



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 12/16/2019

45 Day Lock Exp.: 12/30/2019

60 Day Lock Exp.: 1/13/2020

W. Rate Sheet Dated: 11/14/2019

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	101.756	101.606	101.456	3.250	101.107	100.957	100.807	2.375	96.987	96.837	96.687	3.125	99.781	99.631	99.481
3.375	102.300	102.150	102.000	3.375	101.554	101.404	101.254	2.500	97.480	97.330	97.180	3.250	99.930	99.780	99.630
3.500	102.839	102.689	102.539	3.500	101.970	101.820	101.670	2.625	97.965	97.815	97.665	3.375	100.298	100.148	99.998
3.625	103.360	103.210	103.060	3.625	102.348	102.198	102.048	2.750	98.042	97.892	97.742	3.500	100.636	100.486	100.336
3.750	102.730	102.580	102.430	3.750	102.014	101.864	101.714	2.875	98.530	98.380	98.230	3.625	100.563	100.413	100.263
3.875	103.211	103.061	102.911	3.875	102.402	102.252	102.102	3.000	99.012	98.862	98.712	Margin = 2.250		Index = 1.570	
4.000	103.661	103.511	103.361	4.000	102.794	102.644	102.494	3.125	99.477	99.327	99.177				
4.125	104.072	103.922	103.772	4.125	103.138	102.988	102.838	3.250	100.977	100.827	100.677				
4.375	103.434	103.334	103.234	4.375	102.633	102.533	102.433	3.375	101.401	101.251	101.101				
4.500	103.860	103.760	103.660	4.500	102.966	102.866	102.766	3.500	101.795	101.645	101.495				
4.625	104.238	104.138	104.038	4.625	103.038	102.938	102.838	3.625	102.150	102.000	101.850				
4.750	104.363	104.263	104.163	4.750	103.282	103.182	103.082	3.750	102.388	102.238	102.088				
4.875	104.347	104.247	104.147	4.875	103.588	103.488	103.388	3.875	102.753	102.603	102.453				
5.000	104.709	104.609	104.509	5.000	103.863	103.763	103.663	4.000	103.123	102.973	102.823				
5.125	104.763	104.663	104.563	5.125	104.103	104.003	103.903	4.125	103.445	103.295	103.145				
5.375	104.891	104.791	104.691	5.375	104.279	104.179	104.079	4.250	103.087	102.937	102.787				
5.500	105.189	105.089	104.989	5.500	104.553	104.453	104.353	4.375	103.397	103.247	103.097				
5.625	105.454	105.354	105.254	5.625	104.794	104.694	104.594	4.500	103.711	103.561	103.411				
6.250	106.000	105.850	105.700	6.250	105.831	105.681	105.531	4.625	103.777	103.627	103.477				

