



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 12/9/2019

45 Day Lock Exp.: 12/23/2019

60 Day Lock Exp.: 1/6/2020

W. Rate Sheet Dated: 11/7/2019

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	101.377	101.227	101.077	3.250	100.930	100.780	100.630	2.375	96.455	96.305	96.155	3.125	99.755	99.605	99.455
3.375	101.922	101.772	101.622	3.375	101.365	101.215	101.065	2.500	96.943	96.793	96.643	3.250	99.912	99.762	99.612
3.500	102.461	102.311	102.161	3.500	101.762	101.612	101.462	2.625	97.425	97.275	97.125	3.375	100.265	100.115	99.965
3.625	102.982	102.832	102.682	3.625	102.178	102.028	101.878	2.750	97.787	97.637	97.487	3.500	100.295	100.145	99.995
3.750	102.446	102.296	102.146	3.750	101.935	101.785	101.635	2.875	98.272	98.122	97.972	3.625	100.563	100.413	100.263
3.875	102.926	102.776	102.626	3.875	102.333	102.183	102.033	3.000	98.743	98.593	98.443	Margin = 2.250		Index = 1.570	
4.000	103.377	103.227	103.077	4.000	102.692	102.542	102.392	3.125	99.208	99.058	98.908				
4.125	103.788	103.638	103.488	4.125	103.022	102.872	102.722	3.250	100.812	100.662	100.512				
4.375	103.196	103.096	102.996	4.375	102.600	102.500	102.400	3.375	101.224	101.074	100.924				
4.500	103.622	103.522	103.422	4.500	102.730	102.630	102.530	3.500	101.599	101.449	101.299				
4.625	104.000	103.900	103.800	4.625	102.961	102.861	102.761	3.625	101.992	101.842	101.692				
4.750	104.125	104.025	103.925	4.750	103.266	103.166	103.066	3.750	102.325	102.175	102.025				
4.875	104.131	104.031	103.931	4.875	103.545	103.445	103.345	3.875	102.701	102.551	102.401				
5.000	104.493	104.393	104.293	5.000	103.796	103.696	103.596	4.000	103.037	102.887	102.737				
5.125	104.569	104.469	104.369	5.125	104.027	103.927	103.827	4.125	103.344	103.194	103.044				
5.375	104.884	104.784	104.684	5.375	104.423	104.323	104.223	4.250	102.906	102.756	102.606				
5.500	105.182	105.082	104.982	5.500	104.674	104.574	104.474	4.375	103.225	103.075	102.925				
5.625	105.447	105.347	105.247	5.625	104.905	104.805	104.705	4.500	103.359	103.209	103.059				
6.250	106.000	0.000	0.000	6.250	105.692	0.000	0.000	4.625	103.574	103.424	103.274				

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	100.227	100.077	99.927	3.250	99.930	99.780	99.630	2.375	95.455	95.305	95.155	3.125	98.755	98.605	98.455
3.375	100.772	100.622	100.472	3.375	100.365	100.215	100.065	2.500	95.943	95.793	95.643	3.250	98.912	98.762	98.612
3.500	101.311	101.161	101.011	3.500	100.762	100.612	100.462	2.625	96.425	96.275	96.125	3.375	99.265	99.115	98.965
3.625	101.832	101.682	101.532	3.625	101.178	101.028	100.878	2.750	96.787	96.637	96.487	3.500	99.295	99.145	98.995
3.750	101.296	101.146	100.996	3.750	100.935	100.785	100.635	2.875	97.272	97.122	96.972	3.625	99.563	99.413	99.263
3.875	101.776	101.626	101.476	3.875	101.333	101.183	101.033	3.000	97.743	97.593	97.443	Margin = 2.250		Index = 1.570	
4.000	102.227	102.077	101.927	4.000	101.692	101.542	101.392	3.125	98.208	98.058	97.908	30 Year OTC			
4.125	102.638	102.488	102.338	4.125	102.022	101.872	101.722	3.250	99.812	99.662	99.512	Rate	30 Day	45 Day	60 Day
4.375	102.046	101.946	101.846	4.375	101.600	101.500	101.400	3.375	100.224	100.074	99.924	3.875	101.376	101.126	100.876
4.500	102.472	102.372	102.272	4.500	101.730	101.630	101.530	3.500	100.599	100.449	100.299	4.000	101.827	101.577	101.327
4.625	102.850	102.750	102.650	4.625	101.961	101.861	101.761	3.625	100.992	100.842	100.692	4.125	102.238	101.988	101.738
4.750	102.975	102.875	102.775	4.750	102.266	102.166	102.066	3.750	101.325	101.175	101.025	4.375	101.646	101.396	101.146
4.875	102.981	102.881	102.781	4.875	102.545	102.445	102.345	3.875	101.701	101.551	101.401	4.500	102.072	101.822	101.572
5.000	103.343	103.243	103.143	5.000	102.796	102.696	102.596	4.000	102.037	101.887	101.737	4.625	102.450	102.200	101.950
5.125	103.419	103.319	103.219	5.125	103.027	102.927	102.827	4.125	102.344	102.194	102.044	4.875	102.581	102.331	102.081
5.375	103.734	103.634	103.534	5.375	103.423	103.323	103.223	4.250	101.906	101.756	101.606	5.000	102.943	102.693	102.443
5.500	104.032	103.932	103.832	5.500	103.674	103.574	103.474	4.375	102.225	102.075	101.925	5.125	103.019	102.769	102.519
5.625	104.297	104.197	104.097	5.625	103.905	103.805	103.705	4.500	102.359	102.209	102.059	5.500	103.632	103.382	103.132
6.250	105.084	0.000	0.000	6.250	104.692	0.000	0.000	4.625	102.574	102.424	102.274	5.625	103.897	103.647	103.397

