[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.: **12/25/2020**
45 Day Lock Exp.: **1/11/2021**
60 Day Lock Exp.: **1/25/2021**

W. Rate Sheet Dated: **11/25/2020** **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	100.787	100.787	100.318	2.500	100.225	100.225	99.756	2.250	98.900	98.900	98.600	3.125	96.277	96.277	95.977
2.625	100.790	100.790	100.321	2.625	100.228	100.228	99.759	2.500	98.905	98.905	98.605	3.250	97.773	97.773	97.473
2.750	101.420	101.420	100.951	2.750	100.359	100.359	99.890	2.625	98.908	98.908	98.608	3.375	97.774	97.774	97.474
2.875	101.423	101.423	100.954	2.875	100.362	100.362	99.893	2.750	98.813	98.813	98.513	3.500	97.776	97.776	97.476
3.000	101.427	101.427	100.958	3.000	100.364	100.364	99.896	2.875	98.816	98.816	98.516	3.625	97.777	97.777	97.477
3.125	101.430	101.430	100.961	3.125	100.366	100.366	99.898	3.000	98.818	98.818	98.518	Margin = 2.250		Index = 0.110	
3.250	101.482	101.482	101.182	3.250	100.171	100.171	99.871	3.125	98.820	98.820	98.520	**30 Year OTC**			
3.375	101.485	101.485	101.185	3.375	100.184	100.184	99.884	3.250	100.906	100.906	100.606	Rate	30 Day	45 Day	60 Day
3.500	101.488	101.488	101.188	3.500	100.186	100.186	99.886	3.375	100.964	100.964	100.664	4.000	101.775	101.775	101.275
3.625	101.491	101.491	101.191	3.625	100.217	100.217	99.917	3.500	100.966	100.966	100.666	4.125	101.786	101.786	101.286
3.750	102.753	102.753	102.453	3.750	102.133	102.133	101.833	3.625	101.041	101.041	100.741	4.375	102.549	102.549	102.049
3.875	102.647	102.647	102.347	3.875	102.121	102.121	101.821	3.750	102.254	102.254	101.954	4.500	102.551	102.551	102.051
4.000	102.650	102.650	102.350	4.000	102.123	102.123	101.823	3.875	102.242	102.242	101.942	4.625	102.553	102.553	102.053
4.125	102.661	102.661	102.361	4.125	102.125	102.125	101.825	4.000	102.244	102.244	101.944	4.875	103.551	103.551	103.051
4.250	103.535	103.535	103.335	4.250	102.900	102.900	102.700	4.125	102.245	102.245	101.945	5.000	103.553	103.553	103.053
4.375	103.424	103.424	103.224	4.375	102.888	102.888	102.688	4.250	102.646	102.646	102.346	5.125	103.555	103.555	103.055
4.500	103.426	103.426	103.226	4.500	102.890	102.890	102.690	4.375	102.635	102.635	102.335	5.500	105.664	105.664	105.164
4.625	103.428	103.428	103.228	4.625	102.892	102.892	102.692	4.500	102.636	102.636	102.336	5.625	105.666	105.666	105.166
6.250	106.000	106.000	105.800	6.250	105.984	105.984	105.784	4.625	102.638	102.638	102.338	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	102.103	102.003	102.003	101.534	2.500	102.003	101.903	101.903	101.434	2.250	101.080	100.980	100.980	100.680
2.625	102.103	102.003	102.003	101.534	2.625	102.003	101.903	101.903	101.434	2.375	101.083	100.983	100.983	100.683
2.750	102.994	102.894	102.894	102.425	2.750	102.894	102.794	102.794	102.325	2.500	101.082	100.982	100.982	100.682
2.875	102.997	102.897	102.897	102.429	2.875	102.897	102.797	102.797	102.328	2.625	101.082	100.982	100.982	100.682
3.000	102.997	102.897	102.897	102.428	3.000	102.897	102.797	102.797	102.328	2.750	100.985	100.885	100.885	100.585
3.125	102.997	102.897	102.897	102.428	3.125	102.896	102.796	102.796	102.327	2.875	100.996	100.896	100.896	100.596
3.250	102.796	102.696	102.696	102.396	3.250	102.698	102.598	102.598	102.298	3.000	100.996	100.896	100.896	100.596
3.375	102.810	102.710	102.710	102.410	3.375	102.719	102.619	102.619	102.319	3.125	100.996	100.896	100.896	100.596
3.500	102.809	102.709	102.709	102.409	3.500	102.709	102.609	102.609	102.309	3.250	103.080	102.980	102.980	102.680
3.625	102.809	102.709	102.709	102.409	3.625	102.737	102.637	102.637	102.337	3.375	103.145	103.045	103.045	102.745
3.750	103.969	103.869	103.869	103.569	3.750	103.872	103.772	103.772	103.472	3.500	103.090	102.990	102.990	102.690
3.875	103.972	103.872	103.872	103.572	3.875	103.867	103.767	103.767	103.467	3.625	103.162	103.062	103.062	102.762
4.000	103.981	103.881	103.881	103.581	4.000	103.880	103.780	103.780	103.480	3.750	104.301	104.201	104.201	103.901

