

W. Rate Sheet Dated: 10/7/2020

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	100.615	100.615	100.177	2.500	100.043	100.043	99.606	2.250	98.813	98.813	98.513	3.125	96.248	96.248	95.948
2.625	100.619	100.619	100.181	2.625	100.046	100.046	99.608	2.500	98.818	98.818	98.518	3.250	97.749	97.749	97.449
2.750	101.295	101.295	100.904	2.750	100.224	100.224	99.833	2.625	98.821	98.821	98.521	3.375	97.745	97.745	97.445
2.875	101.298	101.298	100.908	2.875	100.227	100.227	99.836	2.750	99.101	99.101	98.801	3.500	97.746	97.746	97.446
3.000	101.302	101.302	100.911	3.000	100.230	100.230	99.839	2.875	99.104	99.104	98.804	3.625	97.748	97.748	97.448
3.125	101.305	101.305	100.914	3.125	100.232	100.232	99.842	3.000	99.106	99.106	98.806	Margin = 2.250		Index = 0.120	
3.250	101.294	101.294	100.994	3.250	99.973	99.973	99.673	3.125	99.109	99.109	98.809	30 Year OTC			
3.375	101.298	101.298	100.998	3.375	99.976	99.976	99.676	3.250	101.249	101.249	100.949	Rate	30 Day	45 Day	60 Day
3.500	101.301	101.301	101.001	3.500	99.990	99.990	99.690	3.375	101.251	101.251	100.951	4.000	101.540	101.540	101.040
3.625	101.304	101.304	101.004	3.625	99.993	99.993	99.693	3.500	101.304	101.304	101.004	4.125	101.543	101.543	101.043
3.750	102.519	102.519	102.219	3.750	101.891	101.891	101.591	3.625	101.306	101.306	101.006	4.375	102.516	102.516	102.016
3.875	102.422	102.422	102.122	3.875	101.893	101.893	101.593	3.750	102.197	102.197	101.897	4.500	102.504	102.504	102.004
4.000	102.415	102.415	102.115	4.000	101.882	101.882	101.582	3.875	102.199	102.199	101.899	4.625	102.507	102.507	102.007
4.125	102.418	102.418	102.118	4.125	101.884	101.884	101.584	4.000	102.187	102.187	101.887	4.875	103.283	103.283	102.783
4.250	103.488	103.488	103.288	4.250	102.846	102.846	102.646	4.125	102.189	102.189	101.889	5.000	103.272	103.272	102.772
4.375	103.391	103.391	103.191	4.375	102.848	102.848	102.648	4.250	102.667	102.667	102.367	5.125	103.274	103.274	102.774
4.500	103.379	103.379	103.179	4.500	102.837	102.837	102.637	4.375	102.669	102.669	102.369	5.500	104.351	104.351	103.851
4.625	103.382	103.382	103.182	4.625	102.839	102.839	102.639	4.500	102.657	102.657	102.357	5.625	104.354	104.354	103.854
6.250	104.515	104.515	104.315	6.250	103.665	103.665	103.465	4.625	102.659	102.659	102.359	6.250	103.500	103.500	103.000

FHA Streamline														
30/25 Year					20 Year					15/10 Year				
Rate	15 Day	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day	60 Day
2.500	101.961	101.861	101.861	101.424	2.500	101.861	101.761	101.761	101.324	2.250	100.993	100.893	100.893	100.593
2.625	101.961	101.861	101.861	101.424	2.625	101.861	101.761	101.761	101.324	2.375	100.995	100.895	100.895	100.595
2.750	102.899	102.799	102.799	102.408	2.750	102.799	102.699	102.699	102.308	2.500	100.995	100.895	100.895	100.595
2.875	102.902	102.802	102.802	102.412	2.875	102.802	102.702	102.702	102.311	2.625	100.995	100.895	100.895	100.595
3.000	102.902	102.802	102.802	102.412	3.000	102.802	102.702	102.702	102.311	2.750	101.273	101.173	101.173	100.873
3.125	102.902	102.802	102.802	102.411	3.125	102.802	102.702	102.702	102.311	2.875	101.284	101.184	101.184	100.884
3.250	102.638	102.538	102.538	102.238	3.250	102.540	102.440	102.440	102.140	3.000	101.284	101.184	101.184	100.884
3.375	102.652	102.552	102.552	102.252	3.375	102.551	102.451	102.451	102.151	3.125	101.284	101.184	101.184	100.884
3.500	102.652	102.552	102.552	102.252	3.500	102.563	102.463	102.463	102.163	3.250	103.422	103.322	103.322	103.022
3.625	102.652	102.552	102.552	102.252	3.625	102.551	102.451	102.451	102.151	3.375	103.432	103.332	103.332	103.032
3.750	103.763	103.663	103.663	103.363	3.750	103.697	103.597	103.597	103.297	3.500	103.483	103.383	103.383	103.083
3.875	103.777	103.677	103.677	103.377	3.875	103.676	103.576	103.576	103.276	3.625	103.432	103.332	103.332	103.032
4.000	103.767	103.667	103.667	103.367	4.000	103.662	103.562	103.562	103.262	3.750	104.321	104.221	104.221	103.921

