[AFR Loan Center](#)

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**12/23/2020**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**1/7/2021**
		60 Day Lock Exp.:	**1/22/2021**

W. Rate Sheet Dated: **11/23/2020** **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	100.724	100.724	100.271	2.500	100.162	100.162	99.709	2.250	98.872	98.872	98.572	3.125	96.277	96.277	95.977
2.625	100.728	100.728	100.275	2.625	100.165	100.165	99.712	2.500	98.878	98.878	98.578	3.250	97.773	97.773	97.473
2.750	101.435	101.435	100.967	2.750	100.374	100.374	99.906	2.625	98.881	98.881	98.581	3.375	97.774	97.774	97.474
2.875	101.439	101.439	100.970	2.875	100.377	100.377	99.908	2.750	98.884	98.884	98.584	3.500	97.776	97.776	97.476
3.000	101.442	101.442	100.973	3.000	100.380	100.380	99.911	2.875	98.886	98.886	98.586	3.625	97.777	97.777	97.477
3.125	101.445	101.445	100.977	3.125	100.382	100.382	99.913	3.000	98.889	98.889	98.589	Margin = 2.250		Index = 0.120	
3.250	101.419	101.419	101.119	3.250	100.108	100.108	99.808	3.125	98.891	98.891	98.591	**30 Year OTC**			
3.375	101.422	101.422	101.122	3.375	100.121	100.121	99.821	3.250	101.156	101.156	100.856	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.500	101.426	101.426	101.126	3.500	100.124	100.124	99.824	3.375	101.214	101.214	100.914	4.000	101.728	101.728	101.228
3.625	101.428	101.428	101.128	3.625	100.154	100.154	99.854	3.500	101.216	101.216	100.916	4.125	101.739	101.739	101.239
3.750	102.706	102.706	102.406	3.750	102.086	102.086	101.786	3.625	101.291	101.291	100.991	4.375	102.611	102.611	102.111
3.875	102.600	102.600	102.300	3.875	102.074	102.074	101.774	3.750	102.535	102.535	102.235	4.500	102.614	102.614	102.114
4.000	102.603	102.603	102.303	4.000	102.076	102.076	101.776	3.875	102.524	102.524	102.224	4.625	102.615	102.615	102.115
4.125	102.614	102.614	102.314	4.125	102.078	102.078	101.778	4.000	102.525	102.525	102.225	4.875	103.644	103.644	103.144
4.250	103.598	103.598	103.398	4.250	102.962	102.962	102.762	4.125	102.527	102.527	102.227	5.000	103.647	103.647	103.147
4.375	103.486	103.486	103.286	4.375	102.951	102.951	102.751	4.250	102.787	102.787	102.487	5.125	103.648	103.648	103.148
4.500	103.489	103.489	103.289	4.500	102.953	102.953	102.753	4.375	102.775	102.775	102.475	5.500	105.539	105.539	105.039
4.625	103.490	103.490	103.290	4.625	102.954	102.954	102.754	4.500	102.777	102.777	102.477	5.625	105.541	105.541	105.041
6.250	106.000	106.000	105.800	6.250	105.859	105.859	105.659	4.625	102.778	102.778	102.478	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	102.041	101.941	101.941	101.488	2.500	101.941	101.841	101.841	101.388	2.250	101.052	100.952	100.952	100.652
2.625	102.041	101.941	101.941	101.488	2.625	101.941	101.841	101.841	101.388	2.375	101.055	100.955	100.955	100.655
2.750	103.009	102.909	102.909	102.441	2.750	102.909	102.809	102.809	102.341	2.500	101.055	100.955	100.955	100.655
2.875	103.013	102.913	102.913	102.444	2.875	102.912	102.812	102.812	102.344	2.625	101.055	100.955	100.955	100.655
3.000	103.013	102.913	102.913	102.444	3.000	102.912	102.812	102.812	102.343	2.750	101.055	100.955	100.955	100.655
3.125	103.013	102.913	102.913	102.444	3.125	102.911	102.811	102.811	102.343	2.875	101.067	100.967	100.967	100.667
3.250	102.733	102.633	102.633	102.333	3.250	102.635	102.535	102.535	102.235	3.000	101.067	100.967	100.967	100.667
3.375	102.747	102.647	102.647	102.347	3.375	102.657	102.557	102.557	102.257	3.125	101.066	100.966	100.966	100.666
3.500	102.747	102.647	102.647	102.347	3.500	102.646	102.546	102.546	102.246	3.250	103.330	103.230	103.230	102.930
3.625	102.746	102.646	102.646	102.346	3.625	102.674	102.574	102.574	102.274	3.375	103.395	103.295	103.295	102.995
3.750	103.922	103.822	103.822	103.522	3.750	103.825	103.725	103.725	103.425	3.500	103.340	103.240	103.240	102.940
3.875	103.925	103.825	103.825	103.525	3.875	103.820	103.720	103.720	103.420	3.625	103.412	103.312	103.312	103.012
4.000	103.934	103.834	103.834	103.534	4.000	103.833	103.733	103.733	103.433	3.750	104.582	104.482	104.482	104.182

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 LLPA 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"

30/25 Year				30/25 Year Lender Paid			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.875	100.613	100.613	100.113	6.250	103.750	103.750	103.500
4.000	100.610	100.610	100.110				
4.125	100.599	100.599	100.099				
4.250	101.496	101.496	100.996				
4.375	101.507	101.507	101.007				
4.500	101.505	101.505	101.005				
4.625	101.503	101.503	101.003				
4.750	102.557	102.557	102.057				
Borrower Paid Comp Only				Lender Paid Only			

