



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.: 1/10/2020

45 Day Lock Exp.: 1/27/2020

60 Day Lock Exp.: 2/10/2020

W. Rate Sheet Dated: 12/11/2019

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	101.375	101.225	101.075	3.250	100.958	100.808	100.658	2.375	96.135	95.985	95.835	3.125	99.546	99.396	99.246
3.375	101.862	101.712	101.562	3.375	101.341	101.191	101.041	2.500	96.565	96.415	96.265	3.250	99.902	99.752	99.602
3.500	102.345	102.195	102.045	3.500	101.704	101.554	101.404	2.625	96.991	96.841	96.691	3.375	100.200	100.050	99.900
3.625	102.812	102.662	102.512	3.625	102.016	101.866	101.716	2.750	97.622	97.472	97.322	3.500	100.213	100.063	99.913
3.750	102.006	101.856	101.706	3.750	101.516	101.366	101.216	2.875	98.051	97.901	97.751	3.625	100.442	100.292	100.142
3.875	102.440	102.290	102.140	3.875	101.841	101.691	101.541	3.000	98.466	98.316	98.166	Margin = 2.250		Index = 1.570	
4.000	102.838	102.688	102.538	4.000	102.170	102.020	101.870	3.125	98.877	98.727	98.577				
4.125	103.221	103.071	102.921	4.125	102.442	102.292	102.142	3.250	100.663	100.513	100.363				
4.375	102.916	102.816	102.716	4.375	102.382	102.282	102.182	3.375	101.023	100.873	100.723				
4.500	103.259	103.159	103.059	4.500	102.546	102.446	102.346	3.500	101.363	101.213	101.063				
4.625	103.618	103.518	103.418	4.625	102.737	102.637	102.537	3.625	101.653	101.503	101.353				
4.750	103.635	103.535	103.435	4.750	103.232	103.132	103.032	3.750	102.123	101.973	101.823				
4.875	103.985	103.885	103.785	4.875	103.459	103.359	103.259	3.875	102.425	102.275	102.125				
5.000	104.276	104.176	104.076	5.000	103.690	103.590	103.490	4.000	102.732	102.582	102.432				
5.125	104.408	104.308	104.208	5.125	103.880	103.780	103.680	4.125	102.981	102.831	102.681				
5.375	104.528	104.428	104.328	5.375	104.072	103.972	103.872	4.250	102.790	102.640	102.490				
5.500	104.768	104.668	104.568	5.500	104.302	104.202	104.102	4.375	103.046	102.896	102.746				
5.625	105.020	104.920	104.820	5.625	104.493	104.393	104.293	4.500	103.222	103.072	102.922				
6.250	105.808	105.658	105.508	6.250	105.280	105.130	104.980	4.625	103.396	103.246	103.096				

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	100.225	100.075	99.925	3.250	99.958	99.808	99.658	2.375	95.135	94.985	94.835	3.125	98.546	98.396	98.246
3.375	100.712	100.562	100.412	3.375	100.341	100.191	100.041	2.500	95.565	95.415	95.265	3.250	98.902	98.752	98.602
3.500	101.195	101.045	100.895	3.500	100.704	100.554	100.404	2.625	95.991	95.841	95.691	3.375	99.200	99.050	98.900
3.625	101.662	101.512	101.362	3.625	101.016	100.866	100.716	2.750	96.622	96.472	96.322	3.500	99.213	99.063	98.913
3.750	100.856	100.706	100.556	3.750	100.516	100.366	100.216	2.875	97.051	96.901	96.751	3.625	99.442	99.292	99.142
3.875	101.290	101.140	100.990	3.875	100.841	100.691	100.541	3.000	97.466	97.316	97.166	Margin = 2.250		Index = 1.570	
4.000	101.688	101.538	101.388	4.000	101.170	101.020	100.870	3.125	97.877	97.727	97.577	30 Year OTC			
4.125	102.071	101.921	101.771	4.125	101.442	101.292	101.142	3.250	99.663	99.513	99.363	Rate	30 Day	45 Day	60 Day
4.375	101.766	101.666	101.566	4.375	101.382	101.282	101.182	3.375	100.023	99.873	99.723	3.875	100.890	100.640	100.390
4.500	102.109	102.009	101.909	4.500	101.546	101.446	101.346	3.500	100.363	100.213	100.063	4.000	101.288	101.038	100.788
4.625	102.468	102.368	102.268	4.625	101.737	101.637	101.537	3.625	100.653	100.503	100.353	4.125	101.671	101.421	101.171
4.750	102.485	102.385	102.285	4.750	102.232	102.132	102.032	3.750	101.123	100.973	100.823	4.375	101.366	101.116	100.866
4.875	102.835	102.735	102.635	4.875	102.459	102.359	102.259	3.875	101.425	101.275	101.125	4.500	101.709	101.459	101.209
5.000	103.126	103.026	102.926	5.000	102.690	102.590	102.490	4.000	101.732	101.582	101.432	4.625	102.068	101.818	101.568
5.125	103.258	103.158	103.058	5.125	102.880	102.780	102.680	4.125	101.981	101.831	101.681	4.875	102.435	102.185	101.935
5.375	103.378	103.278	103.178	5.375	103.072	102.972	102.872	4.250	101.790	101.640	101.490	5.000	102.726	102.476	102.226
5.500	103.618	103.518	103.418	5.500	103.302	103.202	103.102	4.375	102.046	101.896	101.746	5.125	102.858	102.608	102.358
5.625	103.870	103.770	103.670	5.625	103.493	103.393	103.293	4.500	102.222	102.072	101.922	5.500	103.218	102.968	102.718
6.250	104.658	104.508	104.358	6.250	104.280	104.130	103.980	4.625	102.396	102.246	102.096	5.625	103.470	103.220	102.970