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	98.790	98.790	98.290	4.750	101.000	101.000	100.500
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.125	98.793	98.793	98.293				
3.875	100.416	100.416	99.916	6.250	103.750	103.750	103.500	4.375	99.766	99.766	99.266	30 yr DPA "3.5% DPA ; Lender Paid Only"			
4.000	100.422	100.422	99.922					4.500	99.754	99.754	99.254	Rate	30 Day	45 Day	60 Day
4.125	100.420	100.420	99.920					4.625	99.757	99.757	99.257	6.250	102.750	102.750	102.250
4.250	101.387	101.387	100.887					4.875	100.533	100.533	100.033	DPA Advantage Adjustment 203(k) / 203(k)s -1.000 203(k) & 203(k)s are Borrower Paid only			
4.375	101.384	101.384	100.884					5.000	100.522	100.522	100.022				
4.500	101.396	101.396	100.896					5.125	100.524	100.524	100.024				
4.625	101.393	101.393	100.893					5.500	101.601	101.601	101.101				
4.750	102.182	102.182	101.682					5.625	101.604	101.604	101.104				
Borrower Paid Comp Only				Lender Paid Only				6.250	100.750	100.750	100.250				

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrawholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

11/6/2020

45 Day Lock Exp.:

11/23/2020

60 Day Lock Exp.:

12/7/2020

W. Rate Sheet Dated: 10/7/2020

Release Time: 10:00 am ET

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STANDARD GOVERNMENT HIGH BALANCE PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.500	N/A	N/A	N/A	2.500	N/A	N/A	N/A	2.375	N/A	N/A	N/A	3.125	95.670	95.670	95.370
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	97.499	97.499	97.199
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	97.495	97.495	97.195
2.875	N/A	N/A	N/A	2.875	N/A	N/A	N/A	2.750	97.944	97.944	97.644	3.500	97.496	97.496	97.196
3.000	N/A	N/A	N/A	3.000	N/A	N/A	N/A	2.875	97.946	97.946	97.646	3.625	97.498	97.498	97.198
3.125	N/A	N/A	N/A	3.125	N/A	N/A	N/A	3.000	97.949	97.949	97.649	Margin = 2.250		Index = .120	
3.250	100.301	100.301	100.001	3.250	99.409	99.409	99.109	3.125	97.952	97.952	97.652	30 Year OTC			
3.375	100.304	100.304	100.004	3.375	99.412	99.412	99.112	3.250	100.685	100.685	100.385	Rate	30 Day	45 Day	60 Day
3.500	100.307	100.307	100.007	3.500	99.426	99.426	99.126	3.375	100.688	100.688	100.388	3.250	98.426	98.426	97.926
3.625	100.310	100.310	100.010	3.625	99.429	99.429	99.129	3.500	100.740	100.740	100.440	3.375	98.429	98.429	97.929
3.750	101.119	101.119	100.819	3.750	100.921	100.921	100.621	3.625	100.742	100.742	100.442	3.500	98.432	98.432	97.932
3.875	101.022	101.022	100.722	3.875	100.923	100.923	100.623	3.750	101.227	101.227	100.927	3.625	98.435	98.435	97.935
4.000	101.015	101.015	100.715	4.000	100.912	100.912	100.612	3.875	N/A	N/A	N/A	3.750	100.144	100.144	99.644
4.125	101.018	101.018	100.718	4.125	100.914	100.914	100.614	4.000	N/A	N/A	N/A	3.875	100.147	100.147	99.647
4.250	101.213	101.213	101.013	4.250	101.001	101.001	100.801	4.125	N/A	N/A	N/A	4.000	100.140	100.140	99.640
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	100.143	100.143	99.643
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	100.238	100.238	99.738
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	15 Day	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day	60 Day
2.750	N/A	N/A	N/A	N/A	2.750	N/A	N/A	N/A	N/A	2.250	N/A	N/A	N/A	N/A
2.875	N/A	N/A	N/A	N/A	2.875	N/A	N/A	N/A	N/A	2.375	N/A	N/A	N/A	N/A
3.000	N/A	N/A	N/A	N/A	3.000	N/A	N/A	N/A	N/A	2.500	N/A	N/A	N/A	N/A
3.125	N/A	N/A	N/A	N/A	3.125	N/A	N/A	N/A	N/A	2.625	N/A	N/A	N/A	N/A
3.250	101.294	101.194	101.194	100.894	3.250	101.196	101.096	101.096	100.796	2.750	98.491	98.391	98.391	98.091
