



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@af wholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 12/12/2019

45 Day Lock Exp.: 12/27/2019

60 Day Lock Exp.: 1/13/2020

W. Rate Sheet Dated: 11/12/2019

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	101.299	101.149	100.999	3.250	100.786	100.636	100.486	2.375	96.737	96.587	96.437	3.125	99.781	99.631	99.481
3.375	101.844	101.694	101.544	3.375	101.232	101.082	100.932	2.500	97.230	97.080	96.930	3.250	99.930	99.780	99.630
3.500	102.383	102.233	102.083	3.500	101.649	101.499	101.349	2.625	97.715	97.565	97.415	3.375	100.298	100.148	99.998
3.625	102.904	102.754	102.604	3.625	102.027	101.877	101.727	2.750	97.870	97.720	97.570	3.500	100.636	100.486	100.336
3.750	102.446	102.296	102.146	3.750	101.865	101.715	101.565	2.875	98.358	98.208	98.058	3.625	100.563	100.413	100.263
3.875	102.926	102.776	102.626	3.875	102.253	102.103	101.953	3.000	98.841	98.691	98.541	Margin = 2.250		Index = 1.570	
4.000	103.377	103.227	103.077	4.000	102.644	102.494	102.344	3.125	99.305	99.155	99.005				
4.125	103.788	103.638	103.488	4.125	102.989	102.839	102.689	3.250	100.856	100.706	100.556				
4.375	103.259	103.159	103.059	4.375	102.594	102.494	102.394	3.375	101.280	101.130	100.980				
4.500	103.685	103.585	103.485	4.500	102.927	102.827	102.727	3.500	101.674	101.524	101.374				
4.625	104.062	103.962	103.862	4.625	103.000	102.900	102.800	3.625	102.029	101.879	101.729				
4.750	104.187	104.087	103.987	4.750	103.245	103.145	103.045	3.750	102.419	102.269	102.119				
4.875	104.194	104.094	103.994	4.875	103.551	103.451	103.351	3.875	102.785	102.635	102.485				
5.000	104.556	104.456	104.356	5.000	103.825	103.725	103.625	4.000	103.154	103.004	102.854				
5.125	104.631	104.531	104.431	5.125	104.066	103.966	103.866	4.125	103.476	103.326	103.176				
5.375	104.962	104.862	104.762	5.375	104.444	104.344	104.244	4.250	103.016	102.866	102.716				
5.500	105.260	105.160	105.060	5.500	104.719	104.619	104.519	4.375	103.327	103.177	103.027				
5.625	105.525	105.425	105.325	5.625	104.960	104.860	104.760	4.500	103.641	103.491	103.341				
6.250	106.000	105.850	105.700	6.250	105.747	105.597	105.447	4.625	103.707	103.557	103.407				

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	100.149	99.999	99.849	3.250	99.786	99.636	99.486	2.375	95.737	95.587	95.437	3.125	98.781	98.631	98.481
3.375	100.694	100.544	100.394	3.375	100.232	100.082	99.932	2.500	96.230	96.080	95.930	3.250	98.930	98.780	98.630
3.500	101.233	101.083	100.933	3.500	100.649	100.499	100.349	2.625	96.715	96.565	96.415	3.375	99.298	99.148	98.998
3.625	101.754	101.604	101.454	3.625	101.027	100.877	100.727	2.750	96.870	96.720	96.570	3.500	99.636	99.486	99.336
3.750	101.296	101.146	100.996	3.750	100.865	100.715	100.565	2.875	97.358	97.208	97.058	3.625	99.563	99.413	99.263
3.875	101.776	101.626	101.476	3.875	101.253	101.103	100.953	3.000	97.841	97.691	97.541	Margin = 2.250		Index = 1.570	
4.000	102.227	102.077	101.927	4.000	101.644	101.494	101.344	3.125	98.305	98.155	98.005	30 Year OTC			
4.125	102.638	102.488	102.338	4.125	101.989	101.839	101.689	3.250	99.856	99.706	99.556	Rate	30 Day	45 Day	60 Day
4.375	102.109	102.009	101.909	4.375	101.594	101.494	101.394	3.375	100.280	100.130	99.980	3.875	101.376	101.126	100.876
4.500	102.535	102.435	102.335	4.500	101.927	101.827	101.727	3.500	100.674	100.524	100.374	4.000	101.827	101.577	101.327
4.625	102.912	102.812	102.712	4.625	102.000	101.900	101.800	3.625	101.029	100.879	100.729	4.125	102.238	101.988	101.738
4.750	103.037	102.937	102.837	4.750	102.245	102.145	102.045	3.750	101.419	101.269	101.119	4.375	101.709	101.459	101.209
4.875	103.044	102.944	102.844	4.875	102.551	102.451	102.351	3.875	101.785	101.635	101.485	4.500	102.135	101.885	101.635
5.000	103.406	103.306	103.206	5.000	102.825	102.725	102.625	4.000	102.154	102.004	101.854	4.625	102.512	102.262	102.012
5.125	103.481	103.381	103.281	5.125	103.066	102.966	102.866	4.125	102.476	102.326	102.176	4.875	102.644	102.394	102.144
5.375	103.812	103.712	103.612	5.375	103.444	103.344	103.244	4.250	102.016	101.866	101.716	5.000	103.006	102.756	102.506
5.500	104.110	104.010	103.910	5.500	103.719	103.619	103.519	4.375	102.327	102.177	102.027	5.125	103.081	102.831	102.581
5.625	104.375	104.275	104.175	5.625	103.960	103.860	103.760	4.500	102.641	102.491	102.341	5.500	103.710	103.460	103.210
6.250	105.162	105.012	104.862	6.250	104.747	104.597	104.447	4.625	102.707	102.557	102.407	5.625	103.975	103.725	103.475

