



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 1/6/2020

45 Day Lock Exp.: 1/20/2020

60 Day Lock Exp.: 2/3/2020

W. Rate Sheet Dated: 12/5/2019

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	101.534	101.384	101.234	3.250	100.992	100.842	100.692	2.375	96.447	96.297	96.147	3.125	99.546	99.396	99.246
3.375	102.022	101.872	101.722	3.375	101.374	101.224	101.074	2.500	96.877	96.727	96.577	3.250	99.902	99.752	99.602
3.500	102.505	102.355	102.205	3.500	101.737	101.587	101.437	2.625	97.303	97.153	97.003	3.375	100.200	100.050	99.900
3.625	102.971	102.821	102.671	3.625	102.049	101.899	101.749	2.750	97.691	97.541	97.391	3.500	100.213	100.063	99.913
3.750	102.228	102.078	101.928	3.750	101.612	101.462	101.312	2.875	98.120	97.970	97.820	3.625	100.442	100.292	100.142
3.875	102.662	102.512	102.362	3.875	101.937	101.787	101.637	3.000	98.535	98.385	98.235	Margin = 2.250		Index = 1.590	
4.000	103.060	102.910	102.760	4.000	102.267	102.117	101.967	3.125	98.946	98.796	98.646				
4.125	103.443	103.293	103.143	4.125	102.538	102.388	102.238	3.250	100.689	100.539	100.389				
4.375	103.154	103.054	102.954	4.375	102.491	102.391	102.291	3.375	101.049	100.899	100.749				
4.500	103.496	103.396	103.296	4.500	102.653	102.553	102.453	3.500	101.389	101.239	101.089				
4.625	103.856	103.756	103.656	4.625	102.843	102.743	102.643	3.625	101.679	101.529	101.379				
4.750	103.981	103.881	103.781	4.750	103.245	103.145	103.045	3.750	102.168	102.018	101.868				
4.875	104.107	104.007	103.907	4.875	103.472	103.372	103.272	3.875	102.470	102.320	102.170				
5.000	104.399	104.299	104.199	5.000	103.703	103.603	103.503	4.000	102.778	102.628	102.478				
5.125	104.509	104.409	104.309	5.125	103.893	103.793	103.693	4.125	103.027	102.877	102.727				
5.375	104.864	104.764	104.664	5.375	104.319	104.219	104.119	4.250	102.696	102.546	102.396				
5.500	105.104	105.004	104.904	5.500	104.549	104.449	104.349	4.375	102.953	102.803	102.653				
5.625	105.355	105.255	105.155	5.625	104.740	104.640	104.540	4.500	103.129	102.979	102.829				
6.250	106.000	105.850	105.700	6.250	105.527	105.377	105.227	4.625	103.304	103.154	103.004				

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	100.384	100.234	100.084	3.250	99.992	99.842	99.692	2.375	95.447	95.297	95.147	3.125	98.546	98.396	98.246
3.375	100.872	100.722	100.572	3.375	100.374	100.224	100.074	2.500	95.877	95.727	95.577	3.250	98.902	98.752	98.602
3.500	101.355	101.205	101.055	3.500	100.737	100.587	100.437	2.625	96.303	96.153	96.003	3.375	99.200	99.050	98.900
3.625	101.821	101.671	101.521	3.625	101.049	100.899	100.749	2.750	96.691	96.541	96.391	3.500	99.213	99.063	98.913
3.750	101.078	100.928	100.778	3.750	100.612	100.462	100.312	2.875	97.120	96.970	96.820	3.625	99.442	99.292	99.142
3.875	101.512	101.362	101.212	3.875	100.937	100.787	100.637	3.000	97.535	97.385	97.235	Margin = 2.250		Index = 1.590	
4.000	101.910	101.760	101.610	4.000	101.267	101.117	100.967	3.125	97.946	97.796	97.646	30 Year OTC			
4.125	102.293	102.143	101.993	4.125	101.538	101.388	101.238	3.250	99.689	99.539	99.389	Rate	30 Day	45 Day	60 Day
4.375	102.004	101.904	101.804	4.375	101.491	101.391	101.291	3.375	100.049	99.899	99.749	3.875	101.112	100.862	100.612
4.500	102.346	102.246	102.146	4.500	101.653	101.553	101.453	3.500	100.389	100.239	100.089	4.000	101.510	101.260	101.010
4.625	102.706	102.606	102.506	4.625	101.843	101.743	101.643	3.625	100.679	100.529	100.379	4.125	101.893	101.643	101.393
4.750	102.831	102.731	102.631	4.750	102.245	102.145	102.045	3.750	101.168	101.018	100.868	4.375	101.604	101.354	101.104
4.875	102.957	102.857	102.757	4.875	102.472	102.372	102.272	3.875	101.470	101.320	101.170	4.500	101.946	101.696	101.446
5.000	103.249	103.149	103.049	5.000	102.703	102.603	102.503	4.000	101.778	101.628	101.478	4.625	102.306	102.056	101.806
5.125	103.359	103.259	103.159	5.125	102.893	102.793	102.693	4.125	102.027	101.877	101.727	4.875	102.557	102.307	102.057
5.375	103.714	103.614	103.514	5.375	103.319	103.219	103.119	4.250	101.696	101.546	101.396	5.000	102.849	102.599	102.349
5.500	103.954	103.854	103.754	5.500	103.549	103.449	103.349	4.375	101.953	101.803	101.653	5.125	102.959	102.709	102.459
5.625	104.205	104.105	104.005	5.625	103.740	103.640	103.540	4.500	102.129	101.979	101.829	5.500	103.554	103.304	103.054
6.250	104.993	104.843	104.693	6.250	104.527	104.377	104.227	4.625	102.304	102.154	102.004	5.625	103.805	103.555	103.305