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 Max Note Rate = 4.750				-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 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	3.875	98.626	98.376	98.126	6.250	100.000	99.750	99.500
4.125	100.838	100.588	100.338	6.250	102.750	102.500	102.250	4.000	99.077	98.827	98.577				
4.250	100.963	100.713	100.463					4.125	99.488	99.238	98.988				
4.375	100.246	99.996	99.746					4.375	98.896	98.646	98.396				
4.500	100.672	100.422	100.172					4.500	99.322	99.072	98.822				
4.625	101.050	100.800	100.550					4.625	99.700	99.450	99.200				
5.000	101.543	101.293	101.043					4.875	99.831	99.581	99.331				
5.125	101.619	101.369	101.119					5.000	100.193	99.943	99.693				
5.250	101.872	101.622	101.372					5.125	100.269	100.019	99.769				
Borrower Paid Comp Only				Lender Paid Only "Price Cap 100.000 after comp plan"				5.500	100.882	100.632	100.382				
								5.625	101.147	100.897	100.647				

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



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1-877-588-2706

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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

12/9/2019

45 Day Lock Exp.:

12/23/2019

60 Day Lock Exp.:

1/6/2020

W. Rate Sheet Dated: 11/7/2019

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	99.852	99.702	99.552	3.250	99.835	99.685	99.535	2.375	93.735	93.585	93.435	3.125	98.865	98.715	98.565
3.375	100.397	100.247	100.097	3.375	100.270	100.120	99.970	2.500	94.223	94.073	93.923	3.250	99.397	99.247	99.097
3.500	100.936	100.786	100.636	3.500	100.667	100.517	100.367	2.625	94.705	94.555	94.405	3.375	99.750	99.600	99.450
3.625	101.457	101.307	101.157	3.625	101.083	100.933	100.783	2.750	96.317	96.167	96.017	3.500	99.780	99.630	99.480
3.750	100.858	100.708	100.558	3.750	100.778	100.628	100.478	2.875	96.802	96.652	96.502	3.625	100.048	99.898	99.748
3.875	101.339	101.189	101.039	3.875	101.176	101.026	100.876	3.000	97.273	97.123	96.973	Margin = 2.250		Index = 1.570	
4.000	101.789	101.639	101.489	4.000	101.535	101.385	101.235	3.125	97.738	97.588	97.438				
4.125	102.200	102.050	101.900	4.125	101.865	101.715	101.565	3.250	99.717	99.567	99.417				
4.375	101.921	101.821	101.721	4.375	101.755	101.655	101.555	3.375	100.129	99.979	99.829				
4.500	102.347	102.247	102.147	4.500	101.885	101.785	101.685	3.500	100.504	100.354	100.204				
4.625	102.725	102.625	102.525	4.625	102.116	102.016	101.916	3.625	100.897	100.747	100.597				
4.750	102.600	102.500	102.400	4.750	102.171	102.071	101.971	3.750	101.167	101.017	100.867				
4.875	102.606	102.506	102.406	4.875	102.450	102.350	102.250	3.875	101.543	101.393	101.243				
5.000	102.968	102.868	102.768	5.000	102.701	102.601	102.501	4.000	101.880	101.730	101.580				
5.125	103.044	102.944	102.844	5.125	102.932	102.832	102.732	4.125	102.187	102.037	101.887				
5.375	103.047	102.947	102.847	5.375	103.015	102.915	102.815	4.250	102.061	101.911	101.761				
5.500	103.345	103.245	103.145	5.500	103.267	103.167	103.067	4.375	102.380	102.230	102.080				
5.625	103.609	103.509	103.409	5.625	103.497	103.397	103.297	4.500	102.514	102.364	102.214				
6.250	103.084	0.000	0.000	6.250	102.972	0.000	0.000	4.625	102.729	102.579	102.429				

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	98.702	98.552	98.402	3.250	98.405	98.255	98.105	2.375	94.055	93.905	93.755	3.125	96.855	96.705	96.555
3.375	99.247	99.097	98.947	3.375	98.840	98.690	98.540	2.500	94.543	94.393	94.243	3.250	97.387	97.237	97.087
3.500	99.786	99.636	99.486	3.500	99.237	99.087	98.937	2.625	95.025	94.875	94.725	3.375	97.740	97.590	97.440
3.625	100.307	100.157	100.007	3.625	99.653	99.503	99.353	2.750	96.231	96.081	95.931	3.500	97.770	97.620	97.470
3.750	99.708	99.558	99.408	3.750	99.348	99.198	99.048	2.875	96.716	96.566	96.416	3.625	98.038	97.888	97.738
3.875	100.189	100.039	99.889	3.875	99.746	99.596	99.446	3.000	97.186	97.036	96.886	Margin = 2.250		Index = 1.570	
4.000	100.639	100.489	100.339	4.000	100.105	99.955	99.805	3.125	97.652	97.502	97.352	30 Year OTC			
4.125	101.050	100.900	100.750	4.125	100.435	100.285	100.135	3.250	98.975	98.825	98.675	Rate	30 Day	45 Day	60 Day
4.375	100.771	100.671	100.571	4.375	100.325	100.225	100.125	3.375	99.387	99.237	99.087	3.875	99.789	99.539	99.289
4.500	101.197	101.097	100.997	4.500	100.455	100.355	100.255	3.500	99.761	99.611	99.461	4.000	100.239	99.989	99.739
4.625	101.575	101.475	101.375	4.625	100.686	100.586	100.486	3.625	100.155	100.005	99.855	4.125	100.650	100.400	100.150
4.750	101.450	101.350	101.250	4.750	100.741	100.641	100.541	3.750	99.917	99.767	99.617	4.375	100.371	100.121	99.871
4.875	101.456	101.356	101.256	4.875	101.020	100.920	100.820	3.875	100.293	100.143	99.993	4.500	100.797	100.547	100.297
5.000	101.818	101.718	101.618	5.000	101.271	101.171	101.071	4.000	100.629	100.479	100.329	4.625	101.175	100.925	100.675
5.125	101.894	101.794	101.694	5.125	101.502	101.402	101.302	4.125	100.937	100.787	100.637	4.875	101.056	100.806	100.556
5.375	101.897	101.797	101.697	5.375	101.585	101.485	101.385	4.250	100.256	100.106	99.956	5.000	101.418	101.168	100.918
5.500	102.195	102.095	101.995	5.500	101.837	101.737	101.637	4.375	100.575	100.425	100.275	5.125	101.494	101.244	100.994
5.625	102.459	102.359	102.259	5.625	102.067	101.967	101.867	4.500	100.709	100.559	100.409	5.500	101.795	101.545	101.295
6.250	101.934	0.000	0.000	6.250	101.542	0.000	0.000	4.625	100.924	100.774	100.624	5.625	102.059	101.809	101.559