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	100.309	100.059	99.809					4.375	98.959	98.709	98.459				
4.500	100.735	100.485	100.235					4.500	99.385	99.135	98.885				
4.625	101.112	100.862	100.612					4.625	99.762	99.512	99.262				
5.000	101.606	101.356	101.106					4.875	99.894	99.644	99.394				
5.125	101.681	101.431	101.181					5.000	100.256	100.006	99.756				
5.250	101.934	101.684	101.434					5.125	100.331	100.081	99.831				
Borrower Paid Comp Only				Lender Paid Only "Price Cap 100.000 after comp plan"				5.500	100.960	100.710	100.460				
								5.625	101.225	100.975	100.725				

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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45 Day Lock Exp.:

12/27/2019

60 Day Lock Exp.:

1/13/2020

W. Rate Sheet Dated: 11/12/2019

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	99.774	99.624	99.474	3.250	99.691	99.541	99.391	2.375	94.017	93.867	93.717	3.125	98.891	98.741	98.591
3.375	100.319	100.169	100.019	3.375	100.137	99.987	99.837	2.500	94.510	94.360	94.210	3.250	99.415	99.265	99.115
3.500	100.858	100.708	100.558	3.500	100.554	100.404	100.254	2.625	94.995	94.845	94.695	3.375	99.783	99.633	99.483
3.625	101.379	101.229	101.079	3.625	100.932	100.782	100.632	2.750	96.400	96.250	96.100	3.500	100.121	99.971	99.821
3.750	100.858	100.708	100.558	3.750	100.707	100.557	100.407	2.875	96.888	96.738	96.588	3.625	100.048	99.898	99.748
3.875	101.339	101.189	101.039	3.875	101.095	100.945	100.795	3.000	97.371	97.221	97.071	Margin = 2.250		Index = 1.570	
4.000	101.789	101.639	101.489	4.000	101.487	101.337	101.187	3.125	97.835	97.685	97.535				
4.125	102.200	102.050	101.900	4.125	101.831	101.681	101.531	3.250	99.761	99.611	99.461				
4.375	101.984	101.884	101.784	4.375	101.749	101.649	101.549	3.375	100.185	100.035	99.885				
4.500	102.410	102.310	102.210	4.500	102.082	101.982	101.882	3.500	100.579	100.429	100.279				
4.625	102.787	102.687	102.587	4.625	102.155	102.055	101.955	3.625	100.934	100.784	100.634				
4.750	102.662	102.562	102.462	4.750	102.150	102.050	101.950	3.750	101.262	101.112	100.962				
4.875	102.669	102.569	102.469	4.875	102.456	102.356	102.256	3.875	101.627	101.477	101.327				
5.000	103.031	102.931	102.831	5.000	102.730	102.630	102.530	4.000	101.997	101.847	101.697				
5.125	103.106	103.006	102.906	5.125	102.971	102.871	102.771	4.125	102.318	102.168	102.018				
5.375	103.125	103.025	102.925	5.375	103.037	102.937	102.837	4.250	102.171	102.021	101.871				
5.500	103.423	103.323	103.223	5.500	103.311	103.211	103.111	4.375	102.482	102.332	102.182				
5.625	103.687	103.587	103.487	5.625	103.552	103.452	103.352	4.500	102.796	102.646	102.496				
6.250	103.162	103.012	102.862	6.250	103.027	102.877	102.727	4.625	102.862	102.712	102.562				