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	100.659	100.659	100.159	6.250	103.750	103.750	103.500
4.000	100.657	100.657	100.157				
4.125	100.646	100.646	100.146				
4.250	101.433	101.433	100.933				
4.375	101.445	101.445	100.945				
4.500	101.443	101.443	100.943				
4.625	101.441	101.441	100.941				
4.750	102.463	102.463	101.963				
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	99.025	99.025	98.525
4.125	99.036	99.036	98.536
4.375	99.799	99.799	99.299
4.500	99.801	99.801	99.301
4.625	99.803	99.803	99.303
4.875	100.801	100.801	100.301
5.000	100.803	100.803	100.303
5.125	100.805	100.805	100.305
5.500	102.914	102.914	102.414
5.625	102.916	102.916	102.416
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.

 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.:	12/25/2020
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	1/11/2021
		60 Day Lock Exp.:	1/25/2021

W. Rate Sheet Dated: 11/25/2020 **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	97.531	97.531	97.231
3.000	N/A	N/A	N/A	3.000	N/A	N/A	N/A	2.875	97.533	97.533	97.233
3.125	N/A	N/A	N/A	3.125	N/A	N/A	N/A	3.000	97.536	97.536	97.236
3.250	100.644	100.644	100.344	3.250	99.763	99.763	99.463	3.125	97.538	97.538	97.238
3.375	100.647	100.647	100.347	3.375	99.776	99.776	99.476	3.250	100.499	100.499	100.199
3.500	100.651	100.651	100.351	3.500	99.779	99.779	99.479	3.375	100.556	100.556	100.256
3.625	100.653	100.653	100.353	3.625	99.809	99.809	99.509	3.500	100.558	100.558	100.258
3.750	101.103	101.103	100.803	3.750	100.913	100.913	100.613	3.625	100.633	100.633	100.333
3.875	100.997	100.997	100.697	3.875	100.901	100.901	100.601	3.750	101.034	101.034	100.734
4.000	101.000	101.000	100.700	4.000	100.903	100.903	100.603	3.875	N/A	N/A	N/A
4.125	101.011	101.011	100.711	4.125	100.905	100.905	100.605	4.000	N/A	N/A	N/A
4.250	101.760	101.760	101.560	4.250	101.555	101.555	101.355	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 = .110	

30 Year OTC			
Rate	**30 Day**	**45 Day**	**60 Day**
3.250	98.769	98.769	98.269
3.375	98.772	98.772	98.272
3.500	98.776	98.776	98.276
3.625	98.778	98.778	98.278
3.750	100.128	100.128	99.628
3.875	100.122	100.122	99.622
4.000	100.125	100.125	99.625
4.125	100.136	100.136	99.636
4.250	100.785	100.785	100.285
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	101.608	101.508	101.508	101.208	3.250	101.510	101.410	101.410	101.110	2.750	98.204	98.104	98.104	97.804
3.375	101.622	101.522	101.522	101.222	3.375	101.532	101.432	101.432	101.132	2.875	98.215	98.115	98.115	97.815
3.500	101.622	101.522	101.522	101.222	3.500	101.521	101.421	101.421	101.121	3.000	98.215	98.115	98.115	97.815
3.625	101.621	101.521	101.521	101.221	3.625	101.549	101.449	101.449	101.149	3.125	98.214	98.114	98.114	97.814
3.750	101.969	101.869	101.869	101.569	3.750	101.872	101.772	101.772	101.472	3.250	99.955	99.855	99.855	99.555
3.875	101.972	101.872	101.872	101.572	3.875	101.867	101.767	101.767	101.467	3.375	100.020	99.920	99.920	99.620
4.000	101.981	101.881	101.881	101.581	4.000	101.880	101.780	101.780	101.480	3.500	99.965	99.865	99.865	99.565
4.125	101.989	101.889	101.889	101.589	4.125	101.880	101.780	101.780	101.480	3.625	100.037	99.937	99.937	99.637
4.250	102.628	102.528	102.528	102.328	4.250	102.528	102.428	102.428	102.228	3.750	101.176	101.076	101.076	100.776

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

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
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 12/25/2020
45 Day Lock Exp.: 1/11/2021
60 Day Lock Exp.: 1/25/2021

