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.: **11/18/2019**
45 Day Lock Exp.: **12/2/2019**
60 Day Lock Exp.: **12/17/2019**

W. Rate Sheet Dated: **10/18/2019** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	101.362	101.212	101.062	3.250	100.888	100.738	100.588	2.375	97.011	96.861	96.711	3.125	99.755	99.605	99.455
3.375	101.906	101.756	101.606	3.375	101.322	101.172	101.022	2.500	97.499	97.349	97.199	3.250	99.912	99.762	99.612
3.500	102.445	102.295	102.145	3.500	101.719	101.569	101.419	2.625	97.981	97.831	97.681	3.375	100.265	100.115	99.965
3.625	102.966	102.816	102.666	3.625	102.135	101.985	101.835	2.750	98.038	97.888	97.738	3.500	100.295	100.145	99.995
3.750	102.524	102.374	102.224	3.750	101.986	101.836	101.686	2.875	98.524	98.374	98.224	3.625	100.563	100.413	100.263
3.875	103.004	102.854	102.704	3.875	102.385	102.235	102.085	3.000	98.994	98.844	98.694	Margin = 2.250		Index = 1.630	
4.000	103.455	103.305	103.155	4.000	102.743	102.593	102.443	3.125	99.459	99.309	99.159				
4.125	103.866	103.716	103.566	4.125	103.073	102.923	102.773	3.250	100.919	100.769	100.619				
4.375	103.321	103.221	103.121	4.375	102.703	102.603	102.503	3.375	101.331	101.181	101.031				
4.500	103.747	103.647	103.547	4.500	102.837	102.737	102.637	3.500	101.706	101.556	101.406				
4.625	104.125	104.025	103.925	4.625	103.067	102.967	102.867	3.625	102.099	101.949	101.799				
4.750	104.250	104.150	104.050	4.750	103.356	103.256	103.156	3.750	102.338	102.188	102.038				
4.875	104.241	104.141	104.041	4.875	103.635	103.535	103.435	3.875	102.714	102.564	102.414				
5.000	104.602	104.502	104.402	5.000	103.886	103.786	103.686	4.000	103.050	102.900	102.750				
5.125	104.678	104.578	104.478	5.125	104.117	104.017	103.917	4.125	103.357	103.207	103.057				
5.375	105.072	104.972	104.872	5.375	104.591	104.491	104.391	4.250	103.132	102.982	102.832				
5.500	105.370	105.270	105.170	5.500	104.843	104.743	104.643	4.375	103.452	103.302	103.152				
5.625	105.634	105.534	105.434	5.625	105.073	104.973	104.873	4.500	103.584	103.434	103.284				
6.250	106.000	105.900	105.800	6.250	105.861	105.761	105.661	4.625	103.799	103.649	103.499				

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	100.212	100.062	99.912	3.250	99.888	99.738	99.588	2.375	96.011	95.861	95.711	3.125	98.755	98.605	98.455
3.375	100.756	100.606	100.456	3.375	100.322	100.172	100.022	2.500	96.499	96.349	96.199	3.250	98.912	98.762	98.612
3.500	101.295	101.145	100.995	3.500	100.719	100.569	100.419	2.625	96.981	96.831	96.681	3.375	99.265	99.115	98.965
3.625	101.816	101.666	101.516	3.625	101.135	100.985	100.835	2.750	97.038	96.888	96.738	3.500	99.295	99.145	98.995
3.750	101.374	101.224	101.074	3.750	100.986	100.836	100.686	2.875	97.524	97.374	97.224	3.625	99.563	99.413	99.263
3.875	101.854	101.704	101.554	3.875	101.385	101.235	101.085	3.000	97.994	97.844	97.694	Margin = 2.250		Index = 1.630	
4.000	102.305	102.155	102.005	4.000	101.743	101.593	101.443	3.125	98.459	98.309	98.159	30 Year OTC			
4.125	102.716	102.566	102.416	4.125	102.073	101.923	101.773	3.250	99.919	99.769	99.619	Rate	30 Day	45 Day	60 Day
4.375	102.171	102.071	101.971	4.375	101.703	101.603	101.503	3.375	100.331	100.181	100.031	3.875	101.454	101.204	100.954
4.500	102.597	102.497	102.397	4.500	101.837	101.737	101.637	3.500	100.706	100.556	100.406	4.000	101.905	101.655	101.405
4.625	102.975	102.875	102.775	4.625	102.067	101.967	101.867	3.625	101.099	100.949	100.799	4.125	102.316	102.066	101.816
4.750	103.100	103.000	102.900	4.750	102.356	102.256	102.156	3.750	101.338	101.188	101.038	4.375	101.771	101.521	101.271
4.875	103.091	102.991	102.891	4.875	102.635	102.535	102.435	3.875	101.714	101.564	101.414	4.500	102.197	101.947	101.697
5.000	103.452	103.352	103.252	5.000	102.886	102.786	102.686	4.000	102.050	101.900	101.750	4.625	102.575	102.325	102.075
5.125	103.528	103.428	103.328	5.125	103.117	103.017	102.917	4.125	102.357	102.207	102.057	4.875	102.691	102.441	102.191
5.375	103.922	103.822	103.722	5.375	103.591	103.491	103.391	4.250	102.132	101.982	101.832	5.000	103.052	102.802	102.552
5.500	104.220	104.120	104.020	5.500	103.843	103.743	103.643	4.375	102.452	102.302	102.152	5.125	103.128	102.878	102.628
5.625	104.484	104.384	104.284	5.625	104.073	103.973	103.873	4.500	102.584	102.434	102.284	5.500	103.820	103.570	103.320
6.250	105.271	105.171	105.071	6.250	104.861	104.761	104.661	4.625	102.799	102.649	102.499	5.625	104.084	103.834	103.584