30 yr DPA OTC "FHA Only ; Borrower Paid Only"

Rate	**30 Day**	**45 Day**	**60 Day**
4.000	98.978	98.978	98.478
4.125	98.989	98.989	98.489
4.375	99.861	99.861	99.361
4.500	99.864	99.864	99.364
4.625	99.865	99.865	99.365
4.875	100.894	100.894	100.394
5.000	100.897	100.897	100.397
5.125	100.898	100.898	100.398
5.500	102.789	102.789	102.289
5.625	102.791	102.791	102.291
6.250	100.750	100.750	100.250

30 yr DPA "3.5% DPA ; Borrower Paid Only"

Rate	**30 Day**	**45 Day**	**60 Day**
4.250	100.000	100.000	99.500
4.750	101.000	101.000	100.500

30 yr DPA "3.5% DPA ; Lender Paid Only"

Rate	**30 Day**	**45 Day**	**60 Day**
6.250	102.750	102.750	102.250

DPA Advantage Adjustment

203(k) / 203(k)s	-1.000
203(k) & 203(k)s are Borrower Paid only	

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@afrwholesale.com			
Lockdesk Phone:	1-877-588-2706		30 Day Lock Exp.:	12/23/2020
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	1/7/2021
			60 Day Lock Exp.:	1/22/2021

W. Rate Sheet Dated: **11/23/2020** **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			
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
2.625	N/A	N/A	N/A	2.625	N/A	N/A	N/A	2.500	N/A	N/A	N/A
2.750	N/A	N/A	N/A	2.750	N/A	N/A	N/A	2.625	N/A	N/A	N/A
2.875	N/A	N/A	N/A	2.875	N/A	N/A	N/A	2.750	97.601	97.601	97.301
3.000	N/A	N/A	N/A	3.000	N/A	N/A	N/A	2.875	97.604	97.604	97.304
3.125	N/A	N/A	N/A	3.125	N/A	N/A	N/A	3.000	97.606	97.606	97.306
3.250	100.582	100.582	100.282	3.250	99.701	99.701	99.401	3.125	97.608	97.608	97.308
3.375	100.585	100.585	100.285	3.375	99.714	99.714	99.414	3.250	100.749	100.749	100.449
3.500	100.588	100.588	100.288	3.500	99.716	99.716	99.416	3.375	100.806	100.806	100.506
3.625	100.591	100.591	100.291	3.625	99.747	99.747	99.447	3.500	100.808	100.808	100.508
3.750	101.056	101.056	100.756	3.750	100.866	100.866	100.566	3.625	100.883	100.883	100.583
3.875	100.950	100.950	100.650	3.875	100.854	100.854	100.554	3.750	101.315	101.315	101.015
4.000	100.953	100.953	100.653	4.000	100.856	100.856	100.556	3.875	N/A	N/A	N/A
4.125	100.964	100.964	100.664	4.125	100.858	100.858	100.558	4.000	N/A	N/A	N/A
4.250	101.823	101.823	101.623	4.250	101.617	101.617	101.417	4.125	N/A	N/A	N/A
4.375	N/A	N/A	N/A	4.375	N/A	N/A	N/A	4.250	N/A	N/A	N/A
4.500	N/A	N/A	N/A	4.500	N/A	N/A	N/A	4.375	N/A	N/A	N/A
4.625	N/A	N/A	N/A	4.625	N/A	N/A	N/A	4.500	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

5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**
3.125	95.575	95.575	95.275
3.250	97.523	97.523	97.223
3.375	97.524	97.524	97.224
3.500	97.526	97.526	97.226
3.625	97.527	97.527	97.227
Margin = 2.250		Index = .120	
30 Year OTC			
Rate	**30 Day**	**45 Day**	**60 Day**
3.250	98.707	98.707	98.207
3.375	98.710	98.710	98.210
3.500	98.713	98.713	98.213
3.625	98.716	98.716	98.216
3.750	100.081	100.081	99.581
3.875	100.075	100.075	99.575
4.000	100.078	100.078	99.578
4.125	100.089	100.089	99.589
4.250	100.848	100.848	100.348
4.375	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	101.546	101.446	101.446	101.146	3.250	101.448	101.348	101.348	101.048	2.750	98.274	98.174	98.174	97.874
3.375	101.560	101.460	101.460	101.160	3.375	101.469	101.369	101.369	101.069	2.875	98.285	98.185	98.185	97.885
3.500	101.559	101.459	101.459	101.159	3.500	101.459	101.359	101.359	101.059	3.000	98.285	98.185	98.185	97.885
3.625	101.559	101.459	101.459	101.159	3.625	101.487	101.387	101.387	101.087	3.125	98.285	98.185	98.185	97.885
3.750	101.922	101.822	101.822	101.522	3.750	101.825	101.725	101.725	101.425	3.250	100.205	100.105	100.105	99.805
3.875	101.925	101.825	101.825	101.525	3.875	101.820	101.720	101.720	101.420	3.375	100.270	100.170	100.170	99.870
4.000	101.934	101.834	101.834	101.534	4.000	101.833	101.733	101.733	101.433	3.500	100.215	100.115	100.115	99.815
4.125	101.942	101.842	101.842	101.542	4.125	101.833	101.733	101.733	101.433	3.625	100.287	100.187	100.187	99.887
4.250	102.690	102.590	102.590	102.390	4.250	102.591	102.491	102.491	102.291	3.750	101.457	101.357	101.357	101.057

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 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"