W. Rate Sheet Dated: 11/25/2020 **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	100.884	100.884	100.684
2.875	101.518	101.518	101.318
2.990	101.929	101.929	101.729
3.000	102.029	102.029	101.829
3.125	102.396	102.396	102.196
3.250	101.916	101.916	101.716
3.375	102.388	102.388	102.188
3.500	102.746	102.746	102.546
3.625	103.030	103.030	102.830
3.750	102.305	102.305	102.105
3.875	102.671	102.671	102.471
3.990	102.835	102.835	102.635
4.000	102.935	102.935	102.735
4.125	103.162	103.162	102.962
4.250	103.395	103.395	103.195
4.375	103.664	103.664	103.464
4.500	103.910	103.910	103.710
4.625	104.077	104.077	103.877
4.750	104.258	104.258	104.058

30/25 Year 105-125

Rate	30 Day	45 Day	60 Day
2.250	95.656	95.656	95.456
2.375	96.759	96.759	96.559
2.500	97.880	97.880	97.680
2.625	98.978	98.978	98.778
2.750	99.936	99.936	99.736
2.875	100.634	100.634	100.434
2.990	101.096	101.096	100.896
3.000	101.196	101.196	100.996
3.125	101.663	101.663	101.463
3.250	102.493	102.493	102.293
3.375	103.012	103.012	102.812
3.500	103.407	103.407	103.207
3.625	103.719	103.719	103.519
3.750	103.077	103.077	102.877
3.875	103.480	103.480	103.280
3.990	103.670	103.670	103.470
4.000	103.770	103.770	103.570
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	99.936	99.936	99.736
2.875	100.634	100.634	100.434
2.990	101.096	101.096	100.896
3.000	101.196	101.196	100.996
3.125	101.631	101.631	101.431
3.250	102.493	102.493	102.293
3.375	103.012	103.012	102.812
3.500	103.407	103.407	103.207
3.625	103.719	103.719	103.519
3.750	103.077	103.077	102.877
3.875	103.480	103.480	103.280
3.990	103.670	103.670	103.470
4.000	103.770	103.770	103.570
4.125	104.425	104.425	104.225
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	99.727	99.727	99.527
2.625	99.988	99.988	99.788
2.750	100.384	100.384	100.184
2.875	100.961	100.961	100.761
2.990	101.270	101.270	101.070
3.000	101.370	101.370	101.170
3.125	101.556	101.556	101.356
3.250	101.394	101.394	101.194
3.375	101.832	101.832	101.632
3.500	102.115	102.115	101.915
3.625	102.264	102.264	102.064
3.750	101.194	101.194	100.994
3.875	101.535	101.535	101.335
3.990	101.664	101.664	101.464
4.000	101.764	101.764	101.564
4.125	101.898	101.898	101.698
4.250	100.534	100.534	100.334
4.375	100.823	100.823	100.623
4.500	101.033	101.033	100.833

30/25 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	99.236	99.236	99.036
2.875	99.877	99.877	99.677
2.990	100.237	100.237	100.037
3.000	100.337	100.337	100.137
3.125	100.623	100.623	100.423
3.250	101.194	101.194	100.994
3.375	101.632	101.632	101.432
3.500	101.915	101.915	101.715
3.625	102.064	102.064	101.864
3.750	100.994	100.994	100.794
3.875	101.335	101.335	101.135
3.990	101.464	101.464	101.264
4.000	101.564	101.564	101.364
4.125	101.698	101.698	101.498
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	99.236	99.236	99.036
2.875	99.877	99.877	99.677
2.990	100.237	100.237	100.037
3.000	100.337	100.337	100.137
3.125	100.591	100.591	100.391
3.250	101.194	101.194	100.994
3.375	101.632	101.632	101.432
3.500	101.915	101.915	101.715
3.625	102.064	102.064	101.864
3.750	100.994	100.994	100.794
3.875	101.335	101.335	101.135
3.990	101.464	101.464	101.264
4.000	101.564	101.564	101.364
4.125	101.698	101.698	101.498
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	101.686	101.686	101.486
2.990	102.057	102.057	101.857
3.000	102.157	102.157	101.957
3.125	102.517	102.517	102.317
3.250	102.116	102.116	101.916
3.375	102.579	102.579	102.379
3.500	102.905	102.905	102.705
3.625	103.186	103.186	102.986
3.750	102.148	102.148	101.948
3.875	102.507	102.507	102.307
3.990	102.647	102.647	102.447
4.000	102.747	102.747	102.547
4.125	102.970	102.970	102.770
4.250	102.852	102.852	102.652
4.375	103.117	103.117	102.917
4.500	103.349	103.349	103.149
4.625	103.513	103.513	103.313
4.750	103.785	103.785	103.585
4.875	104.026	104.026	103.826

20 Year 105-125

Rate	30 Day	45 Day	60 Day
2.875	101.364	101.364	101.164
2.990	101.783	101.783	101.583
3.000	101.883	101.883	101.683
3.125	102.275	102.275	102.075
3.250	101.815	101.815	101.615
3.375	102.324	102.324	102.124
3.500	102.684	102.684	102.484
3.625	102.992	102.992	102.792
3.750	101.773	101.773	101.573
3.875	102.168	102.168	101.968
3.990	102.332	102.332	102.132
4.000	102.432	102.432	102.232
4.125	102.678	102.678	102.478
4.250	102.565	102.565	102.365
4.375	102.856	102.856	102.656
4.500	103.111	103.111	102.911
4.625	103.294	103.294	103.094
4.750	103.495	103.495	103.295
4.875	103.761	103.761	103.561