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	98.624	98.474	98.324	3.250	98.261	98.111	97.961	2.375	94.337	94.187	94.037	3.125	96.881	96.731	96.581
3.375	99.169	99.019	98.869	3.375	98.707	98.557	98.407	2.500	94.830	94.680	94.530	3.250	97.405	97.255	97.105
3.500	99.708	99.558	99.408	3.500	99.124	98.974	98.824	2.625	95.315	95.165	95.015	3.375	97.773	97.623	97.473
3.625	100.229	100.079	99.929	3.625	99.502	99.352	99.202	2.750	96.313	96.163	96.013	3.500	98.111	97.961	97.811
3.750	99.708	99.558	99.408	3.750	99.277	99.127	98.977	2.875	96.802	96.652	96.502	3.625	98.038	97.888	97.738
3.875	100.189	100.039	99.889	3.875	99.665	99.515	99.365	3.000	97.284	97.134	96.984	Margin = 2.250		Index = 1.570	
4.000	100.639	100.489	100.339	4.000	100.057	99.907	99.757	3.125	97.749	97.599	97.449	30 Year OTC			
4.125	101.050	100.900	100.750	4.125	100.401	100.251	100.101	3.250	99.018	98.868	98.718	Rate	30 Day	45 Day	60 Day
4.375	100.834	100.734	100.634	4.375	100.319	100.219	100.119	3.375	99.443	99.293	99.143	3.875	99.789	99.539	99.289
4.500	101.260	101.160	101.060	4.500	100.652	100.552	100.452	3.500	99.837	99.687	99.537	4.000	100.239	99.989	99.739
4.625	101.637	101.537	101.437	4.625	100.725	100.625	100.525	3.625	100.192	100.042	99.892	4.125	100.650	100.400	100.150
4.750	101.512	101.412	101.312	4.750	100.720	100.620	100.520	3.750	100.012	99.862	99.712	4.375	100.434	100.184	99.934
4.875	101.519	101.419	101.319	4.875	101.026	100.926	100.826	3.875	100.377	100.227	100.077	4.500	100.860	100.610	100.360
5.000	101.881	101.781	101.681	5.000	101.300	101.200	101.100	4.000	100.746	100.596	100.446	4.625	101.237	100.987	100.737
5.125	101.956	101.856	101.756	5.125	101.541	101.441	101.341	4.125	101.068	100.918	100.768	4.875	101.119	100.869	100.619
5.375	101.975	101.875	101.775	5.375	101.607	101.507	101.407	4.250	100.366	100.216	100.066	5.000	101.481	101.231	100.981
5.500	102.273	102.173	102.073	5.500	101.881	101.781	101.681	4.375	100.677	100.527	100.377	5.125	101.556	101.306	101.056
5.625	102.537	102.437	102.337	5.625	102.122	102.022	101.922	4.500	100.991	100.841	100.691	5.500	101.873	101.623	101.373
6.250	102.012	101.862	101.712	6.250	101.597	101.447	101.297	4.625	101.057	100.907	100.757	5.625	102.137	101.887	101.637

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	98.684	98.434	98.184					4.375	97.684	97.434	97.184				
4.500	99.110	98.860	98.610					4.500	98.110	97.860	97.610				
4.625	99.487	99.237	98.987					4.625	98.487	98.237	97.987				
5.000	99.731	99.481	99.231					4.875	98.369	98.119	97.869				
5.125	99.806	99.556	99.306					5.000	98.731	98.481	98.231				
5.250	99.747	99.497	99.247					5.125	98.806	98.556	98.306				
Borrower Paid Comp Only				Lender Paid Only "Price Cap 100.000 after comp plan"				5.500	99.123	98.873	98.623				
								5.625	99.387	99.137	98.887				

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)	