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			Max Note Rate = 4.750	-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 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	3.875	97.039	96.789	96.539	6.250	N/A	N/A	N/A
4.125	98.900	98.650	98.400	6.250	99.250	99.000	98.750	4.000	97.489	97.239	96.989				
4.250	99.338	99.088	98.838					4.125	97.900	97.650	97.400				
4.375	98.621	98.371	98.121					4.375	97.621	97.371	97.121				
4.500	99.047	98.797	98.547					4.500	98.047	97.797	97.547				
4.625	99.425	99.175	98.925					4.625	98.425	98.175	97.925				
5.000	99.668	99.418	99.168					4.875	98.306	98.056	97.806				
5.125	99.744	99.494	99.244					5.000	98.668	98.418	98.168				
5.250	99.685	99.435	99.185					5.125	98.744	98.494	98.244				
Borrower Paid Comp Only				Lender Paid Only "Price Cap 100.000 after comp plan"				5.500	99.045	98.795	98.545				
								5.625	99.309	99.059	98.809				

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 tIA, 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)	

W. Rate Sheet Dated: 11/7/2019

Release Time: 10:00 am ET

Prices are subject to change without notice.

30 Day Lock Exp.: 12/9/2019
45 Day Lock Exp.: 12/23/2019
60 Day Lock Exp.: 1/6/2020

Conforming FHMA																			
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
3.500	99.527	99.427	99.327	3.000	95.263	95.163	95.063	2.875	N/A	N/A	N/A	4.000	100.561	101.461	101.361	3.875	101.026	100.926	100.826
3.625	100.193	100.093	99.993	3.125	96.433	96.333	96.233	2.990	N/A	N/A	N/A	4.125	101.683	101.583	101.483	3.990	101.411	101.311	101.211
3.750	101.023	100.923	100.823	3.250	97.481	97.381	97.281	3.000	N/A	N/A	N/A	4.250	101.780	101.680	101.580	4.000	101.511	101.411	101.311
3.875	101.432	101.332	101.232	3.375	98.070	97.970	97.870	3.125	96.183	96.083	95.983	4.375	102.154	102.054	101.954	4.125	101.683	101.583	101.483
3.990	101.733	101.633	101.533	3.500	98.798	98.698	98.598	3.250	97.288	97.188	97.088	4.500	102.465	102.365	102.265	4.250	101.780	101.680	101.580
4.000	101.833	101.733	101.633	3.625	99.874	99.774	99.674	3.375	97.882	97.782	97.682	4.625	102.433	102.333	102.233	4.375	101.514	101.054	101.584
4.125	101.930	101.830	101.730	3.750	100.876	100.776	100.676	3.500	98.678	98.578	98.478	4.750	102.105	102.005	101.905	4.500	102.465	102.365	102.265
4.250	102.513	102.413	102.313	3.875	101.340	101.240	101.140	3.625	99.815	99.715	99.615	4.875	102.479	102.379	102.279	4.625	102.433	102.333	102.233
4.375	102.772	102.672	102.572	3.990	101.683	101.583	101.483	3.750	100.871	100.771	100.671	4.990	102.745	102.645	102.545	4.750	102.105	102.005	101.905
4.500	103.038	102.938	102.838	4.000	101.783	101.683	101.583	3.875	101.340	101.240	101.140	5.000	102.845	102.745	102.645	4.875	102.479	102.379	102.279
4.625	103.075	102.975	102.875	4.125	102.486	102.386	102.286	3.990	101.683	101.583	101.483	5.125	103.017	102.917	102.817	4.990	102.745	102.645	102.545
4.750	103.653	103.553	103.453	4.250	103.327	103.227	103.127	4.000	101.783	101.683	101.583	5.250	102.837	102.737	102.637	5.000	102.845	102.745	102.645
4.875	103.939	103.839	103.739	4.375	103.679	103.579	103.479	4.125	102.153	102.053	101.953	5.375	103.199	103.099	102.999	5.125	103.017	102.917	102.817
4.990	104.087	103.987	103.887	4.500	103.977	103.877	103.777	4.250	103.042	102.942	102.842	5.500	103.537	103.437	103.337	5.250	102.837	102.737	102.637
5.000	104.187	104.087	103.987	4.625	104.061	103.961	103.861	4.375	103.398	103.298	103.198	5.625	103.728	103.628	103.528	5.375	103.199	103.099	102.999
5.125	104.414	104.314	104.214	4.750	104.634	104.534	104.434	4.500	103.696	103.596	103.496	5.750	103.507	103.407	103.307	5.500	103.537	103.437	103.337
5.250	104.805	104.705	104.605	4.875	104.959	104.859	104.759	4.625	103.988	103.888	103.788	5.875	103.883	103.783	103.683	5.625	103.728	103.628	103.528
5.375	105.193	104.893	104.793	4.990	105.203	105.103	105.003	4.750	104.786	104.686	104.586	5.990	104.160	104.060	103.960	5.750	103.507	103.407	103.307
5.500	105.148	105.048	104.948	5.000	105.303	105.203	105.103	4.875	105.115	105.015	104.915	6.000	104.260	104.160	104.060	5.875	103.883	103.783	103.683