30/25 Year				30/25 Year Lender Paid			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.875	N/A	N/A	N/A	6.250	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				
Borrower Paid Comp Only				Lender Paid Only			

30 yr DPA OTC "FHA Only ; Borrower Paid Only"

Rate	**30 Day**	**45 Day**	**60 Day**
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

30 yr DPA "3.5% DPA ; Borrower Paid Only"

Rate	**30 Day**	**45 Day**	**60 Day**
4.250	N/A	N/A	N/A
4.750	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

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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@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	12/23/2020
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	1/7/2021
		60 Day Lock Exp.:	1/22/2021

W. Rate Sheet Dated: 11/23/2020 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Conforming FNMA

30/25 Year

Rate	30 Day	45 Day	60 Day
2.750	100.860	100.860	100.660
2.875	101.480	101.480	101.280
2.990	101.875	101.875	101.675
3.000	101.975	101.975	101.775
3.125	102.330	102.330	102.130
3.250	101.999	101.999	101.799
3.375	102.458	102.458	102.258
3.500	102.804	102.804	102.604
3.625	103.081	103.081	102.881
3.750	102.367	102.367	102.167
3.875	102.724	102.724	102.524
3.990	102.882	102.882	102.682
4.000	102.982	102.982	102.782
4.125	103.201	103.201	103.001
4.250	103.424	103.424	103.224
4.375	103.688	103.688	103.488
4.500	103.927	103.927	103.727
4.625	104.094	104.094	103.894
4.750	104.292	104.292	104.092

30/25 Year 105-125

Rate	30 Day	45 Day	60 Day
2.250	95.673	95.673	95.473
2.375	96.773	96.773	96.573
2.500	97.886	97.886	97.686
2.625	98.970	98.970	98.770
2.750	99.912	99.912	99.712
2.875	100.595	100.595	100.395
2.990	101.036	101.036	100.836
3.000	101.136	101.136	100.936
3.125	101.768	101.768	101.568
3.250	102.576	102.576	102.376
3.375	103.081	103.081	102.881
3.500	103.462	103.462	103.262
3.625	103.766	103.766	103.566
3.750	103.138	103.138	102.938
3.875	103.531	103.531	103.331
3.990	103.713	103.713	103.513
4.000	103.813	103.813	103.613
4.125	N/A	N/A	N/A
4.250	N/A	N/A	N/A

30/25 Year >125

Rate	30 Day	45 Day	60 Day
2.750	99.912	99.912	99.712
2.875	100.595	100.595	100.395
2.990	101.036	101.036	100.836
3.000	101.136	101.136	100.936
3.125	101.737	101.737	101.537
3.250	102.576	102.576	102.376
3.375	103.081	103.081	102.881
3.500	103.462	103.462	103.262
3.625	103.766	103.766	103.566
3.750	103.138	103.138	102.938
3.875	103.531	103.531	103.331
3.990	103.713	103.713	103.513
4.000	103.813	103.813	103.613
4.125	104.468	104.468	104.268
4.250	96.938	96.938	96.738
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

30/25 Year High Balance

Rate	30 Day	45 Day	60 Day
2.500	99.766	99.766	99.566
2.625	100.019	100.019	99.819
2.750	100.268	100.268	100.068
2.875	100.831	100.831	100.631
2.990	101.128	101.128	100.928
3.000	101.228	101.228	101.028
3.125	101.406	101.406	101.206
3.250	101.385	101.385	101.185
3.375	101.811	101.811	101.611
3.500	102.083	102.083	101.883
3.625	102.227	102.227	102.027
3.750	101.256	101.256	101.056
3.875	101.587	101.587	101.387
3.990	101.711	101.711	101.511
4.000	101.811	101.811	101.611
4.125	101.940	101.940	101.740
4.250	100.563	100.563	100.363
4.375	100.845	100.845	100.645
4.500	101.052	101.052	100.852

30/25 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	99.120	99.120	98.920
2.875	99.746	99.746	99.546
2.990	100.089	100.089	99.889
3.000	100.189	100.189	99.989
3.125	100.644	100.644	100.444
3.250	101.185	101.185	100.985
3.375	101.611	101.611	101.411
3.500	101.883	101.883	101.683
3.625	102.027	102.027	101.827
3.750	101.056	101.056	100.856
3.875	101.387	101.387	101.187
3.990	101.511	101.511	101.311
4.000	101.611	101.611	101.411
4.125	101.740	101.740	101.540
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

30/25 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	99.120	99.120	98.920
2.875	99.746	99.746	99.546
2.990	100.089	100.089	99.889
3.000	100.189	100.189	99.989
3.125	100.613	100.613	100.413
3.250	101.185	101.185	100.985
3.375	101.611	101.611	101.411
3.500	101.883	101.883	101.683
3.625	102.027	102.027	101.827
3.750	101.056	101.056	100.856
3.875	101.387	101.387	101.187
3.990	101.511	101.511	101.311
4.000	101.611	101.611	101.411
4.125	101.740	101.740	101.540
4.250	93.877	93.877	93.677
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

20 Year

Rate	30 Day	45 Day	60 Day
2.875	101.645	101.645	101.445
2.990	102.001	102.001	101.801
3.000	102.101	102.101	101.901
3.125	102.449	102.449	102.249
3.250	102.196	102.196	101.996
3.375	102.646	102.646	102.446
3.500	102.961	102.961	102.761
3.625	103.234	103.234	103.034
3.750	102.206	102.206	102.006
3.875	102.557	102.557	102.357
3.990	102.691	102.691	102.491
4.000	102.791	102.791	102.591
4.125	103.008	103.008	102.808
4.250	102.880	102.880	102.680
4.375	103.139	103.139	102.939
4.500	103.365	103.365	103.165
4.625	103.528	103.528	103.328
4.750	103.817	103.817	103.617
4.875	104.053	104.053	103.853