Conforming FNMA																			
30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year High Balance				30/25 Year 105-125 High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	98.448	98.348	98.248	2.875	N/A	N/A	N/A	2.750	N/A	N/A	N/A	4.000	101.582	101.482	101.382	3.750	100.447	100.347	100.247
3.375	98.996	98.896	98.796	2.990	94.972	94.872	94.772	2.875	N/A	N/A	N/A	4.125	101.720	101.620	101.520	3.875	101.022	100.922	100.822
3.500	99.378	99.278	99.178	3.000	95.072	94.972	94.872	2.990	N/A	N/A	N/A	4.250	101.924	101.824	101.724	3.990	101.434	101.334	101.234
3.625	100.127	100.027	99.927	3.125	96.250	96.150	96.050	3.000	N/A	N/A	N/A	4.375	102.321	102.221	102.121	4.000	101.534	101.434	101.334
3.750	100.985	100.885	100.785	3.250	97.299	97.199	97.099	3.125	96.001	95.901	95.801	4.500	102.650	102.550	102.450	4.125	101.720	101.620	101.520
3.875	101.426	101.326	101.226	3.375	97.914	97.814	97.714	3.250	97.107	97.007	96.907	4.625	102.629	102.527	102.429	4.250	101.924	101.824	101.724
3.990	101.752	101.652	101.552	3.500	98.685	98.585	98.485	3.375	97.726	97.626	97.526	4.750	102.355	102.247	102.155	4.375	102.321	102.221	102.121
4.000	101.852	101.752	101.652	3.625	99.801	99.701	99.601	3.500	98.562	98.462	98.362	4.875	102.717	102.604	102.517	4.500	102.650	102.550	102.450
4.125	101.961	101.861	101.761	3.750	100.837	100.737	100.637	3.625	99.741	99.641	99.541	4.990	102.999	102.881	102.799	4.625	102.629	102.527	102.429
4.250	102.676	102.576	102.476	3.875	101.334	101.234	101.134	3.750	100.833	100.733	100.633	5.000	103.099	102.981	102.899	4.750	102.355	102.247	102.155
4.375	102.954	102.854	102.754	3.990	101.704	101.604	101.504	3.875	101.334	101.234	101.134	5.125	103.285	103.162	103.085	4.875	102.717	102.604	102.517
4.500	103.238	103.138	103.038	4.000	101.804	101.704	101.604	3.990	101.704	101.604	101.504	5.250	103.187	103.058	102.987	4.990	102.999	102.881	102.799
4.625	103.305	103.202	103.105	4.125	102.568	102.468	102.368	4.000	101.804	101.704	101.604	5.375	103.565	103.431	103.365	5.000	103.099	102.981	102.899
4.750	103.922	103.814	103.722	4.250	103.470	103.370	103.270	4.125	102.232	102.132	102.032	5.500	103.918	103.779	103.718	5.125	103.285	103.162	103.085
4.875	104.195	104.082	103.995	4.375	103.844	103.744	103.644	4.250	103.185	103.085	102.985	5.625	104.120	103.976	103.920	5.250	103.187	103.059	102.987
4.990	104.357	104.239	104.157	4.500	104.163	104.063	103.963	4.375	103.563	103.463	103.363	5.750	103.878	103.729	103.678	5.375	103.565	103.431	103.365
5.000	104.457	104.339	104.257	4.625	104.254	104.152	104.054	4.500	103.881	103.781	103.681	5.875	104.269	104.114	104.069	5.500	N/A	N/A	N/A
5.125	104.694	104.571	104.494	4.750	104.883	104.775	104.683	4.625	104.189	104.086	103.989	5.990	104.557	104.397	104.357	5.625	N/A	N/A	N/A
5.250	105.175	105.046	104.975	4.875	105.196	105.085	104.996	4.750	105.035	104.927	104.835	6.000	104.657	104.497	104.457	5.750	103.878	103.729	103.678
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
3.375	97.437	97.337	97.237	3.250	99.121	99.021	98.921	3.625	99.868	99.768	99.668	3.625	99.665	99.465	99.465	3.125	100.448	100.348	100.248
3.500	98.422	98.322	98.222	3.375	99.481	99.381	99.281	3.750	100.801	100.701	100.601	3.750	100.645	100.445	100.445	3.250	100.730	100.630	100.530
3.625	99.499	99.399	99.299	3.500	100.006	99.906	99.806	3.875	101.242	101.142	101.042	3.875	101.086	100.886	100.886	3.375	101.037	100.937	100.837
3.750	100.443	100.343	100.243	3.625	100.835	100.735	100.635	3.990	101.599	101.499	101.399	3.990	101.443	101.243	101.243	3.500	101.530	101.430	101.330
3.875	101.022	100.922	100.822	3.750	101.527	101.427	101.327	4.000	101.699	101.599	101.499	4.000	101.543	101.343	101.343	3.625	102.062	101.962	101.862
3.990	101.434	101.334	101.234	3.875	101.790	101.690	101.590	4.125	101.932	101.832	101.732	4.125	101.775	101.575	101.575	3.750	102.370	102.270	102.170
4.000	101.534	101.434	101.334	3.990	102.059	101.959	101.859	4.250	102.055	101.955	101.855	4.250	101.993	101.793	101.793	3.875	102.501	102.401	102.301
4.125	101.720	101.620	101.520	4.000	102.159	102.059	101.959	4.375	102.378	102.278	102.178	4.375	102.315	102.115	102.115	3.990	102.876	102.776	102.676
4.250	101.924	101.824	101.724	4.125	102.540	102.440	102.340	4.500	102.683	102.583	102.483	4.500	102.620	102.420	102.420	4.000	102.976	102.876	102.776
4.375	102.321	102.221	102.121	4.250	103.143	103.043	102.943	4.625	102.747	102.645	102.547	4.625	102.684	102.484	102.484	4.125	103.431	103.331	103.231
4.500	102.650	102.550	102.450	4.375	103.103	103.203	103.103	4.750	103.105	103.207	103.107	4.750	103.043	102.843	102.843	4.250	103.756	103.656	103.556
4.625	102.629	102.526	102.429	4.500	103.535	103.435	103.335	4.875	103.414	103.301	103.214	4.875	103.351	103.151	103.151	4.375	104.066	103.966	103.866
4.750	102.355	102.247	102.155	4.625	103.453	103.350	103.253	4.990	103.652	103.534	103.452	4.990	103.589	103.389	103.389	4.500	104.398	104.298	104.198
4.875	102.717	102.604	102.517	4.750	103.998	103.895	103.798	5.000	103.752	103.634	103.552	5.000	103.689	103.489	103.489	4.625	104.329	104.229	104.129
4.990	102.999	102.881	102.799	4.875	104.238	104.125	104.038	5.125	104.011	103.888	103.811	5.125	103.949	103.749	103.749	4.750	104.050	103.950	103.850
5.000	103.099	102.981	102.899	4.990	104.390	104.272	104.190	5.250	104.536	104.408	104.336	5.250	104.380	104.180	104.180	4.875	104.195	104.095	103.995
5.125	103.285	103.162	103.085	5.000	104.490	104.372	104.290	5.375	104.697	104.563	104.497	5.375	104.541	104.341	104.341	4.990	104.176	104.076	103.976
5.250	103.187	103.058	102.987	5.125	104.729	104.606	104.529	5.500	104.874	104.735	104.674	5.500	104.714	104.517	104.517	5.000	104.276	104.176	104.076
5.375	97.777	97.677	97.577	5.250	105.088	105.151	105.080	5.625	105.553	105.409	105.353	5.625	105.298	105.098	105.098	5.125	104.362	104.262	104.162