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

	Standard	Specialty		Standard	Specialty
FICO Adjuster			Loan Size Adjuster		
FICO 720 +	0.250	0.250	$0 - $49,999	-2.500	-2.500
FICO 680- 719	0.250	0.250	$50,000 - $85,000	-0.500	-0.500
FICO 660 - 679	0.250	0.250	$85,001 - $125,000	0.000	0.000
FICO 640 - 659	0.000	0.000	$125,001 - $175,000	0.000	0.000
FICO 620 - 639	-1.000	0.000	$175,001 - $275,000	0.000	0.000
FICO 600 - 619	-1.500	-1.500	$275,001 up to HB	0.000	0.000
FICO 580 - 599	-2.000	-2.000			
NY	-0.250	-0.250	Non Owner Occupancy	-2.000	-2.000
2 Unit	0.000	0.000	All VA Loans	0.000	0.000
USDA Streamline-Assist Refinance Option				-0.250	-0.250
VA C/O Refi with an LTV >90.000				-1.750	-1.750

Specialty Adjustment

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

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
4.125	100.916	100.666	100.416	6.250	102.750	102.500	102.250
4.250	101.041	100.791	100.541				
4.375	100.371	100.121	99.871				
4.500	100.797	100.547	100.297				
4.625	101.175	100.925	100.675				
5.000	101.652	101.402	101.152				
5.125	101.728	101.478	101.228				
5.250	101.981	101.731	101.481				
Borrower Paid Comp Only				Lender Paid Only "Price Cap 100.000 after comp plan"			

DPA Advantage Adjustment

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

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

Rate	30 Day	45 Day	60 Day
3.875	98.704	98.454	98.204
4.000	99.155	98.905	98.655
4.125	99.566	99.316	99.066
4.375	99.021	98.771	98.521
4.500	99.447	99.197	98.947
4.625	99.825	99.575	99.325
4.875	99.941	99.691	99.441
5.000	100.302	100.052	99.802
5.125	100.378	100.128	99.878
5.500	101.070	100.820	100.570
5.625	101.334	101.084	100.834

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.: **11/18/2019**
45 Day Lock Exp.: **12/2/2019**
60 Day Lock Exp.: **12/17/2019**

W. Rate Sheet Dated: 10/18/2019 **Release Time: 10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.250	99.837	99.687	99.537	3.250	99.793	99.643	99.493	2.375	94.291	94.141	93.991	3.125	98.865	98.715	98.565
3.375	100.381	100.231	100.081	3.375	100.227	100.077	99.927	2.500	94.779	94.629	94.479	3.250	99.397	99.247	99.097
3.500	100.920	100.770	100.620	3.500	100.624	100.474	100.324	2.625	95.261	95.111	94.961	3.375	99.750	99.600	99.450
3.625	101.441	101.291	101.141	3.625	101.040	100.890	100.740	2.750	96.568	96.418	96.268	3.500	99.780	99.630	99.480
3.750	100.936	100.786	100.636	3.750	100.829	100.679	100.529	2.875	97.054	96.904	96.754	3.625	100.048	99.898	99.748
3.875	101.417	101.267	101.117	3.875	101.227	101.077	100.927	3.000	97.524	97.374	97.224	Margin = 2.250		Index = 1.630	
4.000	101.867	101.717	101.567	4.000	101.586	101.436	101.286	3.125	97.989	97.839	97.689				
4.125	102.278	102.128	101.978	4.125	101.916	101.766	101.616	3.250	99.824	99.674	99.524				
4.375	102.046	101.946	101.846	4.375	101.858	101.758	101.658	3.375	100.236	100.086	99.936				
4.500	102.472	102.372	102.272	4.500	101.992	101.892	101.792	3.500	100.611	100.461	100.311				
4.625	102.850	102.750	102.650	4.625	102.222	102.122	102.022	3.625	101.004	100.854	100.704				
4.750	102.725	102.625	102.525	4.750	102.261	102.161	102.061	3.750	101.180	101.030	100.880				
4.875	102.716	102.616	102.516	4.875	102.540	102.440	102.340	3.875	101.556	101.406	101.256				
5.000	103.077	102.977	102.877	5.000	102.791	102.691	102.591	4.000	101.893	101.743	101.593				
5.125	103.153	103.053	102.953	5.125	103.022	102.922	102.822	4.125	102.200	102.050	101.900				
5.375	103.234	103.134	103.034	5.375	103.184	103.084	102.984	4.250	102.287	102.137	101.987				
5.500	103.532	103.432	103.332	5.500	103.435	103.335	103.235	4.375	102.607	102.457	102.307				
5.625	103.797	103.697	103.597	5.625	103.666	103.566	103.466	4.500	102.739	102.589	102.439				
6.250	103.271	103.171	103.071	6.250	103.141	103.041	102.941	4.625	102.954	102.804	102.654				

SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.250	98.687	98.537	98.387	3.250	98.363	98.213	98.063	2.375	94.611	94.461	94.311	3.125	96.855	96.705	96.555
3.375	99.231	99.081	98.931	3.375	98.797	98.647	98.497	2.500	95.099	94.949	94.799	3.250	97.387	97.237	97.087
3.500	99.770	99.620	99.470	3.500	99.194	99.044	98.894	2.625	95.581	95.431	95.281	3.375	97.740	97.590	97.440
3.625	100.291	100.141	99.991	3.625	99.610	99.460	99.310	2.750	96.482	96.332	96.182	3.500	97.770	97.620	97.470
3.750	99.786	99.636	99.486	3.750	99.399	99.249	99.099	2.875	96.967	96.817	96.667	3.625	98.038	97.888	97.738
3.875	100.267	100.117	99.967	3.875	99.797	99.647	99.497	3.000	97.438	97.288	97.138	Margin = 2.250		Index = 1.630	
4.000	100.717	100.567	100.417	4.000	100.156	100.006	99.856	3.125	97.903	97.753	97.603	**30 Year OTC**			
4.125	101.128	100.978	100.828	4.125	100.486	100.336	100.186	3.250	99.081	98.931	98.781	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.375	100.896	100.796	100.696	4.375	100.428	100.328	100.228	3.375	99.493	99.343	99.193	3.875	99.867	99.617	99.367
4.500	101.322	101.222	101.122	4.500	100.562	100.462	100.362	3.500	99.868	99.718	99.568	4.000	100.317	100.067	99.817
4.625	101.700	101.600	101.500	4.625	100.792	100.692	100.592	3.625	100.262	100.112	99.962	4.125	100.728	100.478	100.228
4.750	101.575	101.475	101.375	4.750	100.831	100.731	100.631	3.750	99.930	99.780	99.630	4.375	100.496	100.246	99.996
4.875	101.566	101.466	101.366	4.875	101.110	101.010	100.910	3.875	100.306	100.156	100.006	4.500	100.922	100.672	100.422
5.000	101.927	101.827	101.727	5.000	101.361	101.261	101.161	4.000	100.642	100.492	100.342	4.625	101.300	101.050	100.800
5.125	102.003	101.903	101.803	5.125	101.592	101.492	101.392	4.125	100.950	100.800	100.650	4.875	101.166	100.916	100.666
5.375	102.084	101.984	101.884	5.375	101.754	101.654	101.554	4.250	100.482	100.332	100.182	5.000	101.527	101.277	101.027
5.500	102.382	102.282	102.182	5.500	102.005	101.905	101.805	4.375	100.802	100.652	100.502	5.125	101.603	101.353	101.103
5.625	102.647	102.547	102.447	5.625	102.236	102.136	102.036	4.500	100.934	100.784	100.634	5.500	101.982	101.732	101.482
6.250	102.121	102.021	101.921	6.250	101.711	101.611	101.511	4.625	101.149	100.999	100.849	5.625	102.247	101.997	101.747

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

	Standard	Specialty		Standard	Specialty
FICO Adjuster			**FICO Adjuster**		
FICO 720 +	0.250	0.250	FICO 620 - 639	-1.000	0.000
FICO 680- 719	0.250	0.250	FICO 600 - 619	-1.500	-1.500
FICO 660 - 679	0.250	0.250	FICO 580 - 599	-2.000	-2.000
FICO 640 - 659	0.000	0.000			
NY	-0.250	-0.250	Non Owner Occupancy	-2.000	-2.000
2 Unit	0.000	0.000	All VA Loans	0.000	0.000
USDA Streamline-Assist Refinance Option				-0.250	-0.250
VA C/O Refi with an LTV >90.000				-1.750	-1.750

Specialty Adjustment

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

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**
4.125	98.978	98.728	98.478	6.250	99.250	99.000	98.750
4.250	99.416	99.166	98.916				
4.375	98.746	98.496	98.246				
4.500	99.172	98.922	98.672				
4.625	99.550	99.300	99.050				
5.000	99.777	99.527	99.277				
5.125	99.853	99.603	99.353				
5.250	99.794	99.544	99.294				
Borrower Paid Comp Only				Lender Paid Only "Price Cap 100.000 after comp plan"			

DPA Advantage Adjustment

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

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

Rate	30 Day	45 Day	60 Day
3.875	97.117	96.867	96.617
4.000	97.567	97.317	97.067
4.125	97.978	97.728	97.478
4.375	97.746	97.496	97.246
4.500	98.172	97.922	97.672
4.625	98.550	98.300	98.050
4.875	98.416	98.166	97.916
5.000	98.777	98.527	98.277
5.125	98.853	98.603	98.353
5.500	99.232	98.982	98.732
5.625	99.497	99.247	98.997

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)

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W. Rate Sheet Dated: 10/18/2019 **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
3.375	99.388	99.288	99.188
3.500	99.776	99.676	99.576
3.625	100.405	100.305	100.205
3.750	101.204	101.104	101.004
3.875	101.626	101.526	101.426
3.990	101.938	101.838	101.738
4.000	102.038	101.938	101.838
4.125	102.195	102.095	101.995
4.250	102.563	102.463	102.363
4.375	102.834	102.734	102.634
4.500	103.112	103.012	102.912
4.625	103.091	102.991	102.891
4.750	103.621	103.521	103.421
4.875	103.916	103.816	103.716
4.990	104.070	103.970	103.870
5.000	104.170	104.070	103.970
5.125	104.405	104.305	104.205
5.250	104.929	104.829	104.729
5.375	105.124	105.022	104.924

30/25 Year 105-125

Rate	30 Day	45 Day	60 Day
2.875	N/A	N/A	N/A
2.990	95.380	95.280	95.180
3.000	95.480	95.380	95.280
3.125	96.649	96.549	96.449
3.250	97.705	97.605	97.505
3.375	98.307	98.207	98.107
3.500	98.897	98.797	98.697
3.625	100.000	99.900	99.800
3.750	101.025	100.925	100.825
3.875	101.503	101.403	101.303
3.990	101.858	101.758	101.658
4.000	101.958	101.858	101.758
4.125	102.219	102.119	102.019
4.250	103.076	102.976	102.876
4.375	103.442	103.342	103.242
4.500	103.752	103.652	103.552
4.625	104.026	103.926	103.826
4.750	104.801	104.701	104.601
4.875	105.136	105.036	104.936

30/25 Year >125

Rate	30 Day	45 Day	60 Day
2.875	N/A	N/A	N/A
2.990	95.068	94.968	94.868
3.000	95.168	95.068	94.968
3.125	96.399	96.299	96.199
3.250	97.512	97.412	97.312
3.375	98.119	98.019	97.919
3.500	98.775	98.675	98.575
3.625	99.940	99.840	99.740
3.750	101.021	100.921	100.821
3.875	101.503	101.403	101.303
3.990	101.858	101.758	101.658
4.000	101.958	101.858	101.758
4.125	102.219	102.119	102.019
4.250	103.072	102.972	102.872
4.375	103.442	103.342	103.242
4.500	103.752	103.652	103.552
4.625	104.134	104.034	103.934
4.750	104.954	104.854	104.754
4.875	105.292	105.192	105.092