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	100.606	100.456	100.306	3.250	100.107	99.957	99.807	2.375	95.987	95.837	95.687	3.125	98.781	98.631	98.481
3.375	101.150	101.000	100.850	3.375	100.554	100.404	100.254	2.500	96.480	96.330	96.180	3.250	98.930	98.780	98.630
3.500	101.689	101.539	101.389	3.500	100.970	100.820	100.670	2.625	96.965	96.815	96.665	3.375	99.298	99.148	98.998
3.625	102.210	102.060	101.910	3.625	101.348	101.198	101.048	2.750	97.042	96.892	96.742	3.500	99.636	99.486	99.336
3.750	101.580	101.430	101.280	3.750	101.014	100.864	100.714	2.875	97.530	97.380	97.230	3.625	99.563	99.413	99.263
3.875	102.061	101.911	101.761	3.875	101.402	101.252	101.102	3.000	98.012	97.862	97.712	Margin = 2.250		Index = 1.570	
4.000	102.511	102.361	102.211	4.000	101.794	101.644	101.494	3.125	98.477	98.327	98.177	30 Year OTC			
4.125	102.922	102.772	102.622	4.125	102.138	101.988	101.838	3.250	99.977	99.827	99.677	Rate	30 Day	45 Day	60 Day
4.375	102.284	102.184	102.084	4.375	101.633	101.533	101.433	3.375	100.401	100.251	100.101	3.875	101.661	101.411	101.161
4.500	102.710	102.610	102.510	4.500	101.966	101.866	101.766	3.500	100.795	100.645	100.495	4.000	102.111	101.861	101.611
4.625	103.088	102.988	102.888	4.625	102.038	101.938	101.838	3.625	101.150	101.000	100.850	4.125	102.522	102.272	102.022
4.750	103.213	103.113	103.013	4.750	102.282	102.182	102.082	3.750	101.388	101.238	101.088	4.375	101.884	101.634	101.384
4.875	103.197	103.097	102.997	4.875	102.588	102.488	102.388	3.875	101.753	101.603	101.453	4.500	102.310	102.060	101.810
5.000	103.559	103.459	103.359	5.000	102.863	102.763	102.663	4.000	102.123	101.973	101.823	4.625	102.688	102.438	102.188
5.125	103.613	103.513	103.413	5.125	103.103	103.003	102.903	4.125	102.445	102.295	102.145	4.875	102.797	102.547	102.297
5.375	103.741	103.641	103.541	5.375	103.279	103.179	103.079	4.250	102.087	101.937	101.787	5.000	103.159	102.909	102.659
5.500	104.039	103.939	103.839	5.500	103.553	103.453	103.353	4.375	102.397	102.247	102.097	5.125	103.213	102.963	102.713
5.625	104.304	104.204	104.104	5.625	103.794	103.694	103.594	4.500	102.711	102.561	102.411	5.500	103.639	103.389	103.139
6.250	105.341	105.191	105.041	6.250	104.831	104.681	104.531	4.625	102.777	102.627	102.477	5.625	103.904	103.654	103.404

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	98.911	98.661	98.411	6.250	100.000	99.750	99.500
4.125	101.122	100.872	100.622	6.250	102.750	102.500	102.250	4.000	99.361	99.111	98.861				
4.250	101.247	100.997	100.747					4.125	99.772	99.522	99.272				
4.375	100.484	100.234	99.984					4.375	99.134	98.884	98.634				
4.500	100.910	100.660	100.410					4.500	99.560	99.310	99.060				
4.625	101.288	101.038	100.788					4.625	99.938	99.688	99.438				
5.000	101.759	101.509	101.259					4.875	100.047	99.797	99.547				
5.125	101.813	101.563	101.313					5.000	100.409	100.159	99.909				
5.250	101.966	101.716	101.466					5.125	100.463	100.213	99.963				
Borrower Paid Comp Only				Lender Paid Only "Price Cap 100.000 after comp plan"				5.500	100.889	100.639	100.389				
								5.625	101.154	100.904	100.654				

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# - 135860006		
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.:

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60 Day Lock Exp.:

1/13/2020

W. Rate Sheet Dated: 11/14/2019

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	100.231	100.081	99.931	3.250	100.012	99.862	99.712	2.375	94.267	94.117	93.967	3.125	98.891	98.741	98.591
3.375	100.775	100.625	100.475	3.375	100.459	100.309	100.159	2.500	94.760	94.610	94.460	3.250	99.415	99.265	99.115
3.500	101.314	101.164	101.014	3.500	100.875	100.725	100.575	2.625	95.245	95.095	94.945	3.375	99.783	99.633	99.483
3.625	101.835	101.685	101.535	3.625	101.253	101.103	100.953	2.750	96.572	96.422	96.272	3.500	100.121	99.971	99.821
3.750	101.143	100.993	100.843	3.750	100.857	100.707	100.557	2.875	97.060	96.910	96.760	3.625	100.048	99.898	99.748
3.875	101.623	101.473	101.323	3.875	101.245	101.095	100.945	3.000	97.542	97.392	97.242	Margin = 2.250		Index = 1.570	
4.000	102.074	101.924	101.774	4.000	101.637	101.487	101.337	3.125	98.007	97.857	97.707				
4.125	102.485	102.335	102.185	4.125	101.981	101.831	101.681	3.250	99.882	99.732	99.582				
4.375	102.159	102.059	101.959	4.375	101.788	101.688	101.588	3.375	100.306	100.156	100.006				
4.500	102.585	102.485	102.385	4.500	102.121	102.021	101.921	3.500	100.700	100.550	100.400				
4.625	102.963	102.863	102.763	4.625	102.193	102.093	101.993	3.625	101.055	100.905	100.755				
4.750	102.838	102.738	102.638	4.750	102.187	102.087	101.987	3.750	101.231	101.081	100.931				
4.875	102.822	102.722	102.622	4.875	102.493	102.393	102.293	3.875	101.596	101.446	101.296				
5.000	103.184	103.084	102.984	5.000	102.768	102.668	102.568	4.000	101.965	101.815	101.665				
5.125	103.238	103.138	103.038	5.125	103.008	102.908	102.808	4.125	102.287	102.137	101.987				
5.375	103.054	102.954	102.854	5.375	102.871	102.771	102.671	4.250	102.242	102.092	101.942				
5.500	103.352	103.252	103.152	5.500	103.146	103.046	102.946	4.375	102.552	102.402	102.252				
5.625	103.616	103.516	103.416	5.625	103.386	103.286	103.186	4.500	102.866	102.716	102.566				
6.250	103.341	103.191	103.041	6.250	103.111	102.961	102.811	4.625	102.932	102.782	102.632				