15 Year 105-125				15 Year >125				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	99.365	99.265	99.165	3.125	99.302	99.102	99.102	3.125	100.166	99.966	99.966	3.125	99.083	98.883	98.883	3.125	99.020	98.820	98.820	3.125	100.599	100.399	100.399
3.250	99.678	99.578	99.478	3.250	99.615	99.415	99.415	3.250	100.517	100.317	100.317	3.250	99.465	99.265	99.265	3.250	99.402	99.202	99.202	3.250	100.857	100.657	100.657
3.375	100.016	99.916	99.816	3.375	99.953	99.753	99.753	3.375	100.865	100.665	100.665	3.375	99.844	99.644	99.644	3.375	99.781	99.581	99.581	3.375	101.162	100.962	100.962
3.500	100.482	100.382	100.282	3.500	100.466	100.266	100.266	3.500	101.284	101.084	101.084	3.500	100.236	100.036	100.036	3.500	100.220	100.020	100.020	3.500	101.630	101.430	101.430
3.625	101.151	101.051	100.951	3.625	101.151	100.951	100.951	3.625	101.609	101.409	101.409	3.625	100.698	100.498	100.498	3.625	100.698	100.498	100.498	3.625	102.151	101.951	101.951
3.750	101.493	101.393	101.293	3.750	101.493	101.293	101.293	3.750	101.811	101.611	101.611	3.750	100.934	100.734	100.734	3.750	100.934	100.734	100.734	3.750	102.434	102.234	102.234
3.875	101.604	101.504	101.404	3.875	101.574	101.374	101.374	3.875	102.047	101.847	101.847	3.875	101.150	100.950	100.950	3.875	101.120	100.920	100.920	3.875	102.461	102.261	102.261
3.990	102.107	102.007	101.907	3.990	102.093	101.893	101.893	3.990	102.239	102.039	102.039	3.990	101.470	101.270	101.270	3.990	101.456	101.256	101.256	3.990	102.561	102.361	102.361
4.000	102.207	102.107	102.007	4.000	102.193	101.993	101.993	4.000	102.339	102.139	102.139	4.000	101.570	101.370	101.370	4.000	101.556	101.356	101.356	4.000	102.661	102.461	102.461
4.125	102.785	102.685	102.585	4.125	102.785	102.585	102.585	4.125	102.619	102.419	102.419	4.125	101.973	101.773	101.773	4.125	101.973	101.773	101.773	4.125	103.405	103.205	103.205
4.250	103.147	103.047	102.947	4.250	103.147	102.947	102.947	4.250	102.831	102.631	102.631	4.250	102.222	102.022	102.022	4.250	102.222	102.022	102.022	4.250	103.333	103.133	103.133
4.375	103.490	103.390	103.290	4.375	103.490	103.290	103.290	4.375	103.042	102.842	102.842	4.375	102.466	102.266	102.266	4.375	102.466	102.266	102.266	4.375	103.556	103.356	103.356
4.500	103.857	103.757	103.657	4.500	103.857	103.657	103.657	4.500	103.267	103.067	103.067	4.500	102.726	102.526	102.526	4.500	102.726	102.526	102.526	4.500	103.859	103.659	103.659
4.625	104.231	104.128	104.031	4.625	104.294	104.094	104.094	4.625	103.429	103.229	103.229	4.625	103.331	103.131	103.131	4.625	103.394	103.194	103.194	4.625	104.019	103.819	103.819
4.750	104.420	104.312	104.201	4.750	104.482	104.282	104.282	4.750	102.742	102.542	102.542	4.750	102.742	102.542	102.542	4.750	102.742	102.542	102.542	4.750	103.584	103.384	103.384
4.875	104.581	104.468	104.381	4.875	104.643	104.443	104.443	4.875	102.836	102.636	102.636	4.875	102.836	102.636	102.636	4.875	102.836	102.636	102.636	4.875	103.726	103.526	103.526
4.990	104.726	104.608	104.526	4.990	104.736	104.536	104.536	4.990	102.785	102.585	102.585	4.990	102.785	102.585	102.585	4.990	102.785	102.585	102.585	4.990	103.706	103.506	103.506
5.000	104.826	104.708	104.626	5.000	104.836	104.636	104.636	5.000	102.885	102.685	102.685	5.000	102.885	102.685	102.685	5.000	102.885	102.685	102.685	5.000	103.806	103.606	103.606
5.125	105.253	105.130	105.053	5.125	105.272	104.925	105.072	5.125	102.941	102.741	102.741	5.125	102.941	102.562	102.741	5.125	102.941	102.594	102.741	5.125	103.891	103.691	103.691

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ TVT →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
≥ 740	0.00%	-0.25%	-0.25%	-0.50%	-0.25%	-0.25%	-0.25%	-0.75%	-0.75%
720 – 739	0.00%	-0.25%	-0.50%	-0.75%	-0.50%	-0.50%	-0.50%	-1.00%	-1.00%
700 – 719	0.00%	-0.50%	-1.00%	-1.25%	-1.00%	-1.00%	-1.00%	-1.50%	-1.50%
680 – 699	0.00%	-0.50%	-1.25%	-1.75%	-1.50%	-1.25%	-1.25%	-1.50%	-1.50%
660 – 679	0.00%	-1.00%	-2.25%	-2.75%	-2.75%	-2.25%	-2.25%	-2.50%	-2.50%
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
> 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	-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 Ref	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/O Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

* Not applicable 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 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 $\geq$ 680	0.00%
All other LTV & FICO combos	1.50%

*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 *			
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.

