



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.: 12/18/2019

45 Day Lock Exp.: 1/2/2020

60 Day Lock Exp.: 1/17/2020

W. Rate Sheet Dated: 11/18/2019

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	102.115	101.965	101.815	3.250	101.466	101.316	101.166	2.375	97.038	96.888	96.738	3.125	99.781	99.631	99.481
3.375	102.659	102.509	102.359	3.375	101.913	101.763	101.613	2.500	97.530	97.380	97.230	3.250	99.930	99.780	99.630
3.500	103.199	103.049	102.899	3.500	102.330	102.180	102.030	2.625	98.016	97.866	97.716	3.375	100.298	100.148	99.998
3.625	103.720	103.570	103.420	3.625	102.707	102.557	102.407	2.750	98.159	98.009	97.859	3.500	100.636	100.486	100.336
3.750	102.902	102.752	102.602	3.750	102.186	102.036	101.886	2.875	98.647	98.497	98.347	3.625	100.563	100.413	100.263
3.875	103.383	103.233	103.083	3.875	102.574	102.424	102.274	3.000	99.130	98.980	98.830	Margin = 2.250		Index = 1.570	
4.000	103.833	103.683	103.533	4.000	102.966	102.816	102.666	3.125	99.594	99.444	99.294				
4.125	104.244	104.094	103.944	4.125	103.310	103.160	103.010	3.250	101.055	100.905	100.755				
4.375	103.622	103.481	103.381	4.375	102.821	102.680	102.580	3.375	101.479	101.329	101.179				
4.500	104.047	103.907	103.807	4.500	103.154	103.013	102.913	3.500	101.874	101.724	101.574				
4.625	104.425	104.284	104.184	4.625	103.225	103.085	102.985	3.625	102.229	102.079	101.929				
4.750	104.550	104.450	104.350	4.750	103.064	102.964	102.864	3.750	102.556	102.406	102.256				
4.875	104.129	104.029	103.929	4.875	103.369	103.269	103.169	3.875	102.921	102.771	102.621				
5.000	104.490	104.390	104.290	5.000	103.644	103.544	103.444	4.000	103.291	103.141	102.991				
5.125	104.544	104.444	104.344	5.125	103.885	103.785	103.685	4.125	103.612	103.462	103.312				
5.375	104.907	104.807	104.707	5.375	104.294	104.194	104.094	4.250	103.192	103.042	102.892				
5.500	105.205	105.105	105.005	5.500	104.569	104.469	104.369	4.375	103.503	103.353	103.203				
5.625	105.469	105.369	105.269	5.625	104.810	104.710	104.610	4.500	103.817	103.667	103.517				
6.250	106.000	105.850	105.700	6.250	105.597	105.447	105.297	4.625	103.882	103.732	103.582				

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	100.965	100.815	100.665	3.250	100.466	100.316	100.166	2.375	96.038	95.888	95.738	3.125	98.781	98.631	98.481
3.375	101.509	101.359	101.209	3.375	100.913	100.763	100.613	2.500	96.530	96.380	96.230	3.250	98.930	98.780	98.630
3.500	102.049	101.899	101.749	3.500	101.330	101.180	101.030	2.625	97.016	96.866	96.716	3.375	99.298	99.148	98.998
3.625	102.570	102.420	102.270	3.625	101.707	101.557	101.407	2.750	97.159	97.009	96.859	3.500	99.636	99.486	99.336
3.750	101.752	101.602	101.452	3.750	101.186	101.036	100.886	2.875	97.647	97.497	97.347	3.625	99.563	99.413	99.263
3.875	102.233	102.083	101.933	3.875	101.574	101.424	101.274	3.000	98.130	97.980	97.830	Margin = 2.250		Index = 1.570	
4.000	102.683	102.533	102.383	4.000	101.966	101.816	101.666	3.125	98.594	98.444	98.294	30 Year OTC			
4.125	103.094	102.944	102.794	4.125	102.310	102.160	102.010	3.250	100.055	99.905	99.755	Rate	30 Day	45 Day	60 Day
4.375	102.472	102.331	102.231	4.375	101.821	101.680	101.580	3.375	100.479	100.329	100.179	3.875	101.833	101.583	101.333
4.500	102.897	102.757	102.657	4.500	102.154	102.013	101.913	3.500	100.874	100.724	100.574	4.000	102.283	102.033	101.783
4.625	103.275	103.134	103.034	4.625	102.225	102.085	101.985	3.625	101.229	101.079	100.929	4.125	102.694	102.444	102.194
4.750	103.400	103.300	103.200	4.750	102.064	101.964	101.864	3.750	101.556	101.406	101.256	4.375	102.072	101.822	101.572
4.875	102.979	102.879	102.779	4.875	102.369	102.269	102.169	3.875	101.921	101.771	101.621	4.500	102.497	102.247	101.997
5.000	103.340	103.240	103.140	5.000	102.644	102.544	102.444	4.000	102.291	102.141	101.991	4.625	102.875	102.625	102.375
5.125	103.394	103.294	103.194	5.125	102.885	102.785	102.685	4.125	102.612	102.462	102.312	4.875	102.579	102.329	102.079
5.375	103.757	103.657	103.557	5.375	103.294	103.194	103.094	4.250	102.192	102.042	101.892	5.000	102.940	102.690	102.440
5.500	104.055	103.955	103.855	5.500	103.569	103.469	103.369	4.375	102.503	102.353	102.203	5.125	102.994	102.744	102.494
5.625	104.319	104.219	104.119	5.625	103.810	103.710	103.610	4.500	102.817	102.667	102.517	5.500	103.655	103.405	103.155
6.250	105.107	104.957	104.807	6.250	104.597	104.447	104.297	4.625	102.882	102.732	102.582	5.625	103.919	103.669	103.419