30/25 Year High Balance

Rate	30 Day	45 Day	60 Day
4.000	101.737	101.637	101.537
4.125	101.871	101.771	101.671
4.250	101.811	101.711	101.611
4.375	102.199	102.099	101.999
4.500	102.521	102.421	102.321
4.625	102.495	102.395	102.295
4.750	102.273	102.173	102.073
4.875	102.656	102.556	102.456
4.990	102.929	102.829	102.729
5.000	103.029	102.929	102.829
5.125	103.212	103.112	103.012
5.250	103.114	103.014	102.914
5.375	103.487	103.387	103.287
5.500	103.837	103.737	103.637
5.625	104.036	103.935	103.836
5.750	103.736	103.631	103.536
5.875	104.124	104.015	103.924
5.990	104.410	104.297	104.210
6.000	104.510	104.397	104.310

30/25 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
3.750	100.603	100.503	100.403
3.875	101.159	101.059	100.959
3.990	101.557	101.457	101.357
4.000	101.657	101.557	101.457
4.125	101.871	101.771	101.671
4.250	101.811	101.711	101.611
4.375	102.199	102.099	101.999
4.500	102.521	102.421	102.321
4.625	102.495	102.395	102.295
4.750	102.273	102.173	102.073
4.875	102.656	102.556	102.456
4.990	102.929	102.829	102.729
5.000	103.029	102.929	102.829
5.125	103.212	103.112	103.012
5.250	103.114	103.014	102.914
5.375	103.487	103.387	103.287
5.500	N/A	N/A	N/A
5.625	N/A	N/A	N/A
5.750	103.736	103.631	103.536

30/25 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
3.375	97.830	97.730	97.630
3.500	98.635	98.535	98.435
3.625	99.616	99.516	99.416
3.750	100.599	100.499	100.399
3.875	101.159	101.059	100.959
3.990	101.557	101.457	101.357
4.000	101.657	101.557	101.457
4.125	101.871	101.771	101.671
4.250	101.811	101.711	101.611
4.375	102.199	102.099	101.999
4.500	102.521	102.421	102.321
4.625	102.495	102.395	102.295
4.750	102.273	102.173	102.073
4.875	102.656	102.556	102.456
4.990	102.929	102.829	102.729
5.000	103.029	102.929	102.829
5.125	103.212	103.112	103.012
5.250	103.114	103.014	102.914
5.375	103.487	103.387	103.287

20 Year

Rate	30 Day	45 Day	60 Day
3.250	99.214	99.114	99.014
3.375	99.571	99.471	99.371
3.500	100.090	99.990	99.890
3.625	100.915	100.815	100.715
3.750	101.598	101.498	101.398
3.875	101.854	101.754	101.654
3.990	102.112	102.012	101.912
4.000	102.212	102.112	102.012
4.125	102.479	102.379	102.279
4.250	103.068	102.968	102.868
4.375	103.222	103.122	103.022
4.500	103.450	103.350	103.250
4.625	103.369	103.269	103.169
4.750	103.902	103.802	103.702
4.875	104.136	104.036	103.936
4.990	104.278	104.178	104.078
5.000	104.378	104.278	104.178
5.125	104.685	104.585	104.485
5.250	105.225	105.125	105.025

20 Year 105-125

Rate	30 Day	45 Day	60 Day
3.625	100.075	99.975	99.875
3.750	100.997	100.897	100.797
3.875	101.429	101.329	101.229
3.990	101.772	101.672	101.572
4.000	101.872	101.772	101.672
4.125	102.099	101.999	101.899
4.250	101.980	101.880	101.780
4.375	102.295	102.195	102.095
4.500	102.592	102.492	102.392
4.625	102.654	102.554	102.454
4.750	103.071	102.971	102.871
4.875	103.372	103.272	103.172
4.990	103.602	103.502	103.402
5.000	103.702	103.602	103.502
5.125	103.956	103.856	103.756
5.250	104.482	104.382	104.282
5.375	104.638	104.538	104.438
5.500	104.817	104.717	104.617
5.625	105.435	105.334	105.235

20 Year >125

Rate	30 Day	45 Day	60 Day
3.625	99.871	99.671	99.671
3.750	100.841	100.641	100.641
3.875	101.273	101.073	101.073
3.990	101.616	101.416	101.416
4.000	101.716	101.516	101.516
4.125	101.943	101.743	101.743
4.250	101.917	101.717	101.717
4.375	102.232	102.032	102.032
4.500	102.530	102.330	102.330
4.625	102.591	102.391	102.391
4.750	103.009	102.809	102.809
4.875	103.310	103.110	103.110
4.990	103.540	103.340	103.340
5.000	103.640	103.440	103.440
5.125	103.893	103.693	103.693
5.250	104.325	104.125	104.125
5.375	104.482	104.282	104.282
5.500	104.660	104.460	104.460
5.625	105.180	104.980	104.980

15 Year

Rate	30 Day	45 Day	60 Day
3.125	100.732	100.632	100.532
3.250	101.017	100.917	100.817
3.375	101.330	101.230	101.130
3.500	101.634	101.534	101.434
3.625	102.315	102.215	102.115
3.750	102.488	102.388	102.288
3.875	102.602	102.502	102.402
3.990	102.972	102.872	102.772
4.000	103.072	102.972	102.872
4.125	103.525	103.425	103.325
4.250	103.858	103.758	103.658
4.375	104.139	104.039	103.939
4.500	104.467	104.367	104.267
4.625	104.402	104.302	104.202
4.750	104.061	103.959	103.861
4.875	104.209	104.102	104.009
4.990	104.197	104.085	103.997
5.000	104.297	104.185	104.097
5.125	104.392	104.275	104.192

