

W. Rate Sheet Dated: 11/17/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.500	100.865	100.865	100.365	2.500	100.303	100.303	99.803	2.250	98.979	98.979	98.679	3.125	96.249	96.249	95.949
2.625	100.868	100.868	100.368	2.625	100.306	100.306	99.806	2.500	98.985	98.985	98.685	3.250	97.745	97.745	97.445
2.750	101.513	101.513	100.982	2.750	100.452	100.452	99.921	2.625	98.988	98.988	98.688	3.375	97.746	97.746	97.446
2.875	101.517	101.517	100.986	2.875	100.455	100.455	99.924	2.750	99.104	99.104	98.804	3.500	97.748	97.748	97.448
3.000	101.520	101.520	100.989	3.000	100.458	100.458	99.927	2.875	99.107	99.107	98.807	3.625	97.749	97.749	97.449
3.125	101.524	101.524	100.992	3.125	100.460	100.460	99.929	3.000	99.109	99.109	98.809	Margin = 2.250		Index = 0.120	
3.250	101.341	101.341	101.041	3.250	100.030	100.030	99.730	3.125	99.111	99.111	98.811	30 Year OTC			
3.375	101.344	101.344	101.044	3.375	100.043	100.043	99.743	3.250	101.244	101.244	100.944	Rate	30 Day	45 Day	60 Day
3.500	101.348	101.348	101.048	3.500	100.045	100.045	99.745	3.375	101.279	101.279	100.979	4.000	101.712	101.712	101.212
3.625	101.350	101.350	101.050	3.625	100.076	100.076	99.776	3.500	101.281	101.281	100.981	4.125	101.723	101.723	101.223
3.750	102.690	102.690	102.390	3.750	102.070	102.070	101.770	3.625	101.333	101.333	101.033	4.375	102.330	102.330	101.830
3.875	102.584	102.584	102.284	3.875	102.059	102.059	101.759	3.750	102.500	102.500	102.200	4.500	102.332	102.332	101.832
4.000	102.587	102.587	102.287	4.000	102.061	102.061	101.761	3.875	102.488	102.488	102.188	4.625	102.334	102.334	101.834
4.125	102.598	102.598	102.298	4.125	102.062	102.062	101.762	4.000	102.490	102.490	102.190	4.875	103.332	103.332	102.832
4.250	103.317	103.317	103.117	4.250	102.681	102.681	102.481	4.125	102.491	102.491	102.191	5.000	103.334	103.334	102.834
4.375	103.205	103.205	103.005	4.375	102.670	102.670	102.470	4.250	102.782	102.782	102.482	5.125	103.336	103.336	102.836
4.500	103.207	103.207	103.007	4.500	102.672	102.672	102.472	4.375	102.771	102.771	102.471	5.500	105.133	105.133	104.633
4.625	103.209	103.209	103.009	4.625	102.673	102.673	102.473	4.500	102.773	102.773	102.473	5.625	105.134	105.134	104.634
6.250	106.000	106.000	105.800	6.250	105.516	105.516	105.316	4.625	102.774	102.774	102.474	6.250	103.500	103.500	103.000

FHA Streamline														
30/25 Year					20 Year					15/10 Year				
Rate	15 Day	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day	60 Day
2.500	102.381	102.281	102.281	101.781	2.500	102.281	102.181	102.181	101.681	2.250	101.209	101.109	101.109	100.809
2.625	102.381	102.281	102.281	101.781	2.625	102.281	102.181	102.181	101.681	2.375	101.212	101.112	101.112	100.812
2.750	103.288	103.188	103.188	102.656	2.750	103.188	103.088	103.088	102.556	2.500	101.212	101.112	101.112	100.812
2.875	103.291	103.191	103.191	102.660	2.875	103.190	103.090	103.090	102.559	2.625	101.212	101.112	101.112	100.812
3.000	103.291	103.191	103.191	102.660	3.000	103.190	103.090	103.090	102.559	2.750	101.326	101.226	101.226	100.926
3.125	103.291	103.191	103.191	102.660	3.125	103.190	103.090	103.090	102.558	2.875	101.337	101.237	101.237	100.937
3.250	102.855	102.755	102.755	102.455	3.250	102.757	102.657	102.657	102.357	3.000	101.337	101.237	101.237	100.937
3.375	102.869	102.769	102.769	102.469	3.375	102.779	102.679	102.679	102.379	3.125	101.336	101.236	101.236	100.936
3.500	102.869	102.769	102.769	102.469	3.500	102.768	102.668	102.668	102.368	3.250	103.467	103.367	103.367	103.067
3.625	102.868	102.768	102.768	102.468	3.625	102.796	102.696	102.696	102.396	3.375	103.510	103.410	103.410	103.110
3.750	104.106	104.006	104.006	103.706	3.750	104.010	103.910	103.910	103.610	3.500	103.477	103.377	103.377	103.077
3.875	104.109	104.009	104.009	103.709	3.875	104.004	103.904	103.904	103.604	3.625	103.527	103.427	103.427	103.127
4.000	104.118	104.018	104.018	103.718	4.000	104.018	103.918	103.918	103.618	3.750	104.641	104.541	104.541	104.241