20 Year 105-125

Rate	30 Day	45 Day	60 Day
2.875	101.321	101.321	101.121
2.990	101.720	101.720	101.520
3.000	101.820	101.820	101.620
3.125	102.203	102.203	102.003
3.250	101.895	101.895	101.695
3.375	102.390	102.390	102.190
3.500	102.736	102.736	102.536
3.625	103.037	103.037	102.837
3.750	101.831	101.831	101.631
3.875	102.216	102.216	102.016
3.990	102.373	102.373	102.173
4.000	102.473	102.473	102.273
4.125	102.715	102.715	102.515
4.250	102.592	102.592	102.392
4.375	102.876	102.876	102.676
4.500	103.125	103.125	102.925
4.625	103.305	103.305	103.105
4.750	103.526	103.526	103.326
4.875	103.788	103.788	103.588

20 Year >125

Rate	30 Day	45 Day	60 Day
2.875	101.259	101.259	101.059
2.990	101.658	101.658	101.458
3.000	101.758	101.758	101.558
3.125	102.140	102.140	101.940
3.250	101.895	101.895	101.695
3.375	102.390	102.390	102.190
3.500	102.736	102.736	102.536
3.625	103.037	103.037	102.837
3.750	101.674	101.674	101.474
3.875	102.060	102.060	101.860
3.990	102.217	102.217	102.017
4.000	102.317	102.317	102.117
4.125	102.559	102.559	102.359
4.250	102.529	102.529	102.329
4.375	102.813	102.813	102.613
4.500	103.062	103.062	102.862
4.625	103.243	103.243	103.043
4.750	103.464	103.464	103.264
4.875	103.725	103.725	103.525

15 Year

Rate	30 Day	45 Day	60 Day
2.750	101.656	101.656	101.456
2.875	101.947	101.947	101.747
2.990	102.145	102.145	101.945
3.000	102.245	102.245	102.045
3.125	102.516	102.516	102.316
3.250	102.045	102.045	101.845
3.375	102.310	102.310	102.110
3.500	102.516	102.516	102.316
3.625	102.784	102.784	102.584
3.750	102.584	102.584	102.384
3.875	102.873	102.873	102.673
3.990	103.046	103.046	102.846
4.000	103.146	103.146	102.946
4.125	103.389	103.389	103.189
4.250	103.441	103.441	103.241
4.375	103.605	103.605	103.405
4.500	103.642	103.642	103.442
4.625	103.844	103.844	103.644
4.750	103.326	103.326	103.126

15 Year 105-125

Rate	30 Day	45 Day	60 Day
2.750	100.499	100.499	100.299
2.875	100.817	100.817	100.617
2.990	101.045	101.045	100.845
3.000	101.145	101.145	100.945
3.125	101.443	101.443	101.243
3.250	101.006	101.006	100.806
3.375	101.296	101.296	101.096
3.500	101.522	101.522	101.322
3.625	101.821	101.821	101.621
3.750	101.912	101.912	101.712
3.875	102.231	102.231	102.031
3.990	102.433	102.433	102.233
4.000	102.533	102.533	102.333
4.125	102.922	102.922	102.722
4.250	103.219	103.219	103.019
4.375	103.400	103.400	#N/A
4.500	103.456	103.456	103.456
4.625	103.734	103.734	103.734
4.750	103.969	103.969	103.969

15 Year >125

Rate	30 Day	45 Day	60 Day
2.750	100.499	100.499	100.299
2.875	100.817	100.817	100.617
2.990	101.045	101.045	100.845
3.000	101.145	101.145	100.945
3.125	101.443	101.443	101.243
3.250	100.943	100.943	100.743
3.375	101.234	101.234	101.034
3.500	101.459	101.459	101.259
3.625	101.758	101.758	101.558
3.750	101.912	101.912	101.712
3.875	102.231	102.231	102.031
3.990	102.432	102.432	102.232
4.000	102.532	102.532	102.332
4.125	102.922	102.922	102.722
4.250	103.219	103.219	103.019
4.375	103.400	103.400	103.200
4.500	103.472	103.472	103.272
4.625	103.797	103.797	103.597
4.750	104.032	104.032	103.832

15 Year High Balance

Rate	30 Day	45 Day	60 Day
2.750	101.757	101.757	101.557
2.875	101.961	101.961	101.761
2.990	102.070	102.070	101.870
3.000	102.170	102.170	101.970
3.125	102.358	102.358	102.158
3.250	100.751	100.751	100.551
3.375	100.935	100.935	100.735
3.500	101.081	101.081	100.881
3.625	101.270	101.270	101.070
3.750	100.199	100.199	99.999
3.875	100.401	100.401	100.201
3.990	100.493	100.493	100.293
4.000	100.593	100.593	100.393
4.125	100.760	100.760	100.560
4.250	100.657	100.657	100.457
4.375	100.771	100.771	100.571
4.500	100.798	100.798	100.598
4.625	100.939	100.939	100.739
4.750	100.219	100.219	100.019