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				-2.250	-2.250

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	99.083	98.833	98.583	6.250	100.000	99.750	99.500
4.125	101.294	101.044	100.794	6.250	102.750	102.500	102.250	4.000	99.533	99.283	99.033				
4.250	101.419	101.169	100.919					4.125	99.944	99.694	99.444				
4.375	100.672	100.422	100.172					4.375	99.322	99.072	98.822				
4.500	101.097	100.847	100.597					4.500	99.747	99.497	99.247				
4.625	101.475	101.225	100.975					4.625	100.125	99.875	99.625				
5.000	101.540	101.290	101.040					4.875	99.829	99.579	99.329				
5.125	101.594	101.344	101.094					5.000	100.190	99.940	99.690				
5.250	101.747	101.497	101.247					5.125	100.244	99.994	99.744				
Borrower Paid Comp Only				Lender Paid Only "Price Cap 100.000 after comp plan"				5.500	100.905	100.655	100.405				
								5.625	101.169	100.919	100.669				

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)



AFR Loan Center

Lockdesk e-mail:

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1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

12/18/2019

45 Day Lock Exp.:

1/2/2020

60 Day Lock Exp.:

1/17/2020

W. Rate Sheet Dated: 11/18/2019

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	100.590	100.440	100.290	3.250	100.371	100.221	100.071	2.375	94.318	94.168	94.018	3.125	98.891	98.741	98.591
3.375	101.134	100.984	100.834	3.375	100.818	100.668	100.518	2.500	94.810	94.660	94.510	3.250	99.415	99.265	99.115
3.500	101.674	101.524	101.374	3.500	101.235	101.085	100.935	2.625	95.296	95.146	94.996	3.375	99.783	99.633	99.483
3.625	102.195	102.045	101.895	3.625	101.612	101.462	101.312	2.750	96.689	96.539	96.389	3.500	100.121	99.971	99.821
3.750	101.315	101.165	101.015	3.750	101.029	100.879	100.729	2.875	97.177	97.027	96.877	3.625	100.048	99.898	99.748
3.875	101.795	101.645	101.495	3.875	101.417	101.267	101.117	3.000	97.660	97.510	97.360	Margin = 2.250		Index = 1.570	
4.000	102.246	102.096	101.946	4.000	101.808	101.658	101.508	3.125	98.124	97.974	97.824				
4.125	102.657	102.507	102.357	4.125	102.153	102.003	101.853	3.250	99.960	99.810	99.660				
4.375	102.347	102.206	102.106	4.375	101.976	101.835	101.735	3.375	100.384	100.234	100.084				
4.500	102.772	102.632	102.532	4.500	102.309	102.168	102.068	3.500	100.779	100.629	100.479				
4.625	103.150	103.009	102.909	4.625	102.380	102.240	102.140	3.625	101.134	100.984	100.834				
4.750	103.025	102.925	102.825	4.750	101.969	101.869	101.769	3.750	101.399	101.249	101.099				
4.875	102.604	102.504	102.404	4.875	102.274	102.174	102.074	3.875	101.764	101.614	101.464				
5.000	102.965	102.865	102.765	5.000	102.549	102.449	102.349	4.000	102.133	101.983	101.833				
5.125	103.019	102.919	102.819	5.125	102.790	102.690	102.590	4.125	102.455	102.305	102.155				
5.375	103.069	102.969	102.869	5.375	102.887	102.787	102.687	4.250	102.347	102.197	102.047				
5.500	103.367	103.267	103.167	5.500	103.161	103.061	102.961	4.375	102.658	102.508	102.358				
5.625	103.632	103.532	103.432	5.625	103.402	103.302	103.202	4.500	102.972	102.822	102.672				
6.250	103.107	102.957	102.807	6.250	102.877	102.727	102.577	4.625	103.037	102.887	102.737				