15 Year 105-125

Rate	30 Day	45 Day	60 Day
3.125	99.649	99.549	99.449
3.250	99.963	99.863	99.763
3.375	100.309	100.209	100.109
3.500	100.699	100.599	100.499
3.625	101.398	101.298	101.198
3.750	101.720	101.620	101.520
3.875	101.772	101.672	101.572
3.990	102.206	102.106	102.006
4.000	102.306	102.206	102.106
4.125	102.879	102.779	102.679
4.250	103.250	103.150	103.050
4.375	103.560	103.460	103.360
4.500	103.926	103.826	103.726
4.625	104.239	104.139	104.039
4.750	104.430	104.330	104.230
4.875	104.597	104.497	104.397
4.990	104.822	104.722	104.622
5.000	104.922	104.822	104.722
5.125	105.501	105.401	105.301

15 Year >125

Rate	30 Day	45 Day	60 Day
3.125	99.587	99.387	99.387
3.250	99.900	99.700	99.700
3.375	100.246	100.046	100.046
3.500	100.684	100.484	100.484
3.625	101.359	101.159	101.159
3.750	101.720	101.520	101.520
3.875	101.772	101.572	101.572
3.990	102.191	101.991	101.991
4.000	102.291	102.091	102.091
4.125	102.879	102.679	102.679
4.250	103.250	103.050	103.050
4.375	103.560	103.360	103.360
4.500	103.926	103.726	103.726
4.625	104.301	104.101	104.101
4.750	104.493	104.293	104.293
4.875	104.660	104.460	104.460
4.990	104.808	104.608	104.608
5.000	104.908	104.708	104.708
5.125	105.501	105.301	105.177

15 Year High Balance

Rate	30 Day	45 Day	60 Day
3.125	100.450	100.250	100.250
3.250	100.706	100.506	100.506
3.375	101.067	100.867	100.867
3.500	101.491	101.291	101.291
3.625	101.817	101.617	101.617
3.750	102.042	101.842	101.842
3.875	102.135	101.935	101.935
3.990	102.330	102.130	102.130
4.000	102.430	102.230	102.230
4.125	102.713	102.513	102.513
4.250	102.936	102.736	102.736
4.375	103.118	102.918	102.918
4.500	103.344	103.144	103.144
4.625	103.511	103.311	103.311
4.750	102.752	102.552	102.552
4.875	102.852	102.652	102.652
4.990	102.810	102.610	102.610
5.000	102.910	102.710	102.710
5.125	102.971	102.771	102.771

15 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
3.125	99.367	99.167	99.167
3.250	99.652	99.452	99.452
3.375	100.046	99.846	99.846
3.500	100.556	100.356	100.356
3.625	100.900	100.700	100.700
3.750	101.274	101.074	101.074
3.875	101.305	101.105	101.105
3.990	101.564	101.364	101.364
4.000	101.664	101.464	101.464
4.125	102.067	101.867	101.867
4.250	102.328	102.128	102.128
4.375	102.539	102.339	102.339
4.500	102.803	102.603	102.603
4.625	103.348	103.148	103.148
4.750	102.752	102.552	102.552
4.875	102.852	102.652	102.652
4.990	102.810	102.610	102.610
5.000	102.910	102.710	102.710
5.125	102.971	102.771	102.617

15 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
3.125	99.305	99.105	99.105
3.250	99.589	99.389	99.389
3.375	99.983	99.783	99.783
3.500	100.541	100.341	100.341
3.625	100.861	100.661	100.661
3.750	101.274	101.074	101.074
3.875	101.305	101.105	101.105
3.990	101.549	101.349	101.349
4.000	101.649	101.449	101.449
4.125	102.067	101.867	101.867
4.250	102.328	102.128	102.128
4.375	102.539	102.339	102.339
4.500	102.803	102.603	102.603
4.625	103.410	103.210	103.210
4.750	102.752	102.552	102.552
4.875	102.852	102.652	102.652
4.990	102.810	102.610	102.610
5.000	102.910	102.710	102.710
5.125	102.971	102.771	102.647

10 Year

Rate	30 Day	45 Day	60 Day
3.125	100.883	100.683	100.683
3.250	101.142	100.942	100.942
3.375	101.444	101.244	101.244
3.500	101.832	101.632	101.632
3.625	102.418	102.218	102.218
3.750	102.630	102.430	102.430
3.875	102.663	102.463	102.463
3.990	102.699	102.499	102.499
4.000	102.799	102.599	102.599
4.125	103.601	103.401	103.401
4.250	103.397	103.197	103.197
4.375	103.621	103.421	103.421
4.500	103.921	103.721	103.721
4.625	104.081	103.881	103.881
4.750	103.575	103.375	103.375
4.875	103.720	103.520	103.520
4.990	103.706	103.506	103.506
5.000	103.806	103.606	103.606
5.125	103.901	103.701	103.701

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	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250	-2.250
640 – 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	-2.750
620 – 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	-3.500

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
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

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.

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.: 11/18/2019
45 Day Lock Exp.: 12/2/2019
60 Day Lock Exp.: 12/17/2019