30/25 Year >125 High Balance					20 Year					20 Year 105-125					20 Year >125					15 Year				
Rate	30 Day	45 Day	60 Day		Rate	30 Day	45 Day	60 Day		Rate	30 Day	45 Day	60 Day		Rate	30 Day	45 Day	60 Day		Rate	30 Day	45 Day	60 Day	
3.500	98.532	98.432	98.332		3.375	99.639	99.539	99.439		3.625	99.924	99.824	99.724		3.750	100.668	100.468	100.468		3.125	100.518	100.418	100.318	
3.625	99.570	99.470	99.370		3.500	100.091	99.991	99.891		3.750	100.824	100.724	100.624		3.875	101.087	100.887	100.887		3.250	100.782	100.682	100.582	
3.750	100.480	100.380	100.280		3.625	100.885	100.785	100.685		3.875	101.243	101.143	101.043		3.990	101.398	101.198	101.198		3.375	101.095	100.995	100.895	
3.875	101.026	100.926	100.826		3.750	101.551	101.451	101.351		3.990	101.555	101.455	101.355		4.000	101.498	101.298	101.298		3.500	101.620	101.520	101.420	
3.990	101.411	101.311	101.211		3.875	101.798	101.698	101.598		4.000	101.655	101.555	101.455		4.125	101.714	101.514	101.514		3.625	102.110	102.010	101.910	
4.000	101.511	101.411	101.311		3.990	102.025	101.925	101.825		4.125	101.870	101.770	101.670		4.250	101.844	101.644	101.644		3.750	102.405	102.305	102.205	
4.125	101.683	101.583	101.483		4.000	102.125	102.025	101.925		4.250	101.906	101.806	101.706		4.375	102.146	101.946	101.946		3.875	102.529	102.429	102.329	
4.250	101.780	101.680	101.580		4.125	102.422	102.322	102.222		4.375	102.209	102.109	102.009		4.500	102.422	102.222	102.222		3.990	102.882	102.782	102.682	
4.375	102.154	102.054	101.954		4.250	102.995	102.895	102.795		4.500	102.484	102.384	102.284		4.625	102.509	102.309	102.309		4.000	102.982	102.882	102.782	
4.500	102.465	102.365	102.265		4.375	103.139	103.039	102.939		4.625	102.572	102.472	102.372		4.750	102.819	102.619	102.619		4.125	103.409	103.309	103.209	
4.625	102.433	102.333	102.233		4.500	103.347	103.247	103.147		4.750	102.882	102.782	102.682		4.875	103.112	102.912	102.912		4.250	103.750	103.650	103.550	
4.750	102.105	102.005	101.905		4.625	103.257	103.157	103.057		4.875	103.174	103.074	102.974		4.990	103.336	103.136	103.136		4.375	104.052	103.952	103.852	
4.875	102.479	102.379	102.279		4.750	103.775	103.675	103.575		4.990	103.398	103.298	103.198		5.000	103.436	103.236	103.236		4.500	104.373	104.273	104.173	
4.990	102.745	102.645	102.545		4.875	104.002	103.902	103.802		5.000	103.498	103.398	103.298		5.125	103.683	103.483	103.483		4.625	104.294	104.194	104.094	
5.000	102.845	102.745	102.645		4.990	104.139	104.039	103.939		5.125	103.745	103.645	103.545		5.250	104.027	103.827	103.827		4.750	104.945	104.845	104.745	
5.125	103.017	102.917	102.817		5.000	104.239	104.139	104.039		5.250	104.183	104.083	103.983		5.375	104.176	103.976	103.976		4.875	104.084	103.984	103.884	
5.250	102.837	102.737	102.637		5.125	104.399	104.299	104.199		5.375	104.333	104.233	104.133		5.500	104.345	104.145	104.145		4.990	104.063	103.963	103.863	
5.375	103.199	103.099	102.999		5.250	104.927	104.827	104.727		5.500	104.501	104.401	104.301		5.625	104.949	104.749	104.749		5.000	104.163	104.063	103.963	
5.500	103.537	103.437	103.337		5.375	105.028	104.928	104.828		5.625	105.203	105.103	105.003		5.750	105.650	105.450	105.450		5.125	104.249	104.149	104.049	