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	99.440	99.290	99.140	3.250	98.941	98.791	98.641	2.375	94.638	94.488	94.338	3.125	96.881	96.731	96.581
3.375	99.984	99.834	99.684	3.375	99.388	99.238	99.088	2.500	95.130	94.980	94.830	3.250	97.405	97.255	97.105
3.500	100.524	100.374	100.224	3.500	99.805	99.655	99.505	2.625	95.616	95.466	95.316	3.375	97.773	97.623	97.473
3.625	101.045	100.895	100.745	3.625	100.182	100.032	99.882	2.750	96.603	96.453	96.303	3.500	98.111	97.961	97.811
3.750	100.165	100.015	99.865	3.750	99.599	99.449	99.299	2.875	97.091	96.941	96.791	3.625	98.038	97.888	97.738
3.875	100.645	100.495	100.345	3.875	99.987	99.837	99.687	3.000	97.573	97.423	97.273	Margin = 2.250		Index = 1.570	
4.000	101.096	100.946	100.796	4.000	100.378	100.228	100.078	3.125	98.038	97.888	97.738	30 Year OTC			
4.125	101.507	101.357	101.207	4.125	100.723	100.573	100.423	3.250	99.218	99.068	98.918	Rate	30 Day	45 Day	60 Day
4.375	101.197	101.056	100.956	4.375	100.546	100.405	100.305	3.375	99.642	99.492	99.342	3.875	100.245	99.995	99.745
4.500	101.622	101.482	101.382	4.500	100.879	100.738	100.638	3.500	100.036	99.886	99.736	4.000	100.696	100.446	100.196
4.625	102.000	101.859	101.759	4.625	100.950	100.810	100.710	3.625	100.391	100.241	100.091	4.125	101.107	100.857	100.607
4.750	101.875	101.775	101.675	4.750	100.539	100.439	100.339	3.750	100.148	99.998	99.848	4.375	100.797	100.547	100.297
4.875	101.454	101.354	101.254	4.875	100.844	100.744	100.644	3.875	100.514	100.364	100.214	4.500	101.222	100.972	100.722
5.000	101.815	101.715	101.615	5.000	101.119	101.019	100.919	4.000	100.883	100.733	100.583	4.625	101.600	101.350	101.100
5.125	101.869	101.769	101.669	5.125	101.360	101.260	101.160	4.125	101.205	101.055	100.905	4.875	101.054	100.804	100.554
5.375	101.919	101.819	101.719	5.375	101.457	101.357	101.257	4.250	100.542	100.392	100.242	5.000	101.415	101.165	100.915
5.500	102.217	102.117	102.017	5.500	101.731	101.631	101.531	4.375	100.853	100.703	100.553	5.125	101.469	101.219	100.969
5.625	102.482	102.382	102.282	5.625	101.972	101.872	101.772	4.500	101.167	101.017	100.867	5.500	101.817	101.567	101.317
6.250	101.957	101.807	101.657	6.250	101.447	101.297	101.147	4.625	101.232	101.082	100.932	5.625	102.082	101.832	101.582

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	-2.250	-2.250

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	97.495	97.245	96.995	6.250	N/A	N/A	N/A
4.125	99.357	99.107	98.857	6.250	99.250	99.000	98.750	4.000	97.946	97.696	97.446				
4.250	99.794	99.544	99.294					4.125	98.357	98.107	97.857				
4.375	99.047	98.797	98.547					4.375	98.047	97.797	97.547				
4.500	99.472	99.222	98.972					4.500	98.472	98.222	97.972				
4.625	99.850	99.600	99.350					4.625	98.850	98.600	98.350				
5.000	99.665	99.415	99.165					4.875	98.304	98.054	97.804				
5.125	99.719	99.469	99.219					5.000	98.665	98.415	98.165				
5.250	99.560	99.310	99.060					5.125	98.719	98.469	98.219				
Borrower Paid Comp Only				Lender Paid Only "Price Cap 100.000 after comp plan"				5.500	99.067	98.817	98.567				
								5.625	99.332	99.082	98.832				

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)	

W. Rate Sheet Dated: 11/18/2019

Release Time: 10:00 am ET

Prices are subject to change without notice.

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	98.942	98.842	98.742	2.875	N/A	N/A	N/A	2.750	N/A	N/A	N/A	4.000	101.909	101.809	101.709	3.750	100.793	100.693	100.593
3.375	99.505	99.405	99.305	2.995	95.366	95.266	95.166	2.875	N/A	N/A	N/A	4.125	102.034	101.934	101.834	3.875	101.358	101.258	101.158
3.500	99.894	99.794	99.694	3.000	95.466	95.366	95.266	2.990	95.046	94.946	94.846	4.250	102.014	101.914	101.814	3.990	101.760	101.660	101.560
3.625	100.470	100.370	100.270	3.125	96.702	96.602	96.502	3.000	95.146	95.046	94.946	4.375	102.417	102.317	102.217	4.000	101.860	101.760	101.660
3.750	101.332	101.232	101.132	3.250	97.792	97.692	97.592	3.125	96.449	96.349	96.249	4.500	102.760	102.660	102.560	4.125	102.034	101.934	101.834
3.875	101.763	101.663	101.563	3.375	98.425	98.325	98.225	3.250	97.600	97.500	97.400	4.625	102.730	102.630	102.530	4.250	102.014	101.914	101.814
3.990	102.080	101.980	101.880	3.500	99.002	98.902	98.802	3.375	98.237	98.137	98.037	4.750	102.403	102.303	102.203	4.375	102.417	102.317	102.217
4.000	102.180	102.080	101.980	3.625	100.142	100.042	99.942	3.500	98.877	98.777	98.677	4.875	102.800	102.700	102.600	4.500	102.760	102.660	102.560
4.125	102.275	102.175	102.075	3.750	101.184	101.084	100.984	3.625	100.078	99.978	99.878	4.990	103.080	102.980	102.880	4.625	102.730	102.630	102.530
4.250	102.766	102.666	102.566	3.875	101.670	101.570	101.470	3.750	101.179	101.079	100.979	5.000	103.180	103.080	102.980	4.750	102.403	102.303	102.203
4.375	103.048	102.948	102.848	3.990	102.031	101.931	101.831	3.875	101.670	101.570	101.470	5.125	103.358	103.258	103.158	4.875	102.800	102.700	102.600
4.500	103.345	103.245	103.145	4.000	102.131	102.031	101.931	3.990	102.031	101.931	101.831	5.250	103.153	103.051	102.953	4.990	103.080	102.980	102.880
4.625	103.317	103.217	103.117	4.125	102.678	102.578	102.478	4.000	102.131	102.031	101.931	5.375	103.522	103.415	103.322	5.000	103.180	103.080	102.980
4.750	103.970	103.870	103.770	4.250	103.560	103.460	103.360	4.125	102.385	102.285	102.185	5.500	103.857	103.746	103.657	5.125	103.358	103.258	103.158
4.875	104.275	104.175	104.075	4.375	103.939	103.839	103.739	4.250	103.274	103.174	103.074	5.625	104.051	103.936	103.851	5.250	103.153	103.051	102.953
4.990	104.436	104.336	104.236	4.500	104.270	104.170	104.070	4.375	103.658	103.558	103.458	5.750	103.888	103.769	103.688	5.375	103.522	103.415	103.322
5.000	104.536	104.436	104.336	4.625	104.351	104.251	104.151	4.500	103.988	103.888	103.788	5.875	104.265	104.162	104.065	5.500	N/A	N/A	N/A
5.125	104.766	104.662	104.566	4.750	104.930	104.830	104.730	4.625	104.198	104.098	103.998	5.990	104.541	104.413	104.341	5.625	N/A	N/A	N/A
5.250	105.141	105.033	104.941	4.875	105.277	105.177	105.077	4.750	105.083	104.983	104.883	6.000	104.641	104.513	104.441	5.750	103.888	103.769	103.688