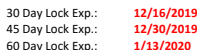
SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	99.081	98.931	98.781	3.250	98.582	98.432	98.282	2.375	94.587	94.437	94.287	3.125	96.881	96.731	96.581
3.375	99.625	99.475	99.325	3.375	99.029	98.879	98.729	2.500	95.080	94.930	94.780	3.250	97.405	97.255	97.105
3.500	100.164	100.014	99.864	3.500	99.445	99.295	99.145	2.625	95.565	95.415	95.265	3.375	97.773	97.623	97.473
3.625	100.685	100.535	100.385	3.625	99.823	99.673	99.523	2.750	96.485	96.335	96.185	3.500	98.111	97.961	97.811
3.750	99.993	99.843	99.693	3.750	99.427	99.277	99.127	2.875	96.973	96.823	96.673	3.625	98.038	97.888	97.738
3.875	100.473	100.323	100.173	3.875	99.815	99.665	99.515	3.000	97.456	97.306	97.156	Margin = 2.250		Index = 1.570	
4.000	100.924	100.774	100.624	4.000	100.207	100.057	99.907	3.125	97.921	97.771	97.621	30 Year OTC			
4.125	101.335	101.185	101.035	4.125	100.551	100.401	100.251	3.250	99.139	98.989	98.839	Rate	30 Day	45 Day	60 Day
4.375	101.009	100.909	100.809	4.375	100.358	100.258	100.158	3.375	99.564	99.414	99.264	3.875	100.073	99.823	99.573
4.500	101.435	101.335	101.235	4.500	100.691	100.591	100.491	3.500	99.958	99.808	99.658	4.000	100.524	100.274	100.024
4.625	101.813	101.713	101.613	4.625	100.763	100.663	100.563	3.625	100.313	100.163	100.013	4.125	100.935	100.685	100.435
4.750	101.688	101.588	101.488	4.750	100.757	100.657	100.557	3.750	99.980	99.830	99.680	4.375	100.609	100.359	100.109
4.875	101.672	101.572	101.472	4.875	101.063	100.963	100.863	3.875	100.346	100.196	100.046	4.500	101.035	100.785	100.535
5.000	102.034	101.934	101.834	5.000	101.338	101.238	101.138	4.000	100.715	100.565	100.415	4.625	101.413	101.163	100.913
5.125	102.088	101.988	101.888	5.125	101.578	101.478	101.378	4.125	101.037	100.887	100.737	4.875	101.272	101.022	100.772
5.375	101.904	101.804	101.704	5.375	101.441	101.341	101.241	4.250	100.437	100.287	100.137	5.000	101.634	101.384	101.134
5.500	102.202	102.102	102.002	5.500	101.716	101.616	101.516	4.375	100.747	100.597	100.447	5.125	101.688	101.438	101.188
5.625	102.466	102.366	102.266	5.625	101.956	101.856	101.756	4.500	101.061	100.911	100.761	5.500	101.802	101.552	101.302
6.250	102.191	102.041	101.891	6.250	101.681	101.531	101.381	4.625	101.127	100.977	100.827	5.625	102.066	101.816	101.566