15 Year 105-125				15 Year 1125				15 Year High Balance				15 Year 105-125 High Balance				15 Year >125 High Balance				10 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
3.125	99.435	99.335	99.235	3.125	99.373	99.173	99.173	3.125	100.237	100.037	100.037	3.125	99.154	98.954	98.954	3.125	99.092	98.892	98.892	3.125	100.656	100.456	100.456
3.250	99.727	99.627	99.527	3.250	99.665	99.465	99.465	3.250	100.604	100.404	100.404	3.250	99.549	99.349	99.349	3.250	99.487	99.287	99.287	3.250	100.905	100.705	100.705
3.375	100.052	99.952	99.852	3.375	99.989	99.789	99.789	3.375	100.948	100.748	100.748	3.375	99.905	99.705	99.705	3.375	99.842	99.642	99.642	3.375	101.202	101.002	101.002
3.500	100.578	100.478	100.378	3.500	100.563	100.363	100.363	3.500	101.359	101.159	101.159	3.500	100.317	100.117	100.117	3.500	100.302	100.102	100.102	3.500	101.696	101.496	101.496
3.625	101.199	101.099	100.999	3.625	101.199	100.999	100.999	3.625	101.657	101.457	101.457	3.625	100.746	100.546	100.546	3.625	100.746	100.546	100.546	3.625	102.177	101.977	101.977
3.750	101.526	101.426	101.326	3.750	101.526	101.326	101.326	3.750	101.851	101.651	101.651	3.750	100.972	100.772	100.772	3.750	100.972	100.772	100.772	3.750	102.464	102.264	102.264
3.875	101.641	101.541	101.441	3.875	101.612	101.412	101.412	3.875	102.045	101.845	101.845	3.875	101.157	100.957	100.957	3.875	101.128	100.928	100.928	3.875	102.489	102.289	102.289
3.990	102.120	102.020	101.920	3.990	102.107	101.907	101.907	3.990	102.233	102.033	102.033	3.990	101.471	101.271	101.271	3.990	101.458	101.258	101.258	3.990	102.553	102.353	102.353
4.000	102.220	102.120	102.020	4.000	102.207	102.007	102.007	4.000	102.333	102.133	102.133	4.000	101.571	101.371	101.371	4.000	101.558	101.358	101.358	4.000	102.653	102.453	102.453
4.125	102.763	102.663	102.563	4.125	102.763	102.563	102.563	4.125	102.597	102.397	102.397	4.125	101.951	101.751	101.751	4.125	101.951	101.751	101.751	4.125	103.417	103.217	103.217
4.250	103.140	103.040	102.940	4.250	103.140	102.940	102.940	4.250	102.830	102.630	102.630	4.250	102.220	102.020	102.020	4.250	102.220	102.020	102.020	4.250	103.328	103.128	103.128
4.375	103.473	103.373	103.273	4.375	103.473	103.273	103.273	4.375	103.036	102.836	102.836	4.375	102.457	102.257	102.257	4.375	102.457	102.257	102.257	4.375	103.544	103.344	103.344
4.500	103.828	103.728	103.628	4.500	103.828	103.628	103.628	4.500	103.254	103.054	103.054	4.500	102.709	102.509	102.509	4.500	102.709	102.509	102.509	4.500	103.839	103.639	103.639
4.625	104.133	104.033	103.933	4.625	104.135	103.935	103.935	4.625	103.413	103.213	103.213	4.625	102.252	102.052	102.052	4.625	103.314	103.114	103.114	4.625	103.981	103.781	103.781
4.750	104.315	104.215	104.115	4.750	104.377	104.177	104.177	4.750	102.638	102.438	102.438	4.750	102.638	102.438	102.438	4.750	102.638	102.438	102.438	4.750	103.471	103.271	103.271
4.875	104.470	104.370	104.270	4.875	104.532	104.332	104.332	4.875	102.730	102.530	102.530	4.875	102.730	102.530	102.530	4.875	102.730	102.530	102.530	4.875	103.607	103.407	103.407
4.990	104.678	104.578	104.478	4.990	104.675	104.475	104.475	4.990	102.680	102.480	102.480	4.990	102.680	102.480	102.480	4.990	102.680	102.480	102.480	4.990	103.584	103.384	103.384
5.000	104.778	104.678	104.578	5.000	104.775	104.575	104.575	5.000	102.780	102.580	102.580	5.000	102.780	102.580	102.580	5.000	102.780	102.580	102.580	5.000	103.684	103.484	103.484
5.125	105.274	105.174	105.074	5.125	105.282	104.936	105.041	5.125	102.834	102.634	102.634	5.125	102.834	102.456	102.571	5.125	102.834	102.488	102.593	5.125	103.770	103.570	103.570

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ TVT →	< 60.00%	60.01- 70.00%	70.01- 75.00%	75.01- 80.00%	80.01- 85.00%	85.01- 90.00%	90.01- 95.00%	95.01- 97.00%	>97.00%
≤ 740	0.00%	-0.25%	-0.25%	-0.50%	-0.25%	-0.25%	-0.25%	-0.50%	-0.75%
720 - 739	0.00%	-0.25%	-0.50%	-0.50%	-0.50%	-0.50%	-0.50%	-0.50%	-1.00%
700 - 719	0.00%	-0.50%	-1.00%	-1.25%	-1.00%	-1.00%	-1.00%	-1.50%	-1.50%
680 - 699	0.00%	-0.50%	-1.25%	-1.75%	-1.50%	-1.25%	-1.25%	-1.50%	-1.50%
660 - 679	0.00%	-1.00%	-2.25%	-2.75%	-2.75%	-2.25%	-2.25%	-2.50%	-2.25%
640 - 659	-0.50%	-1.25%	-2.75%	-3.00%	-3.25%	-2.75%	-2.75%	-2.75%	-2.75%
620 - 639	-0.50%	-1.50%	-3.00%	-3.00%	-3.25%	-3.25%	-3.25%	-3.50%	-3.50%

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 ↓ 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	-1.25	-1.25	-1.25	-3.75	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home	0.00	0.00	0.00	0.00	0.00	-0.25	-0.25	-0.25	-0.25
Manufactured*	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50
2-unit property	-1.00	-1.00	-1.00	-1.00	-1.00	-1.00	-1.00	-1.00	-1.00
3-4 unit property	-1.00	-1.00	-1.00	-1.00	-1.00	-1.00	-1.00	-1.00	-1.00
Condo > 15 year**	0.00	0.00	0.00	-0.75	-0.75	-0.75	-0.75	-0.75	-0.75
HB C/O Refi	-1.00	-1.00	-1.00	-1.00	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25
* Not applicable MH Advantage properties (identified by SFC 859 in conjunction with SFC 235).									
** Not applicable to detached Condominium units (identified by SFC 588).									