3.375	101.308	101.208	101.208	100.908	3.375	101.208	101.108	101.108	100.808	2.875	98.503	98.403	98.403	98.103
3.500	101.308	101.208	101.208	100.908	3.500	101.219	101.119	101.119	100.819	3.000	98.503	98.403	98.403	98.103
3.625	101.308	101.208	101.208	100.908	3.625	101.207	101.107	101.107	100.807	3.125	98.503	98.403	98.403	98.103
3.750	102.013	101.913	101.913	101.613	3.750	101.947	101.847	101.847	101.547	3.250	100.297	100.197	100.197	99.897
3.875	102.027	101.927	101.927	101.627	3.875	101.926	101.826	101.826	101.526	3.375	100.307	100.207	100.207	99.907
4.000	102.017	101.917	101.917	101.617	4.000	101.912	101.812	101.812	101.512	3.500	100.358	100.258	100.258	99.958
4.125	102.026	101.926	101.926	101.626	4.125	101.926	101.826	101.826	101.526	3.625	100.307	100.207	100.207	99.907
4.250	102.119	102.019	102.019	101.819	4.250	102.011	101.911	101.911	101.711	3.750	101.196	101.096	101.096	100.796

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	6.250	N/A	N/A	N/A	3.375	N/A	N/A	N/A				
4.000	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: 10/7/2020

Release Time: 10:00 am ET

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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	100.487	100.487	100.287	2.375	96.380	96.380	96.180	2.750	99.522	99.522	99.322	2.750	100.292	100.292	100.092	2.750	99.127	99.127	98.927
2.875	101.115	101.115	100.915	2.500	97.493	97.493	97.293	2.875	100.212	100.212	100.012	2.875	100.864	100.864	100.664	2.875	99.761	99.761	99.561
2.990	101.523	101.523	101.323	2.625	98.575	98.575	98.375	2.990	100.670	100.670	100.470	2.990	101.172	101.172	100.972	2.990	100.119	100.119	99.919
3.000	101.623	101.623	101.423	2.750	99.522	99.522	99.322	3.000	100.770	100.770	100.570	3.000	101.272	101.272	101.072	3.000	100.219	100.219	100.019
3.125	101.990	101.990	101.790	2.875	100.212	100.212	100.012	3.125	101.597	101.597	101.397	3.125	101.459	101.459	101.259	3.125	100.898	100.898	100.698
3.250	101.927	101.927	101.727	2.990	100.670	100.670	100.470	3.250	102.456	102.456	102.256	3.250	101.007	101.007	100.807	3.250	100.807	100.807	100.607
3.375	102.403	102.403	102.203	3.000	100.770	100.770	100.570	3.375	102.979	102.979	102.779	3.375	101.448	101.448	101.248	3.375	101.248	101.248	101.048
3.500	102.769	102.769	102.569	3.125	101.629	101.629	101.429	3.500	103.382	103.382	103.182	3.500	101.738	101.738	101.538	3.500	101.538	101.538	101.338
3.625	103.049	103.049	102.849	3.250	102.456	102.456	102.256	3.625	103.690	103.690	103.490	3.625	101.880	101.880	101.680	3.625	101.680	101.680	101.480
3.750	102.283	102.283	102.083	3.375	102.979	102.979	102.779	3.750	103.101	103.101	102.901	3.750	100.913	100.913	100.713	3.750	100.713	100.713	100.513
3.875	102.648	102.648	102.448	3.500	103.382	103.382	103.182	3.875	103.502	103.502	103.302	3.875	101.251	101.251	101.051	3.875	101.051	101.051	100.851
3.990	102.805	102.805	102.605	3.625	103.690	103.690	103.490	3.990	103.685	103.685	103.485	3.990	101.376	101.376	101.176	3.990	101.176	101.176	100.976
4.000	102.905	102.905	102.705	3.750	103.101	103.101	102.901	4.000	103.785	103.785	103.585	4.000	101.476	101.476	101.276	4.000	101.276	101.276	101.076
4.125	103.132	103.132	102.932	3.875	103.502	103.502	103.302	4.125	104.081	104.081	103.881	4.125	101.610	101.610	101.410	4.125	101.410	101.410	101.210
4.250	103.058	103.058	102.858	3.990	103.685	103.685	103.485	4.250	104.645	104.645	104.445	4.250	100.197	100.197	99.997	4.250	99.997	99.997	99.797
4.375	103.329	103.329	103.129	4.000	103.785	103.785	103.585	4.375	96.938	96.938	96.738	4.375	100.488	100.488	100.288	4.375	N/A	N/A	N/A
4.500	103.578	103.578	103.378	4.125	104.104	104.104	103.904	4.500	96.938	96.938									