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

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

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

DPA Advantage Program "only Advantage Adjustments added ; FHA only"								30 yr DPA OTC "FHA Only ; Borrower Paid Only"				30 yr DPA "3.5% DPA ; Borrower Paid Only"			
30/25 Year				30/25 Year Lender Paid				Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	3.875	98.140	97.890	97.640	6.250	100.000	99.750	99.500
4.125	100.271	100.021	99.771	6.250	102.750	102.500	102.250	4.000	98.538	98.288	98.038				
4.250	100.396	100.146	99.896					4.125	98.921	98.671	98.421				
4.375	99.966	99.716	99.466					4.375	98.616	98.366	98.116				
4.500	100.309	100.059	99.809					4.500	98.959	98.709	98.459				
4.625	100.668	100.418	100.168					4.625	99.318	99.068	98.818				
5.000	101.326	101.076	100.826					4.875	99.685	99.435	99.185				
5.125	101.458	101.208	100.958					5.000	99.976	99.726	99.476				
5.250	102.044	101.794	101.544					5.125	100.108	99.858	99.608				
Borrower Paid Comp Only				Lender Paid Only "Price Cap 100.000 after comp plan"				5.500	100.468	100.218	99.968				
								5.625	100.720	100.470	100.220				

Lock Desk Policy		
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018 . Locks are accepted on loans in <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.		
Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline	†IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee
FHA ID# - 135860006		
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.		
For use by mortgage professionals only and should not be distributed to borrowers.		Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)



AFR Loan Center

Lockdesk e-mail:

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1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/10/2020

45 Day Lock Exp.:

1/27/2020

60 Day Lock Exp.:

2/10/2020

W. Rate Sheet Dated: 12/11/2019

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	100.037	99.887	99.737	3.250	100.051	99.901	99.751	2.375	93.415	93.265	93.115	3.125	99.093	98.943	98.793
3.375	100.525	100.375	100.225	3.375	100.433	100.283	100.133	2.500	93.845	93.695	93.545	3.250	99.575	99.425	99.275
3.500	101.008	100.858	100.708	3.500	100.796	100.646	100.496	2.625	94.271	94.121	93.971	3.375	99.873	99.723	99.573
3.625	101.474	101.324	101.174	3.625	101.108	100.958	100.808	2.750	96.590	96.440	96.290	3.500	99.885	99.735	99.585
3.750	100.794	100.644	100.494	3.750	100.733	100.583	100.433	2.875	97.019	96.869	96.719	3.625	100.115	99.965	99.815
3.875	101.228	101.078	100.928	3.875	101.058	100.908	100.758	3.000	97.434	97.284	97.134	Margin = 2.250		Index = 1.570	
4.000	101.625	101.475	101.325	4.000	101.388	101.238	101.088	3.125	97.844	97.694	97.544				
4.125	102.008	101.858	101.708	4.125	101.660	101.510	101.360	3.250	99.755	99.605	99.455				
4.375	101.703	101.603	101.503	4.375	101.599	101.499	101.399	3.375	100.115	99.965	99.815				
4.500	102.046	101.946	101.846	4.500	101.764	101.664	101.564	3.500	100.455	100.305	100.155				
4.625	102.406	102.306	102.206	4.625	101.954	101.854	101.754	3.625	100.745	100.595	100.445				
4.750	101.298	101.198	101.098	4.750	101.324	101.224	101.124	3.750	101.340	101.190	101.040				
4.875	101.648	101.548	101.448	4.875	101.552	101.452	101.352	3.875	101.642	101.492	101.342				
5.000	101.939	101.839	101.739	5.000	101.783	101.683	101.583	4.000	101.950	101.800	101.650				
5.125	102.070	101.970	101.870	5.125	101.973	101.873	101.773	4.125	102.199	102.049	101.899				
5.375	101.972	101.872	101.772	5.375	101.945	101.845	101.745	4.250	102.007	101.857	101.707				
5.500	102.212	102.112	102.012	5.500	102.176	102.076	101.976	4.375	102.264	102.114	101.964				
5.625	102.464	102.364	102.264	5.625	102.367	102.267	102.167	4.500	102.439	102.289	102.139				
6.250	102.658	102.508	102.358	6.250	102.560	102.410	102.260	4.625	102.614	102.464	102.314				