* 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	0.000
All other LTV & FICO combos	1.500

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

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

Mortgages with Subordinate Financing *			
	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.

* If the subordinate financing is a Community Seconds® loan, these LLPAs do not apply and the lender must use SEC 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. <i>For use by mortgage professionals only and should not be distributed to borrowers.</i>			



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.:

12/9/2019

45 Day Lock Exp.:

12/23/2019

60 Day Lock Exp.:

1/6/2020

W. Rate Sheet Dated: 11/7/2019

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								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								
3.500	99.865	99.765	99.665	3.500	99.615	99.515	99.415	3.500	99.615	99.515	99.415	4.000	101.647	101.547	101.447	4.000	101.272	101.172	101.072	4.000	101.272	101.172	101.072	4.000	101.272	101.172	101.072	4.000	101.272	101.172	101.072								
3.625	100.484	100.384	100.284	3.625	100.234	100.134	100.034	3.625	100.234	100.134	100.034	4.125	101.734	101.634	101.534	4.125	101.359	101.259	101.159	4.125	101.359	101.259	101.159	4.125	101.359	101.259	101.159	4.125	101.359	101.259	101.159								
3.750	101.356	101.256	101.156	3.750	101.106	101.006	100.906	3.750	101.106	101.006	100.906	4.250	102.130	102.030	101.930	4.250	101.755	101.655	101.555	4.250	101.755	101.655	101.555	4.250	101.755	101.655	101.555	4.250	101.755	101.655	101.555								
3.875	101.785	101.685	101.585	3.875	101.535	101.435	101.335	3.875	101.535	101.435	101.335	4.375	102.428	102.328	102.228	4.375	102.053	101.953	101.853	4.375	102.053	101.953	101.853	4.375	102.053	101.953	101.853	4.375	102.053	101.953	101.853								
3.990	102.166	102.066	101.966	3.990	101.911	101.811	101.711	3.990	101.911	101.811	101.711	4.500	102.709	102.609	102.509	4.500	102.084	101.984	101.884	4.500	102.084	101.984	101.884	4.500	102.084	101.984	101.884	4.500	102.084	101.984	101.884								
4.000	102.266	102.166	102.066	4.000	101.891	101.791	101.691	4.000	101.891	101.791	101.691	4.625	102.743	102.643	102.543	4.625	102.118	102.018	101.918	4.625	102.118	102.018	101.918	4.625	102.118	102.018	101.918	4.625	102.118	102.018	101.918								
4.125	102.353	102.253	102.153	4.125	101.978	101.878	101.778	4.125	101.978	101.878	101.778	4.750	102.993	102.893	102.793	4.750	102.168	102.068	101.968	4.750	102.168	102.068	101.968	4.750	102.168	102.068	101.968	4.750	102.168	102.068	101.968								
4.250	102.784	102.684	102.584	4.250	102.409	102.309	102.209	4.250	102.409	102.309	102.209	4.875	102.729	102.629	102.529	4.875	102.104	102.004	101.904	4.875	102.104	102.004	101.904	4.875	102.104	102.004	101.904	4.875	102.104	102.004	101.904								
4.375	103.082	102.982	102.882	4.375	102.707	102.607	102.507	4.375	102.707	102.607	102.507	4.990	102.904	102.804	102.704	4.990	102.104	102.004	101.904	4.990	102.104	102.004	101.904	4.990	102.104	102.004	101.904	4.990	102.104	102.004	101.904								
4.500	103.363	103.263	103.163	4.500	102.738	102.638	102.538	4.500	102.738	102.638	102.538	5.000	103.004	102.904	102.804	5.000	102.104	102.004	101.904	5.000	102.104	102.004	101.904	5.000	102.104	102.004	101.904	5.000	102.104	102.004	101.904								
4.625	103.397	103.297	103.197	4.625	102.772	102.672	102.572	4.625	102.772	102.672	102.572	5.125	103.353	103.253	103.153	5.125	102.353	102.253	102.153	5.125	102.353	102.253	102.153	5.125	102.353	102.253	102.153	5.125	102.353	102.253	102.153								
4.750	103.611	103.511	103.411	4.750	102.986	102.886	102.786	4.750	102.986	102.886	102.786	5.250	102.583	102.483	102.383	5.250	102.583	102.483	102.383	5.250	102.583	102.483	102.383	5.250	102.583	102.483	102.383	5.250	102.583	102.483	102.383								
4.875	103.947	103.847	103.747	4.875	103.322	103.222	103.122	4.875	103.322	103.222	103.122	5.375	101.872	101.772	101.672	5.375	101.872	101.772	101.672	5.375	101.872	101.772	101.672	5.375	101.872	101.772	101.672	5.375	101.872	101.772	101.672								
4.990	104.122	104.022	103.922	4.990	103.122	103.022	102.922	4.990	103.122	103.022	102.922	5.500	102.164	102.064	101.964	5.500	102.164	102.064	101.964	5.500	102.164	102.064	101.964	5.500	102.164	102.064	101.964	5.500	102.164	102.064	101.964								