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	97.950	97.850	97.750	3.250	99.630	99.530	99.430	3.625	100.213	100.113	100.013	3.625	100.007	99.807	99.807	3.125	100.705	100.605	100.505
3.500	98.739	98.639	98.539	3.375	99.988	99.888	99.788	3.750	101.159	101.059	100.959	3.750	101.003	100.803	100.803	3.250	100.987	100.887	100.787
3.625	99.839	99.739	99.639	3.500	100.340	100.240	100.140	3.875	101.598	101.498	101.398	3.875	101.442	101.242	101.242	3.375	101.296	101.196	101.096
3.750	100.788	100.688	100.588	3.625	101.183	101.083	100.983	3.990	101.926	101.826	101.726	3.990	101.770	101.570	101.570	3.500	101.737	101.637	101.537
3.875	101.358	101.258	101.158	3.750	101.884	101.784	101.684	4.000	102.026	101.926	101.826	4.000	101.870	101.670	101.670	3.625	102.283	102.183	102.083
3.990	101.760	101.660	101.560	3.875	102.146	102.046	101.946	4.125	102.266	102.166	102.066	4.125	102.109	101.909	101.909	3.750	102.568	102.468	102.368
4.000	101.860	101.760	101.660	3.990	102.389	102.289	102.189	4.250	102.186	102.086	101.986	4.250	102.123	101.923	101.923	3.875	102.667	102.567	102.467
4.125	102.034	101.934	101.834	4.000	102.489	102.389	102.289	4.375	102.514	102.414	102.314	4.375	102.451	102.251	102.251	3.990	103.053	102.953	102.853
4.250	102.014	101.914	101.814	4.125	102.671	102.571	102.471	4.500	102.822	102.722	102.622	4.500	102.759	102.559	102.559	4.000	103.153	103.053	102.953
4.375	102.417	102.317	102.217	4.250	103.274	103.174	103.074	4.625	102.915	102.815	102.715	4.625	102.853	102.653	102.653	4.125	103.619	103.519	103.419
4.500	102.760	102.660	102.560	4.375	103.437	103.337	103.237	4.750	103.205	103.105	103.005	4.750	103.142	102.942	102.942	4.250	103.986	103.886	103.786
4.625	102.730	102.630	102.530	4.500	103.669	103.569	103.469	4.875	103.516	103.416	103.316	4.875	103.453	103.253	103.253	4.375	104.306	104.206	104.106
4.750	102.403	102.303	102.203	4.625	103.541	103.441	103.341	4.990	103.756	103.656	103.556	4.990	103.691	103.491	103.491	4.500	104.640	104.540	104.440
4.875	102.800	102.700	102.600	4.750	104.097	103.997	103.897	5.000	103.854	103.754	103.654	5.000	103.791	103.591	103.591	4.625	104.565	104.465	104.365
4.990	103.080	102.980	102.880	4.875	104.339	104.239	104.139	5.125	104.103	104.003	103.903	5.125	104.041	103.841	103.841	4.750	104.159	104.059	103.959
5.000	103.180	103.080	102.980	4.990	104.489	104.389	104.289	5.250	104.521	104.419	104.321	5.250	104.365	104.165	104.165	4.875	104.302	104.190	104.102
5.125	103.358	103.258	103.158	5.000	104.589	104.489	104.389	5.375	104.675	104.568	104.475	5.375	104.519	104.319	104.319	4.990	104.284	104.166	104.084
5.250	103.153	103.051	102.953	5.125	104.737	104.637	104.537	5.500	104.850	104.739	104.650	5.500	104.687	104.487	104.487	5.000	104.384	104.266	104.184
5.375	97.735	97.635	97.535	5.250	105.265	105.163	105.065	5.625	105.602	105.487	105.402	5.625	105.349	105.149	105.149	5.125	104.471	104.346	104.271