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	98.887	98.737	98.587	3.250	98.621	98.471	98.321	2.375	93.735	93.585	93.435	3.125	97.083	96.933	96.783
3.375	99.375	99.225	99.075	3.375	99.003	98.853	98.703	2.500	94.165	94.015	93.865	3.250	97.565	97.415	97.265
3.500	99.858	99.708	99.558	3.500	99.366	99.216	99.066	2.625	94.591	94.441	94.291	3.375	97.863	97.713	97.563
3.625	100.324	100.174	100.024	3.625	99.678	99.528	99.378	2.750	96.066	95.916	95.766	3.500	97.875	97.725	97.575
3.750	99.644	99.494	99.344	3.750	99.303	99.153	99.003	2.875	96.495	96.345	96.195	3.625	98.105	97.955	97.805
3.875	100.078	99.928	99.778	3.875	99.628	99.478	99.328	3.000	96.910	96.760	96.610	Margin = 2.250		Index = 1.570	
4.000	100.475	100.325	100.175	4.000	99.958	99.808	99.658	3.125	97.321	97.171	97.021	30 Year OTC			
4.125	100.858	100.708	100.558	4.125	100.230	100.080	99.930	3.250	98.825	98.675	98.525	Rate	30 Day	45 Day	60 Day
4.375	100.553	100.453	100.353	4.375	100.169	100.069	99.969	3.375	99.185	99.035	98.885	3.875	99.678	99.428	99.178
4.500	100.896	100.796	100.696	4.500	100.334	100.234	100.134	3.500	99.525	99.375	99.225	4.000	100.075	99.825	99.575
4.625	101.256	101.156	101.056	4.625	100.524	100.424	100.324	3.625	99.815	99.665	99.515	4.125	100.458	100.208	99.958
4.750	100.148	100.048	99.948	4.750	99.894	99.794	99.694	3.750	99.715	99.565	99.415	4.375	100.153	99.903	99.653
4.875	100.498	100.398	100.298	4.875	100.122	100.022	99.922	3.875	100.017	99.867	99.717	4.500	100.496	100.246	99.996
5.000	100.789	100.689	100.589	5.000	100.353	100.253	100.153	4.000	100.324	100.174	100.024	4.625	100.856	100.606	100.356
5.125	100.920	100.820	100.720	5.125	100.543	100.443	100.343	4.125	100.574	100.424	100.274	4.875	100.098	99.848	99.598
5.375	100.822	100.722	100.622	5.375	100.515	100.415	100.315	4.250	100.140	99.990	99.840	5.000	100.389	100.139	99.889
5.500	101.062	100.962	100.862	5.500	100.746	100.646	100.546	4.375	100.396	100.246	100.096	5.125	100.520	100.270	100.020
5.625	101.314	101.214	101.114	5.625	100.937	100.837	100.737	4.500	100.572	100.422	100.272	5.500	100.662	100.412	100.162
6.250	101.508	101.358	101.208	6.250	101.130	100.980	100.830	4.625	100.746	100.596	100.446	5.625	100.914	100.664	100.414