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs					
	Standard	Specialty		Standard	Specialty
FICO Adjuster			Loan Size Adjuster		
FICO 720 +	0.250	0.250	\$0 - \$49,999	-2.500	-2.500
FICO 680 - 719	0.250	0.250	\$50,000 - \$85,000	-0.500	-0.500
FICO 660 - 679	0.250	0.250	\$85,001 - \$125,000	0.000	0.000
FICO 640 - 659	0.000	0.000	\$125,001 - \$175,000	0.000	0.000
FICO 620 - 639	-1.000	0.000	\$175,001 - \$275,000	0.000	0.000
FICO 600 - 619	-1.500	-1.500	\$275,001 up to HB	0.000	0.000
FICO 580 - 599	-2.000	-2.000			
NY	-0.250	-0.250	Non Owner Occupancy	-2.000	-2.000
2 Unit	0.000	0.000	All VA Loans	0.000	0.000
USDA Streamline-Assist Refinance Option				-0.250	-0.250
VA C/O Refi with an LTV >90.000 Max Note Rate = 4.750				-2.250	-2.250

Specialty Adjustment	
203(k) / 203(k)s / 203(h) / Repair Escrow / VA Reno	-0.500
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750

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

DPA Advantage Program "only Advantage Adjustments added ; FHA only"								30 yr DPA "3.5% DPA ; Borrower Paid Only"			
30/25 Year				30/25 Year Lender Paid				Rate	30 Day	45 Day	60 Day
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	3.875	98.362	98.112	97.862
4.125	100.493	100.243	99.993	6.250	102.750	102.500	102.250	4.000	98.760	98.510	98.260
4.250	100.618	100.368	100.118					4.125	99.143	98.893	98.643
4.375	100.204	99.954	99.704					4.375	98.854	98.604	98.354
4.500	100.546	100.296	100.046					4.500	99.196	98.946	98.696
4.625	100.906	100.656	100.406					4.625	99.556	99.306	99.056
5.000	101.449	101.199	100.949					4.875	99.807	99.557	99.307
5.125	101.559	101.309	101.059					5.000	100.099	99.849	99.599
5.250	102.044	101.794	101.544					5.125	100.209	99.959	99.709
Borrower Paid Comp Only				Lender Paid Only "Price Cap 100.000 after comp plan"				5.500	100.804	100.554	100.304
								5.625	101.055	100.805	100.555

Lock Desk Policy	
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018 . Locks are accepted on loans in <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.	
Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline †IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.	
For use by mortgage professionals only and should not be distributed to borrowers.	
Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)	