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%	0.250	0.250	0.500	0.250	0.500	0.250	0.750	0.750
	720 – 739	0.00%	0.250	0.500	0.750	0.500	0.500	0.500	1.000	1.000
	700 – 719	0.00%	0.000	1.250	1.250	1.000	1.000	1.000	1.500	1.500
	680 – 699	0.00%	0.500	1.250	1.750	1.500	1.250	1.250	1.500	1.500
	660 – 679	0.250	1.250	2.500	3.000	3.000	2.500	2.500	2.500	2.500
	640 – 659	0.750	1.500	3.000	3.250	3.500	3.000	3.000	3.000	3.000
	620 – 639	0.750	1.750	3.250	3.250	3.500	3.500	3.500	3.750	3.750

Product Features									
Product Feature ↓ \ 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

*** Does not apply to loan amt =<\$125K or any HomeReady

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	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 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.:

11/6/2020

45 Day Lock Exp.:

11/23/2020

60 Day Lock Exp.:

12/7/2020

W. Rate Sheet Dated: 10/7/2020

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.:

11/6/2020

45 Day Lock Exp.:

11/23/2020

60 Day Lock Exp.:

12/7/2020

W. Rate Sheet Dated: 10/7/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FHLMC																																							
30/25 Year								30/25 Year 105-125								30/25 Year >125								30/25 Year SC								30/25 Year SC 105-125							
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day								
2.750	100.437	100.437	100.167	3.375	101.617	101.617	101.417	3.375	101.617	101.617	101.417	2.750	100.122	100.122	99.852	3.375	100.710	100.710	100.510	2.750	100.122	100.122	99.852	3.375	100.710	100.710	100.510	2.750	100.122	100.122	99.852								
2.875	101.105	101.105	100.847	3.500	102.035	102.035	101.835	3.500	102.035	102.035	101.835	2.875	100.790	100.790	100.532	3.500	101.128	101.128	100.928	2.875	100.790	100.790	100.532	3.500	101.128	101.128	100.928	2.875	100.790	100.790	100.532								
2.990	101.627	101.627	101.387	3.625	102.260	102.260	102.060	3.625	102.260	102.260	102.060	2.990	101.312	101.312	101.072	3.625	101.353	101.353	101.153	2.990	101.312	101.312	101.072	3.625	101.353	101.353	101.153	2.990	101.312	101.312	101.072								
3.000	101.727	101.727	101.487	3.750	101.383	101.383	101.183	3.750	101.383	101.383	101.183	3.000	101.412	101.412	101.172	3.750	100.442	100.442	100.242	3.000	101.412	101.412	101.172	3.750	100.442	100.442	100.242	3.000	101.412	101.412	101.172								
3.125	102.010	102.010	101.787	3.875	101.729	101.729	101.529	3.875	101.729	101.729	101.529	3.125	101.695	101.695	101.472	3.875	100.788	100.788	100.588	3.125	101.695	101.695	101.472	3.875	100.788	100.788	100.588	3.125	101.695	101.695	101.472								
3.250	101.851	101.851	101.644	3.990	102.017	102.017	101.817	3.990	102.017	102.017	101.817	3.250	100.944	100.944	100.737	3.990	101.076	101.076	100.876	3.250	100.944	100.944	100.737	3.990	101.076	101.076	100.876	3.250	100.944	100.944	100.737								
3.375	102.367	102.367	102.167	4.000	102.117	102.117	101.917	4.000	102.117	102.117	101.917	3.375	101.460	101.460	101.260	4.000	101.176	101.176	100.976	3.375	101.460	101.460	101.260	4.000	101.176	101.176	100.976	3.375	101.460	101.460	101.260								