GOVERNMENT ADJUSTMENTS - Applies to all Government Programs			
FICO Adjuster		Loan Size Adjuster "VA only"	
FICO 720 +	0.250	\$0 - \$49,999	-2.500
FICO 680- 719	0.000	\$50,000 - \$85,000	-0.500
FICO 660 - 679	0.000	\$85,001 - \$125,000	0.000
FICO 640 - 659	-0.750	\$125,001 - \$175,000	0.000
FICO 620 - 639	-1.000	\$175,001 - \$275,000	0.000
FICO 600 - 619	N/A	\$275,001 up to HB	0.000
FICO 580 - 599	N/A	No loan size LLPAs on <= 15 yr term	
NY	-0.250	Non Owner Occupancy	-2.000
2 Unit	0.000	VA Jumbo	-0.350
USDA Streamline-Assist Refinance Option			-0.250
VA C/O Refi with an LTV >90.000		Max Note Rate = 4.750	N/A
Specialty Adjustment			
203(k) / 203(k)s / 203(h) / Repair Escrow / VA & USDA Reno			-0.250
VA IRRRL <= 125.00 LTV			0.000
VA IRRRL > 125.00 LTV or No AVM			-0.750

> 15 year Term Loan Size LLPA "FHA & USDA only"								
Loan Amount → Note Rate ↓	0-85000	85001- 110000	110001- 125000	125001- 150000	150001- 175000	175001- 200000	200001- 225000	225001- High Balance
2.25-2.625	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
2.75-3.125	0.100	0.100	0.100	0.100	0.100	0.100	0.000	0.000
3.25-3.625	0.100	0.100	0.100	0.100	0.100	0.100	0.100	0.000
3.75-4.125	0.100	0.100	0.100	0.100	0.100	0.100	0.100	0.000
4.25-4.625	0.100	0.100	0.100	0.100	0.100	0.100	0.100	0.000
4.75-5.125	0.100	0.100	0.100	0.100	0.100	0.100	0.100	0.000
5.25-5.625	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
5.75-6.125	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
No Loan Size LLPA for <= 15 Year Term ; Not eligible on OTC and DPA loans								

DPA Advantage Program "only Advantage Adjustments added ; FHA only"								30 yr DPA OTC "FHA Only ; Borrower Paid Only"				30 yr DPA "3.5% DPA ; Borrower Paid Only"			
								Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
30/25 Year				30/25 Year Lender Paid				4.000	98.962	98.962	98.462	4.750	101.000	101.000	100.500
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.125	98.973	98.973	98.473	30 yr DPA "3.5% DPA ; Lender Paid Only"			
3.875	100.597	100.597	100.097	6.250	103.750	103.750	103.500	4.375	99.580	99.580	99.080				
4.000	100.594	100.594	100.094					4.500	99.582	99.582	99.082	Rate	30 Day	45 Day	60 Day
4.125	100.583	100.583	100.083					4.625	99.584	99.584	99.084	6.250	102.750	102.750	102.250
4.250	101.215	101.215	100.715					4.875	100.582	100.582	100.082	DPA Advantage Adjustment 203(k) / 203(k)s -1.000 203(k) & 203(k)s are Borrower Paid only			
4.375	101.226	101.226	100.726					5.000	100.584	100.584	100.084				
4.500	101.224	101.224	100.724					5.125	100.586	100.586	100.086				
4.625	101.222	101.222	100.722					5.500	102.383	102.383	101.883				
4.750	102.244	102.244	101.744					5.625	102.384	102.384	101.884				
Borrower Paid Comp Only				Lender Paid Only				6.250	100.750	100.750	100.250				

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrawholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

12/17/2020

45 Day Lock Exp.:

1/1/2021

60 Day Lock Exp.:

1/18/2021

W. Rate Sheet Dated: 11/17/2020

Release Time: 10:00 am ET

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STANDARD GOVERNMENT HIGH BALANCE PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.500	N/A	N/A	N/A	2.500	N/A	N/A	N/A	2.375	N/A	N/A	N/A	3.125	95.984	95.984	95.684
2.625	N/A	N/A	N/A	2.625	N/A	N/A	N/A	2.500	N/A	N/A	N/A	3.250	97.495	97.495	97.195
2.750	N/A	N/A	N/A	2.750	N/A	N/A	N/A	2.625	N/A	N/A	N/A	3.375	97.496	97.496	97.196
2.875	N/A	N/A	N/A	2.875	N/A	N/A	N/A	2.750	98.259	98.259	97.959	3.500	97.498	97.498	97.198
3.000	N/A	N/A	N/A	3.000	N/A	N/A	N/A	2.875	98.262	98.262	97.962	3.625	97.499	97.499	97.199
3.125	N/A	N/A	N/A	3.125	N/A	N/A	N/A	3.000	98.264	98.264	97.964	Margin = 2.250		Index = .120	
3.250	100.629	100.629	100.329	3.250	99.747	99.747	99.447	3.125	98.266	98.266	97.966	30 Year OTC			
3.375	100.632	100.632	100.332	3.375	99.760	99.760	99.460	3.250	100.961	100.961	100.661	Rate	30 Day	45 Day	60 Day
3.500	100.635	100.635	100.335	3.500	99.763	99.763	99.463	3.375	100.996	100.996	100.696	3.250	98.754	98.754	98.254
3.625	100.638	100.638	100.338	3.625	99.794	99.794	99.494	3.500	100.998	100.998	100.698	3.375	98.757	98.757	98.257
3.750	100.603	100.603	100.303	3.750	100.413	100.413	100.113	3.625	101.051	101.051	100.751	3.500	98.760	98.760	98.260
3.875	100.497	100.497	100.197	3.875	100.401	100.401	100.101	3.750	100.842	100.842	100.542	3.625	98.763	98.763	98.263
4.000	100.500	100.500	100.200	4.000	100.403	100.403	100.103	3.875	N/A	N/A	N/A	3.750	99.628	99.628	99.128
4.125	100.511	100.511	100.211	4.125	100.405	100.405	100.105	4.000	N/A	N/A	N/A	3.875	99.622	99.622	99.122
4.250	100.917	100.917	100.717	4.250	100.711	100.711	100.511	4.125	N/A	N/A	N/A	4.000	99.625	99.625	99.125
4.375	N/A	N/A	N/A	4.375	N/A	N/A	N/A	4.250	N/A	N/A	N/A	4.125	99.636	99.636	99.136
4.500	N/A	N/A	N/A	4.500	N/A	N/A	N/A	4.375	N/A	N/A	N/A	4.250	99.942	99.942	99.442
4.625	N/A	N/A	N/A	4.625	N/A	N/A	N/A	4.500	N/A	N/A	N/A	4.375	N/A	N/A	N/A
6.250	N/A	N/A	N/A	6.250	N/A	N/A	N/A	4.625	N/A	N/A	N/A	4.500	N/A	N/A	N/A