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/6/2020

45 Day Lock Exp.:

1/20/2020

60 Day Lock Exp.:

2/3/2020

W. Rate Sheet Dated: 12/5/2019

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	99.947	99.797	99.647	3.250	99.834	99.684	99.534	2.375	93.727	93.577	93.427	3.125	98.718	98.568	98.418
3.375	100.434	100.284	100.134	3.375	100.217	100.067	99.917	2.500	94.157	94.007	93.857	3.250	99.325	99.175	99.025
3.500	100.918	100.768	100.618	3.500	100.580	100.430	100.280	2.625	94.583	94.433	94.283	3.375	99.623	99.473	99.323
3.625	101.384	101.234	101.084	3.625	100.892	100.742	100.592	2.750	96.284	96.134	95.984	3.500	99.635	99.485	99.335
3.750	100.766	100.616	100.466	3.750	100.580	100.430	100.280	2.875	96.713	96.563	96.413	3.625	99.865	99.715	99.565
3.875	101.200	101.050	100.900	3.875	100.904	100.754	100.604	3.000	97.128	96.978	96.828	Margin = 2.250		Index = 1.590	
4.000	101.597	101.447	101.297	4.000	101.234	101.084	100.934	3.125	97.538	97.388	97.238				
4.125	101.980	101.830	101.680	4.125	101.506	101.356	101.206	3.250	99.531	99.381	99.231				
4.375	101.816	101.716	101.616	4.375	101.583	101.483	101.383	3.375	99.891	99.741	99.591				
4.500	102.159	102.059	101.959	4.500	101.745	101.645	101.545	3.500	100.232	100.082	99.932				
4.625	102.519	102.419	102.319	4.625	101.936	101.836	101.736	3.625	100.521	100.371	100.221				
4.750	102.081	101.981	101.881	4.750	101.775	101.675	101.575	3.750	101.136	100.986	100.836				
4.875	102.207	102.107	102.007	4.875	102.002	101.902	101.802	3.875	101.438	101.288	101.138				
5.000	102.499	102.399	102.299	5.000	102.233	102.133	102.033	4.000	101.745	101.595	101.445				
5.125	102.609	102.509	102.409	5.125	102.423	102.323	102.223	4.125	101.995	101.845	101.695				
5.375	102.307	102.207	102.107	5.375	102.192	102.092	101.992	4.250	101.788	101.638	101.488				
5.500	102.547	102.447	102.347	5.500	102.423	102.323	102.223	4.375	102.045	101.895	101.745				
5.625	102.799	102.699	102.599	5.625	102.614	102.514	102.414	4.500	102.222	102.072	101.922				
6.250	102.993	102.843	102.693	6.250	102.807	102.657	102.507	4.625	102.396	102.246	102.096				

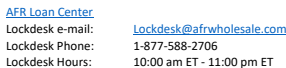
SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	98.797	98.647	98.497	3.250	98.404	98.254	98.104	2.375	94.047	93.897	93.747	3.125	96.708	96.558	96.408
3.375	99.284	99.134	98.984	3.375	98.787	98.637	98.487	2.500	94.477	94.327	94.177	3.250	97.315	97.165	97.015
3.500	99.768	99.618	99.468	3.500	99.150	99.000	98.850	2.625	94.903	94.753	94.603	3.375	97.613	97.463	97.313
3.625	100.234	100.084	99.934	3.625	99.462	99.312	99.162	2.750	96.135	95.985	95.835	3.500	97.625	97.475	97.325
3.750	99.616	99.466	99.316	3.750	99.150	99.000	98.850	2.875	96.564	96.414	96.264	3.625	97.855	97.705	97.555
3.875	100.050	99.900	99.750	3.875	99.474	99.324	99.174	3.000	96.979	96.829	96.679	Margin = 2.250		Index = 1.590	
4.000	100.447	100.297	100.147	4.000	99.804	99.654	99.504	3.125	97.390	97.240	97.090	30 Year OTC			
4.125	100.830	100.680	100.530	4.125	100.076	99.926	99.776	3.250	98.851	98.701	98.551	Rate	30 Day	45 Day	60 Day
4.375	100.666	100.566	100.466	4.375	100.153	100.053	99.953	3.375	99.211	99.061	98.911	3.875	99.650	99.400	99.150
4.500	101.009	100.909	100.809	4.500	100.315	100.215	100.115	3.500	99.552	99.402	99.252	4.000	100.047	99.797	99.547
4.625	101.369	101.269	101.169	4.625	100.506	100.406	100.306	3.625	99.841	99.691	99.541	4.125	100.430	100.180	99.930
4.750	100.931	100.831	100.731	4.750	100.345	100.245	100.145	3.750	99.760	99.610	99.460	4.375	100.266	100.016	99.766
4.875	101.057	100.957	100.857	4.875	100.572	100.472	100.372	3.875	100.063	99.913	99.763	4.500	100.609	100.359	100.109
5.000	101.349	101.249	101.149	5.000	100.803	100.703	100.603	4.000	100.370	100.220	100.070	4.625	100.969	100.719	100.469
5.125	101.459	101.359	101.259	5.125	100.993	100.893	100.793	4.125	100.619	100.469	100.319	4.875	100.657	100.407	100.157
5.375	101.157	101.057	100.957	5.375	100.762	100.662	100.562	4.250	100.046	99.896	99.746	5.000	100.949	100.699	100.449
5.500	101.397	101.297	101.197	5.500	100.993	100.893	100.793	4.375	100.303	100.153	100.003	5.125	101.059	100.809	100.559
5.625	101.649	101.549	101.449	5.625	101.184	101.084	100.984	4.500	100.479	100.329	100.179	5.500	100.997	100.747	100.497
6.250	101.843	101.693	101.543	6.250	101.377	101.227	101.077	4.625	100.654	100.504	100.354	5.625	101.249	100.999	100.749