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	97.323	97.073	96.823	6.250	N/A	N/A	N/A
4.125	99.185	98.935	98.685	6.250	99.250	99.000	98.750	4.000	97.774	97.524	97.274				
4.250	99.622	99.372	99.122					4.125	98.185	97.935	97.685				
4.375	98.859	98.609	98.359					4.375	97.859	97.609	97.359				
4.500	99.285	99.035	98.785					4.500	98.285	98.035	97.785				
4.625	99.663	99.413	99.163					4.625	98.663	98.413	98.163				
5.000	99.884	99.634	99.384					4.875	98.522	98.272	98.022				
5.125	99.938	99.688	99.438					5.000	98.884	98.634	98.384				
5.250	99.779	99.529	99.279					5.125	98.938	98.688	98.438				
Borrower Paid Comp Only				Lender Paid Only "Price Cap 100.000 after comp plan"				5.500	99.052	98.802	98.552				
								5.625	99.316	99.066	98.816				

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)	



Prices are subject to change without notice.

Mortgages with Subordinate Financing *			
LTV Range	CLTV Range	Credit Score < 720	Credit Score > 720
≤ 65.00%	80.01% – 95.00%	-0.500	-0.250
65.01% – 75.00%	80.01% – 95.00%	-0.750	-0.500
75.01% – 95.00%	90.01% – 95.00%	-1.000	-0.750
75.01% – 90.00%	76.01% – 90.00%	-1.000	-0.750
≤ 95.00%	95.01% – 97.00%	-1.500	-1.500

* If the subordinate financing is a Community Seconds® loan, these LLPAs do not apply and the lender must use SFC 118.

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



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.: 12/16/2019
45 Day Lock Exp.: 12/30/2019
60 Day Lock Exp.: 1/13/2020