3.500	102.785	102.785	102.585	4.125	102.323	102.323	102.123	4.125	102.323	102.323	102.123	3.500	101.878	101.878	101.678	4.125	101.382	101.382	101.182	3.500	101.878	101.878	101.678	4.125	101.382	101.382	101.182	3.500	101.878	101.878	101.678								
3.625	103.010	103.010	102.810	4.250	102.398	102.398	102.198	4.250	102.398	102.398	102.198	3.625	102.103	102.103	101.903	4.250	100.612	100.612	100.412	3.625	102.103	102.103	101.903	4.250	100.612	100.612	100.412	3.625	102.103	102.103	101.903								
3.750	102.133	102.133	101.933	4.375	102.659	102.659	102.459	4.375	102.659	102.659	102.459	3.750	101.192	101.192	100.992	4.375	100.873	100.873	100.673	3.750	101.192	101.192	100.992	4.375	100.873	100.873	100.673	3.750	101.192	101.192	100.992								
3.875	102.479	102.479	102.279	4.500	102.894	102.894	102.694	4.500	102.894	102.894	102.694	3.875	101.538	101.538	101.338	4.500	101.108	101.108	100.908	3.875	101.538	101.538	101.338	4.500	101.108	101.108	100.908	3.875	101.538	101.538	101.338								
3.990	102.642	102.642	102.442	4.625	103.008	103.008	102.808	4.625	103.008	103.008	102.808	3.990	101.701	101.701	101.501	4.625	101.222	101.222	101.022	3.990	101.701	101.701	101.501	4.625	101.222	101.222	101.022	3.990	101.701	101.701	101.501								
4.000	102.742	102.742	102.542	4.750	103.352	103.352	103.152	4.750	103.352	103.352	103.152	4.000	101.801	101.801	101.601	4.750	100.566	100.566	100.366	4.000	101.801	101.801	101.601	4.750	100.566	100.566	100.366	4.000	101.801	101.801	101.601								
4.125	102.948	102.948	102.748	4.875	103.596	103.596	103.396	4.875	103.596	103.596	103.396	4.125	102.007	102.007	101.807	4.875	100.810	100.810	100.610	4.125	102.007	102.007	101.807	4.875	100.810	100.810	100.610	4.125	102.007	102.007	101.807								
4.250	103.023	103.023	102.823	4.990	103.843	103.843	103.643	4.990	103.843	103.843	103.643	4.250	101.237	101.237	101.037	4.990	101.057	101.057	100.857	4.250	101.237	101.237	101.037	4.990	101.057	101.057	100.857	4.250	101.237	101.237	101.037								
4.375	103.284	103.284	103.084	5.000	103.943	103.943	103.743	5.000	103.943	103.943	103.743	4.375	101.498	101.498	101.298	5.000	101.157	101.157	100.957	4.375	101.498	101.498	101.298	5.000	101.157	101.157	100.957	4.375	101.498	101.498	101.298								
4.500	103.519	103.519	103.319	5.125	104.193	104.193	103.993	5.125	104.193	104.193	103.993	4.500	101.733	101.733	101.533	5.125	101.257	101.257	101.057	4.500	101.733	101.733	101.533	5.125	101.257	101.257	101.057	4.500	101.733	101.733	101.533								
4.625	103.633	103.633	103.433	5.250	104.390	104.390	104.190	5.250	104.390	104.390	104.190	4.625	101.847	101.847	101.647	5.250	101.304	101.304	101.104	4.625	101.847	101.847	101.647	5.250	101.304	101.304	101.104	4.625	101.847	101.847	101.647								
4.750	103.977	103.977	103.777	5.375	105.009	105.009	104.809	5.375	105.009	105.009	104.809	4.750	101.191	101.191	100.991	5.375	101.773	101.773	101.573	4.750	101.191	101.191	100.991	5.375	101.773	101.773	101.573	4.750	101.191	101.191	100.991								
30/25 Year SC >125								20 Year								20 Year 105-125								20 Year >125								15 Year							