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs					
	Standard	Specialty		Standard	Specialty
FICO Adjuster			FICO Adjuster		
FICO 720 +	0.250	0.250	FICO 620 - 639	-1.000	0.000
FICO 680- 719	0.250	0.250	FICO 600 - 619	-1.500	-1.500
FICO 660 - 679	0.250	0.250	FICO 580 - 599	-2.000	-2.000
FICO 640 - 659	0.000	0.000			
NY	-0.250	-0.250	Non Owner Occupancy	-2.000	-2.000
2 Unit	0.000	0.000	All VA Loans	0.000	0.000
USDA Streamline-Assist Refinance Option				-0.250	-0.250
VA C/O Refi with an LTV >90.000			Max Note Rate = 4.750	-2.250	-2.250

Specialty Adjustment	
203(k) / 203(k)s / 203(h) / Repair Escrow / VA Reno	-0.500
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750
DPA Advantage Adjustment	
203(k) / 203(k)s	-1.000
203(k) & 203(k)s are Borrower Paid only	

DPA Advantage Program "only Advantage Adjustments added ; FHA only"								30 yr DPA OTC "FHA Only ; Borrower Paid Only"				30 yr DPA "3.5% DPA ; Borrower Paid Only"			
30/25 Year				30/25 Year Lender Paid				Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	3.875	96.900	96.650	96.400	6.250	N/A	N/A	N/A
4.125	98.680	98.430	98.180	6.250	99.250	99.000	98.750	4.000	97.297	97.047	96.797				
4.250	98.930	98.680	98.430					4.125	97.680	97.430	97.180				
4.375	98.516	98.266	98.016					4.375	97.516	97.266	97.016				
4.500	98.859	98.609	98.359					4.500	97.859	97.609	97.359				
4.625	99.219	98.969	98.719					4.625	98.219	97.969	97.719				
5.000	99.199	98.949	98.699					4.875	97.907	97.657	97.407				
5.125	99.309	99.059	98.809					5.000	98.199	97.949	97.699				
5.250	99.138	98.888	98.638					5.125	98.309	98.059	97.809				
Borrower Paid Comp Only				Lender Paid Only "Price Cap 100.000 after comp plan"				5.500	98.247	97.997	97.747				
								5.625	98.499	98.249	97.999				

Lock Desk Policy	
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018 . Locks are accepted on loans in <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.	
Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline †IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.	
For use by mortgage professionals only and should not be distributed to borrowers.	
Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)	



W. Rate Sheet Dated: 12/5/2019

Release Time: 10:00 am ET

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

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

Lock Desk Policy			
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -.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 buyout = \$895	*IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70.00 (IA & ME exempt)
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal. For use by mortgage professionals only and should not be distributed to borrowers.			
FHA ID# - 1358600006			