W. Rate Sheet Dated: 11/14/2019

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
3.250	98.928	98.828	98.728	3.375	99.305	99.205	99.105	3.375	99.305	99.205	99.105	4.000	101.754	101.654	101.554	4.000	101.379	101.279	101.179
3.375	99.555	99.455	99.355	3.500	99.698	99.598	99.498	3.500	99.698	99.598	99.498	4.125	101.832	101.732	101.632	4.125	101.457	101.357	101.257
3.500	99.948	99.848	99.748	3.625	100.361	100.261	100.161	3.625	100.361	100.261	100.161	4.250	102.223	102.123	102.023	4.250	101.848	101.748	101.648
3.625	100.611	100.511	100.411	3.750	101.182	101.082	100.982	3.750	101.182	101.082	100.982	4.375	102.507	102.407	102.307	4.375	102.132	102.032	101.932
3.750	101.432	101.332	101.232	3.875	101.601	101.501	101.401	3.875	101.601	101.501	101.401	4.500	102.804	102.704	102.604	4.500	102.179	102.079	101.979
3.875	101.851	101.751	101.651	3.990	101.847	101.747	101.647	3.990	101.847	101.747	101.647	4.625	102.831	102.731	102.631	4.625	102.206	102.106	102.006
3.990	102.222	102.122	102.022	4.000	101.947	101.847	101.747	4.000	101.947	101.847	101.747	4.750	102.667	102.567	102.467	4.750	102.042	101.942	101.842
4.000	102.322	102.222	102.122	4.125	102.025	101.925	101.825	4.125	102.025	101.925	101.825	4.875	102.988	102.888	102.788	4.875	102.363	102.263	102.163
4.125	102.400	102.300	102.200	4.250	102.522	102.422	102.322	4.250	102.522	102.422	102.322	4.990	103.149	103.049	102.949	4.990	102.149	102.049	101.949
4.250	102.897	102.797	102.697	4.375	102.806	102.706	102.606	4.375	102.806	102.706	102.606	5.000	103.249	103.149	103.049	5.000	102.249	102.149	102.049
4.375	103.181	103.081	102.981	4.500	102.853	102.753	102.653	4.500	102.853	102.753	102.653	5.125	103.578	103.478	103.378	5.125	102.578	102.478	102.378
4.500	103.478	103.378	103.278	4.625	102.880	102.780	102.680	4.625	102.880	102.780	102.680	5.250	102.861	102.758	102.661	5.250	101.861	101.758	101.661
4.625	103.505	103.405	103.305	4.750	103.194	103.094	102.994	4.750	103.194	103.094	102.994	5.375	102.194	102.069	101.957	5.375	102.194	102.069	101.957
4.750	103.819	103.719	103.619	4.875	103.515	103.415	103.315	4.875	103.515	103.415	103.315	5.500	102.473	102.347	102.238	5.500	102.473	102.347	102.238
4.875	104.140	104.040	103.940	4.990	103.301	103.201	103.101	4.990	103.301	103.201	103.101	5.625	103.077	102.952	102.847	5.625	103.077	102.952	102.847
4.990	104.301	104.201	104.101	5.000	103.401	103.301	103.201	5.000	103.401	103.301	103.201	5.750	103.407	103.281	103.177	5.750	103.407	103.281	103.177
5.000	104.401	104.301	104.201	5.125	103.730	103.630	103.530	5.125	103.730	103.630	103.530	5.875	103.502	103.376	103.273	5.875	103.502	103.376	103.273
5.125	104.730	104.630	104.530	5.250	104.144	104.041	103.944	5.250	104.144	104.041	103.944	5.990	103.418	103.293	103.191	5.990	103.418	103.293	103.191
5.250	105.144	105.041	104.944	5.375	105.325	105.200	105.088	5.375	105.325	105.200	105.088	6.000	103.518	103.393	103.291	6.000	103.518	103.393	103.291
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	101.379	101.279	101.179	3.375	100.039	99.939	99.839	3.375	100.039	99.939	99.839	3.375	100.039	99.939	99.839	3.375	101.356	101.256	101.156
4.125	101.457	101.357	101.257	3.500	100.655	100.555	100.455	3.500	100.655	100.555	100.455	3.500	100.655	100.555	100.455	3.500	101.717	101.617	101.517
4.250	101.848	101.748	101.648	3.625	101.400	101.300	101.200	3.625	101.400	101.300	101.200	3.625	101.400	101.300	101.200	3.625	102.014	101.914	101.814
4.375	102.132	102.032	101.932	3.750	101.804	101.704	101.604	3.750	101.804	101.704	101.604	3.750	101.804	101.704	101.604	3.750	102.520	102.420	102.320
4.500	102.179	102.079	101.979	3.875	102.064	101.964	101.864	3.875	102.064	101.964	101.864	3.875	102.064	101.964	101.864	3.875	102.682	102.582	102.482