FHA High Balance Streamline														
30/25 Year					20 Year					15/10 Year				
Rate	15 Day	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day	60 Day
2.750	N/A	N/A	N/A	N/A	2.750	N/A	N/A	N/A	N/A	2.250	N/A	N/A	N/A	N/A
2.875	N/A	N/A	N/A	N/A	2.875	N/A	N/A	N/A	N/A	2.375	N/A	N/A	N/A	N/A
3.000	N/A	N/A	N/A	N/A	3.000	N/A	N/A	N/A	N/A	2.500	N/A	N/A	N/A	N/A
3.125	N/A	N/A	N/A	N/A	3.125	N/A	N/A	N/A	N/A	2.625	N/A	N/A	N/A	N/A
3.250	101.792	101.692	101.692	101.392	3.250	101.695	101.595	101.595	101.295	2.750	98.544	98.444	98.444	98.144
3.375	101.806	101.706	101.706	101.406	3.375	101.716	101.616	101.616	101.316	2.875	98.556	98.456	98.456	98.156
3.500	101.806	101.706	101.706	101.406	3.500	101.706	101.606	101.606	101.306	3.000	98.556	98.456	98.456	98.156
3.625	101.806	101.706	101.706	101.406	3.625	101.734	101.634	101.634	101.334	3.125	98.555	98.455	98.455	98.155
3.750	101.669	101.569	101.569	101.269	3.750	101.572	101.472	101.472	101.172	3.250	100.342	100.242	100.242	99.942
3.875	101.672	101.572	101.572	101.272	3.875	101.567	101.467	101.467	101.167	3.375	100.385	100.285	100.285	99.985
4.000	101.681	101.581	101.581	101.281	4.000	101.580	101.480	101.480	101.180	3.500	100.352	100.252	100.252	99.952
4.125	101.689	101.589	101.589	101.289	4.125	101.580	101.480	101.480	101.180	3.625	100.402	100.302	100.302	100.002
4.250	101.984	101.884	101.884	101.684	4.250	101.885	101.785	101.785	101.585	3.750	101.516	101.416	101.416	101.116

GOVERNMENT ADJUSTMENTS - Applies to all Government Programs			
FICO Adjuster		FICO Adjuster	
FICO 720 +	0.250	FICO 620 - 639	-1.000
FICO 680 - 719	0.000	FICO 600 - 619	N/A
FICO 660 - 679	0.000	FICO 580 - 599	N/A
FICO 640 - 659	-0.750		
NY	-0.250	Non Owner Occupancy	-2.000
2 Unit	0.000	VA Jumbo	-0.350
USDA Streamline-Assist Refinance Option			-0.250
VA C/O Refi with an LTV >90.000		Max Note Rate = 4.750	N/A

Specialty Adjustment	
203(k) / 203(k)s / 203(h) / Repair Escrow / VA & USDA Reno	-0.250
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVIM	-0.750
DPA Advantage Adjustment	
203(k) / 203(k)s	-1.000
203(k) & 203(k)s are Borrower Paid only	

DPA Advantage Program "only Advantage Adjustments added ; FHA only"								30 yr DPA OTC "FHA Only ; Borrower Paid Only"				30 yr DPA "3.5% DPA ; Borrower Paid Only"			
30/25 Year				30/25 Year Lender Paid				Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	3.250	N/A	N/A	N/A	4.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A					3.375	N/A	N/A	N/A				
4.000	N/A	N/A	N/A	6.250	N/A	N/A	N/A	3.500	N/A	N/A	N/A				
4.125	N/A	N/A	N/A					3.625	N/A	N/A	N/A				
4.250	N/A	N/A	N/A					3.750	N/A	N/A	N/A				
4.375	N/A	N/A	N/A					3.875	N/A	N/A	N/A				
4.500	N/A	N/A	N/A					4.000	N/A	N/A	N/A				
4.625	N/A	N/A	N/A					4.125	N/A	N/A	N/A				
4.750	N/A	N/A	N/A					4.250	N/A	N/A	N/A				
								4.375	N/A	N/A	N/A				
Borrower Paid Comp Only				Lender Paid Only				4.500	N/A	N/A	N/A	30 yr DPA "3.5% DPA ; Lender Paid Only"			
												Rate	30 Day	45 Day	60 Day
												6.250	N/A	N/A	N/A