20 Year >125

Rate	30 Day	45 Day	60 Day
2.875	101.302	101.302	101.102
2.990	101.720	101.720	101.520
3.000	101.820	101.820	101.620
3.125	102.213	102.213	102.013
3.250	101.815	101.815	101.615
3.375	102.324	102.324	102.124
3.500	102.684	102.684	102.484
3.625	102.992	102.992	102.792
3.750	101.617	101.617	101.417
3.875	102.012	102.012	101.812
3.990	102.175	102.175	101.975
4.000	102.275	102.275	102.075
4.125	102.522	102.522	102.322
4.250	102.503	102.503	102.303
4.375	102.794	102.794	102.594
4.500	103.049	103.049	102.849
4.625	103.231	103.231	103.031
4.750	103.433	103.433	103.233
4.875	103.698	103.698	103.498

15 Year

Rate	30 Day	45 Day	60 Day
2.750	101.699	101.699	101.499
2.875	101.998	101.998	101.798
2.990	102.206	102.206	102.006
3.000	102.306	102.306	102.106
3.125	102.588	102.588	102.388
3.250	101.934	101.934	101.734
3.375	102.205	102.205	102.005
3.500	102.415	102.415	102.215
3.625	102.695	102.695	102.495
3.750	102.486	102.486	102.286
3.875	102.782	102.782	102.582
3.990	102.962	102.962	102.762
4.000	103.062	103.062	102.862
4.125	103.306	103.306	103.106
4.250	103.339	103.339	103.139
4.375	103.507	103.507	103.307
4.500	103.543	103.543	103.343
4.625	103.744	103.744	103.544
4.750	103.212	103.212	103.012

15 Year 105-125

Rate	30 Day	45 Day	60 Day
2.750	100.542	100.542	100.342
2.875	100.872	100.872	100.672
2.990	101.115	101.115	100.915
3.000	101.215	101.215	101.015
3.125	101.520	101.520	101.320
3.250	100.896	100.896	100.696
3.375	101.194	101.194	100.994
3.500	101.425	101.425	101.225
3.625	101.731	101.731	101.531
3.750	101.815	101.815	101.615
3.875	102.139	102.139	101.939
3.990	102.346	102.346	102.146
4.000	102.446	102.446	102.246
4.125	102.815	102.815	102.615
4.250	103.120	103.120	102.920
4.375	103.304	103.304	#N/A
4.500	103.354	103.354	103.354
4.625	103.616	103.616	103.616
4.750	103.855	103.855	103.855

15 Year >125

Rate	30 Day	45 Day	60 Day
2.750	100.542	100.542	100.342
2.875	100.872	100.872	100.672
2.990	101.115	101.115	100.915
3.000	101.215	101.215	101.015
3.125	101.520	101.520	101.320
3.250	100.834	100.834	100.634
3.375	101.132	101.132	100.932
3.500	101.362	101.362	101.162
3.625	101.669	101.669	101.469
3.750	101.815	101.815	101.615
3.875	102.139	102.139	101.939
3.990	102.346	102.346	102.146
4.000	102.446	102.446	102.246
4.125	102.815	102.815	102.615
4.250	103.120	103.120	102.920
4.375	103.304	103.304	103.104
4.500	103.365	103.365	103.165
4.625	103.679	103.679	103.479
4.750	103.918	103.918	103.718

15 Year High Balance

Rate	30 Day	45 Day	60 Day
2.750	101.794	101.794	101.594
2.875	102.003	102.003	101.803
2.990	102.118	102.118	101.918
3.000	102.218	102.218	102.018
3.125	102.413	102.413	102.213
3.250	100.636	100.636	100.436
3.375	100.823	100.823	100.623
3.500	100.971	100.971	100.771
3.625	101.165	101.165	100.965
3.750	100.096	100.096	99.896
3.875	100.303	100.303	100.103
3.990	100.400	100.400	100.200
4.000	100.500	100.500	100.300
4.125	100.672	100.672	100.472
4.250	100.551	100.551	100.351
4.375	100.669	100.669	100.469
4.500	100.696	100.696	100.496
4.625	100.839	100.839	100.639
4.750	100.100	100.100	99.900