4.625	102.206	102.106	102.006	3.990	102.367	102.267	102.167	3.990	102.367	102.267	102.167	3.990	102.367	102.267	102.167	3.990	103.025	102.925	102.825
4.750	102.042	101.942	101.842	4.000	102.467	102.367	102.267	4.000	102.467	102.367	102.267	4.000	102.467	102.367	102.267	4.000	103.125	103.025	102.925
4.875	102.363	102.263	102.163	4.125	102.700	102.600	102.500	4.125	102.700	102.600	102.500	4.125	102.700	102.600	102.500	4.125	103.288	103.188	103.088
4.990	102.149	102.049	101.949	4.250	103.342	103.242	103.142	4.250	103.342	103.242	103.142	4.250	103.342	103.242	103.142	4.250	103.730	103.630	103.530
5.000	102.249	102.149	102.049	4.375	103.528	103.428	103.328	4.375	103.528	103.428	103.328	4.375	103.528	103.428	103.328	4.375	104.088	103.988	103.888
5.125	102.578	102.478	102.378	4.500	103.803	103.703	103.603	4.500	103.803	103.703	103.603	4.500	103.803	103.703	103.603	4.500	104.312	104.212	104.112
5.250	101.861	101.758	101.661	4.625	103.835	103.735	103.635	4.625	103.835	103.735	103.635	4.625	103.835	103.735	103.635	4.625	103.918	103.818	103.718
5.375	102.194	102.069	101.957	4.750	104.068	103.968	103.868	4.750	104.068	103.968	103.868	4.750	104.068	103.968	103.868	4.750	104.260	104.160	104.060
5.500	102.473	102.347	102.238	4.875	104.408	104.308	104.208	4.875	104.408	104.308	104.208	4.875	104.408	104.308	104.208	4.875	104.538	104.438	104.338
5.625	103.077	102.952	102.847	4.990	104.675	104.575	104.475	4.990	104.675	104.575	104.475	4.990	104.675	104.575	104.475	4.990	104.742	104.642	104.542
5.750	103.407	103.281	103.177	5.000	104.775	104.675	104.575	5.000	104.775	104.675	104.575	5.000	104.775	104.675	104.575	5.000	104.842	104.742	104.642
5.875	103.502	103.376	103.273	5.125	105.346	105.246	105.146	5.125	105.346	105.246	105.146	5.125	105.346	105.246	105.146	5.125	104.644	104.544	104.444
5.990	103.418	103.293	103.191	5.250	104.892	104.789	104.692	5.250	104.892	104.789	104.692	5.250	104.892	104.789	104.692	5.250	104.742	104.642	104.542
6.000	103.518	103.393	103.291	5.375	105.148	105.045	104.948	5.375	105.148	105.045	104.948	5.375	105.148	105.045	104.948	5.375	0.000	#N/A	#N/A
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	101.356	101.256	101.156	3.375	101.356	101.256	101.156	3.375	100.499	100.399	100.299	3.375	100.499	100.399	100.299	3.375	100.499	100.399	100.299
3.500	101.717	101.617	101.517	3.500	101.717	101.617	101.517	3.500	100.860	100.760	100.660	3.500	100.860	100.760	100.660	3.500	100.860	100.760	100.660
3.625	102.014	101.914	101.814	3.625	102.014	101.914	101.814	3.625	100.690	100.590	100.490	3.625	100.690	100.590	100.490	3.625	100.690	100.590	100.490
3.750	102.520	102.420	102.320	3.750	102.520	102.420	102.320	3.750	101.196	101.096	100.996	3.750	101.196	101.096	100.996	3.750	101.196	101.096	100.996
3.875	102.682	102.582	102.482	3.875	102.682	102.582	102.482	3.875	101.358	101.258	101.158	3.875	101.358	101.258	101.158	3.875	101.358	101.258	101.158
3.990	103.025	102.925	102.825	3.990	103.025	102.925	102.825	3.990	101.701	101.601	101.501	3.990	101.701	101.601	101.501	3.990	101.701	101.601	101.501
4.000	103.125	103.025	102.925	4.000	103.125	103.025	102.925	4.000	101.801	101.701	101.601	4.000	101.801	101.701	101.601	4.000	101.801	101.701	101.601
4.125	103.288	103.188	103.088	4.125	103.288	103.188	103.088	4.125	101.470	101.370	101.270	4.125	101.470	101.370	101.270	4.125	101.470	101.370	101.270
4.250	103.730	103.630	103.530	4.250	103.730	103.630	103.530	4.250	101.912	101.812	101.712	4.250	101.912	101.812	101.712	4.250	101.912	101.812	101.712
4.375	103.963	103.863	103.763	4.375	103.963	103.863	103.763	4.375	102.270	1									