* 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 buyout = \$895	*IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70.00 (IA & ME exempt)
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@afwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 12/12/2019
45 Day Lock Exp.: 12/27/2019
60 Day Lock Exp.: 1/13/2020

W. Rate Sheet Dated: 11/12/2019

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
3.500	99.837	99.737	99.637	3.500	99.587	99.487	99.387	3.500	99.587	99.487	99.387	4.000	101.670	101.570	101.470	4.000	101.295	101.195	101.095
3.625	100.522	100.422	100.322	3.625	100.272	100.172	100.072	3.625	100.272	100.172	100.072	4.125	101.765	101.665	101.565	4.125	101.390	101.290	101.190
3.750	101.332	101.232	101.132	3.750	101.082	100.982	100.882	3.750	101.082	100.982	100.882	4.250	102.245	102.145	102.045	4.250	101.870	101.770	101.670
3.875	101.764	101.664	101.564	3.875	101.514	101.414	101.314	3.875	101.514	101.414	101.314	4.375	102.538	102.438	102.338	4.375	102.163	102.063	101.963
3.990	102.151	102.051	101.951	3.990	101.776	101.676	101.576	3.990	101.776	101.676	101.576	4.500	102.837	102.737	102.637	4.500	102.212	102.112	102.012
4.000	102.251	102.151	102.051	4.000	101.876	101.776	101.676	4.000	101.876	101.776	101.676	4.625	102.877	102.777	102.677	4.625	102.252	102.152	102.052
4.125	102.346	102.246	102.146	4.125	101.971	101.871	101.771	4.125	101.971	101.871	101.771	4.750	102.468	102.368	102.268	4.750	101.843	101.743	101.643
4.250	102.858	102.758	102.658	4.250	102.483	102.383	102.283	4.250	102.483	102.383	102.283	4.875	102.780	102.680	102.580	4.875	102.155	102.055	101.955
4.375	103.151	103.051	102.951	4.375	102.776	102.676	102.576	4.375	102.776	102.676	102.576	4.990	102.963	102.863	102.763	4.990	101.963	101.863	101.763
4.500	103.450	103.350	103.250	4.500	102.825	102.725	102.625	4.500	102.825	102.725	102.625	5.000	103.063	102.963	102.863	5.000	102.063	101.963	101.863
4.625	103.490	103.390	103.290	4.625	102.865	102.765	102.665	4.625	102.865	102.765	102.665	5.125	103.421	103.321	103.221	5.125	102.421	102.321	102.221
4.750	103.609	103.509	103.409	4.750	102.984	102.884	102.784	4.750	102.984	102.884	102.784	5.250	102.664	102.564	102.464	5.250	101.664	101.564	101.464
4.875	103.921	103.821	103.721	4.875	103.296	103.196	103.096	4.875	103.296	103.196	103.096	5.375	101.919	101.819	101.719	5.375	101.919	101.819	101.719
4.990	104.104	104.004	103.904	4.990	103.104	103.004	102.904	4.990	103.104	103.004	102.904	5.500	102.217	102.117	102.017	5.500	102.217	102.117	102.017
5.000	104.204	104.104	104.004	5.000	103.204	103.104	103.004	5.000	103.204	103.104	103.004	5.625	102.858	102.758	102.658	5.625	102.858	102.758	102.658
5.125	104.562	104.462	104.362	5.125	103.562	103.462	103.362	5.125	103.562	103.462	103.362	5.750	103.207	103.107	103.007	5.750	103.207	103.107	103.007
5.250	104.939	104.839	104.739	5.250	103.939	103.839	103.739	5.250	103.939	103.839	103.739	5.875	103.322	103.222	103.122	5.875	103.322	103.222	103.122
5.375	104.987	104.887	104.787	5.375	104.987	104.887	104.787	5.375	104.987	104.887	104.787	5.990	103.253	103.153	103.053	5.990	103.253	103.153	103.053
5.500	105.285	105.185	105.085	5.500	105.285	105.185	105.085	5.500	105.285	105.185	105.085	6.000	103.353	103.253	103.153	6.000	103.353	103.253	103.153
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
4.000	101.295	101.195	101.095	3.500	100.652	100.554	100.452	3.500	100.652	100.554	100.452	3.500	100.652	100.554	100.452	3.375	101.317	101.217	101.117
4.125	101.390	101.290	101.190	3.625	101.413	101.313	101.213	3.625	101.413	101.313	101.213	3.625	101.413	101.313	101.213	3.500	101.690	101.590	101.490
4.250	101.870	101.770	101.670	3.750	101.795	101.695	101.595	3.750	101.795	101.695	101.595	3.750	101.795	101.695	101.595	3.625	101.979	101.879	101.779
4.375	102.163	102.063	101.963	3.875	102.062	101.958	101.862	3.875	102.062	101.958	101.862	3.875	102.062	101.958	101.862	3.750	102.502	102.402	102.302