15 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	100.437	100.437	100.237
2.875	100.677	100.677	100.477
2.990	100.827	100.827	100.627
3.000	100.927	100.927	100.727
3.125	101.145	101.145	100.945
3.250	99.398	99.398	99.198
3.375	99.612	99.612	99.412
3.500	99.781	99.781	99.581
3.625	100.001	100.001	99.801
3.750	99.225	99.225	99.025
3.875	99.460	99.460	99.260
3.990	99.584	99.584	99.384
4.000	99.684	99.684	99.484
4.125	99.981	99.981	99.781
4.250	100.132	100.132	99.932
4.375	100.266	100.266	100.066
4.500	100.307	100.307	100.107
4.625	100.511	100.511	100.311
4.750	99.900	99.900	99.700

15 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	100.437	100.437	100.237
2.875	100.677	100.677	100.477
2.990	100.827	100.827	100.627
3.000	100.927	100.927	100.727
3.125	101.145	101.145	100.945
3.250	99.336	99.336	99.136
3.375	99.550	99.550	99.350
3.500	99.718	99.718	99.518
3.625	99.939	99.939	99.739
3.750	99.225	99.225	99.025
3.875	99.460	99.460	99.260
3.990	99.584	99.584	99.384
4.000	99.684	99.684	99.484
4.125	99.981	99.981	99.781
4.250	100.132	100.132	99.932
4.375	100.266	100.266	100.066
4.500	100.318	100.318	100.118
4.625	100.574	100.574	100.374
4.750	99.900	99.900	99.700

10 Year

Rate	30 Day	45 Day	60 Day
2.750	101.761	101.761	101.561
2.875	102.061	102.061	101.861
2.990	102.269	102.269	102.069
3.000	102.369	102.369	102.169
3.125	102.650	102.650	102.450
3.250	101.472	101.472	101.272
3.375	101.743	101.743	101.543
3.500	101.953	101.953	101.753
3.625	102.233	102.233	102.033
3.750	102.055	102.055	101.855
3.875	102.351	102.351	102.151
3.990	102.531	102.531	102.331
4.000	102.631	102.631	102.431
4.125	102.875	102.875	102.675
4.250	102.827	102.827	102.627
4.375	102.954	102.954	102.754
4.500	103.022	103.022	102.822
4.625	103.360	103.360	103.160
4.750	102.821	102.821	102.621

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	30 Day Lock Exp.:	12/25/2020
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	1/11/2021
		60 Day Lock Exp.:	1/25/2021

W. Rate Sheet Dated: 11/25/2020 **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.:	12/25/2020
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	1/11/2021
		60 Day Lock Exp.:	1/25/2021

W. Rate Sheet Dated: 11/25/2020 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Conforming FHLMC

30/25 Year

Rate	30 Day	45 Day	60 Day
2.750	100.818	100.818	100.609
2.875	101.487	101.487	101.287
2.990	101.973	101.973	101.773
3.000	102.073	102.073	101.873
3.125	102.411	102.411	102.211
3.250	101.832	101.832	101.632
3.375	102.391	102.391	102.191
3.500	102.787	102.787	102.587
3.625	103.038	103.038	102.838
3.750	102.193	102.193	101.993
3.875	102.542	102.542	102.342
3.990	102.710	102.710	102.510
4.000	102.810	102.810	102.610
4.125	102.969	102.969	102.769
4.250	103.281	103.281	103.081
4.375	103.520	103.520	103.320
4.500	103.733	103.733	103.533
4.625	103.834	103.834	103.634
4.750	104.197	104.197	103.997

30/25 Year 105-125

Rate	30 Day	45 Day	60 Day
3.375	101.641	101.641	101.441
3.500	102.037	102.037	101.837
3.625	102.288	102.288	102.088
3.750	101.443	101.443	101.243
3.875	101.792	101.792	101.592
3.990	102.085	102.085	101.885
4.000	102.185	102.185	101.985
4.125	102.344	102.344	102.144
4.250	102.656	102.656	102.456
4.375	102.895	102.895	102.695
4.500	103.108	103.108	102.908
4.625	103.209	103.209	103.009
4.750	103.572	103.572	103.372
4.875	103.793	103.793	103.593
4.990	104.024	104.024	103.824
5.000	104.124	104.124	103.924
5.125	104.357	104.357	104.157
5.250	104.579	104.579	104.379
5.375	105.394	105.394	105.194

30/25 Year >125

Rate	30 Day	45 Day	60 Day
3.375	101.641	101.641	101.441
3.500	102.037	102.037	101.837
3.625	102.288	102.288	102.088
3.750	101.443	101.443	101.243
3.875	101.792	101.792	101.592
3.990	102.085	102.085	101.885
4.000	102.185	102.185	101.985
4.125	102.344	102.344	102.144
4.250	102.656	102.656	102.456
4.375	102.895	102.895	102.695
4.500	103.108	103.108	102.908
4.625	103.209	103.209	103.009
4.750	103.572	103.572	103.372
4.875	103.793	103.793	103.593
4.990	104.024	104.024	103.824
5.000	104.124	104.124	103.924
5.125	104.357	104.357	104.157
5.250	104.579	104.579	104.379
5.375	105.394	105.394	105.194