Lock Desk Policy	
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018 . Locks are accepted on loans in <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.	
Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline *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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Release Time: 10:00 am ET

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Conforming FNMA																			
30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year High Balance				30/25 Year 105-125 High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	100.813	100.813	100.613	2.250	95.577	95.577	95.377	2.750	99.865	99.865	99.665	2.500	99.857	99.857	99.657	2.750	99.228	99.228	99.028
2.875	101.458	101.458	101.258	2.375	96.675	96.675	96.475	2.875	100.574	100.574	100.374	2.625	100.126	100.126	99.926	2.875	99.877	99.877	99.677
2.990	101.880	101.880	101.680	2.500	97.796	97.796	97.596	2.990	101.047	101.047	100.847	2.750	100.376	100.376	100.176	2.990	100.248	100.248	100.048
3.000	100.980	100.980	100.780	2.625	98.898	98.898	98.698	3.000	101.147	101.147	100.947	2.875	100.961	100.961	100.761	3.000	100.348	100.348	100.148
3.125	102.356	102.356	102.156	2.750	99.865	99.865	99.665	3.125	101.561	101.561	101.361	2.990	101.281	101.281	101.081	3.125	100.603	100.603	100.403
3.250	101.936	101.936	101.736	2.875	100.574	100.574	100.374	3.250	102.436	102.436	102.236	3.000	101.381	101.381	101.181	3.250	101.324	101.324	101.124
3.375	102.421	102.421	102.221	2.990	101.047	101.047	100.847	3.375	102.969	102.969	102.769	3.125	101.571	101.571	101.371	3.375	101.775	101.775	101.575
3.500	102.794	102.794	102.594	3.000	101.147	101.147	100.947	3.500	103.379	103.379	103.179	3.250	101.524	101.524	101.324	3.500	102.067	102.067	101.867
3.625	103.085	103.085	102.885	3.125	101.588	101.588	101.388	3.625	103.699	103.699	103.499	3.375	101.975	101.975	101.775	3.625	102.220	102.220	102.020
3.750	102.351	102.351	102.151	3.250	102.436	102.436	102.236	3.750	103.124	103.124	102.924	3.500	102.267	102.267	102.067	3.750	101.039	101.039	100.839
3.875	102.728	102.728	102.528	3.375	102.969	102.969	102.769	3.875	103.539	103.539	103.339	3.625	102.420	102.420	102.220	3.875	101.390	101.390	101.190
3.990	102.897	102.897	102.697	3.500	103.379	103.379	103.179	3.990	103.737	103.737	103.537	3.750	101.239	101.239	101.039	3.990	101.525	101.525	101.325
4.000	102.997	102.997	102.797	3.625	103.699	103.699	103.499	4.000	103.837	103.837	103.637	3.875	101.590	101.590	101.390	4.000	101.625	101.625	101.425
4.125	103.226	103.226	103.026	3.750	103.124	103.124	102.924	4.125	104.574	104.574	104.374	3.990	101.725	101.725	101.525	4.125	101.759	101.759	101.559
4.250	103.558	103.558	103.358	3.875	103.539	103.539	103.339	4.250	N/A	N/A	N/A	4.000	101.825	101.825	101.625	4.250	N/A	N/A	N/A
4.375	103.833	103.833	103.633	3.990	103.744	103.744	103.544	4.375	N/A	N/A	N/A	4.125	101.959	101.959	101.759	4.375	N/A	N/A	N/A
4.500	104.081	104.081	103.881	4.000	103.844	103.844	103.644	4.500	N/A	N/A	N/A	4.250	100.697	100.697	100.497	4.500			

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ TV →	< 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%	-1.00%	-1.00%	-1.00%
700 – 719	0.00%	-1.00%	-1.00%	-1.25%	-1.00%	-1.00%	-1.50%	-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	-0.25%	-1.25%	-2.50%	-3.00%	-3.00%	-2.50%	-2.50%	-2.50%	-2.50%
640 – 659	-0.75%	-1.50%	-3.00%	-3.25%	-3.50%	-3.00%	-3.00%	-3.00%	-3.00%
620 – 639	-0.75%	-1.75%	-3.25%	-3.25%	-3.50%	-3.50%	-3.50%	-3.75%	-3.75%

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/O Refi	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25

* Not applicable NB Advantage properties (identified by SFC 859 in conjunction with SFC 235).