W. Rate Sheet Dated: 10/18/2019 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Conforming FHLMC

30/25 Year				30/25 Year 105-125				30/25 Year >125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	99.806	99.706	99.606	3.375	99.556	99.456	99.356	3.375	99.556	99.456	99.356
3.500	100.204	100.104	100.004	3.500	99.954	99.854	99.754	3.500	99.954	99.854	99.754
3.625	100.618	100.518	100.418	3.625	100.368	100.268	100.168	3.625	100.368	100.268	100.168
3.750	101.519	101.419	101.319	3.750	101.269	101.169	101.069	3.750	101.269	101.169	101.069
3.875	101.938	101.838	101.738	3.875	101.688	101.588	101.488	3.875	101.688	101.588	101.488
3.990	102.306	102.206	102.106	3.990	101.931	101.831	101.731	3.990	101.931	101.831	101.731
4.000	102.406	102.306	102.206	4.000	102.031	101.931	101.831	4.000	102.031	101.931	101.831
4.125	102.462	102.362	102.262	4.125	102.087	101.987	101.887	4.125	102.087	101.987	101.887
4.250	102.803	102.703	102.603	4.250	102.428	102.328	102.228	4.250	102.428	102.328	102.228
4.375	103.114	103.014	102.914	4.375	102.739	102.639	102.539	4.375	102.739	102.639	102.539
4.500	103.377	103.277	103.177	4.500	102.752	102.652	102.552	4.500	102.752	102.652	102.552
4.625	103.398	103.298	103.198	4.625	102.773	102.673	102.573	4.625	102.773	102.673	102.573
4.750	103.799	103.699	103.599	4.750	103.174	103.074	102.974	4.750	103.174	103.074	102.974
4.875	104.119	104.019	103.919	4.875	103.494	103.394	103.294	4.875	103.494	103.394	103.294
4.990	104.299	104.199	104.099	4.990	103.299	103.199	103.099	4.990	103.299	103.199	103.099
5.000	104.399	104.299	104.199	5.000	103.399	103.299	103.199	5.000	103.399	103.299	103.199
5.125	104.635	104.535	104.435	5.125	103.635	103.535	103.435	5.125	103.635	103.535	103.435
5.250	104.968	104.864	104.768	5.250	103.968	103.864	103.768	5.250	103.968	103.864	103.768
5.375	105.208	105.104	105.008	5.375	105.208	105.104	105.008	5.375	105.208	105.104	105.008

30/25 Year SC				30/25 Year SC 105-125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	101.694	101.594	101.494	4.000	101.319	101.219	101.119
4.125	101.750	101.650	101.550	4.125	101.375	101.275	101.175
4.250	101.809	101.709	101.609	4.250	101.434	101.334	101.234
4.375	102.120	102.020	101.920	4.375	101.745	101.645	101.545
4.500	102.383	102.283	102.183	4.500	101.758	101.658	101.558
4.625	102.404	102.304	102.204	4.625	101.779	101.679	101.579
4.750	102.683	102.583	102.483	4.750	102.058	101.958	101.858
4.875	103.003	102.903	102.803	4.875	102.378	102.278	102.178
4.990	103.183	103.083	102.983	4.990	102.183	102.083	101.983
5.000	103.283	103.183	103.083	5.000	102.283	102.183	102.083
5.125	102.301	102.201	102.101	5.125	101.301	101.201	101.101
5.250	101.841	101.737	101.641	5.250	100.841	100.737	100.641
5.375	102.081	101.977	101.881	5.375	102.081	101.977	101.881
5.500	102.360	102.256	102.160	5.500	102.360	102.256	102.160
5.625	102.978	102.874	102.778	5.625	102.978	102.874	102.778
5.750	103.317	103.213	103.117	5.750	103.317	103.213	103.117
5.875	103.425	103.321	103.225	5.875	103.425	103.321	103.225
5.990	103.352	103.248	103.152	5.990	103.352	103.248	103.152
6.000	103.452	103.348	103.252	6.000	103.452	103.348	103.252

30/25 Year SC >125				20 Year				20 Year 105-125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	101.319	101.219	101.119	3.250	99.479	99.379	99.279	3.250	0.000	0.000	0.000
4.125	101.375	101.275	101.175	3.375	100.025	99.925	99.825	3.375	100.025	99.925	99.825
4.250	101.434	101.334	101.234	3.500	100.472	100.372	100.272	3.500	100.472	100.372	100.272
4.375	101.745	101.645	101.545	3.625	101.263	101.163	101.063	3.625	101.263	101.163	101.063
4.500	101.758	101.658	101.558	3.750	101.732	101.632	101.532	3.750	101.732	101.632	101.532
4.625	101.779	101.679	101.579	3.875	102.067	101.967	101.867	3.875	102.067	101.967	101.867
4.750	102.058	101.958	101.858	3.990	102.394	102.294	102.194	3.990	102.394	102.294	102.194
4.875	102.378	102.278	102.178	4.000	102.494	102.394	102.294	4.000	102.494	102.394	102.294
4.990	102.183	102.083	101.983	4.125	102.643	102.543	102.443	4.125	102.643	102.543	102.443
5.000	102.283	102.183	102.083	4.250	103.132	103.032	102.932	4.250	103.132	103.032	102.932
5.125	101.301	101.201	101.101	4.375	103.418	103.318	103.218	4.375	103.418	103.318	103.218
5.250	100.841	100.737	100.641	4.500	103.690	103.590	103.490	4.500	103.690	103.590	103.490
5.375	102.081	101.977	101.881	4.625	103.709	103.609	103.509	4.625	103.709	103.609	103.509
5.500	102.360	102.256	102.160	4.750	104.049	103.949	103.849	4.750	104.049	103.949	103.849
5.625	102.978	102.874	102.778	4.875	104.451	104.351	104.251	4.875	104.451	104.351	104.251
5.750	103.317	103.213	103.117	4.990	104.712	104.612	104.512	4.990	104.712	104.612	104.512
5.875	103.425	103.321	103.225	5.000	104.812	104.712	104.612	5.000	104.812	104.712	104.612
5.990	103.352	103.248	103.152	5.125	104.774	104.674	104.574	5.125	104.774	104.674	104.574
6.000	103.452	103.348	103.252	5.250	105.086	104.986	104.886	5.250	105.086	104.986	104.886