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/6/2020

45 Day Lock Exp.:

1/20/2020

60 Day Lock Exp.:

2/3/2020

W. Rate Sheet Dated: 12/5/2019

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FHLMC																			
30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year SC				30/25 Year SC 105-125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	99.128	99.028	98.928	3.375	99.452	99.352	99.252	3.375	99.452	99.352	99.252	4.000	101.818	101.718	101.618	4.000	101.443	101.343	101.243
3.375	99.702	99.602	99.502	3.500	99.816	99.716	99.616	3.500	99.816	99.716	99.616	4.125	101.891	101.791	101.691	4.125	101.516	101.416	101.316
3.500	100.066	99.966	99.866	3.625	100.421	100.321	100.221	3.625	100.421	100.321	100.221	4.250	102.220	102.120	102.020	4.250	101.845	101.745	101.645
3.625	100.671	100.571	100.471	3.750	101.352	101.252	101.152	3.750	101.352	101.252	101.152	4.375	102.483	102.383	102.283	4.375	102.108	102.008	101.908
3.750	101.602	101.502	101.402	3.875	101.734	101.634	101.534	3.875	101.734	101.634	101.534	4.500	102.820	102.720	102.620	4.500	102.195	102.095	101.995
3.875	101.984	101.884	101.784	3.990	101.927	101.827	101.727	3.990	101.927	101.827	101.727	4.625	102.835	102.735	102.635	4.625	102.210	102.110	102.010
3.990	102.302	102.202	102.102	4.000	102.027	101.927	101.827	4.000	102.027	101.927	101.827	4.750	102.877	102.777	102.677	4.750	102.252	102.152	102.052
4.000	102.402	102.302	102.202	4.125	102.100	102.000	101.900	4.125	102.100	102.000	101.900	4.875	103.190	103.090	102.990	4.875	102.565	102.465	102.365
4.125	102.475	102.375	102.275	4.250	102.586	102.486	102.386	4.250	102.586	102.486	102.386	4.990	103.347	103.247	103.147	4.990	102.747	102.647	102.547
4.250	102.961	102.861	102.761	4.375	102.849	102.749	102.649	4.375	102.849	102.749	102.649	5.000	103.447	103.347	103.247	5.000	102.447	102.347	102.247
4.375	103.224	103.124	103.024	4.500	102.936	102.836	102.736	4.500	102.936	102.836	102.736	5.125	103.770	103.670	103.570	5.125	102.770	102.670	102.570
4.500	103.561	103.461	103.361	4.625	102.951	102.851	102.751	4.625	102.951	102.851	102.751	5.250	103.316	103.216	103.116	5.250	102.316	102.216	102.116
4.625	103.576	103.476	103.376	4.750	103.179	103.079	102.979	4.750	103.179	103.079	102.979	5.375	102.854	102.754	102.654	5.375	102.854	102.754	102.654
4.750	103.804	103.704	103.604	4.875	103.492	103.392	103.292	4.875	103.492	103.392	103.292	5.500	103.128	103.028	102.928	5.500	103.128	103.028	102.928
4.875	104.117	104.017	103.917	4.990	103.274	103.174	103.074	4.990	103.274	103.174	103.074	5.625	103.635	103.535	103.435	5.625	103.635	103.535	103.435
4.990	104.274	104.174	104.074	5.000	103.374	103.274	103.174	5.000	103.374	103.274	103.174	5.750	104.040	103.940	103.840	5.750	104.040	103.940	103.840
5.000	104.374	104.274	104.174	5.125	103.697	103.597	103.497	5.125	103.697	103.597	103.497	5.875	104.048	103.948	103.848	5.875	104.048	103.948	103.848
5.125	104.697	104.597	104.497	5.250	104.054	103.954	103.854	5.250	104.054	103.954	103.854	5.990	103.961	103.861	103.761	5.990	103.961	103.861	103.761
5.250	105.054	104.954	104.854	5.375	105.286	105.186	105.086	5.375	105.286	105.186	105.086	6.000	104.061	103.961	103.861	6.000	104.061	103.961	103.861
30/25 Year SC >125				20 Year				20 Year 105-125				20 Year >125				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	101.443	101.343	101.243	3.375	100.205	100.096	100.005	3.375	100.205	100.096	100.005	3.375	100.205	100.096	100.005	3.375	101.549	101.449	101.349
4.125	101.516	101.416	101.316	3.500	100.799	100.691	100.599	3.500	100.799	100.691	100.599	3.500	100.799	100.691	100.599	3.500	102.005	101.905	101.805
4.250	101.845	101.745	101.645	3.625	101.505	101.394	101.305	3.625	101.505	101.394	101.305	3.625	101.505	101.394	101.305	3.625	102.246	102.146	102.046
4.375	102.108	102.008	101.908	3.750	101.980	101.880	101.780	3.750	101.980	101.880	101.780	3.750	101.980	101.880	101.780	3.750	102.772	102.672	102.572