15 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	100.400	100.400	100.200
2.875	100.631	100.631	100.431
2.990	100.770	100.770	100.570
3.000	100.870	100.870	100.670
3.125	101.085	101.085	100.885
3.250	99.512	99.512	99.312
3.375	99.721	99.721	99.521
3.500	99.887	99.887	99.687
3.625	100.107	100.107	99.907
3.750	99.327	99.327	99.127
3.875	99.559	99.559	99.359
3.990	99.680	99.680	99.480
4.000	99.780	99.780	99.580
4.125	100.093	100.093	99.893
4.250	100.235	100.235	100.035
4.375	100.366	100.366	100.166
4.500	100.412	100.412	100.212
4.625	100.629	100.629	100.429
4.750	100.019	100.019	99.819

15 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	100.400	100.400	100.200
2.875	100.631	100.631	100.431
2.990	100.770	100.770	100.570
3.000	100.870	100.870	100.670
3.125	101.085	101.085	100.885
3.250	99.449	99.449	99.249
3.375	99.659	99.659	99.459
3.500	99.824	99.824	99.624
3.625	100.044	100.044	99.844
3.750	99.327	99.327	99.127
3.875	99.559	99.559	99.359
3.990	99.679	99.679	99.479
4.000	99.779	99.779	99.579
4.125	100.093	100.093	99.893
4.250	100.235	100.235	100.035
4.375	100.366	100.366	100.166
4.500	100.428	100.428	100.228
4.625	100.692	100.692	100.492
4.750	100.019	100.019	99.819

10 Year

Rate	30 Day	45 Day	60 Day
2.750	101.718	101.718	101.518
2.875	102.010	102.010	101.810
2.990	102.208	102.208	102.008
3.000	102.308	102.308	102.108
3.125	102.579	102.579	102.379
3.250	101.585	101.585	101.385
3.375	101.850	101.850	101.650
3.500	102.056	102.056	101.856
3.625	102.324	102.324	102.124
3.750	102.155	102.155	101.955
3.875	102.444	102.444	102.244
3.990	102.617	102.617	102.417
4.000	102.717	102.717	102.517
4.125	102.960	102.960	102.760
4.250	102.933	102.933	102.733
4.375	103.058	103.058	102.858
4.500	103.122	103.122	102.922
4.625	103.462	103.462	103.262
4.750	102.935	102.935	102.735

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	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	-0.750
720 – 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	-1.000
700 – 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	-1.500
680 – 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	-1.500
660 – 679	-0.250	-1.250	-2.500	-3.000	-3.000	-2.500	-2.500	-2.500	-2.500
640 – 659	-0.750	-1.500	-3.000	-3.250	-3.500	-3.000	-3.000	-3.000	-3.000
620 – 639	-0.750	-1.750	-3.250	-3.250	-3.500	-3.500	-3.500	-3.750	-3.750

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 Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

* Not applicableto MH Advantage properties (identified by SFC 859 in conjunction with SFC 235).
** Not applicable to detached Condominium units (identified by SFC 588).

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

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 ; UW Fee Buyout

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

Mortgages with Subordinate Financing *

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

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

Lock Desk Policy

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

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $70.00 (IA & ME exempt) FHA ID# - 1358600006

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

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.: **12/23/2020**
45 Day Lock Exp.: **1/7/2021**
60 Day Lock Exp.: **1/22/2021**

W. Rate Sheet Dated: **11/23/2020** **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@afrwholesale.com				
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	12/23/2020		
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	1/7/2021		
		60 Day Lock Exp.:	1/22/2021		

W. Rate Sheet Dated: **11/23/2020** **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**
2.750	100.803	100.803	100.590	3.375	101.762	101.762	101.562	3.375	101.762	101.762	101.562	2.500	99.790	99.790	99.589	3.375	101.012	101.012	100.812
2.875	101.471	101.471	101.271	3.500	102.155	102.155	101.955	3.500	102.155	102.155	101.955	2.625	100.281	100.281	100.081	3.500	101.405	101.405	101.205
2.990	101.966	101.966	101.766	3.625	102.391	102.391	102.191	3.625	102.391	102.391	102.191	2.750	99.984	99.984	99.771	3.625	101.641	101.641	101.441
3.000	102.066	102.066	101.866	3.750	101.497	101.497	101.297	3.750	101.497	101.497	101.297	2.875	100.652	100.652	100.452	3.750	100.459	100.459	100.259
3.125	102.380	102.380	102.180	3.875	101.841	101.841	101.641	3.875	101.841	101.841	101.641	2.990	101.147	101.147	100.947	3.875	100.803	100.803	100.603
3.250	101.941	101.941	101.741	3.990	102.130	102.130	101.930	3.990	102.130	102.130	101.930	3.000	101.247	101.247	101.047	3.990	101.092	101.092	100.892
3.375	102.512	102.512	102.312	4.000	102.230	102.230	102.030	4.000	102.230	102.230	102.030	3.125	101.561	101.561	101.361	4.000	101.192	101.192	100.992
3.500	102.905	102.905	102.705	4.125	102.388	102.388	102.188	4.125	102.388	102.388	102.188	3.250	101.191	101.191	100.991	4.125	101.350	101.350	101.150
3.625	103.141	103.141	102.941	4.250	102.688	102.688	102.488	4.250	102.688	102.688	102.488	3.375	101.762	101.762	101.562	4.250	101.244	101.244	101.044
3.750	102.247	102.247	102.047	4.375	102.925	102.925	102.725	4.375	102.925	102.925	102.725	3.500	102.155	102.155	101.955	4.375	101.481	101.481	101.281
3.875	102.591	102.591	102.391	4.500	103.135	103.135	102.935	4.500	103.135	103.135	102.935	3.625	102.391	102.391	102.191	4.500	101.691	101.691	101.491
3.990	102.755	102.755	102.555	4.625	103.234	103.234	103.034	4.625	103.234	103.234	103.034	3.750	101.209	101.209	101.009	4.625	101.790	101.790	101.590
4.000	102.855	102.855	102.655	4.750	103.623	103.623	103.369	4.750	103.623	103.623	103.369	3.875	101.553	101.553	101.353	4.750	100.773	100.773	100.519
4.125	103.013	103.013	102.813	4.875	103.842	103.842	103.602	4.875	103.842	103.842	103.602	3.990	101.717	101.717	101.517	4.875	100.992	100.992	100.752
4.250	103.313	103.313	103.113	4.990	104.071	104.071	103.837	4.990	104.071	104.071	103.837	4.000	101.817	101.817	101.617	4.990	101.221	101.221	100.987
4.375	103.550	103.550	103.350	5.000	104.171	104.171	103.937	5.000	104.171	104.171	103.937	4.125	101.975	101.975	101.775	5.000	101.321	101.321	101.087
4.500	103.760	103.760	103.560	5.125	104.402	104.402	104.173	5.125	104.402	104.402	104.173	4.250	101.869	101.869	101.669	5.125	101.402	101.402	101.173
4.625	103.859	103.859	103.659	5.250	104.553	104.553	104.353	5.250	104.553	104.553	104.353	4.375	102.106	102.106	101.906	5.250	101.403	101.403	101.203
4.750	104.248	104.248	103.994	5.375	105.355	105.355	105.116	5.375	105.355	105.355	105.116	4.500	102.316	102.316	102.116	5.375	102.055	102.055	101.816