20 Year >125				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	0.000	0.000	0.000	3.375	101.578	101.478	101.378
3.375	100.025	99.925	99.825	3.500	101.860	101.760	101.660
3.500	100.472	100.372	100.272	3.625	102.100	102.000	101.900
3.625	101.263	101.163	101.063	3.750	102.623	102.523	102.423
3.750	101.732	101.632	101.532	3.875	102.767	102.667	102.567
3.875	102.067	101.967	101.867	3.990	103.081	102.981	102.881
3.990	102.394	102.294	102.194	4.000	103.181	103.081	102.981
4.000	102.494	102.394	102.294	4.125	103.363	103.263	103.163
4.125	102.643	102.543	102.443	4.250	103.807	103.707	103.607
4.250	103.132	103.032	102.932	4.375	104.131	104.031	103.931
4.375	103.418	103.318	103.218	4.500	103.552	103.452	103.352
4.500	103.690	103.590	103.490	4.625	104.009	103.909	103.809
4.625	103.709	103.609	103.509	4.750	104.346	104.246	104.146
4.750	104.049	103.949	103.849	4.875	104.619	104.519	104.419
4.875	104.451	104.351	104.251	4.990	104.362	104.262	104.162
4.990	104.712	104.612	104.512	5.000	104.462	104.362	104.262
5.000	104.812	104.712	104.612	5.125	104.755	104.655	104.555
5.125	104.774	104.674	104.574	5.250	104.856	104.756	104.656
5.250	105.086	104.986	104.886	5.375	0.000	0.000	0.000

15 Year 105-125				15 Year >125				15 Year SC			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	101.578	101.478	101.378	3.375	101.578	101.478	101.378	3.375	100.815	100.715	100.615
3.500	101.860	101.760	101.660	3.500	101.860	101.760	101.660	3.500	101.097	100.997	100.897
3.625	102.100	102.000	101.900	3.625	102.100	102.000	101.900	3.625	100.840	100.740	100.640
3.750	102.623	102.523	102.423	3.750	102.623	102.523	102.423	3.750	101.363	101.263	101.163
3.875	102.767	102.667	102.567	3.875	102.767	102.667	102.567	3.875	101.507	101.407	101.307
3.990	103.081	102.981	102.881	3.990	103.081	102.981	102.881	3.990	101.821	101.721	101.621
4.000	103.181	103.081	102.981	4.000	103.181	103.081	102.981	4.000	101.921	101.821	101.721
4.125	103.363	103.263	103.163	4.125	103.363	103.263	103.163	4.125	101.605	101.505	101.405
4.250	103.807	103.707	103.607	4.250	103.807	103.707	103.607	4.250	102.049	101.949	101.849
4.375	104.006	103.906	103.806	4.375	104.006	103.906	103.806	4.375	102.373	102.273	102.173
4.500	103.427	103.327	103.227	4.500	103.427	103.327	103.227	4.500	101.445	101.345	101.245
4.625	103.884	103.784	103.684	4.625	103.884	103.784	103.684	4.625	101.902	101.802	101.702
4.750	104.221	104.121	104.021	4.750	104.221	104.121	104.021	4.750	102.239	102.139	102.039
4.875	104.619	104.519	104.419	4.875	104.619	104.519	104.419	4.875	102.512	102.412	102.312
4.990	104.362	104.262	104.162	4.990	104.362	104.262	104.162	4.990	102.755	102.655	102.555
5.000	104.462	104.362	104.262	5.000	104.462	104.362	104.262	5.000	102.855	102.755	102.655
5.125	104.755	104.655	104.555	5.125	104.755	104.655	104.555	5.125	103.148	103.048	102.948
5.250	104.856	104.756	104.656	5.250	104.856	104.756	104.656	5.250	103.249	103.149	103.049
5.375	0.000	0.000	0.000	5.375	0.000	0.000	0.000	5.375	0.000	0.000	0.000

15 Year SC 105-125				15 Year SC >125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	100.815	100.715	100.615	3.375	100.815	100.715	100.615
3.500	101.097	100.997	100.897	3.500	101.097	100.997	100.897
3.625	100.840	100.740	100.640	3.625	100.840	100.740	100.640
3.750	101.363	101.263	101.163	3.750	101.363	101.263	101.163
3.875	101.507	101.407	101.307	3.875	101.507	101.407	101.307
3.990	101.821	101.721	101.621	3.990	101.821	101.721	101.621
4.000	101.921	101.821	101.721	4.000	101.921	101.821	101.721
4.125	101.605	101.505	101.405	4.125	101.605	101.505	101.405
4.250	102.049	101.949	101.849	4.250	102.049	101.949	101.849
4.375	102.248	102.148	102.048	4.375	102.248	102.148	102.048
4.500	101.320	101.220	101.120	4.500	101.320	101.220	101.120
4.625	101.777	101.677	101.577	4.625	101.777	101.677	101.577
4.750	102.114	102.014	101.914	4.750	102.114	102.014	101.914
4.875	102.512	102.412	102.312	4.875	102.512	102.412	102.312
4.990	102.755	102.655	102.555	4.990	102.755	102.655	102.555
5.000	102.855	102.755	102.655	5.000	102.855	102.755	102.655
5.125	103.148	103.048	102.948	5.125	103.148	103.048	102.948
5.250	103.249	103.149	103.049	5.250	103.249	103.149	103.049
5.375	0.000	0.000	0.000	5.375	0.000	0.000	0.000

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	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250	-2.250	-2.250
640 – 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	-2.750	-2.750
620 – 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	-3.500	-3.500

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"	-1.000
Loan Size	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	-0.500
$125,001 - $175,000	-0.375
$175,001 - $275,000	0.000
$275,001 up to SC	0.125

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.:	**11/18/2019**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**12/2/2019**
		60 Day Lock Exp.:	**12/17/2019**