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	99.622	99.522	99.422	3.125	99.560	99.360	99.360	3.125	100.423	100.223	100.223	3.125	99.340	99.140	99.140	3.125	99.278	99.078	99.078	3.125	100.857	100.657	100.657
3.250	99.934	99.834	99.734	3.250	99.871	99.671	99.671	3.250	100.701	100.501	100.501	3.250	99.648	99.448	99.448	3.250	99.585	99.385	99.385	3.250	101.124	100.924	100.924
3.375	100.275	100.175	100.075	3.375	100.212	100.012	100.012	3.375	101.060	100.860	100.860	3.375	100.039	99.839	99.839	3.375	99.976	99.776	99.776	3.375	101.431	101.231	101.231
3.500	100.692	100.592	100.492	3.500	100.675	100.475	100.475	3.500	101.489	101.289	101.289	3.500	100.444	100.244	100.244	3.500	100.427	100.227	100.227	3.500	101.826	101.626	101.626
3.625	101.366	101.266	101.166	3.625	101.340	101.140	101.140	3.625	101.798	101.598	101.598	3.625	100.881	100.681	100.681	3.625	100.855	100.655	100.655	3.625	102.406	102.206	102.206
3.750	101.691	101.591	101.491	3.750	101.691	101.491	101.491	3.750	102.009	101.809	101.809	3.750	101.132	100.932	100.932	3.750	101.132	100.932	100.932	3.750	102.641	102.441	102.441
3.875	101.768	101.668	101.568	3.875	101.752	101.552	101.552	3.875	102.225	102.025	102.025	3.875	101.326	101.126	101.126	3.875	101.310	101.110	101.110	3.875	102.680	102.480	102.480
3.900	102.282	102.182	102.082	3.900	102.267	102.067	102.067	3.900	102.426	102.226	102.226	3.900	101.655	101.455	101.455	3.900	101.640	101.440	101.440	3.900	102.739	102.539	102.539
4.000	102.382	102.282	102.182	4.000	102.367	102.167	102.167	4.000	102.526	102.326	102.326	4.000	101.755	101.555	101.555	4.000	101.740	101.540	101.540	4.000	102.839	102.639	102.639
4.125	102.973	102.873	102.773	4.125	102.973	102.773	102.773	4.125	103.067	102.867	102.867	4.125	102.161	101.961	101.961	4.125	102.161	101.961	101.961	4.125	103.682	103.482	103.482
4.250	103.379	103.279	103.179	4.250	103.379	103.179	103.179	4.250	103.860	102.860	102.860	4.250	102.453	102.253	102.253	4.250	102.453	102.253	102.253	4.250	103.572	103.372	103.372
4.375	103.729	103.629	103.529	4.375	103.729	103.529	103.529	4.375	103.279	103.079	103.079	4.375	102.702	102.502	102.502	4.375	102.702	102.502	102.502	4.375	103.801	103.601	103.601
4.500	104.099	103.999	103.899	4.500	104.099	103.899	103.899	4.500	103.510	103.310	103.310	4.500	102.969	102.769	102.769	4.500	102.969	102.769	102.769	4.500	104.108	103.908	103.908
4.625	104.357	104.257	104.157	4.625	104.399	104.199	104.199	4.625	103.670	103.470	103.470	4.625	103.462	103.262	103.262	4.625	103.504	103.304	103.304	4.625	104.365	104.065	104.065
4.750	104.528	104.428	104.328	4.750	104.591	104.391	104.391	4.750	102.850	102.650	102.650	4.750	102.850	102.650	102.650	4.750	102.850	102.650	102.650	4.750	104.693	104.393	104.393
4.875	104.688	104.588	104.488	4.875	104.750	104.550	104.550	4.875	102.948	102.748	102.748	4.875	102.948	102.748	102.748	4.875	102.948	102.748	102.748	4.875	104.833	104.633	104.633
4.900	104.875	104.775	104.675	4.900	104.860	104.660	104.660	4.900	102.901	102.701	102.701	4.900	102.901	102.701	102.701	4.900	102.901	102.701	102.701	4.900	104.814	104.614	104.614
5.000	104.975	104.875	104.775	5.000	104.960	104.760	104.760	5.000	103.001	102.801	102.801	5.000	103.001	102.801	102.801	5.000	103.001	102.801	102.801	5.000	104.914	104.714	104.714
5.125	105.337	105.337	105.337	5.125	105.337	105.337	105.249	5.125	103.056	102.856	102.856	5.125	103.056	102.856	102.741	5.125	103.056	102.856	102.768	5.125	104.000	103.800	103.800

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
≥ 740	0.00%	-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 – 80.00%
> 740	-0.375	-0.625	-0.625	-0.875
720 – 739	-0.375	-1.000	-1.000	-1.125
700 – 719	-0.375	-1.000	-1.000	-1.125
680 – 699	-0.375	-1.125	-1.125	-1.750
660 – 679	-0.625	-1.125	-1.125	-1.875
640 – 659	-0.625	-1.625	-1.625	-2.625
620 – 639	-0.625	-1.625	-1.625	-3.125

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

Product Features									
Product Feature ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
Investment property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-0.250	-0.250
Manufactured*	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year**	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Ref	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/O Ref	-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 MH Advantage properties (identified by SFC 859 in conjunction with SFC 235).