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day								
3.375	100.710	100.710	100.510	2.750	100.609	100.609	100.369	3.375	102.975	102.975	102.775	3.375	102.975	102.975	102.775	3.375	102.975	102.975	102.775	2.750	100.523	100.523	100.323	3.375	100.523	100.523	100.323	3.375	100.523	100.523	100.323								
3.500	101.128	101.128	100.928	2.875	101.214	101.214	100.985	3.500	103.331	103.331	103.131	3.500	103.331	103.331	103.131	3.500	103.331	103.331	103.131	2.875	101.821	101.821	101.621	3.500	101.821	101.821	101.621	3.500	101.821	101.821	101.621								
3.625	101.353	101.353	101.153	2.990	101.611	101.611	101.387	3.625	103.619	103.619	103.419	3.625	103.619	103.619	103.419	3.625	103.619	103.619	103.419	2.990	102.036	102.036	101.836	3.625	102.036	102.036	101.836	3.625	102.036	102.036	101.836								
3.750	100.442	100.442	100.242	3.000	101.711	101.711	101.487	3.750	103.451	103.451	103.251	3.750	103.451	103.451	103.251	3.750	103.451	103.451	103.251	3.000	102.136	102.136	101.936	3.750	102.136	102.136	101.936	3.750	102.136	102.136	101.936								
3.875	100.788	100.788	100.588	3.125	102.036	102.036	101.836	3.875	103.848	103.848	103.648	3.875	103.848	103.848	103.648	3.875	103.848	103.848	103.648	3.125	101.653	101.653	101.453	3.875	101.653	101.653	101.453	3.875	101.653	101.653	101.453								
3.990	101.076	101.076	100.876	3.250	102.016	102.016	101.816	3.990	104.080	104.080	103.880	3.990	104.080	104.080	103.880	3.990	104.080	104.080	103.880	3.250	101.890	101.890	101.690	3.990	101.890	101.890	101.690	3.990	101.890	101.890	101.690								
4.000	101.176	101.176	100.976	3.375	102.475	102.475	102.275	4.000	104.180	104.180	103.980	4.000	104.180	104.180	103.980	4.000	104.180	104.180	103.980	3.375	102.180	102.180	101.980	4.000	102.180	102.180	101.980	4.000	102.180	102.180	101.980								
4.125	101.382	101.382	101.182	3.500	102.831	102.831	102.631	4.125	104.367	104.367	104.167	4.125	104.367	104.367	104.167	4.125	104.367	104.367	104.167	3.500	102.361	102.361	102.161	4.125	102.361	102.361	102.161	4.125	102.361	102.361	102.161								
4.250	100.612	100.612	100.412	3.625	103.119	103.119	102.919	4.250	104.272	104.272	104.072	4.250	104.272	104.272	104.072	4.250	104.272	104.272	104.072	3.625	102.305	102.305	102.105	4.250	102.305	102.305	102.105	4.250	102.305	102.305	102.105								
4.375	100.873	100.873	100.673	3.750	102.951	102.951	102.751	4.375	104.466	104.466	104.266	4.375	104.466	104.466	104.266	4.375	104.466	104.466	104.266	3.750	102.607	102.607	102.407	4.375	102.607	102.607	102.407	4.375	102.607	102.607	102.407								
4.500	101.108	101.108	100.908	3.875	103.348	103.348	103.148	4.500	105.006	105.006	104.806	4.500	105.006	105.006	104.806	4.500	105.006	105.006	104.806	3.875	102.753	102.753	102.553	4.500	102.753	102.753	102.553	4.500	102.753	102.753	102.553								
4.625	101.222	101.222	101.022	3.990	103.580	103.580	103.380	4.625	105.132	105.132	104.932	4.625	105.132	105.132	104.932	4.625	105.132	105.132	104.932	3.990	102.970	102.970	102.770	4.625	102.970	102.970	102.770												