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**
3.375	101.012	101.012	100.812	2.750	100.904	100.904	100.677	3.375	103.058	103.058	102.858	3.375	103.058	103.058	102.858	2.750	101.692	101.692	101.492
3.500	101.405	101.405	101.205	2.875	101.494	101.494	101.273	3.500	103.426	103.426	103.226	3.500	103.426	103.426	103.226	2.875	102.029	102.029	101.829
3.625	101.641	101.641	101.441	2.990	101.909	101.909	101.704	3.625	103.696	103.696	103.496	3.625	103.696	103.696	103.496	2.990	102.157	102.157	101.957
3.750	100.459	100.459	100.259	3.000	102.009	102.009	101.804	3.750	103.469	103.469	103.269	3.750	103.469	103.469	103.269	3.000	102.257	102.257	102.057
3.875	100.803	100.803	100.603	3.125	102.371	102.371	102.171	3.875	103.888	103.888	103.688	3.875	103.888	103.888	103.688	3.125	101.693	101.693	101.493
3.990	101.092	101.092	100.892	3.250	102.056	102.056	101.856	3.990	104.134	104.134	103.934	3.990	104.134	104.134	103.934	3.250	101.924	101.924	101.724
4.000	101.192	101.192	100.992	3.375	102.558	102.558	102.358	4.000	104.234	104.234	104.034	4.000	104.234	104.234	104.034	3.375	102.208	102.208	102.008
4.125	101.350	101.350	101.150	3.500	102.926	102.926	102.726	4.125	104.393	104.393	104.193	4.125	104.393	104.393	104.193	3.500	102.403	102.403	102.203
4.250	101.244	101.244	101.044	3.625	103.196	103.196	102.996	4.250	104.468	104.468	104.268	4.250	104.468	104.468	104.268	3.625	102.327	102.327	102.127
4.375	101.481	101.481	101.281	3.750	102.969	102.969	102.769	4.375	104.659	104.659	104.459	4.375	104.659	104.659	104.459	3.750	102.621	102.621	102.421
4.500	101.691	101.691	101.491	3.875	103.388	103.388	103.188	4.500	105.196	105.196	104.996	4.500	105.196	105.196	104.996	3.875	102.765	102.765	102.565
4.625	101.790	101.790	101.590	3.990	103.634	103.634	103.434	4.625	105.322	105.322	105.122	4.625	105.322	105.322	105.122	3.990	102.970	102.970	102.770
4.750	100.773	100.773	100.519	4.000	103.734	103.734	103.534	4.750	105.821	105.821	105.621	4.750	105.821	105.821	105.621	4.000	103.070	103.070	102.870
4.875	100.992	100.992	100.752	4.125	103.893	103.893	103.693	4.875	106.068	106.068	105.868	4.875	106.068	106.068	105.868	4.125	103.265	103.265	103.065
4.990	101.221	101.221	100.987	4.250	103.968	103.968	103.768	4.990	106.261	106.261	106.061	4.990	106.261	106.261	106.061	4.250	103.458	103.458	103.258
5.000	101.321	101.321	101.087	4.375	104.159	104.159	103.959	5.000	106.361	106.361	106.161	5.000	106.361	106.361	106.161	4.375	103.663	103.663	103.463
5.125	101.402	101.402	101.173	4.500	104.321	104.321	104.121	5.125	106.641	106.641	106.441	5.125	106.641	106.641	106.441	4.500	103.803	103.803	103.603
5.250	101.403	101.403	101.203	4.625	104.447	104.447	104.247	5.250	106.319	106.319	106.109	5.250	106.319	106.319	106.109	4.625	103.218	103.218	103.018
5.375	102.055	102.055	101.816	4.750	104.946	104.946	104.746	5.375	105.604	105.604	105.365	5.375	105.604	105.604	105.365	4.750	103.314	103.314	103.114