30/25 Year SC

Rate	30 Day	45 Day	60 Day
2.500	99.713	99.713	99.512
2.625	100.215	100.215	100.015
2.750	99.999	99.999	99.790
2.875	100.668	100.668	100.468
2.990	101.154	101.154	100.954
3.000	101.254	101.254	101.054
3.125	101.592	101.592	101.392
3.250	101.082	101.082	100.882
3.375	101.641	101.641	101.441
3.500	102.037	102.037	101.837
3.625	102.288	102.288	102.088
3.750	101.155	101.155	100.955
3.875	101.504	101.504	101.304
3.990	101.672	101.672	101.472
4.000	101.772	101.772	101.572
4.125	101.931	101.931	101.731
4.250	101.837	101.837	101.637
4.375	102.076	102.076	101.876
4.500	102.289	102.289	102.089

30/25 Year SC 105-125

Rate	30 Day	45 Day	60 Day
3.375	100.891	100.891	100.691
3.500	101.287	101.287	101.087
3.625	101.538	101.538	101.338
3.750	100.405	100.405	100.205
3.875	100.754	100.754	100.554
3.990	101.047	101.047	100.847
4.000	101.147	101.147	100.947
4.125	101.306	101.306	101.106
4.250	101.212	101.212	101.012
4.375	101.451	101.451	101.251
4.500	101.664	101.664	101.464
4.625	101.765	101.765	101.565
4.750	100.722	100.722	100.522
4.875	100.943	100.943	100.743
4.990	101.174	101.174	100.974
5.000	101.274	101.274	101.074
5.125	101.357	101.357	101.157
5.250	101.429	101.429	101.229
5.375	102.094	102.094	101.894

30/25 Year SC >125

Rate	30 Day	45 Day	60 Day
3.375	100.891	100.891	100.691
3.500	101.287	101.287	101.087
3.625	101.538	101.538	101.338
3.750	100.405	100.405	100.205
3.875	100.754	100.754	100.554
3.990	101.047	101.047	100.847
4.000	101.147	101.147	100.947
4.125	101.306	101.306	101.106
4.250	101.212	101.212	101.012
4.375	101.451	101.451	101.251
4.500	101.664	101.664	101.464
4.625	101.765	101.765	101.565
4.750	100.722	100.722	100.522
4.875	100.943	100.943	100.743
4.990	101.174	101.174	100.974
5.000	101.274	101.274	101.074
5.125	101.357	101.357	101.157
5.250	101.429	101.429	101.229
5.375	102.094	102.094	101.894

20 Year

Rate	30 Day	45 Day	60 Day
2.750	100.928	100.928	100.723
2.875	101.522	101.522	101.322
2.990	101.942	101.942	101.742
3.000	102.042	102.042	101.842
3.125	102.412	102.412	102.212
3.250	101.951	101.951	101.751
3.375	102.459	102.459	102.259
3.500	102.831	102.831	102.631
3.625	103.095	103.095	102.895
3.750	102.913	102.913	102.713
3.875	103.335	103.335	103.135
3.990	103.583	103.583	103.383
4.000	103.683	103.683	103.483
4.125	103.844	103.844	103.644
4.250	103.934	103.934	103.734
4.375	104.126	104.126	103.926
4.500	104.289	104.289	104.089
4.625	104.416	104.416	104.216
4.750	104.900	104.900	104.700

20 Year 105-125

Rate	30 Day	45 Day	60 Day
3.375	102.959	102.959	102.759
3.500	103.331	103.331	103.131
3.625	103.595	103.595	103.395
3.750	103.413	103.413	103.213
3.875	103.835	103.835	103.635
3.990	104.083	104.083	103.883
4.000	104.183	104.183	103.983
4.125	104.344	104.344	104.144
4.250	104.434	104.434	104.234
4.375	104.626	104.626	104.426
4.500	105.164	105.164	104.964
4.625	105.291	105.291	105.091
4.750	105.775	105.775	105.575
4.875	106.025	106.025	105.825
4.990	106.221	106.221	106.021
5.000	106.321	106.321	106.121
5.125	106.602	106.602	106.402
5.250	106.343	106.343	106.125
5.375	105.652	105.652	105.452

20 Year >125

Rate	30 Day	45 Day	60 Day
3.375	102.959	102.959	102.759
3.500	103.331	103.331	103.131
3.625	103.595	103.595	103.395
3.750	103.413	103.413	103.213
3.875	103.835	103.835	103.635
3.990	104.083	104.083	103.883
4.000	104.183	104.183	103.983
4.125	104.344	104.344	104.144
4.250	104.434	104.434	104.234
4.375	104.626	104.626	104.426
4.500	105.164	105.164	104.964
4.625	105.291	105.291	105.091
4.750	105.775	105.775	105.575
4.875	106.025	106.025	105.825
4.990	106.221	106.221	106.021
5.000	106.321	106.321	106.121
5.125	106.602	106.602	106.402
5.250	106.343	106.343	106.125
5.375	105.652	105.652	105.452