** Not applicable to detached Condominium units (identified by SFC 588).

High LTV Refi Option LLPA Caps				
Occupancy	Number of Units	LTV Ratio	<=15 yr Cap	>15 yr Cap
Primary	1	105.01 -115.00%	0.750	2.000
		>115.00%	0.000	0.750
	2	90.01 -100.00%	0.750	2.000
		>100.00%	0.000	0.750
	3-4	80.01 -90.00%	0.750	2.000
		>90.00%	0.000	0.750
Second Home	1	95.01 -105.00%	2.000	3.000
		>105.00%	1.500	2.000
Investment	1-4	80.01 -90.00%	2.000	3.000
		>90.00%	1.500	2.000

HomeReady LLPA Caps*	
Product Feature	LLPA Caps
LTV > 80% and credit score ≥ 680	0.00%
All other LTV & FICO combos	1.50%

*The above caps do not include the following LLPA'S:
 State; Extension; Loan Size ; UW Fee Buyout

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

Cash-Out Refinance*				
FICO ↓ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%
> 740	-0.375	-0.625	-0.625	-0.875
720 – 739	-0.375	-1.000	-1.000	-1.125
700 – 719	-0.375	-1.000	-1.000	-1.125
680 – 699	-0.375	-1.125	-1.125	-1.750
660 – 679	-0.625	-1.125	-1.125	-1.875
640 – 659	-0.625	-1.625	-1.625	-2.625
620 – 639	-0.625	-1.625	-1.625	-3.125

* Not applicable to student loan cash-out refinances (identified by SFC 841).

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
FNMA HomeStyle Renovation	-1.000
Texas Equity 50(a)(6)	0.000
Texas Equity 50(a)(4)	0.000
All Refinances "R/T & C/O" ***	-0.500
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to HB	0.125

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

12/17/2020

45 Day Lock Exp.:

1/1/2021

60 Day Lock Exp.:

1/18/2021

W. Rate Sheet Dated: 11/17/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

FNMA - OTC

30 Yr. Fixed				
Rate	30 Day	45 Day	60 Day	
2.250	N/A	N/A	N/A	
2.375	N/A	N/A	N/A	
2.500	N/A	N/A	N/A	
2.625	N/A	N/A	N/A	
2.750	N/A	N/A	N/A	
2.875	N/A	N/A	N/A	
3.000	N/A	N/A	N/A	
3.125	N/A	N/A	N/A	
3.250	N/A	N/A	N/A	
3.375	N/A	N/A	N/A	
3.500	N/A	N/A	N/A	
3.625	N/A	N/A	N/A	
3.750	N/A	N/A	N/A	
3.875	N/A	N/A	N/A	
4.000	N/A	N/A	N/A	
4.125	N/A	N/A	N/A	
4.250	N/A	N/A	N/A	
4.375	N/A	N/A	N/A	
4.500	N/A	N/A	N/A	
4.625	N/A	N/A	N/A	

20 Yr. Fixed				
Rate	30 Day	45 Day	60 Day	
1.625	N/A	N/A	N/A	
1.750	N/A	N/A	N/A	
1.875	N/A	N/A	N/A	
2.000	N/A	N/A	N/A	
2.125	N/A	N/A	N/A	
2.250	N/A	N/A	N/A	
2.375	N/A	N/A	N/A	
2.500	N/A	N/A	N/A	
2.625	N/A	N/A	N/A	
2.750	N/A	N/A	N/A	
2.875	N/A	N/A	N/A	
3.000	N/A	N/A	N/A	
3.125	N/A	N/A	N/A	
3.250	N/A	N/A	N/A	
3.375	N/A	N/A	N/A	
3.500	N/A	N/A	N/A	
3.625	N/A	N/A	N/A	
3.750	N/A	N/A	N/A	
3.875	N/A	N/A	N/A	
4.000	N/A	N/A	N/A	

15 Yr. Fixed				
Rate	30 Day	45 Day	60 Day	
1.375	N/A	N/A	N/A	
1.500	N/A	N/A	N/A	
1.625	N/A	N/A	N/A	
1.750	N/A	N/A	N/A	
1.875	N/A	N/A	N/A	
2.000	N/A	N/A	N/A	
2.125	N/A	N/A	N/A	
2.250	N/A	N/A	N/A	
2.375	N/A	N/A	N/A	
2.500	N/A	N/A	N/A	
2.625	N/A	N/A	N/A	
2.750	N/A	N/A	N/A	
2.875	N/A	N/A	N/A	
3.000	N/A	N/A	N/A	
3.125	N/A	N/A	N/A	
3.250	N/A	N/A	N/A	
3.375	N/A	N/A	N/A	
3.500	N/A	N/A	N/A	
3.625	N/A	N/A	N/A	
3.750	N/A	N/A	N/A	

30 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.375	N/A	N/A	N/A	
2.500	N/A	N/A	N/A	
2.625	N/A	N/A	N/A	
2.750	N/A	N/A	N/A	
2.875	N/A	N/A	N/A	
3.000	N/A	N/A	N/A	
3.125	N/A	N/A	N/A	
3.250	N/A	N/A	N/A	
3.375	N/A	N/A	N/A	
3.500	N/A	N/A	N/A	
3.625	N/A	N/A	N/A	
3.750	N/A	N/A	N/A	
3.875	N/A	N/A	N/A	

20 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.375	N/A	N/A	N/A	
2.500	N/A	N/A	N/A	
2.625	N/A	N/A	N/A	
2.750	N/A	N/A	N/A	
2.875	N/A	N/A	N/A	
3.000	N/A	N/A	N/A	
3.125	N/A	N/A	N/A	
3.250	N/A	N/A	N/A	
3.375	N/A	N/A	N/A	
3.500	N/A	N/A	N/A	
3.625	N/A	N/A	N/A	
3.750	N/A	N/A	N/A	
3.875	N/A	N/A	N/A	