4.500	102.195	102.095	101.995	3.875	102.314	102.214	102.114	3.875	102.314	102.214	102.114	3.875	102.314	102.214	102.114	3.875	102.924	102.824	102.724
4.625	102.210	102.110	102.010	3.990	102.509	102.409	102.309	3.990	102.509	102.409	102.309	3.990	102.509	102.409	102.309	3.990	103.217	103.117	103.017
4.750	102.252	102.152	102.052	4.000	102.609	102.509	102.409	4.000	102.609	102.509	102.409	4.000	102.609	102.509	102.409	4.000	103.317	103.217	103.117
4.875	102.565	102.465	102.365	4.125	102.829	102.729	102.629	4.125	102.829	102.729	102.629	4.125	102.829	102.729	102.629	4.125	103.483	103.383	103.283
4.990	102.347	102.247	102.147	4.250	103.376	103.276	103.176	4.250	103.376	103.276	103.176	4.250	103.376	103.276	103.176	4.250	103.942	103.842	103.742
5.000	102.447	102.347	102.247	4.375	103.551	103.451	103.351	4.375	103.551	103.451	103.351	4.375	103.551	103.451	103.351	4.375	104.291	104.191	104.091
5.125	102.770	102.670	102.570	4.500	103.803	103.703	103.603	4.500	103.803	103.703	103.603	4.500	103.803	103.703	103.603	4.500	104.502	104.402	104.302
5.250	102.316	102.216	102.116	4.625	103.860	103.760	103.660	4.625	103.860	103.760	103.660	4.625	103.860	103.760	103.660	4.625	103.922	103.822	103.722
5.375	102.854	102.754	102.654	4.750	104.113	104.013	103.913	4.750	104.113	104.013	103.913	4.750	104.113	104.013	103.913	4.750	104.247	104.147	104.047
5.500	103.128	103.028	102.928	4.875	104.437	104.337	104.237	4.875	104.437	104.337	104.237	4.875	104.437	104.337	104.237	4.875	104.511	104.411	104.311
5.625	103.635	103.535	103.435	4.990	104.686	104.586	104.486	4.990	104.686	104.586	104.486	4.990	104.686	104.586	104.486	4.990	104.696	104.596	104.496
5.750	104.040	103.940	103.840	5.000	104.786	104.686	104.586	5.000	104.786	104.686	104.586	5.000	104.786	104.686	104.586	5.000	104.796	104.696	104.596
5.875	104.048	103.948	103.848	5.125	105.334	105.234	105.134	5.125	105.334	105.234	105.134	5.125	105.334	105.234	105.134	5.125	104.658	104.558	104.458
5.990	103.961	103.861	103.761	5.250	104.950	104.850	104.750	5.250	104.950	104.850	104.750	5.250	104.950	104.850	104.750	5.250	104.753	104.653	104.553
6.000	104.061	103.961	103.861	5.375	105.198	105.098	104.998	5.375	105.198	105.098	104.998	5.375	105.198	105.098	104.998	5.375	0.000	0.000	0.000
15 Year 105-125				15 Year >125				15 Year SC				15 Year SC 105-125				15 Year SC >125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	101.549	101.449	101.349	3.375	101.549	101.449	101.349	3.375	100.786	100.686	100.586	3.375	100.786	100.686	100.586	3.375	100.786	100.686	100.586
3.500	102.005	101.905	101.805	3.500	102.005	101.905	101.805	3.500	101.242	101.142	101.042	3.500	101.242	101.142	101.042	3.500	101.242	101.142	101.042
3.625	102.246	102.146	102.046	3.625	102.246	102.146	102.046	3.625	100.986	100.886	100.786	3.625	100.986	100.886	100.786	3.625	100.986	100.886	100.786
3.750	102.772	102.672	102.572	3.750	102.772	102.672	102.572	3.750	101.512	101.412	101.312	3.750	101.512	101.412	101.312	3.750	101.512	101.412	101.312
3.875	102.924	102.824	102.724	3.875	102.924	102.824	102.724	3.875	101.664	101.564	101.464	3.875	101.664	101.564	101.464	3.875	101.664	101.564	101.464
3.990	103.217	103.117	103.017	3.990	103.217	103.117	103.017	3.990	101.957	101.857	101.757	3.990	101.957	101.857	101.757	3.990	101.957	101.857	101.757
4.000	103.317	103.217	103.117	4.000	103.317	103.217	103.117	4.000	102.057	101.957	101.857	4.000	102.057	101.957	101.857	4.000	102.057	101.957	101.857
4.125	103.483	103.383	103.283	4.125	103.483	103.383	103.283	4.125	101.723	101.623	101.523	4.125	101.723	101.623	101.523	4.125	101.723	101.623	101.523
4.250	103.942	103.842	103.742	4.250	103.942	103.842	103.742	4.250	102.182	102.082	101.982	4.250	102.182	102.082	101.982	4.250	102.182	102.082	101.982
4.375	104.166	104.066	103.966	4.375	104.166	104.066	103.966	4.375	102.531	102.431	102.331	4.375	102.406	102.306	102.206	4.375	102.406	102.306	102.206
4.500	104.377	104.277	104.177	4.500	104.377	104.277	104.177	4.500											