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.:

11/6/2020

45 Day Lock Exp.:

11/23/2020

60 Day Lock Exp.:

12/7/2020

W. Rate Sheet Dated: 10/7/2020

Release Time: 10:00 am ET

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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	100.437	100.437	100.167	2.750	100.609	100.609	100.369	2.750	101.523	101.523	101.323	2.750	98.772	98.772	98.502	2.750	100.510	100.510	100.310
2.875	101.105	101.105	100.847	2.875	101.214	101.214	100.985	2.875	101.821	101.821	101.621	2.875	99.440	99.440	99.182	2.875	100.808	100.808	100.608
2.990	101.627	101.627	101.387	2.990	101.611	101.611	101.387	2.990	102.036	102.036	101.836	2.990	99.962	99.962	99.722	2.990	101.023	101.023	100.823
3.000	101.727	101.727	101.487	3.000	101.711	101.711	101.487	3.000	102.136	102.136	101.936	3.000	100.062	100.062	99.822	3.000	101.123	101.123	100.923
3.125	102.010	102.010	101.787	3.125	102.036	102.036	101.823	3.125	101.653	101.653	101.453	3.125	100.345	100.345	100.122	3.125	100.390	100.390	100.190
3.250	101.851	101.851	101.644	3.250	102.016	102.016	101.816	3.250	101.890	101.890	101.690	3.250	99.594	99.594	99.387	3.250	100.627	100.627	100.427
3.375	102.367	102.367	102.167	3.375	102.475	102.475	102.275	3.375	102.180	102.180	101.980	3.375	100.110	100.110	99.910	3.375	100.917	100.917	100.717
3.500	102.785	102.785	102.585	3.500	102.831	102.831	102.631	3.500	102.361	102.361	102.161	3.500	100.528	100.528	100.328	3.500	101.098	101.098	100.898
3.625	103.010	103.010	102.810	3.625	103.119	103.119	102.919	3.625	102.305	102.305	102.105	3.625	100.753	100.753	100.553	3.625	100.539	100.539	100.339
3.750	102.133	102.133	101.933	3.750	102.951	102.951	102.751	3.750	102.607	102.607	102.407	3.750	99.842	99.842	99.642	3.750	100.841	100.841	100.641
3.875	102.479	102.479	102.279	3.875	103.348	103.348	103.148	3.875	102.753	102.753	102.553	3.875	100.188	100.188	99.988	3.875	100.987	100.987	100.787
3.990	102.642	102.642	102.442	3.990	103.580	103.580	103.380	3.990	102.970	102.970	102.770	3.990	100.351	100.351	100.151	3.990	101.204	101.204	101.004
4.000	102.742	102.742	102.542	4.000	103.680	103.680	103.480	4.000	103.070	103.070	102.870	4.000	100.451	100.451	100.251	4.000	101.304	101.304	101.104
4.125	102.948	102.948	102.748	4.125	103.867	103.867	103.667	4.125	103.013	103.013	102.813	4.125	100.657	100.657	100.457	4.125	100.753	100.753	100.553
4.250	103.023	103.023	102.823	4.250	103.772	103.772	103.572	4.250	103.215	103.215	103.015	4.250	99.887	99.887	99.687	4.250	100.955	100.955	100.755
4.375	103.284	103.284	103.084	4.375	103.966	103.966	103.766	4.375	103.432	103.432	103.232	4.375	100.148	100.148	99.948	4.375	101.172	101.172	100.972
4.500	103.519	103.519	103.319	4.500	104.131	104.131	103.931	4.500	103.572	103.572	103.372	4.500	100.383	100.383	100.183	4.500	101.312	101.312	101.112
4.625	103.633	103.633	103.433	4.625	104.257	104.257	104.057	4.625	103.010	103.010	102.810	4.625	100.497	100.497	100.297	4.625	98.778	98.778	98.578
4.750	103.977	103.977	103.777	4.750	104.727	104.727	104.527	4.750	103.108	103.108	102.908	4.750	99.841	99.841	99.641	4.750	100.011	100.011	99.811

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

11/6/2020

45 Day Lock Exp.:

11/23/2020

60 Day Lock Exp.:

12/7/2020

W. Rate Sheet Dated: 10/7/2020

Release Time: 10:00 am ET

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Non-Conforming "Jumbo"

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

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

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

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

¹Full Am. ²ARMs Only

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

Lock Desk Policy

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

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

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

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

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