.063	104.063	103.863	2.750	104.313	104.313	104.113
2.875	101.939	101.939	101.739	2.875	101.939	101.939	101.739	2.875	102.351	102.351	102.151	2.875	102.476	102.476	102.276	2.875	102.476	102.476	102.276
2.990	102.064	102.064	101.864	2.990	102.064	102.064	101.864	2.990	102.476	102.476	102.276	2.990	102.601	102.601	102.401	2.990	102.601	102.601	102.401
3.000	102.164	102.164	101.964	3.000	102.164	102.164	101.964	3.000	102.576	102.576	102.376	3.000	102.701	102.701	102.501	3.000	102.701	102.701	102.501
3.125	101.891	101.891	101.691	3.125	101.891	101.891	101.691	3.125	101.803	101.803	101.603	3.125	101.928	101.928	101.728	3.125	101.928	101.928	101.728
3.250	102.102	102.102	101.902	3.250	102.102	102.102	101.902	3.250	102.014	102.014	101.814	3.250	102.139	102.139	101.939	3.250	102.139	102.139	101.939
3.375	102.399	102.399	102.199	3.375	102.399	102.399	102.199	3.375	102.311	102.311	102.111	3.375	102.436	102.436	102.236	3.375	102.436	102.436	102.236
3.500	102.577	102.577	102.377	3.500	102.577	102.577	102.377	3.500	102.489	102.489	102.289	3.500	102.614	102.614	102.414	3.500	102.614	102.614	102.414
3.625	102.597	102.597	102.397	3.625	102.597	102.597	102.397	3.625	102.009	102.009	101.809	3.625	102.134	102.134	101.934	3.625	102.134	102.134	101.934
3.750	102.888	102.888	102.688	3.750	102.888	102.888	102.688	3.750	102.300	102.300	102.100	3.750	102.425	102.425	102.225	3.750	102.425	102.425	102.225
3.875	103.029	103.029	102.829	3.875	103.029	103.029	1												



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.:

10/26/2020

45 Day Lock Exp.:

11/9/2020

60 Day Lock Exp.:

11/24/2020

W. Rate Sheet Dated: 9/25/2020

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	100.379	100.379	100.092	2.750	100.530	100.530	100.298	2.750	101.526	101.526	101.326	2.750	98.905	98.905	98.618	2.750	100.763	100.763	100.563
2.875	101.002	101.002	100.729	2.875	101.099	101.099	100.877	2.875	101.814	101.814	101.614	2.875	99.528	99.528	99.255	2.875	101.051	101.051	100.851
2.990	101.438	101.438	101.178	2.990	101.464	101.464	101.248	2.990	101.939	101.939	101.739	2.990	99.964	99.964	99.704	2.990	101.176	101.176	100.976
3.000	101.538	101.538	101.278	3.000	101.564	101.564	101.348	3.000	102.039	102.039	101.839	3.000	100.064	100.064	99.804	3.000	101.276	101.276	101.076
3.125	101.853	101.853	101.611	3.125	101.872	101.872	101.663	3.125	101.766	101.766	101.566	3.125	100.379	100.379	100.137	3.125	100.503	100.503	100.303
3.250	101.961	101.961	101.726	3.250	102.098	102.098	101.898	3.250	101.977	101.977	101.777	3.250	99.368	99.368	99.133	3.250	100.714	100.714	100.514
3.375	102.447	102.447	102.228	3.375	102.535	102.535	102.335	3.375	102.274	102.274	102.074	3.375	99.854	99.854	99.635	3.375	101.011	101.011	100.811
3.500	102.816	102.816	102.599	3.500	102.874	102.874	102.674	3.500	102.452	102.452	102.252	3.500	100.223	100.223	100.006	3.500	101.189	101.189	100.989
3.625	103.097	103.097	102.888	3.625	103.153	103.153	102.953	3.625	102.472	102.472	102.272	3.625	100.504	100.504	100.295	3.625	100.709	100.709	100.509
3.750	102.200	102.200	102.000	3.750	102.270	102.270	102.070	3.750	102.763	102.763	102.563	3.750	100.256	100.256	100.056	3.750	101.000	101.000	100.800
3.875	102.569	102.569	102.369	3.875	102.649	102.649	102.449	3.875	102.904	102.904	102.704	3.875	100.625	100.625	100.425	3.875	101.141	101.141	100.941
3.990	102.743	102.743	102.543	3.990	102.867	102.867	102.667	3.990	103.108	103.108	102.908	3.990	100.799	100.799	100.599	3.990	101.345	101.345	101.145
4.000	102.843	102.843	102.643	4.000	102.967	102.967	102.767	4.000	103.208	103.208	103.008	4.000	100.899	100.899	100.699	4.000	101.445	101.445	101.245
4.125	103.075	103.075	102.875	4.125	103.147	103.147	102.947	4.125	103.280	103.280	103.080	4.125	101.131	101.131	100.931	4.125	101.017	101.017	100.817
4.250	103.055	103.055	102.855	4.250	103.940	103.940	103.740	4.250	103.474	103.474	103.274	4.250	99.409	99.409	99.209	4.250	101.211	101.211	101.011
4.375	103.332	103.332	103.132	4.375	104.127	104.127	103.927	4.375	103.682	103.682	103.482	4.375	99.686	99.686	99.486	4.375	101.419	101.419	101.219
4.500	103.587	103.587	103.387	4.500	104.287	104.287	104.087	4.500	103.823	103.823	103.623	4.500	99.941	99.941	99.741	4.500	101.560	101.560	101.360
4.625	103.703	103.703	103.503	4.625	104.411	104.411	104.211	4.625	103.123	103.123	102.923	4.625	100.057	100.057	99.857	4.625	98.891	98.891	98.691
4.750	104.027	104.027	103.827	4.750	104.766	104.766	104.566	4.750	103.219	103.219	103.019	4.750	99.827	99.827	99.627	4.750	100.129	100.129	99.929

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

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.:

10/26/2020

45 Day Lock Exp.:

11/9/2020

60 Day Lock Exp.:

11/24/2020

W. Rate Sheet Dated: 9/25/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Non-Conforming "Jumbo"

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

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

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

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

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

Lock Desk Policy

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

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

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

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

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