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.:

1/6/2020

45 Day Lock Exp.:

1/20/2020

60 Day Lock Exp.:

2/3/2020

W. Rate Sheet Dated: 12/5/2019

Release Time: 10:00 am ET

Prices are subject to change without notice.

Home Possible																			
30/25 Year				20 Year				15 Year				Super Conforming - 30-20 Year				Super Conforming - 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	99.425	99.325	99.225	3.375	100.423	100.323	100.223	3.375	101.765	101.665	101.565	4.000	101.728	101.628	101.528	3.375	100.702	100.602	100.502
3.375	99.997	99.897	99.797	3.500	101.015	100.915	100.815	3.500	102.215	102.115	102.015	4.125	101.796	101.696	101.596	3.500	101.152	101.052	100.952
3.500	100.357	100.257	100.157	3.625	101.708	101.608	101.508	3.625	102.422	102.322	102.222	4.250	102.080	101.980	101.880	3.625	100.860	100.760	100.660
3.625	100.955	100.855	100.755	3.750	102.179	102.079	101.979	3.750	102.945	102.845	102.745	4.375	102.339	102.239	102.139	3.750	101.383	101.283	101.183
3.750	101.819	101.719	101.619	3.875	102.507	102.407	102.307	3.875	103.097	102.997	102.897	4.500	102.670	102.570	102.470	3.875	101.535	101.435	101.335
3.875	102.194	102.094	101.994	3.990	102.698	102.598	102.498	3.990	103.383	103.283	103.183	4.625	102.681	102.581	102.481	3.990	101.821	101.721	101.621
3.990	102.506	102.406	102.306	4.000	102.798	102.698	102.598	4.000	103.483	103.383	103.283	4.750	102.432	102.332	102.232	4.000	101.921	101.821	101.721
4.000	102.606	102.506	102.406	4.125	103.014	102.914	102.814	4.125	103.616	103.516	103.416	4.875	102.740	102.640	102.540	4.125	101.555	101.455	101.355
4.125	102.674	102.574	102.474	4.250	103.484	103.384	103.284	4.250	104.071	103.971	103.871	4.990	102.892	102.792	102.692	4.250	102.010	101.910	101.810
4.250	103.083	102.983	102.883	4.375	103.656	103.556	103.456	4.375	104.416	104.316	104.216	5.000	102.992	102.892	102.792	4.375	102.355	102.255	102.155
4.375	103.342	103.242	103.142	4.500	103.901	103.801	103.701	4.500	104.625	104.525	104.425	5.125	103.308	103.208	103.108	4.500	102.564	102.464	102.364
4.500	103.673	103.573	103.473	4.625	103.957	103.857	103.757	4.625	104.138	104.038	103.938	5.250	102.489	102.389	102.289	4.625	101.731	101.631	101.531
4.625	103.684	103.584	103.484	4.750	104.191	104.091	103.991	4.750	104.460	104.360	104.260	5.375	101.886	101.786	101.686	4.750	102.053	101.953	101.853
4.750	103.931	103.831	103.731	4.875	104.510	104.410	104.310	4.875	104.714	104.614	104.514	5.500	102.157	102.057	101.957	4.875	102.307	102.207	102.107
4.875	104.239	104.139	104.039	4.990	104.750	104.650	104.550	4.990	104.896	104.796	104.696	5.625	102.657	102.557	102.457	4.990	102.504	102.404	102.304
4.990	104.391	104.291	104.191	5.000	104.850	104.750	104.650	5.000	104.996	104.896	104.796	5.750	103.058	102.958	102.858	5.000	102.604	102.504	102.404
5.000	104.491	104.391	104.291	5.125	105.385	105.285	105.185	5.125	104.847	104.747	104.647	5.875	103.061	102.961	102.861	5.125	102.940	102.840	102.740
5.125	104.807	104.707	104.607	5.250	104.878	104.778	104.678	5.250	104.939	104.839	104.739	5.990	102.971	102.871	102.771	5.250	103.032	102.932	102.832
5.250	105.138	105.038	104.938	5.375	105.121	105.021	104.921	5.375	0.000	0.000	0.000	6.000	103.071	102.971	102.871	5.375	0.000	0.000	0.000

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/6/2020

45 Day Lock Exp.:

1/20/2020

60 Day Lock Exp.:

2/3/2020

W. Rate Sheet Dated: 12/5/2019

Release Time: 10:00 am ET

Prices are subject to change without notice.