4.500	102.212	102.112	102.012	3.990	102.383	102.274	102.183	3.990	102.383	102.274	102.183	3.990	102.383	102.274	102.183	3.875	102.679	102.579	102.479
4.625	102.252	102.152	102.052	4.000	102.483	102.374	102.283	4.000	102.483	102.374	102.283	4.000	102.483	102.374	102.283	3.990	103.038	102.938	102.838
4.750	101.843	101.743	101.643	4.125	102.737	102.626	102.537	4.125	102.737	102.626	102.537	4.125	102.737	102.626	102.537	4.000	103.138	103.038	102.938
4.875	102.155	102.055	101.955	4.250	103.282	103.182	103.082	4.250	103.282	103.182	103.082	4.250	103.282	103.182	103.082	4.125	103.304	103.204	103.104
4.990	101.963	101.863	101.763	4.375	103.482	103.382	103.282	4.375	103.482	103.382	103.282	4.375	103.482	103.382	103.282	4.250	103.756	103.656	103.556
5.000	102.063	101.963	101.863	4.500	103.778	103.678	103.578	4.500	103.778	103.678	103.578	4.500	103.778	103.678	103.578	4.375	104.128	104.028	103.928
5.125	102.421	102.321	102.221	4.625	103.822	103.722	103.622	4.625	103.822	103.722	103.622	4.625	103.822	103.722	103.622	4.500	104.364	104.264	104.164
5.250	101.664	101.564	101.464	4.750	103.806	103.706	103.606	4.750	103.806	103.706	103.606	4.750	103.806	103.706	103.606	4.625	103.933	103.833	103.733
5.375	101.919	101.819	101.719	4.875	104.180	104.080	103.980	4.875	104.180	104.080	103.980	4.875	104.180	104.080	103.980	4.750	104.294	104.194	104.094
5.500	102.217	102.117	102.017	4.990	104.486	104.386	104.286	4.990	104.486	104.386	104.286	4.990	104.486	104.386	104.286	4.875	104.595	104.495	104.395
5.625	102.858	102.758	102.658	5.000	104.586	104.486	104.386	5.000	104.586	104.486	104.386	5.000	104.586	104.486	104.386	4.990	104.828	104.728	104.628
5.750	103.207	103.107	103.007	5.125	105.220	105.120	105.020	5.125	105.220	105.120	105.020	5.125	105.220	105.120	105.020	5.000	104.928	104.828	104.728
5.875	103.322	103.222	103.122	5.250	104.704	104.604	104.504	5.250	104.704	104.604	104.504	5.250	104.704	104.604	104.504	5.125	104.646	104.546	104.446
5.990	103.253	103.153	103.053	5.375	104.982	104.882	104.782	5.375	104.982	104.882	104.782	5.375	104.982	104.882	104.782	5.250	104.754	104.654	104.554
6.000	103.353	103.253	103.153	5.500	105.293	105.193	105.093	5.500	105.293	105.193	105.093	5.500	105.293	105.193	105.093	5.375	0.000	0.000	0.000
15 Year 105-125				15 Year >125				15 Year SC				15 Year SC 105-125				15 Year SC >125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	101.317	101.217	101.117	3.375	101.317	101.217	101.117	3.375	100.554	100.454	100.354	3.375	100.554	100.454	100.354	3.375	100.554	100.454	100.354
3.500	101.690	101.590	101.490	3.500	101.690	101.590	101.490	3.500	100.927	100.827	100.727	3.500	100.927	100.827	100.727	3.500	100.927	100.827	100.727
3.625	101.979	101.879	101.779	3.625	101.979	101.879	101.779	3.625	100.718	100.618	100.518	3.625	100.718	100.618	100.518	3.625	100.718	100.618	100.518
3.750	102.502	102.402	102.302	3.750	102.502	102.402	102.302	3.750	101.241	101.141	101.041	3.750	101.241	101.141	101.041	3.750	101.241	101.141	101.041
3.875	102.679	102.579	102.479	3.875	102.679	102.579	102.479	3.875	101.418	101.318	101.218	3.875	101.418	101.318	101.218	3.875	101.418	101.318	101.218
3.990	103.038	102.938	102.838	3.990	103.038	102.938	102.838	3.990	101.777	101.677	101.577	3.990	101.777	101.677	101.577	3.990	101.777	101.677	101.577
4.000	103.138	103.038	102.938	4.000	103.138	103.038	102.938	4.000	101.877	101.777	101.677	4.000	101.877	101.777	101.677	4.000	101.877	101.777	101.677
4.125	103.304	103.204	103.104	4.125	103.304	103.204	103.104	4.125	101.547	101.447	101.347	4.125	101.547	101.447	101.347	4.125	101.547	101.447	101.347
4.250	103.756	103.656	103.556	4.250	103.756	103.656	103.556	4.250	101.999	101.899	101.799	4.250	101.999	101.899	101.799	4.250	101.999	101.899	101.799
4.375	104.003	103.903	103.803	4.375	104.003	103.903	103.803												