15 Year

Rate	30 Day	45 Day	60 Day
2.750	101.724	101.724	101.524
2.875	102.062	102.062	101.862
2.990	102.188	102.188	101.988
3.000	102.288	102.288	102.088
3.125	101.560	101.560	101.360
3.250	101.791	101.791	101.591
3.375	102.076	102.076	101.876
3.500	102.272	102.272	102.072
3.625	102.202	102.202	102.002
3.750	102.497	102.497	102.297
3.875	102.641	102.641	102.441
3.990	102.848	102.848	102.648
4.000	102.948	102.948	102.748
4.125	103.126	103.126	102.926
4.250	103.318	103.318	103.118
4.375	103.524	103.524	103.324
4.500	103.668	103.668	103.468
4.625	103.050	103.050	102.850
4.750	103.146	103.146	102.946

15 Year 105-125

Rate	30 Day	45 Day	60 Day
2.750	103.724	103.724	103.524
2.875	102.187	102.187	101.987
2.990	102.313	102.313	102.113
3.000	102.413	102.413	102.213
3.125	101.685	101.685	101.485
3.250	101.916	101.916	101.716
3.375	102.201	102.201	102.001
3.500	102.397	102.397	102.197
3.625	102.327	102.327	102.127
3.750	102.622	102.622	102.422
3.875	102.766	102.766	102.566
3.990	102.973	102.973	102.773
4.000	103.073	103.073	102.873
4.125	103.251	103.251	103.051
4.250	103.443	103.443	103.243
4.375	103.649	103.649	103.449
4.500	103.793	103.793	103.593
4.625	103.175	103.175	102.975
4.750	103.271	103.271	103.071

15 Year >125

Rate	30 Day	45 Day	60 Day
2.750	103.974	103.974	103.774
2.875	102.187	102.187	101.987
2.990	102.313	102.313	102.113
3.000	102.413	102.413	102.213
3.125	101.685	101.685	101.485
3.250	101.916	101.916	101.716
3.375	102.201	102.201	102.001
3.500	102.397	102.397	102.197
3.625	102.327	102.327	102.127
3.750	102.622	102.622	102.422
3.875	102.766	102.766	102.566
3.990	102.973	102.973	102.773
4.000	103.073	103.073	102.873
4.125	103.251	103.251	103.051
4.250	103.443	103.443	103.243
4.375	103.649	103.649	103.449
4.500	103.793	103.793	103.593
4.625	103.175	103.175	102.975
4.750	103.271	103.271	103.071

15 Year SC

Rate	30 Day	45 Day	60 Day
2.750	101.980	101.980	101.780
2.875	102.318	102.318	102.118
2.990	102.444	102.444	102.244
3.000	102.544	102.544	102.344
3.125	101.597	101.597	101.397
3.250	101.828	101.828	101.628
3.375	102.113	102.113	101.913
3.500	102.309	102.309	102.109
3.625	101.739	101.739	101.539
3.750	102.034	102.034	101.834
3.875	102.178	102.178	101.978
3.990	102.385	102.385	102.185
4.000	102.485	102.485	102.285
4.125	102.226	102.226	102.026
4.250	102.418	102.418	102.218
4.375	102.624	102.624	102.424
4.500	102.768	102.768	102.568
4.625	100.118	100.118	99.918
4.750	101.361	101.361	101.161

15 Year SC 105-125

Rate	30 Day	45 Day	60 Day
2.750	103.980	103.980	103.780
2.875	102.443	102.443	102.243
2.990	102.569	102.569	102.369
3.000	102.669	102.669	102.469
3.125	101.722	101.722	101.522
3.250	101.953	101.953	101.753
3.375	102.238	102.238	102.038
3.500	102.434	102.434	102.234
3.625	101.864	101.864	101.664
3.750	102.159	102.159	101.959
3.875	102.303	102.303	102.103
3.990	102.510	102.510	102.310
4.000	102.610	102.610	102.410
4.125	102.351	102.351	102.151
4.250	102.543	102.543	102.343
4.375	102.749	102.749	102.549
4.500	102.893	102.893	102.693
4.625	100.243	100.243	100.043
4.750	101.486	101.486	101.286

15 Year SC >125

Rate	30 Day	45 Day	60 Day
2.750	104.230	104.230	104.030
2.875	102.443	102.443	102.243
2.990	102.569	102.569	102.369
3.000	102.669	102.669	102.469
3.125	101.722	101.722	101.522
3.250	101.953	101.953	101.753
3.375	102.238	102.238	102.038
3.500	102.434	102.434	102.234
3.625	101.864	101.864	101.664
3.750	102.159	102.159	101.959
3.875	102.303	102.303	102.103
3.990	102.510	102.510	102.310
4.000	102.610	102.610	102.410
4.125	102.351	102.351	102.151
4.250	102.543	102.543	102.343
4.375	102.749	102.749	102.549
4.500	102.893	102.893	102.693
4.625	100.243	100.243	100.043
4.750	101.486	101.486	101.286

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

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

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

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.