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

12/16/2019

45 Day Lock Exp.:

12/30/2019

60 Day Lock Exp.:

1/13/2020

W. Rate Sheet Dated: 11/14/2019

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
3.250	98.928	98.828	98.728	3.375	100.039	99.939	99.839	3.375	101.356	101.256	101.156	4.000	101.404	101.304	101.204	3.375	100.199	100.099	99.999
3.375	99.555	99.455	99.355	3.500	100.655	100.555	100.455	3.500	101.717	101.617	101.517	4.125	101.482	101.382	101.282	3.500	100.560	100.460	100.360
3.500	99.948	99.848	99.748	3.625	101.400	101.300	101.200	3.625	102.014	101.914	101.814	4.250	101.873	101.773	101.673	3.625	100.390	100.290	100.190
3.625	100.611	100.511	100.411	3.750	101.804	101.704	101.604	3.750	102.520	102.420	102.320	4.375	102.157	102.057	101.957	3.750	100.896	100.796	100.696
3.750	101.432	101.332	101.232	3.875	102.064	101.964	101.864	3.875	102.682	102.582	102.482	4.500	102.454	102.354	102.254	3.875	101.058	100.958	100.858
3.875	101.851	101.751	101.651	3.990	102.367	102.267	102.167	3.990	103.025	102.925	102.825	4.625	102.481	102.381	102.281	3.990	101.401	101.301	101.201
3.990	102.222	102.122	102.022	4.000	102.467	102.367	102.267	4.000	103.125	103.025	102.925	4.750	102.317	102.217	102.117	4.000	101.501	101.401	101.301
4.000	102.322	102.222	102.122	4.125	102.700	102.600	102.500	4.125	103.288	103.188	103.088	4.875	102.638	102.538	102.438	4.125	101.170	101.070	100.970
4.125	102.400	102.300	102.200	4.250	103.342	103.242	103.142	4.250	103.730	103.630	103.530	4.990	102.799	102.699	102.599	4.250	101.612	101.512	101.412
4.250	102.897	102.797	102.697	4.375	103.528	103.428	103.328	4.375	104.088	103.988	103.888	5.000	102.899	102.799	102.699	4.375	101.970	101.870	101.770
4.375	103.181	103.081	102.981	4.500	103.803	103.703	103.603	4.500	104.312	104.212	104.112	5.125	103.228	103.128	103.028	4.500	102.194	102.094	101.994
4.500	103.478	103.378	103.278	4.625	103.835	103.735	103.635	4.625	103.918	103.818	103.718	5.250	103.511	103.408	103.311	4.625	101.449	101.349	101.249
4.625	103.505	103.405	103.305	4.750	104.068	103.968	103.868	4.750	104.260	104.160	104.060	5.375	101.844	101.719	101.607	4.750	101.791	101.691	101.591
4.750	103.819	103.719	103.619	4.875	104.408	104.308	104.208	4.875	104.538	104.438	104.338	5.500	102.123	101.997	101.888	4.875	102.069	101.969	101.869
4.875	104.140	104.040	103.940	4.990	104.675	104.575	104.475	4.990	104.742	104.642	104.542	5.625	102.727	102.602	102.497	4.990	102.303	102.203	102.103
4.990	104.301	104.201	104.101	5.000	104.775	104.675	104.575	5.000	104.842	104.742	104.642	5.750	103.057	102.931	102.827	5.000	102.403	102.303	102.203
5.000	104.401	104.301	104.201	5.125	105.346	105.246	105.146	5.125	104.644	104.544	104.444	5.875	103.152	103.026	102.923	5.125	102.675	102.575	102.475
5.125	104.730	104.630	104.530	5.250	104.892	104.789	104.692	5.250	104.742	104.642	104.542	5.990	103.068	102.943	102.841	5.250	102.773	102.673	102.573
5.250	105.144	105.041	104.944	5.375	105.148	105.045	104.948	5.375	N/A	N/A	N/A	6.000	103.168	103.043	102.941	5.375	N/A	N/A	N/A

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	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.:

12/16/2019

45 Day Lock Exp.:

12/30/2019

60 Day Lock Exp.:

1/13/2020

W. Rate Sheet Dated: 11/14/2019

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	98.219	98.157	98.094	
3.500	98.691	98.629	98.566	
3.625	99.043	98.980	98.918	
3.750	99.553	99.490	99.428	
3.875	99.826	99.763	99.701	
4.000	100.061	99.998	99.936	
4.125	100.313	100.250	100.188	
4.250	100.515	100.452	100.390	
4.375	100.853	100.791	100.728	
4.500	101.112	101.049	100.987	
4.625	101.430	101.368	101.305	
4.750	101.806	101.743	101.681	
4.875	102.068	102.006	101.943	

15 Yr. Fixed				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000" 101.850				
Rate	30 Day	45 Day	60 Day	
3.000	N/A	N/A	N/A	
3.125	N/A	N/A	N/A	
3.250	98.066	97.941	97.816	
3.375	98.526	98.401	98.276	
3.500	98.929	98.804	98.679	
3.625	99.407	99.282	99.157	
3.750	99.818	99.693	99.568	
3.875	100.177	100.052	99.927	
4.000	100.514	100.389	100.264	
4.125	100.651	100.526	100.401	
4.250	100.957	100.832	100.707	
4.375	101.234	101.109	100.984	
4.500	101.391	101.266	101.141	

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	96.449	96.324	96.199	
3.375	96.852	96.727	96.602	
3.500	97.226	97.101	96.976	
3.625	97.576	97.451	97.326	
3.750	98.162	98.037	97.912	
3.875	98.475	98.350	98.225	
4.000	98.759	98.634	98.509	
4.125	99.042	98.917	98.792	
4.250	99.324	99.199	99.074	
4.375	99.607	99.482	99.357	
4.500	99.897	99.772	99.647	
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	0.500	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)