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	96.928	96.678	96.428	6.250	N/A	N/A	N/A
4.125	98.708	98.458	98.208	6.250	99.250	99.000	98.750	4.000	97.325	97.075	96.825				
4.250	98.833	98.583	98.333					4.125	97.708	97.458	97.208				
4.375	98.403	98.153	97.903					4.375	97.403	97.153	96.903				
4.500	98.746	98.496	98.246					4.500	97.746	97.496	97.246				
4.625	99.106	98.856	98.606					4.625	98.106	97.856	97.606				
5.000	98.639	98.389	98.139					4.875	97.348	97.098	96.848				
5.125	98.770	98.520	98.270					5.000	97.639	97.389	97.139				
5.250	99.138	98.888	98.638					5.125	97.770	97.520	97.270				
Borrower Paid Comp Only				Lender Paid Only "Price Cap 100.000 after comp plan"				5.500	97.912	97.662	97.412				
								5.625	98.164	97.914	97.664				

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: 12/11/2019

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FIMA																			
30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year High Balance				30/25 Year 105-125 High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	98.631	98.531	98.431	2.875	N/A	N/A	N/A	2.750	N/A	N/A	N/A	4.000	101.723	101.623	101.523	3.375	97.765	97.665	97.565
3.375	99.168	99.068	98.968	2.990	95.114	95.014	94.914	2.875	N/A	N/A	N/A	4.125	101.866	101.766	101.666	3.500	98.710	98.610	98.510
3.500	99.558	99.458	99.358	3.000	95.214	95.114	95.014	2.990	N/A	N/A	N/A	4.250	102.034	101.934	101.834	3.625	99.738	99.638	99.538
3.625	100.368	100.268	100.168	3.125	96.366	96.266	96.166	3.000	N/A	N/A	N/A	4.375	102.430	102.330	102.230	3.750	100.613	100.513	100.413
3.750	101.242	101.142	101.042	3.250	97.481	97.381	97.281	3.125	96.114	96.014	95.914	4.500	102.771	102.671	102.571	3.875	101.164	101.064	100.964
3.875	101.664	101.564	101.464	3.375	98.085	97.985	97.885	3.250	97.289	97.189	97.089	4.625	102.750	102.648	102.550	3.990	101.556	101.456	101.356
3.990	102.074	101.974	101.874	3.500	98.884	98.784	98.684	3.375	97.898	97.798	97.698	4.750	102.473	102.365	102.273	4.000	101.656	101.556	101.456
4.000	102.074	101.974	101.874	3.625	100.024	99.924	99.824	3.500	98.760	98.660	98.560	4.875	102.869	102.756	102.669	4.125	101.866	101.766	101.666
4.125	102.203	102.103	102.003	3.750	101.079	100.979	100.879	3.625	99.961	99.861	99.761	4.990	103.153	103.035	102.953	4.250	102.034	101.934	101.834
4.250	102.924	102.824	102.724	3.875	101.556	101.456	101.356	3.750	101.074	100.974	100.874	5.000	103.253	103.135	103.053	4.375	102.430	102.330	102.230
4.375	103.204	103.104	103.004	3.990	101.907	101.807	101.707	3.875	101.556	101.456	101.356	5.125	103.432	103.309	103.232	4.500	102.771	102.671	102.571
4.500	103.497	103.397	103.297	4.000	102.007	101.907	101.807	3.990	101.907	101.807	101.707	5.250	103.233	103.105	103.033	4.625	102.750	102.648	102.550
4.625	103.489	103.387	103.289	4.125	102.735	102.635	102.535	4.000	102.007	101.907	101.807	5.375	103.604	103.470	103.404	4.750	102.473	102.365	102.273
4.750	104.132	104.032	103.932	4.250	103.639	103.539	103.439	4.125	102.400	102.300	102.200	5.500	103.943	103.804	103.743	4.875	102.869	102.756	102.669
4.875	104.444	104.344	104.244	4.375	104.015	103.915	103.815	4.250	103.354	103.254	103.154	5.625	104.139	103.995	103.939	4.990	103.153	103.035	102.953
4.990	104.603	104.485	104.403	4.500	104.343	104.243	104.143	4.375	103.734	103.634	103.534	5.750	103.994	103.845	103.794	5.000	103.253	103.135	103.053
5.000	104.703	104.585	104.503	4.625	104.436	104.334	104.236	4.500	104.062	103.962	103.862	5.875	104.371	104.216	104.171	5.125	103.432	103.309	