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.:

12/12/2019

45 Day Lock Exp.:

12/27/2019

60 Day Lock Exp.:

1/13/2020

W. Rate Sheet Dated: 11/12/2019

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	99.837	99.737	99.637	3.500	100.652	100.534	100.452	3.375	101.317	101.217	101.117	4.000	101.307	101.207	101.107	3.375	100.254	100.154	100.054
3.625	100.522	100.422	100.322	3.625	101.413	101.287	101.213	3.500	101.690	101.590	101.490	4.125	101.402	101.302	101.202	3.500	100.627	100.527	100.427
3.750	101.332	101.232	101.132	3.750	101.795	101.691	101.595	3.625	101.979	101.879	101.779	4.250	101.820	101.720	101.620	3.625	100.417	100.317	100.217
3.875	101.764	101.664	101.564	3.875	102.062	101.958	101.862	3.750	102.502	102.402	102.302	4.375	102.113	102.013	101.913	3.750	100.940	100.840	100.740
3.990	102.151	102.051	101.951	3.990	102.383	102.274	102.183	3.875	102.679	102.579	102.479	4.500	102.412	102.312	102.212	3.875	101.117	101.017	100.917
4.000	102.251	102.151	102.051	4.000	102.483	102.374	102.283	3.990	103.038	102.938	102.838	4.625	102.452	102.352	102.252	3.990	101.476	101.376	101.276
4.125	102.346	102.246	102.146	4.125	102.737	102.626	102.537	4.000	103.138	103.038	102.938	4.750	102.109	102.009	101.909	4.000	101.576	101.476	101.376
4.250	102.858	102.758	102.658	4.250	103.282	103.182	103.082	4.125	103.304	103.204	103.104	4.875	102.421	102.321	102.221	4.125	101.250	101.150	101.050
4.375	103.151	103.051	102.951	4.375	103.482	103.382	103.282	4.250	103.756	103.656	103.556	4.990	102.604	102.504	102.404	4.250	101.702	101.602	101.502
4.500	103.450	103.350	103.250	4.500	103.778	103.678	103.578	4.375	104.128	104.028	103.928	5.000	102.704	102.604	102.504	4.375	102.074	101.974	101.874
4.625	103.490	103.390	103.290	4.625	103.822	103.722	103.622	4.500	104.364	104.264	104.164	5.125	103.062	102.962	102.862	4.500	102.310	102.210	102.110
4.750	103.609	103.509	103.409	4.750	103.806	103.706	103.606	4.625	103.933	103.833	103.733	5.250	103.318	103.218	103.118	4.625	101.526	101.426	101.326
4.875	103.921	103.821	103.721	4.875	104.180	104.080	103.980	4.750	104.294	104.194	104.094	5.375	101.697	101.597	101.497	4.750	101.887	101.787	101.687
4.990	104.104	104.004	103.904	4.990	104.486	104.386	104.286	4.875	104.595	104.495	104.395	5.500	101.995	101.895	101.795	4.875	102.188	102.088	101.988
5.000	104.204	104.104	104.004	5.000	104.586	104.486	104.386	4.990	104.828	104.728	104.628	5.625	102.636	102.536	102.436	4.990	102.421	102.321	102.221
5.125	104.562	104.462	104.362	5.125	105.220	105.120	105.020	5.000	104.928	104.828	104.728	5.750	102.985	102.885	102.785	5.000	102.521	102.421	102.321
5.250	104.939	104.839	104.739	5.250	104.704	104.604	104.504	5.125	104.646	104.546	104.446	5.875	103.100	103.000	102.900	5.125	102.739	102.639	102.539
5.375	104.987	104.887	104.787	5.375	104.982	104.882	104.782	5.250	104.754	104.654	104.554	5.990	103.031	102.931	102.831	5.250	102.847	102.747	102.647
5.500	105.285	105.185	105.085	5.500	105.293	105.193	105.093	5.375	0.000	0.000	0.000	6.000	103.131	103.031	102.931	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%
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.:

12/12/2019

45 Day Lock Exp.:

12/27/2019

60 Day Lock Exp.:

1/13/2020

W. Rate Sheet Dated: 11/12/2019

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	98.045	97.982	97.920	
3.500	98.555	98.493	98.430	
3.625	98.985	98.923	98.860	
3.750	99.539	99.477	99.414	
3.875	99.812	99.749	99.687	
4.000	100.046	99.984	99.921	
4.125	100.298	100.236	100.173	
4.250	100.500	100.438	100.375	
4.375	100.798	100.736	100.673	
4.500	101.056	100.994	100.931	
4.625	101.375	101.312	101.250	
4.750	101.750	101.688	101.625	
4.875	102.013	101.950	101.888	

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	97.683	97.558	97.433	
3.375	98.143	98.018	97.893	
3.500	98.544	98.419	98.294	
3.625	99.021	98.896	98.771	
3.750	99.432	99.307	99.182	
3.875	99.792	99.667	99.542	
4.000	100.129	100.004	99.879	
4.125	100.265	100.140	100.015	
4.250	100.570	100.445	100.320	
4.375	100.847	100.722	100.597	
4.500	101.003	100.878	100.753	

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	96.077	95.952	95.827	
3.375	96.479	96.354	96.229	
3.500	96.852	96.727	96.602	
3.625	97.202	97.077	96.952	
3.750	97.787	97.662	97.537	
3.875	98.103	97.978	97.853	
4.000	98.386	98.261	98.136	
4.125	98.669	98.544	98.419	
4.250	98.951	98.826	98.701	
4.375	99.233	99.108	98.983	
4.500	99.522	99.397	99.272	
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)