15 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.000	N/A	N/A	N/A	
2.125	N/A	N/A	N/A	
2.250	N/A	N/A	N/A	
2.375	N/A	N/A	N/A	
2.500	N/A	N/A	N/A	
2.625	N/A	N/A	N/A	
2.750	N/A	N/A	N/A	
2.875	N/A	N/A	N/A	
3.000	N/A	N/A	N/A	
3.125	N/A	N/A	N/A	
3.250	N/A	N/A	N/A	
3.375	N/A	N/A	N/A	
3.500	N/A	N/A	N/A	

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	
720 – 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	
700 – 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	
680 – 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	

Product Features								
Product Feature ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	
Manufactured Home^	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	
Escrow Waiver**	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	N/A	

^Does not apply to MH Advantage products

** Escrow Waiver allowed between 80.01% - 89.99% LTV for CA properties only. Standard price adjustment of (0.125) will apply.

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Conventional OTC	-1.000
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to HB	0.125

Lock Desk Policy

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

Flood Certification = \$10.00

*UW Fee with option to buy out = \$895 / \$495 for streamline

^IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee

FHA ID# - 1358600006

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

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

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



AFR Loan Center
Lockdesk e-mail: Lockdesk@afwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 12/17/2020
45 Day Lock Exp.: 1/1/2021
60 Day Lock Exp.: 1/18/2021