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.: **12/25/2020**
45 Day Lock Exp.: **1/11/2021**
60 Day Lock Exp.: **1/25/2021**

W. Rate Sheet Dated: **11/25/2020** **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	100.818	100.818	100.609	2.750	100.928	100.928	100.723	2.750	101.724	101.724	101.524	2.500	98.363	98.363	98.162	2.750	100.680	100.680	100.480
2.875	101.487	101.487	101.287	2.875	101.522	101.522	101.322	2.875	102.062	102.062	101.862	2.625	98.865	98.865	98.665	2.875	101.018	101.018	100.818
2.990	101.973	101.973	101.773	2.990	101.942	101.942	101.742	2.990	102.188	102.188	101.988	2.750	98.649	98.649	98.440	2.990	101.144	101.144	100.944
3.000	102.073	102.073	101.873	3.000	102.042	102.042	101.842	3.000	102.288	102.288	102.088	2.875	99.318	99.318	99.118	3.000	101.244	101.244	101.044
3.125	102.411	102.411	102.211	3.125	102.412	102.412	102.212	3.125	101.560	101.560	101.360	2.990	99.804	99.804	99.604	3.125	100.297	100.297	100.097
3.250	101.832	101.832	101.632	3.250	101.951	101.951	101.751	3.250	101.791	101.791	101.591	3.000	99.904	99.904	99.704	3.250	100.528	100.528	100.328
3.375	102.391	102.391	102.191	3.375	102.459	102.459	102.259	3.375	102.076	102.076	101.876	3.125	100.242	100.242	100.042	3.375	100.813	100.813	100.613
3.500	102.787	102.787	102.587	3.500	102.831	102.831	102.631	3.500	102.272	102.272	102.072	3.250	99.732	99.732	99.532	3.500	101.009	101.009	100.809
3.625	103.038	103.038	102.838	3.625	103.095	103.095	102.895	3.625	102.202	102.202	102.002	3.375	100.291	100.291	100.091	3.625	100.439	100.439	100.239
3.750	102.193	102.193	101.993	3.750	102.913	102.913	102.713	3.750	102.497	102.497	102.297	3.500	100.687	100.687	100.487	3.750	100.734	100.734	100.534
3.875	102.542	102.542	102.342	3.875	103.335	103.335	103.135	3.875	102.641	102.641	102.441	3.625	100.938	100.938	100.738	3.875	100.878	100.878	100.678
3.990	102.710	102.710	102.510	3.990	103.583	103.583	103.383	3.990	102.848	102.848	102.648	3.750	99.805	99.805	99.605	3.990	101.085	101.085	100.885
4.000	102.810	102.810	102.610	4.000	103.683	103.683	103.483	4.000	102.948	102.948	102.748	3.875	100.154	100.154	99.954	4.000	101.185	101.185	100.985
4.125	102.969	102.969	102.769	4.125	103.844	103.844	103.644	4.125	103.126	103.126	102.926	3.990	100.322	100.322	100.122	4.125	100.926	100.926	100.726
4.250	103.281	103.281	103.081	4.250	103.934	103.934	103.734	4.250	103.318	103.318	103.118	4.000	100.422	100.422	100.222	4.250	101.118	101.118	100.918
4.375	103.520	103.520	103.320	4.375	104.126	104.126	103.926	4.375	103.524	103.524	103.324	4.125	100.581	100.581	100.381	4.375	101.324	101.324	101.124
4.500	103.733	103.733	103.533	4.500	104.289	104.289	104.089	4.500	103.668	103.668	103.468	4.250	100.487	100.487	100.287	4.500	101.468	101.468	101.268
4.625	103.834	103.834	103.634	4.625	104.416	104.416	104.216	4.625	103.050	103.050	102.850	4.375	100.726	100.726	100.526	4.625	98.818	98.818	98.618
4.750	104.197	104.197	103.997	4.750	104.900	104.900	104.700	4.750	103.146	103.146	102.946	4.500	100.939	100.939	100.739	4.750	100.061	100.061	99.861

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

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.: 12/25/2020
45 Day Lock Exp.: 1/11/2021
60 Day Lock Exp.: 1/25/2021

W. Rate Sheet Dated: **11/25/2020** **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 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]	0.000	0.000	-0.250	-0.375	-0.500	n/a	n/a	n/a	n/a
> 80 LTV NO MI[1]	n/a	n/a	n/a	n/a	n/a	n/a	-0.375	-0.625	n/a

[1]Full Am. [2]ARMs 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)