Non-Conforming "Jumbo"

30 Yr. Fixed				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000"				101.850
Rate	30 Day	45 Day	60 Day	
3.375	98.576	98.513	98.451	
3.500	98.950	98.888	98.825	
3.625	99.283	99.221	99.158	
3.750	99.743	99.681	99.618	
3.875	99.895	99.833	99.770	
4.000	100.130	100.068	100.005	
4.125	100.382	100.320	100.257	
4.250	100.584	100.522	100.459	
4.375	100.822	100.760	100.697	
4.500	101.060	100.998	100.935	
4.625	101.298	101.236	101.173	
4.750	101.573	101.510	101.448	
4.875	101.794	101.732	101.669	

15 Yr. Fixed				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000"				101.850
Rate	30 Day	45 Day	60 Day	
3.000	N/A	N/A	N/A	
3.125	N/A	N/A	N/A	
3.250	98.203	98.078	97.953	
3.375	98.664	98.539	98.414	
3.500	99.068	98.943	98.818	
3.625	99.547	99.422	99.297	
3.750	99.960	99.835	99.710	
3.875	100.330	100.205	100.080	
4.000	100.667	100.542	100.417	
4.125	100.802	100.677	100.552	
4.250	101.108	100.983	100.858	
4.375	101.386	101.261	101.136	
4.500	101.543	101.418	101.293	

7/1 Hybrid ARMs				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000"				101.850
Rate	30 Day	45 Day	60 Day	
3.000	N/A	N/A	N/A	
3.125	N/A	N/A	N/A	
3.250	96.728	96.603	96.478	
3.375	97.133	97.008	96.883	
3.500	97.507	97.382	97.257	
3.625	97.859	97.734	97.609	
3.750	98.449	98.324	98.199	
3.875	98.771	98.646	98.521	
4.000	99.055	98.930	98.805	
4.125	99.338	99.213	99.088	
4.250	99.621	99.496	99.371	
4.375	99.905	99.780	99.655	
4.500	100.194	100.069	99.944	
1 year LIBOR "Wall Street Journal"				
Margin	2.250	Cap	5/2/5	

FICO/CLTV Adjuster									
FICO	CLTV								
	<=55.00%	55.01-60.00%	60.01-65.00%	65.01-70.00%	70.01-75.00%	75.01-80.00%	80.01-85.00%	85.01-90.00%	90.01-95.00%
680-699	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
700-719	0.375	0.250	0.125	0.000	-0.250	-0.625	-1.000	-1.000	n/a
720-739	0.500	0.375	0.250	0.250	0.000	-0.500	-0.750	-0.750	n/a
740-759	0.500	0.375	0.250	0.250	0.000	-0.250	-0.500	-0.500	n/a
760-779	0.500	0.375	0.375	0.375	0.125	-0.125	-0.250	-0.250	n/a
780-850	0.500	0.500	0.500	0.375	0.250	0.000	-0.125	-0.125	n/a
Purpose									
Cash-Out	0.000	0.000	-0.250	-0.500	-0.875	n/a	n/a	n/a	n/a
Refi ¹	0.000	0.000	-0.250	-0.500	-0.875	n/a	n/a	n/a	n/a
Purchase	0.375	0.375	0.250	0.250	0.250	0.250	0.500	0.500	n/a
Other									
Interest Only ²	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investor ¹	-0.500	-0.500	-0.750	-0.750	-1.250	n/a	n/a	n/a	n/a
> 80 LTV NO MI ¹	n/a	n/a	n/a	n/a	n/a	n/a	-0.750	-1.000	n/a

¹Full Am. ²ARMs Only

Locks that expire on a weekend or holiday will be extended to the next business day at .0125/day upon lock.

Lock Desk Policy

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

Flood Certification = \$10.00 *UW Fee with option to buy out = \$895 / \$495 for streamline †IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee FHA ID# - 1358600006

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

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

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