W. Rate Sheet Dated: 11/17/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FHLMC																																			
30/25 Year						30/25 Year 105-125						30/25 Year >125						30/25 Year SC						30/25 Year SC 105-125											
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day				
2.750	100.645	100.645	100.432	3.375	101.547	101.547	101.347	3.375	101.547	101.547	101.347	2.500	100.030	100.030	99.826	3.375	101.040	101.040	100.840	2.990	101.810	101.810	101.610	3.625	102.120	102.120	102.020	2.750	100.166	100.166	99.953	3.625	101.713	101.713	101.513
3.000	101.910	101.910	101.710	3.750	101.410	101.410	101.210	3.750	101.410	101.410	101.210	2.875	100.844	100.844	100.644	3.750	100.310	100.310	100.110	3.125	102.247	102.247	102.047	3.875	101.762	101.762	101.562	3.875	101.331	101.331	101.131	3.875	100.662	100.662	100.462
3.250	101.743	101.743	101.543	3.990	102.055	102.055	101.855	3.990	102.055	102.055	101.855	3.000	101.431	101.431	101.231	3.990	100.955	100.955	100.755	3.375	102.297	102.297	102.097	4.000	102.155	102.155	101.955	4.000	101.768	101.768	101.568	4.000	101.055	101.055	100.855
3.500	102.727	102.727	102.527	4.125	102.305	102.305	102.105	4.125	102.305	102.305	102.105	3.250	101.236	101.236	101.036	4.125	101.205	101.205	101.005	3.625	102.970	102.970	102.770	4.250	102.709	102.709	102.509	4.250	101.790	101.790	101.590	4.250	100.984	100.984	100.784
3.750	102.160	102.160	101.960	4.375	102.948	102.948	102.748	4.375	102.948	102.948	102.748	3.500	102.220	102.220	102.020	4.375	101.223	101.223	101.023	3.875	102.512	102.512	102.312	4.500	103.161	103.161	102.961	4.500	102.463	102.463	102.263	4.500	101.436	101.436	101.236
3.990	102.680	102.680	102.480	4.625	103.262	103.262	103.062	4.625	103.262	103.262	103.062	3.750	101.060	101.060	100.860	4.625	101.537	101.537	101.337	4.000	102.780	102.780	102.580	4.750	103.595	103.595	103.395	4.750	101.412	101.412	101.212	4.750	100.745	100.745	100.545
4.125	102.930	102.930	102.730	4.875	103.817	103.817	103.617	4.875	103.817	103.817	103.617	3.990	101.580	101.580	101.380	4.875	100.967	100.967	100.767	4.250	103.344	102.930	102.730	4.990	104.051	104.051	103.851	4.990	101.680	101.680	101.480	4.990	101.201	101.201	101.001
4.250	103.334	103.334	103.134	4.990	104.051	104.051	103.851	4.990	104.051	104.051	103.851	4.125	101.830	101.830	101.630	5.000	101.301	101.301	101.101	4.500	103.786	103.334	103.134	5.125	104.386	104.386	104.186	5.125	101.609	101.609	101.409	5.125	101.386	101.386	101.186
4.375	103.573	103.573	103.373	5.000	104.151	104.151	103.951	5.000	104.151	104.151	103.951	4.250	101.830	101.830	101.630	5.000	101.301	101.301	101.101	4.625	103.887	103.573	103.373	5.250	104.364	104.364	104.164	5.250	101.848	101.848	101.648	5.250	101.214	101.214	101.014
4.500	103.786	103.786	103.586	5.125	104.386	104.386	104.186	5.125	104.386	104.386	104.186	4.375	101.848	101.848	101.648	5.250	101.214	101.214	101.014	4.750	104.220	103.887	103.687	5.375	105.045	105.045	104.845	5.375	102.061	102.061	101.861	5.375	101.745	101.745	101.545
4.625	103.887	103.887	103.687	5.250	104.364	104.364	104.164	5.250	104.364	104.364	104.164	4.500	101.848	101.848	101.648	5.250	101.214	101.214	101.014	4.990	104.220	103.887	103.687	5.375	105.045	105.045	104.845	5.375	102.061	102.061	101.861	5.375	101.745	101.745	101.545
4.750	104.220	104.220	104.020	5.375	105.045	105.045	104.845	5.375	105.045	105.045	104.845	4.625	101.848	101.848	101.648	5.250	101.214	101.214	101.014	5.000	104.220	103.887	103.687	5.375	105.045	105.045	104.845	5.375	102.061	102.061	101.861	5.375	101.745	101.745	101.545
20 Year																																			
30/25 Year SC >125						20 Year						20 Year 105-125						20 Year >125						15 Year											
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day				
3.375	101.040	101.040	100.840	2.750	100.719	100.719	100.490	3.375	102.935	102.935	102.735	3.375	102.935	102.935	102.735	2.750	100.619	100.619	100.419	3.500	101.470	101.470	101.270	2.875	101.317	101.317	101.117	3.500	103.311	103.311	103.111	2.875	101.918	101.918	101.718
3.625	101.713	101.713	101.513	2.990	101.742	101.742	101.536	3.625	103.578	103.578	103.378	3.625	103.578	103.578	103.378	2.990	102.126	102.126	101.926	3.750	103.010	103.010	102.810	3.000	101.842	101.842	101.642	3.750	103.364	103.364	103.164	3.000	102.226	102.226	102.026
3.875	100.662	100.662	100.462	3.125	102.213	102.213	102.013	3.875	103.790	103.790	103.590	3.875	103.790	103.790	103.590	3.125	101.562	101.562	101.362	3.990	100.955	100.955	100.755	3.250	101.911	101.911	101.711	3.990	104.040	104.040	103.840	3.250	101.795	101.795	101.595
4.000	101.055	101.055	100.855	3.375	102.435	102.435	102.235	4.000	104.140	104.140	103.940	4.000	104.140	104.140	103.940	3.375	102.082	102.082	101.882	4.125	101.205	101.205	101.005	3.500	102.811	102.811	102.611	4.125	104.303	104.303	104.103	3.500	102.276	102.276	102.076
4.250	100.984	100.984	100.784	3.625	103.078	103.078	102.878	4.250	104.467	104.467	104.267	4.250	104.467	104.467	104.267	3.625	102.426	102.426	102.226	4.375	101.223	101.223	101.023	3.750	102.864	102.864	102.664	4.375	104.661	104.661	104.461	3.750	102.724	102.724	102.524
4.500	101.436	101.436	101.236	3.875	103.290	103.290	103.090	4.500	105.199	105.199	104.999	4.500	105.199	105.199	104.999	3.875	102.866	102.866	102.666	4.625	101.537	101.537	101.337	3.990	103.540	103.540	103.340	4.625	105.326	105.326	105.126	3.990	103.078	103.078	102.878
4.750	100.745	100.745	100.545	4.000	103.640	103.640	103.440	4.750	105.793	105.793	105.593	4.750	105.793	105.793	105.593	4.000	103.178	103.178	102.978	4.875	100.967	100.967	100.767	4.125	103.803	103.803	103.603	4.875	106.044	106.044	105.844	4.125	103.286	103.286	103.086
4.990	101.201	101.201	101.001	4.250	103.967	103.967	103.767	4.990	106.239	106.239	106.039	4.990	106.239	106.239	106.039	4.250	103.480	103.480	103.280	5.000	101.301	101.301	101.101	4.375	104.161	104.161	103.961	5.000	106.339	106.339	106.139	4.375	103.685	103.685	103.485
5.125	101.386	101.386	101.186	4.500	104.324	104.324	104.124	5.125	106.619	106.619	106.419	5.125	106.619	106.619	106.419	4.500	103.826	103.826	103.626	5.250	101.214	101.214	101.014	4.625	104.451	104.451	104.251	5.250	106.337	106.337	106.137	4.625	103.116	103.116	102.916
5.375	101.745	101.745	101.545	4.750	104.918	104.918	104.718	5.375	105.295	105.295	105.095	5.375	105.295	105.295	105.095	4.750	103.212	103.212	103.012	5.375	101.745	101.745	101.545	4.750	104.918	104.918	104.718	5.375	105.295	105.295	105.095	4.750	103.212	103.212	103.012
15 Year																																			
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	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day				
2.750	103.619	103.619	103.419	2.750	103.869	103.869	103.669	2.750	101.875	101.875	101.675	2.750	103.875	103.875	103.675	2.750	104.125	104.125	103.925	2.875	102.043	102.043	101.843	2.875	102.043	10									



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.:

12/17/2020

45 Day Lock Exp.:

1/1/2021

60 Day Lock Exp.:

1/18/2021

W. Rate Sheet Dated: 11/17/2020

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
2.750	100.645	100.645	100.432	2.750	100.719	100.719	100.490	2.750	101.619	101.619	101.419	2.500	98.680	98.680	98.476	2.750	100.575	100.575	100.375
2.875	101.323	101.323	101.123	2.875	101.317	101.317	101.099	2.875	101.918	101.918	101.718	2.625	99.196	99.196	98.996	2.875	100.874	100.874	100.674
2.990	101.810	101.810	101.610	2.990	101.742	101.742	101.536	2.990	102.126	102.126	101.926	2.750	98.816	98.816	98.603	2.990	101.082	101.082	100.882
3.000	101.910	101.910	101.710	3.000	101.842	101.842	101.636	3.000	102.226	102.226	102.026	2.875	99.494	99.494	99.294	3.000	101.182	101.182	100.982
3.125	102.247	102.247	102.047	3.125	102.213	102.213	102.013	3.125	101.562	101.562	101.362	2.990	99.981	99.981	99.781	3.125	100.205	100.205	100.005
3.250	101.743	101.743	101.543	3.250	101.911	101.911	101.711	3.250	101.795	101.795	101.595	3.000	100.081	100.081	99.881	3.250	100.438	100.438	100.238
3.375	102.297	102.297	102.097	3.375	102.435	102.435	102.235	3.375	102.082	102.082	101.882	3.125	100.418	100.418	100.218	3.375	100.725	100.725	100.525
3.500	102.727	102.727	102.527	3.500	102.811	102.811	102.611	3.500	102.276	102.276	102.076	3.250	99.886	99.886	99.686	3.500	100.919	100.919	100.719
3.625	102.970	102.970	102.770	3.625	103.078	103.078	102.878	3.625	102.426	102.426	102.226	3.375	100.440	100.440	100.240	3.625	100.601	100.601	100.401
3.750	102.160	102.160	101.960	3.750	102.864	102.864	102.664	3.750	102.724	102.724	102.524	3.500	100.870	100.870	100.670	3.750	100.899	100.899	100.699
3.875	102.512	102.512	102.312	3.875	103.290	103.290	103.090	3.875	102.866	102.866	102.666	3.625	101.113	101.113	100.913	3.875	101.041	101.041	100.841
3.990	102.680	102.680	102.480	3.990	103.540	103.540	103.340	3.990	103.078	103.078	102.878	3.750	99.710	99.710	99.510	3.990	101.253	101.253	101.053
4.000	102.780	102.780	102.580	4.000	103.640	103.640	103.440	4.000	103.178	103.178	102.978	3.875	100.062	100.062	99.862	4.000	101.353	101.353	101.153
4.125	102.930	102.930	102.730	4.125	103.803	103.803	103.603	4.125	103.286	103.286	103.086	3.990	100.230	100.230	100.030	4.125	101.023	101.023	100.823
4.250	103.334	103.334	103.134	4.250	103.967	103.967	103.767	4.250	103.480	103.480	103.280	4.000	100.330	100.330	100.130	4.250	101.217	101.217	101.017
4.375	103.573	103.573	103.373	4.375	104.161	104.161	103.961	4.375	103.685	103.685	103.485	4.125	100.480	100.480	100.280	4.375	101.422	101.422	101.222
4.500	103.786	103.786	103.586	4.500	104.324	104.324	104.124	4.500	103.826	103.826	103.626	4.250	100.259	100.259	100.059	4.500	101.563	101.563	101.363
4.625	103.887	103.887	103.687	4.625	104.451	104.451	104.251	4.625	103.116	103.116	102.916	4.375	100.498	100.498	100.298	4.625	98.822	98.822	98.622
4.750	104.220	104.220	103.891	4.750	104.918	104.918	104.658	4.750	103.212	103.212	103.012	4.500	100.711	100.711	100.511	4.750	100.146	100.146	99.946

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	
660 - 679	-0.250	-1.250	-2.500	-3.000	-3.000	-2.500	-2.500	-2.500	
640 - 659	-0.750	-1.500	-3.000	-3.250	-3.500	-3.000	-3.000	-3.000	
620 - 639	-0.750	-1.750	-3.250	-3.250	-3.500	-3.500	-3.500	-3.750	
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750	

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

HP LLPA Cap			
FICO ↓ \ LTV →	≤80%	>80%	
≥ 680	1.500	0.000	
< 680	1.500	1.500	
Excluded from Cap: State, Loan Size, LPMI, UW Fee Buyout			

Product Features									
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	> 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

12/17/2020

45 Day Lock Exp.:

1/1/2021

60 Day Lock Exp.:

1/18/2021

W. Rate Sheet Dated: 11/17/2020

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	N/A	N/A	N/A	
3.500	N/A	N/A	N/A	
3.625	N/A	N/A	N/A	
3.750	N/A	N/A	N/A	
3.875	N/A	N/A	N/A	
4.000	N/A	N/A	N/A	
4.125	N/A	N/A	N/A	
4.250	N/A	N/A	N/A	
4.375	N/A	N/A	N/A	
4.500	N/A	N/A	N/A	
4.625	N/A	N/A	N/A	
4.750	N/A	N/A	N/A	
4.875	N/A	N/A	N/A	

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

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

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

¹Full Am. ²ARMs Only
Locks that expire on a weekend or holiday will be extended to the next business day at .0125/day upon lock.

Lock Desk Policy

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

Flood Certification = \$10.00 *UW Fee with option to buy out = \$895 / \$495 for streamline ¹IA, 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)