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**
2.750	103.692	103.692	103.492	2.750	103.942	103.942	103.742	2.750	101.948	101.948	101.748	2.750	103.948	103.948	103.748	2.750	104.198	104.198	103.998
2.875	102.154	102.154	101.954	2.875	102.154	102.154	101.954	2.875	102.285	102.285	102.085	2.875	102.410	102.410	102.210	2.875	102.410	102.410	102.210
2.990	102.282	102.282	102.082	2.990	102.282	102.282	102.082	2.990	102.413	102.413	102.213	2.990	102.538	102.538	102.338	2.990	102.538	102.538	102.338
3.000	102.382	102.382	102.182	3.000	102.382	102.382	102.182	3.000	102.513	102.513	102.313	3.000	102.638	102.638	102.438	3.000	102.638	102.638	102.438
3.125	101.818	101.818	101.618	3.125	101.818	101.818	101.618	3.125	101.730	101.730	101.530	3.125	101.855	101.855	101.655	3.125	101.855	101.855	101.655
3.250	102.049	102.049	101.849	3.250	102.049	102.049	101.849	3.250	101.961	101.961	101.761	3.250	102.086	102.086	101.886	3.250	102.086	102.086	101.886
3.375	102.333	102.333	102.133	3.375	102.333	102.333	102.133	3.375	102.245	102.245	102.045	3.375	102.370	102.370	102.170	3.375	102.370	102.370	102.170
3.500	102.528	102.528	102.328	3.500	102.528	102.528	102.328	3.500	102.440	102.440	102.240	3.500	102.565	102.565	102.365	3.500	102.565	102.565	102.365
3.625	102.452	102.452	102.252	3.625	102.452	102.452	102.252	3.625	101.864	101.864	101.664	3.625	101.989	101.989	101.789	3.625	101.989	101.989	101.789
3.750	102.746	102.746	102.546	3.750	102.746	102.746	102.546	3.750	102.158	102.158	101.958	3.750	102.283	102.283	102.083	3.750	102.283	102.283	102.083
3.875	102.890	102.890	102.690	3.875	102.890	102.890	102.690	3.875	102.302	102.302	102.102	3.875	102.427	102.427	102.227	3.875	102.427	102.427	102.227
3.990	103.095	103.095	102.895	3.990	103.095	103.095	102.895	3.990	102.507	102.507	102.307	3.990	102.632	102.632	102.432	3.990	102.632	102.632	102.432
4.000	103.195	103.195	102.995	4.000	103.195	103.195	102.995	4.000	102.607	102.607	102.407	4.000	102.732	102.732	102.532	4.000	102.732	102.732	102.532
4.125	103.390	103.390	103.190	4.125	103.390	103.390	103.190	4.125	102.365	102.365	102.165	4.125	102.490	102.490	102.290	4.125	102.490	102.490	102.290
4.250	103.583	103.583	103.383	4.250	103.583	103.583	103.383	4.250	102.558	102.558	102.358	4.250	102.683	102.683	102.483	4.250	102.683	102.683	102.483
4.375	103.788	103.788	103.588	4.375	103.788	103.788	103.588	4.375	102.763	102.763	102.563	4.375	102.888	102.888	102.688	4.375	102.888	102.888	102.688
4.500	103.928	103.928	103.728	4.500	103.928	103.928	103.728	4.500	102.903	102.903	102.703	4.500	103.028	103.028	102.828	4.500	103.028	103.028	102.828
4.625	103.343	103.343	103.143	4.625	103.343	103.343	103.143	4.625	100.286	100.286	100.086	4.625	100.411	100.411	100.211	4.625	100.411	100.411	100.211
4.750	103.439	103.439	103.239	4.750	103.439	103.439	103.239	4.750	101.529	101.529	101.329	4.750	101.654	101.654	101.454	4.750	101.654	101.654	101.454

Applicable for all mortgages with terms greater than 15 years

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%	97.01 – 105.00%	>105%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	-0.750	-0.750
720 – 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	-1.000	-1.000
700 – 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	-1.500	-1.500
680 – 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	-1.500	-1.500
660 – 679	-0.250	-1.250	-2.500	-3.000	-3.000	-2.500	-2.500	-2.500	-2.500	-2.500
640 – 659	-0.750	-1.500	-3.000	-3.250	-3.500	-3.000	-3.000	-3.000	-3.000	-3.000
620 – 639	-0.750	-1.750	-3.250	-3.250	-3.500	-3.500	-3.500	-3.750	-3.750	-3.750

Cash Out Refi

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

Program Features

Product Feature ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	97.01 – 105.00%	>105%
High LTV *	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
Condo **	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
Manufactured ****	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2 Unit	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000
Investment	-2.125	-2.125	-2.125	-3.375	-4.125	-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	-0.250
SC Purchase & R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
SC C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A	N/A

*Applies to Enhanced Relief Refi Only **Detached Condos are not subject to this Adj. ***Enhanced Relief Refi Mortgages are not subject to the Second Home Adj. ****CHOICEHome properties are not subject to this Adj.