5.000	104.222	104.122	104.022	5.000	103.222	103.122	103.022	5.000	103.222	103.122	103.022	5.625	102.794	102.694	102.594	5.625	102.794	102.694	102.594	5.625	102.794	102.694	102.594	5.625	102.794	102.694	102.594	5.625	102.794	102.694	102.594								
5.125	104.571	104.471	104.371	5.125	103.571	103.471	103.371	5.125	103.571	103.471	103.371	5.750	103.138	103.038	102.938	5.750	103.138	103.038	102.938	5.750	103.138	103.038	102.938	5.750	103.138	103.038	102.938	5.750	103.138	103.038	102.938								
5.250	104.866	104.766	104.666	5.250	103.866	103.766	103.666	5.250	103.866	103.766	103.666	5.875	103.249	103.149	103.049	5.875	103.249	103.149	103.049	5.875	103.249	103.149	103.049	5.875	103.249	103.149	103.049	5.875	103.249	103.149	103.049								
5.375	104.974	104.874	104.774	5.375	104.974	104.874	104.774	5.375	104.974	104.874	104.774	5.990	103.178	103.078	102.978	5.990	103.178	103.078	102.978	5.990	103.178	103.078	102.978	5.990	103.178	103.078	102.978	5.990	103.178	103.078	102.978								
5.500	105.266	105.166	105.066	5.500	105.266	105.166	105.066	5.500	105.266	105.166	105.066	6.000	103.278	103.178	103.078	6.000	103.278	103.178	103.078	6.000	103.278	103.178	103.078	6.000	103.278	103.178	103.078	6.000	103.278	103.178	103.078								
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								
4.000	101.272	101.172	101.072	3.500	100.499	100.398	100.299	3.500	100.499	100.398	100.299	3.500	100.499	100.398	100.299	3.500	100.499	100.398	100.299	3.375	101.361	101.261	101.161	3.375	101.361	101.261	101.161	3.375	101.361	101.261	101.161								
4.125	101.359	101.259	101.159	3.625	101.264	101.164	101.064	3.625	101.264	101.164	101.064	3.625	101.264	101.164	101.064	3.625	101.264	101.164	101.064	3.500	101.708	101.608	101.508	3.500	101.708	101.608	101.508	3.500	101.708	101.608	101.508								
4.250	101.755	101.655	101.555	3.750	101.649	101.549	101.449	3.750	101.649	101.549	101.449	3.750	101.649	101.549	101.449	3.750	101.649	101.549	101.449	3.625	101.964	101.864	101.764	3.625	101.964	101.864	101.764	3.625	101.964	101.864	101.764								
4.375	102.053	101.953	101.853	3.875	101.943	101.843	101.743	3.875	101.943	101.843	101.743	3.875	101.943	101.843	101.743	3.875	101.943	101.843	101.743	3.750	102.482	102.382	102.282	3.750	102.482	102.382	102.282	3.750	102.482	102.382	102.282								
4.500	102.084	101.984	101.884	3.990	102.292	102.192	102.092	3.990	102.292	102.192	102.092	3.990	102.292	102.192	102.092	3.990	102.292	102.192	102.092	3.875	102.632	102.532	102.432	3.875	102.632	102.532	102.432	3.875	102.632	102.532	102.432								
4.625	102.118	102.018	101.918	4.000	102.392	102.292	102.192	4.000	102.392	102.292	102.192	4.000	102.392	102.292	102.192	4.000	102.392	102.292	102.192	3.990	102.962	102.862	102.762	3.990	102.962	102.862	102.762	3.990	102.962	102.862	102.762								
4.750	101.768	101.668	101.568	4.125	102.613	102.513	102.413	4.125	102.613	102.513	102.413	4.125	102.613	102.513	102.413	4.125	102.613	102.513	102.413	4.000	103.063	102.963	102.863	4.000	103.063	102.963	102.863	4.000	103.063	102.963	102.863								
4.875	102.104	102.004	101.904	4.250	103.194	103.094	102.994	4.250	103.194	103.094	102.994	4.250	103.194	103.094	102.994	4.250	103.194	103.094	102.994	4.125	103.233	103.133	103.033	4.125	103.233	103.133	103.033	4.125	103.233	103.133	103.033								
4.990	101.904	101.804	101.704	4.375	103.407	103.307	103.207	4.375	103.407	103.307	103.207	4.375	103.407	103.307	103.207	4.375	103.407	103.307	103.207	4.250	103.707	103.607	103.507	4.250	103.707	103.607	103.507	4.250	103.707	103.607	103.507								
5.000	102.004	101.904	101.804	4.500	103.684	103.584	103.484	4.500	103.684	103.584	103.484	4.500	103.684	103.584	103.484	4.500	103.684	103.584	103.484	4.375	103.707	103.607	103.507	4.375	103.707	103.607	103.507	4.375	103.707	103.607	103.507								
5.125	102.353	102.253	102.153	4.625	103.754	103.654	103.554	4.625	103.754	103.654	103.554	4.625	103.754	103.654	103.554	4.625	103.754	103.654	103.554	4.500	104.303	104.203	104.103	4.500	104.303	104.203	104.103	4.500	104.303	104.203	104.103								
5.250	101.583	101.483	101.383	4.750	103.819	103.719	103.619	4.750	103.819	103.719	103.619	4.750	103.819	103.719	103.619	4.750	103.819	103.719	103.619	4.625	103.741	103.641	103.541	4.625	103.741	103.641	103.541	4											



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.:

12/9/2019

45 Day Lock Exp.:

12/23/2019

60 Day Lock Exp.:

1/6/2020

W. Rate Sheet Dated: 11/7/2019

Release Time: 10:00 am ET

Prices are subject to change without notice.