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

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

HomeReady LLPA Caps*	
Product Feature	LLPA Caps
LTV > 80% and credit score ≥ 680	0.000
All other LTV & FICO combos	1.500

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

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

Mortgages with Subordinate Financing *			
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 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.			FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.			



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.: 12/18/2019
45 Day Lock Exp.: 1/2/2020
60 Day Lock Exp.: 1/17/2020

W. Rate Sheet Dated: 11/18/2019

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FHLMC																			
30/25 Year				30/25 Year 105-125				30/25 Year >125				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	99.337	99.237	99.137	3.375	99.699	99.599	99.499	3.375	99.699	99.599	99.499	4.000	101.986	101.886	101.786	4.000	101.611	101.511	101.411
3.375	99.949	99.849	99.749	3.500	100.062	99.962	99.862	3.500	100.062	99.962	99.862	4.125	102.038	101.938	101.838	4.125	101.663	101.563	101.463
3.500	100.312	100.212	100.112	3.625	100.693	100.593	100.493	3.625	100.693	100.593	100.493	4.250	102.404	102.304	102.204	4.250	102.029	101.929	101.829
3.625	100.943	100.843	100.743	3.750	101.474	101.374	101.274	3.750	101.474	101.374	101.274	4.375	102.673	102.573	102.473	4.375	102.298	102.198	102.098
3.750	101.724	101.624	101.524	3.875	101.871	101.771	101.671	3.875	101.871	101.771	101.671	4.500	102.954	102.854	102.754	4.500	102.329	102.229	102.129
3.875	102.121	102.021	101.921	3.990	102.094	101.994	101.894	3.990	102.094	101.994	101.894	4.625	102.970	102.870	102.770	4.625	102.345	102.245	102.145
3.990	102.469	102.369	102.269	4.000	102.194	102.094	101.994	4.000	102.194	102.094	101.994	4.750	102.757	102.657	102.557	4.750	102.132	102.032	101.932
4.000	102.569	102.469	102.369	4.125	102.246	102.146	102.046	4.125	102.246	102.146	102.046	4.875	103.063	102.963	102.863	4.875	102.438	102.338	102.238
4.125	102.621	102.521	102.421	4.250	102.678	102.578	102.478	4.250	102.678	102.578	102.478	4.990	103.214	103.114	103.014	4.990	102.214	102.114	102.014
4.250	103.053	102.953	102.853	4.375	102.947	102.847	102.747	4.375	102.947	102.847	102.747	5.000	103.314	103.214	103.114	5.000	102.314	102.214	102.114
4.375	103.322	103.222	103.122	4.500	102.978	102.878	102.778	4.500	102.978	102.878	102.778	5.125	103.629	103.529	103.429	5.125	102.629	102.529	102.429
4.500	103.603	103.503	103.403	4.625	102.994	102.894	102.794	4.625	102.994	102.894	102.794	5.250	102.909	102.809	102.709	5.250	101.909	101.809	101.709
4.625	103.619	103.519	103.419	4.750	103.282	103.182	103.082	4.750	103.282	103.182	103.082	5.375	102.271	102.160	102.071	5.375	102.271	102.160	102.071
4.750	103.907	103.807	103.707	4.875	103.588	103.488	103.388	4.875	103.588	103.488	103.388	5.500	102.537	102.426	102.337	5.500	102.537	102.426	102.337
4.875	104.213	104.113	104.013	4.990	103.364	103.264	103.164	4.990	103.364	103.264	103.164	5.625	103.125	103.014	102.925	5.625	103.125	103.014	102.925
4.990	104.364	104.264	104.164	5.000	103.464	103.364	103.264	5.000	103.464	103.364	103.264	5.750	103.446	103.335	103.246	5.750	103.446	103.335	103.246
5.000	104.464	104.364	104.264	5.125	103.779	103.679	103.579	5.125	103.779	103.679	103.579	5.875	103.535	103.424	103.335	5.875	103.535	103.424	103.335
5.125	104.779	104.679	104.579	5.250	104.182	104.082	103.982	5.250	104.182	104.082	103.982	5.990	103.446	103.335	103.246	5.990	103.446	103.335	103.246
5.250	105.182	105.082	104.982	5.375	103.386	103.275	103.186	5.375	103.386	103.275	103.186	6.000	103.546	103.435	103.346	6.000	103.546	103.435	103.346
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	101.611	101.511	101.411	3.375	100.455	100.355	100.255	3.375	100.455	100.355	100.255	3.375	100.455	100.355	100.255	3.375	101.582	101.482	101.382
4.125	101.663	101.563	101.463	3.500	101.053	100.953	100.853	3.500	101.053	100.953	100.853	3.500	101.053	100.953	100.853	3.500	101.938	101.838	101.738