W. Rate Sheet Dated: **10/18/2019** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Home Possible

30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	99.929	99.829	99.729	3.250	99.604	99.504	99.404
3.500	100.324	100.224	100.124	3.375	100.150	100.050	99.950
3.625	100.739	100.639	100.539	3.500	100.594	100.494	100.394
3.750	101.580	101.480	101.380	3.625	101.326	101.226	101.126
3.875	101.996	101.896	101.796	3.750	101.794	101.694	101.594
3.990	102.362	102.262	102.162	3.875	102.128	102.028	101.928
4.000	102.462	102.362	102.262	3.990	102.454	102.354	102.254
4.125	102.521	102.421	102.321	4.000	102.554	102.454	102.354
4.250	102.863	102.763	102.663	4.125	102.702	102.602	102.502
4.375	103.174	103.074	102.974	4.250	103.199	103.099	102.999
4.500	103.433	103.333	103.233	4.375	103.483	103.383	103.283
4.625	103.454	103.354	103.254	4.500	103.755	103.655	103.555
4.750	103.829	103.729	103.629	4.625	103.774	103.674	103.574
4.875	104.147	104.047	103.947	4.750	104.086	103.986	103.886
4.990	104.328	104.228	104.128	4.875	104.485	104.385	104.285
5.000	104.428	104.328	104.228	4.990	104.746	104.646	104.546
5.125	104.715	104.615	104.515	5.000	104.846	104.746	104.646
5.250	105.206	105.103	105.006	5.125	104.854	104.754	104.654
5.375	105.446	105.342	105.246	5.250	105.164	105.064	104.964

15 Year				Super Conforming - 30-20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	101.593	101.493	101.393	4.000	101.399	101.299	101.199
3.500	101.876	101.776	101.676	4.125	101.458	101.358	101.258
3.625	102.146	102.046	101.946	4.250	101.521	101.421	101.321
3.750	102.667	102.567	102.467	4.375	101.832	101.732	101.632
3.875	102.811	102.711	102.611	4.500	102.091	101.991	101.891
3.990	103.128	103.028	102.928	4.625	102.112	102.012	101.912
4.000	103.228	103.128	103.028	4.750	102.364	102.264	102.164
4.125	103.425	103.325	103.225	4.875	102.682	102.582	102.482
4.250	103.867	103.767	103.667	4.990	102.863	102.763	102.663
4.375	104.190	104.090	103.990	5.000	102.963	102.863	102.763
4.500	103.615	103.515	103.415	5.125	102.034	101.934	101.834
4.625	104.071	103.971	103.871	5.250	101.715	101.612	101.515
4.750	104.406	104.306	104.206	5.375	101.955	101.851	101.755
4.875	104.679	104.579	104.479	5.500	102.233	102.129	102.033
4.990	104.409	104.309	104.209	5.625	102.849	102.746	102.649
5.000	104.509	104.409	104.309	5.750	103.187	103.084	102.987
5.125	104.801	104.701	104.601	5.875	103.294	103.190	103.094
5.250	104.902	104.802	104.702	5.990	103.222	103.118	103.022
5.375	0.000	0.000	0.000	6.000	103.322	103.218	103.122

Super Conforming - 15 Year			
Rate	30 Day	45 Day	60 Day
3.375	100.530	100.430	100.330
3.500	100.813	100.713	100.613
3.625	100.583	100.483	100.383
3.750	101.104	101.004	100.904
3.875	101.248	101.148	101.048
3.990	101.565	101.465	101.365
4.000	101.665	101.565	101.465
4.125	101.368	101.268	101.168
4.250	101.810	101.710	101.610
4.375	102.133	102.033	101.933
4.500	101.208	101.108	101.008
4.625	101.664	101.564	101.464
4.750	101.999	101.899	101.799
4.875	102.272	102.172	102.072
4.990	102.502	102.402	102.302
5.000	102.602	102.502	102.402
5.125	102.894	102.794	102.694
5.250	102.995	102.895	102.795
5.375	0.000	0.000	0.000

Applicable for all mortgages with greater than 15 year terms

FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

Mortgages with Subordinate Financing

LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

HP LLPA Cap

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

Product Features

Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	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"	-1.000
Loan Size	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	-0.500
$125,001 - $175,000	-0.375
$175,001 - $275,000	0.000
$275,001 up to SC	0.125

Lock Desk Policy

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

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

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

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com	30 Day Lock Exp.:	**11/18/2019**
Lockdesk Phone:	1-877-588-2706	45 Day Lock Exp.:	**12/2/2019**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	60 Day Lock Exp.:	**12/17/2019**

W. Rate Sheet Dated: **10/18/2019** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Non-Conforming "Jumbo"

30 Yr. Fixed

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

Rate	30 Day	45 Day	60 Day
3.375	98.511	98.449	98.386
3.500	98.984	98.921	98.859
3.625	99.336	99.274	99.211
3.750	99.767	99.704	99.642
3.875	100.040	99.977	99.915
4.000	100.276	100.213	100.151
4.125	100.528	100.466	100.403
4.250	100.731	100.669	100.606
4.375	100.990	100.927	100.865
4.500	101.249	101.186	101.124
4.625	101.568	101.505	101.443
4.750	101.903	101.841	101.778
4.875	102.126	102.063	102.001

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	98.169	98.044	97.919
3.375	98.630	98.505	98.380
3.500	99.033	98.908	98.783
3.625	99.512	99.387	99.262
3.750	99.924	99.799	99.674
3.875	100.282	100.157	100.032
4.000	100.620	100.495	100.370
4.125	100.757	100.632	100.507
4.250	101.063	100.938	100.813
4.375	101.342	101.217	101.092
4.500	101.499	101.374	101.249

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	96.546	96.421	96.296
3.375	96.950	96.825	96.700
3.500	97.324	97.199	97.074
3.625	97.674	97.549	97.424
3.750	98.260	98.135	98.010
3.875	98.572	98.447	98.322
4.000	98.856	98.731	98.606
4.125	99.139	99.014	98.889
4.250	99.423	99.298	99.173
4.375	99.706	99.581	99.456
4.500	99.995	99.870	99.745
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	-1.250	-1.250	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	-0.500	n/a
780-850	0.500	0.500	0.500	0.375	0.250	0.000	-0.125	-0.375	n/a
Purpose									
Cash-Out 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]	-0.500	-0.500	-0.750	-0.750	-1.250	n/a	n/a	n/a	n/a
> 80 LTV NO MI[1]	n/a	n/a	n/a	n/a	n/a	n/a	-0.750	-1.000	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

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)