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	0.000
Texas Equity 50(a)(4)	0.000
OTC "Construction Conversion"	N/A
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 SC	0.125

Subordination

LTV	TLTV	< 720	≥ 720
≤ 75%	≤ 80%	-0.375	-0.375
≤ 65%	>80% & ≤ 95%	-0.875	-0.625
>65% & ≤ 75%	>80% & ≤ 95%	-1.125	-0.875
>75% & ≤ 95%	>75% & ≤ 95%	-1.375	-1.125
≤ 97%	>95% & ≤ 97%	-1.875	-1.875
> 97%	> 97%	-1.875	-1.875

Subordination Enhanced Reflief Refi

LTV	TLTV	< 720	≥ 720
≤ 75%	≤ 80%	-0.375	-0.375
≤ 65%	>80% & ≤ 95%	-0.875	-0.625
>65% & ≤ 75%	>80% & ≤ 95%	-1.125	-0.875
>75% & ≤ 80%	>75% & ≤ 95%	-1.375	-1.125
>80% & ≤ 90%	>81% & ≤ 95%	-1.375	-0.875
>90% & ≤ 95%	>91% & ≤ 95%	-0.875	-0.625
All	> 95%	-1.875	-1.875

*** Does not apply to loan amt =<$125K or any Home Possible

Enhanced Reflief Refi 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	85.01-95.00%	0.750	2.000
		>95.00%	0.000	0.750
Second Home	1	95.01 -105.00%	2.000	3.000
		>105.00%	1.500	2.000
Investment	1	90.01-100.00%	2.000	3.000
		>100.00%	1.500	2.000
	2-4	80.01 -90.00%	2.000	3.000
		>90.00%	1.500	2.000

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.: 12/23/2020
45 Day Lock Exp.: 1/7/2021
60 Day Lock Exp.: 1/22/2021

W. Rate Sheet Dated: 11/23/2020 **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	100.803	100.803	100.590	2.750	100.904	100.904	100.677	2.750	101.692	101.692	101.492	2.500	98.440	98.440	98.239	2.750	100.648	100.648	100.448
2.875	101.471	101.471	101.271	2.875	101.494	101.494	101.273	2.875	102.029	102.029	101.829	2.625	98.931	98.931	98.731	2.875	100.985	100.985	100.785
2.990	101.966	101.966	101.766	2.990	101.909	101.909	101.704	2.990	102.157	102.157	101.957	2.750	98.634	98.634	98.421	2.990	101.113	101.113	100.913
3.000	102.066	102.066	101.866	3.000	102.009	102.009	101.804	3.000	102.257	102.257	102.057	2.875	99.302	99.302	99.102	3.000	101.213	101.213	101.013
3.125	102.380	102.380	102.180	3.125	102.371	102.371	102.171	3.125	101.693	101.693	101.493	2.990	99.797	99.797	99.597	3.125	100.430	100.430	100.230
3.250	101.941	101.941	101.741	3.250	102.056	102.056	101.856	3.250	101.924	101.924	101.724	3.000	99.897	99.897	99.697	3.250	100.661	100.661	100.461
3.375	102.512	102.512	102.312	3.375	102.558	102.558	102.358	3.375	102.208	102.208	102.008	3.125	100.211	100.211	100.011	3.375	100.945	100.945	100.745
3.500	102.905	102.905	102.705	3.500	102.926	102.926	102.726	3.500	102.403	102.403	102.203	3.250	99.841	99.841	99.641	3.500	101.140	101.140	100.940
3.625	103.141	103.141	102.941	3.625	103.196	103.196	102.996	3.625	102.327	102.327	102.127	3.375	100.412	100.412	100.212	3.625	100.564	100.564	100.364
3.750	102.247	102.247	102.047	3.750	102.969	102.969	102.769	3.750	102.621	102.621	102.421	3.500	100.805	100.805	100.605	3.750	100.858	100.858	100.658
3.875	102.591	102.591	102.391	3.875	103.388	103.388	103.188	3.875	102.765	102.765	102.565	3.625	101.041	101.041	100.841	3.875	101.002	101.002	100.802
3.990	102.755	102.755	102.555	3.990	103.634	103.634	103.434	3.990	102.970	102.970	102.770	3.750	99.859	99.859	99.659	3.990	101.207	101.207	101.007
4.000	102.855	102.855	102.655	4.000	103.734	103.734	103.534	4.000	103.070	103.070	102.870	3.875	100.203	100.203	100.003	4.000	101.307	101.307	101.107
4.125	103.013	103.013	102.813	4.125	103.893	103.893	103.693	4.125	103.265	103.265	103.065	3.990	100.367	100.367	100.167	4.125	101.065	101.065	100.865
4.250	103.313	103.313	103.113	4.250	103.968	103.968	103.768	4.250	103.458	103.458	103.258	4.000	100.467	100.467	100.267	4.250	101.258	101.258	101.058
4.375	103.550	103.550	103.350	4.375	104.159	104.159	103.959	4.375	103.663	103.663	103.463	4.125	100.625	100.625	100.425	4.375	101.463	101.463	101.263
4.500	103.760	103.760	103.560	4.500	104.321	104.321	104.121	4.500	103.803	103.803	103.603	4.250	100.519	100.519	100.319	4.500	101.603	101.603	101.403
4.625	103.859	103.859	103.659	4.625	104.447	104.447	104.247	4.625	103.218	103.218	103.018	4.375	100.756	100.756	100.556	4.625	98.986	98.986	98.786
4.750	104.248	104.248	103.994	4.750	104.946	104.946	104.746	4.750	103.314	103.314	103.114	4.500	100.966	100.966	100.766	4.750	100.229	100.229	100.029

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%	97.01 - 105%	> 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-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	-0.500
2-Unit Property	-1.000	-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	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-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	-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

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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.

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com	30 Day Lock Exp.:	**12/23/2020**
Lockdesk Phone:	1-877-588-2706	45 Day Lock Exp.:	**1/7/2021**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	60 Day Lock Exp.:	**1/22/2021**

W. Rate Sheet Dated: **11/23/2020** **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 Refi¹	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 Only²	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investor¹	0.000	0.000	-0.250	-0.375	-0.500	n/a	n/a	n/a	n/a
> 80 LTV NO MI¹	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			
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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)	