Home Possible																			
30/25 Year				20 Year				15 Year				Super Conforming - 30-20 Year				Super Conforming - 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.500	100.206	100.106	100.006	3.500	100.868	100.753	100.668	3.375	101.537	101.437	101.337	4.000	101.545	101.445	101.345	3.375	100.474	100.374	100.274
3.625	100.805	100.705	100.605	3.625	101.615	101.500	101.415	3.500	101.883	101.783	101.683	4.125	101.632	101.532	101.432	3.500	100.820	100.720	100.620
3.750	101.599	101.499	101.399	3.750	101.860	101.760	101.660	3.625	102.092	101.992	101.892	4.250	101.828	101.728	101.628	3.625	100.530	100.430	100.330
3.875	102.016	101.916	101.816	3.875	102.185	102.085	101.985	3.750	102.605	102.505	102.405	4.375	102.116	102.016	101.916	3.750	101.043	100.943	100.843
3.990	102.383	102.283	102.183	3.990	102.486	102.386	102.286	3.875	102.753	102.653	102.553	4.500	102.383	102.283	102.183	3.875	101.191	101.091	100.991
4.000	102.483	102.383	102.283	4.000	102.586	102.486	102.386	3.990	103.076	102.976	102.876	4.625	102.420	102.320	102.220	3.990	101.514	101.414	101.314
4.125	102.570	102.470	102.370	4.125	102.804	102.704	102.604	4.000	103.176	103.076	102.976	4.750	102.153	102.053	101.953	4.000	101.614	101.514	101.414
4.250	102.891	102.791	102.691	4.250	103.306	103.206	103.106	4.125	103.364	103.264	103.164	4.875	102.478	102.378	102.278	4.125	101.296	101.196	101.096
4.375	103.179	103.079	102.979	4.375	103.513	103.413	103.313	4.250	103.834	103.734	103.634	4.990	102.646	102.546	102.446	4.250	101.766	101.666	101.566
4.500	103.446	103.346	103.246	4.500	103.785	103.685	103.585	4.375	104.194	104.094	103.994	5.000	102.746	102.646	102.546	4.375	102.126	102.026	101.926
4.625	103.483	103.383	103.283	4.625	103.853	103.753	103.653	4.500	104.422	104.322	104.222	5.125	103.087	102.987	102.887	4.500	102.354	102.254	102.154
4.750	103.714	103.614	103.514	4.750	103.919	103.819	103.719	4.625	103.768	103.668	103.568	5.250	103.323	103.223	103.123	4.625	101.361	101.261	101.161
4.875	104.039	103.939	103.839	4.875	104.294	104.194	104.094	4.750	104.111	104.011	103.911	5.375	101.596	101.496	101.396	4.750	101.704	101.604	101.504
4.990	104.207	104.107	104.007	4.990	104.562	104.462	104.362	4.875	104.390	104.290	104.190	5.500	101.879	101.779	101.679	4.875	101.983	101.883	101.783
5.000	104.307	104.207	104.107	5.000	104.662	104.562	104.462	4.990	104.600	104.500	104.400	5.625	102.501	102.401	102.301	4.990	102.193	102.093	101.993
5.125	104.648	104.548	104.448	5.125	105.264	105.164	105.064	5.000	104.700	104.600	104.500	5.750	102.840	102.740	102.640	5.000	102.293	102.193	102.093
5.250	104.943	104.843	104.743	5.250	104.659	104.559	104.459	5.125	104.488	104.388	104.288	5.875	102.947	102.847	102.747	5.125	102.581	102.481	102.381
5.375	105.067	104.967	104.867	5.375	104.928	104.828	104.728	5.250	104.590	104.490	104.390	5.990	102.876	102.776	102.676	5.250	102.683	102.583	102.483
5.500	105.350	105.250	105.150	5.500	105.227	105.127	105.027	5.375	0.000	0.000	0.000	6.000	102.976	102.876	102.776	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%	> 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"	-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.			
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.:

12/9/2019

45 Day Lock Exp.:

12/23/2019

60 Day Lock Exp.:

1/6/2020

W. Rate Sheet Dated: 11/7/2019

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	98.343	98.281	98.218	
3.500	98.816	98.753	98.691	
3.625	99.168	99.106	99.043	
3.750	99.664	99.602	99.539	
3.875	99.937	99.875	99.812	
4.000	100.172	100.110	100.047	
4.125	100.424	100.362	100.299	
4.250	100.627	100.564	100.502	
4.375	100.966	100.903	100.841	
4.500	101.224	101.162	101.099	
4.625	101.543	101.481	101.418	
4.750	101.879	101.816	101.754	
4.875	102.101	102.039	101.976	

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	97.820	97.695	97.570	
3.375	98.280	98.155	98.030	
3.500	98.683	98.558	98.433	
3.625	99.160	99.035	98.910	
3.750	99.571	99.446	99.321	
3.875	99.934	99.809	99.684	
4.000	100.271	100.146	100.021	
4.125	100.407	100.282	100.157	
4.250	100.712	100.587	100.462	
4.375	100.990	100.865	100.740	
4.500	101.146	101.021	100.896	

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	96.206	96.081	95.956	
3.375	96.609	96.484	96.359	
3.500	96.982	96.857	96.732	
3.625	97.332	97.207	97.082	
3.750	97.918	97.793	97.668	
3.875	98.235	98.110	97.985	
4.000	98.519	98.394	98.269	
4.125	98.801	98.676	98.551	
4.250	99.084	98.959	98.834	
4.375	99.367	99.242	99.117	
4.500	99.656	99.531	99.406	
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	-0.500	-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

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)