4.250	102.029	101.929	101.829	3.625	101.761	101.661	101.561	3.625	101.761	101.661	101.561	3.625	101.761	101.661	101.561	3.625	102.179	102.079	101.979
4.375	102.298	102.198	102.098	3.750	102.103	102.003	101.903	3.750	102.103	102.003	101.903	3.750	102.103	102.003	101.903	3.750	102.671	102.571	102.471
4.500	102.329	102.229	102.129	3.875	102.352	102.252	102.152	3.875	102.352	102.252	102.152	3.875	102.352	102.252	102.152	3.875	102.825	102.725	102.625
4.625	102.345	102.245	102.145	3.990	102.618	102.518	102.418	3.990	102.618	102.518	102.418	3.990	102.618	102.518	102.418	3.990	103.156	103.056	102.956
4.750	102.132	102.032	101.932	4.000	102.718	102.618	102.518	4.000	102.718	102.618	102.518	4.000	102.718	102.618	102.518	4.000	103.256	103.156	103.056
4.875	102.438	102.338	102.238	4.125	102.941	102.841	102.741	4.125	102.941	102.841	102.741	4.125	102.941	102.841	102.741	4.125	103.504	103.404	103.304
4.990	102.214	102.114	102.014	4.250	103.445	103.345	103.245	4.250	103.445	103.345	103.245	4.250	103.445	103.345	103.245	4.250	103.964	103.864	103.764
5.000	103.314	103.214	103.114	4.375	103.622	103.522	103.422	4.375	103.622	103.522	103.422	4.375	103.622	103.522	103.422	4.375	104.312	104.212	104.112
5.125	102.629	102.529	102.429	4.500	103.875	103.775	103.675	4.500	103.875	103.775	103.675	4.500	103.875	103.775	103.675	4.500	104.524	104.424	104.324
5.250	101.909	101.809	101.709	4.625	103.934	103.834	103.734	4.625	103.934	103.834	103.734	4.625	103.934	103.834	103.734	4.625	103.935	103.835	103.735
5.375	102.271	102.160	102.071	4.750	104.178	104.078	103.978	4.750	104.178	104.078	103.978	4.750	104.178	104.078	103.978	4.750	104.263	104.163	104.063
5.500	102.537	102.426	102.337	4.875	104.504	104.404	104.304	4.875	104.504	104.404	104.304	4.875	104.504	104.404	104.304	4.875	104.526	104.426	104.326
5.625	103.125	103.014	102.925	4.990	104.755	104.655	104.555	4.990	104.755	104.655	104.555	4.990	104.755	104.655	104.555	4.990	104.717	104.617	104.517
5.750	103.446	103.335	103.246	5.000	104.855	104.755	104.655	5.000	104.855	104.755	104.655	5.000	104.855	104.755	104.655	5.000	104.817	104.717	104.617
5.875	103.535	103.424	103.335	5.125	105.404	105.304	105.204	5.125	105.404	105.304	105.204	5.125	105.404	105.304	105.204	5.125	104.712	104.612	104.512
5.990	103.446	103.335	103.246	5.250	104.940	104.840	104.740	5.250	104.940	104.840	104.740	5.250	104.940	104.840	104.740	5.250	104.808	104.708	104.608
6.000	103.546	103.435	103.346	5.375	105.189	105.089	104.989	5.375	105.189	105.089	104.989	5.375	105.189	105.089	104.989	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	101.582	101.482	101.382	3.375	101.582	101.482	101.382	3.375	100.819	100.719	100.619	3.375	100.819	100.719	100.619	3.375	100.819	100.719	100.619
3.500	101.938	101.838	101.738	3.500	101.938	101.838	101.738	3.500	101.175	101.075	100.975	3.500	101.175	101.075	100.975	3.500	101.175	101.075	100.975
3.625	102.179	102.079	101.979	3.625	102.179	102.079	101.979	3.625	100.921	100.821	100.721	3.625	100.921	100.821	100.721	3.625	100.921	100.821	100.721
3.750	102.671	102.571	102.471	3.750	102.671	102.571	102.471	3.750	101.413	101.313	101.213	3.750	101.413	101.313	101.213	3.750	101.413	101.313	101.213
3.875	102.825	102.725	102.625	3.875	102.825	102.725	102.625	3.875	101.567	101.467	101.367	3.875	101.567	101.467	101.367	3.875	101.567	101.467	101.367
3.990	103.156	103.056	102.956	3.990	103.156	103.056	102.956	3.990	101.898	101.798	101.698	3.990	101.898	101.798	101.698	3.990	101.898	101.798	101.698
4.000	103.256	103.156	103.056	4.000	103.256	103.156	103.056	4.000	101.998	101.898	101.798	4.000	101.998	101.898	101.798	4.000	101.998	101.898	101.798
4.125	103.504	103.404	103.304	4.125	103.504	103.404	103.304	4.125	101.738	101.638	101.538	4.125	101.738	101.638	101.538	4.125	101.738	101.638	101.538
4.250	103.964	103.864	103.764	4.250	103.964	103.864	103.764	4.250	102.198	102.098	101.998	4.250	102.198	102.098	101.998	4.250	102.198	102.098	101.998
4.375	104.187	104.087	103.987	4.375	104.187	104.087	103.987												



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.:

12/18/2019

45 Day Lock Exp.:

1/2/2020

60 Day Lock Exp.:

1/17/2020

W. Rate Sheet Dated: 11/18/2019

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	99.203	99.103	99.003	3.375	100.320	100.220	100.120	3.375	101.528	101.428	101.328	4.000	101.560	101.460	101.360	3.375	100.371	100.271	100.171
3.375	99.823	99.723	99.623	3.500	100.923	100.823	100.723	3.500	101.887	101.787	101.687	4.125	101.614	101.514	101.414	3.500	100.730	100.630	100.530
3.500	100.192	100.092	99.992	3.625	101.632	101.532	101.432	3.625	102.182	102.082	101.982	4.250	101.962	101.862	101.762	3.625	100.558	100.458	100.358
3.625	100.826	100.726	100.626	3.750	102.008	101.908	101.808	3.750	102.677	102.577	102.477	4.375	102.235	102.135	102.035	3.750	101.053	100.953	100.853
3.750	101.624	101.524	101.424	3.875	102.256	102.156	102.056	3.875	102.833	102.733	102.633	4.500	102.517	102.417	102.317	3.875	101.209	101.109	101.009
3.875	102.026	101.926	101.826	3.990	102.523	102.423	102.323	3.990	103.166	103.066	102.966	4.625	102.533	102.433	102.333	3.990	101.542	101.442	101.342
3.990	102.378	102.278	102.178	4.000	102.623	102.523	102.423	4.000	103.266	103.166	103.066	4.750	102.400	102.300	102.200	4.000	101.642	101.542	101.442
4.000	102.478	102.378	102.278	4.125	102.848	102.748	102.648	4.125	103.424	103.324	103.224	4.875	102.710	102.610	102.510	4.125	101.306	101.206	101.106
4.125	102.532	102.432	102.332	4.250	103.377	103.277	103.177	4.250	103.886	103.786	103.686	4.990	102.861	102.761	102.661	4.250	101.768	101.668	101.568
4.250	102.986	102.886	102.786	4.375	103.555	103.455	103.355	4.375	104.235	104.135	104.035	5.000	102.961	102.861	102.761	4.375	102.117	102.017	101.917
4.375	103.259	103.159	103.059	4.500	103.809	103.709	103.609	4.500	104.451	104.351	104.251	5.125	103.279	103.179	103.079	4.500	102.333	102.233	102.133
4.500	103.541	103.441	103.341	4.625	103.867	103.767	103.667	4.625	103.911	103.811	103.711	5.250	103.561	103.461	103.361	4.625	101.442	101.342	101.242
4.625	103.557	103.457	103.357	4.750	104.171	104.071	103.971	4.750	104.240	104.140	104.040	5.375	101.931	101.828	101.731	4.750	101.771	101.671	101.571
4.750	103.902	103.802	103.702	4.875	104.498	104.398	104.298	4.875	104.504	104.404	104.304	5.500	102.196	102.092	101.996	4.875	102.035	101.935	101.835
4.875	104.212	104.112	104.012	4.990	104.749	104.649	104.549	4.990	104.692	104.592	104.492	5.625	102.788	102.685	102.588	4.990	102.253	102.153	102.053
4.990	104.363	104.263	104.163	5.000	104.849	104.749	104.649	5.000	104.792	104.692	104.592	5.750	103.110	103.006	102.910	5.000	102.353	102.253	102.153
5.000	104.463	104.363	104.263	5.125	105.398	105.298	105.198	5.125	104.602	104.502	104.402	5.875	103.200	103.096	103.000	5.125	102.633	102.533	102.433
5.125	104.781	104.681	104.581	5.250	104.953	104.853	104.753	5.250	104.696	104.596	104.496	5.990	103.112	103.008	102.912	5.250	102.727	102.627	102.527
5.250	105.194	105.094	104.994	5.375	105.201	105.101	105.001	5.375	0.000	0.000	0.000	6.000	103.212	103.108	103.012	5.375	0.000	0.000	0.000

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250	
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750	

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

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

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

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(4)	0.000
OTC "Construction Conversion"	-1.000
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to SC	0.125

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

12/18/2019

45 Day Lock Exp.:

1/2/2020

60 Day Lock Exp.:

1/17/2020

W. Rate Sheet Dated: 11/18/2019

Release Time: 10:00 am ET

Prices are subject to change without notice.

Non-Conforming "Jumbo"

30 Yr. Fixed				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000" 101.850				
Rate	30 Day	45 Day	60 Day	
3.375	98.252	98.189	98.127	
3.500	98.723	98.661	98.598	
3.625	99.075	99.012	98.950	
3.750	99.582	99.520	99.457	
3.875	99.815	99.753	99.690	
4.000	100.050	99.988	99.925	
4.125	100.302	100.240	100.177	
4.250	100.484	100.422	100.359	
4.375	100.810	100.748	100.685	
4.500	101.057	100.994	100.932	
4.625	101.335	101.272	101.210	
4.750	101.669	101.607	101.544	
4.875	101.931	101.869	101.806	

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	98.062	97.937	97.812	
3.375	98.522	98.397	98.272	
3.500	98.923	98.798	98.673	
3.625	99.400	99.275	99.150	
3.750	99.811	99.686	99.561	
3.875	100.165	100.040	99.915	
4.000	100.502	100.377	100.252	
4.125	100.638	100.513	100.388	
4.250	100.943	100.818	100.693	
4.375	101.220	101.095	100.970	
4.500	101.377	101.252	101.127	

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	96.457	96.332	96.207	
3.375	96.859	96.734	96.609	
3.500	97.232	97.107	96.982	
3.625	97.582	97.457	97.332	
3.750	98.166	98.041	97.916	
3.875	98.476	98.351	98.226	
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	99.896	99.771	99.646	
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)