15 Year 105-125				15 Year 3125				15 Year High Balance				15 Year 105-125 High Balance				15 Year 3125 High Balance				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.125	99.535	99.435	99.335	3.125	99.472	99.272	99.272	3.125	100.336	100.136	100.136	3.125	99.253	99.053	99.053	3.125	99.190	98.990	98.990	3.125	100.724	100.524	100.524
3.250	99.835	99.735	99.635	3.250	99.773	99.573	99.573	3.250	100.771	100.571	100.571	3.250	99.717	99.517	99.517	3.250	99.655	99.455	99.455	3.250	100.980	100.780	100.780
3.375	100.166	100.066	99.966	3.375	100.103	99.903	99.903	3.375	101.120	100.920	100.920	3.375	100.035	99.835	99.835	3.375	99.972	99.772	99.772	3.375	101.276	101.076	101.076
3.500	100.755	100.655	100.555	3.500	100.739	100.539	100.539	3.500	101.537	101.337	101.337	3.500	100.510	100.310	100.310	3.500	100.494	100.294	100.294	3.500	101.779	101.579	101.579
3.625	101.381	101.281	101.181	3.625	101.381	101.181	101.181	3.625	101.839	101.639	101.639	3.625	100.943	100.743	100.743	3.625	100.943	100.743	100.743	3.625	102.264	102.064	102.064
3.750	101.722	101.622	101.522	3.750	101.722	101.522	101.522	3.750	102.042	101.842	101.842	3.750	101.181	100.981	100.981	3.750	101.181	100.981	100.981	3.750	102.565	102.365	102.365
3.875	101.778	101.678	101.578	3.875	101.778	101.578	101.578	3.875	102.141	101.941	101.941	3.875	101.256	101.056	101.056	3.875	101.256	101.056	101.056	3.875	102.599	102.399	102.399
3.990	102.200	102.100	102.000	3.990	102.185	101.985	101.985	3.990	102.334	102.134	102.134	3.990	101.503	101.303	101.303	3.990	101.488	101.288	101.288	3.990	102.633	102.433	102.433
4.000	102.300	102.200	102.100	4.000	102.285	102.085	102.085	4.000	102.434	102.234	102.234	4.000	101.603	101.403	101.403	4.000	101.588	101.388	101.388	4.000	102.733	102.533	102.533
4.125	102.875	102.775	102.675	4.125	102.875	102.675	102.675	4.125	102.711	102.511	102.511	4.125	101.998	101.798	101.798	4.125	101.998	101.798	101.798	4.125	103.582	103.382	103.382
4.250	103.273	103.173	103.073	4.250	103.273	103.073	103.073	4.250	102.954	102.754	102.754	4.250	102.284	102.084	102.084	4.250	102.284	102.084	102.084	4.250	103.821	103.621	103.621
4.375	103.619	103.519	103.419	4.375	103.619	103.419	103.419	4.375	103.169	102.969	102.969	4.375	102.530	102.330	102.330	4.375	102.530	102.330	102.330	4.375	104.065	103.865	103.865
4.500	103.987	103.887	103.787	4.500	103.987	103.787	103.787	4.500	103.393	103.193	103.193	4.500	102.790	102.590	102.590	4.500	102.790	102.590	102.590	4.500	104.351	104.151	104.151
4.625	104.272	104.172	104.072	4.625	104.335	104.135	104.135	4.625	103.552	103.352	103.352	4.625	103.314	103.114	103.114	4.625	103.377	103.177	103.177	4.625	104.103	103.903	103.903
4.750	104.461	104.353	104.261	4.750	104.523	104.323	104.323	4.750	102.783	102.583	102.583	4.750	102.783	102.583	102.583	4.750	102.783	102.583	102.583	4.750	103.527	103.327	103.327
4.875	104.619	104.506	104.419	4.875	104.682	104.482	104.482	4.875	102.874	102.674	102.674	4.875	102.874	102.674	102.674	4.875	102.874	102.674	102.674	4.875	103.664	103.464	103.464
4.990	104.736	104.618	104.536	4.990	104.745	104.545	104.545	4.990	102.823	102.623	102.623	4.990	102.823	102.623	102.623	4.990	102.823	102.623	102.623	4.990	103.641	103.441	103.441
5.000	104.836	104.718	104.636	5.000	104.845	104.645	104.645	5.000	102.923	102.723	102.723	5.000	102.923	102.723	102.723	5.000	102.923	102.723	102.723	5.000	103.741	103.541	103.541
5.125	105.255	105.132	105.055	5.125	105.273	104.972	105.075	5.125	102.978	102.778	102.778	5.125	102.978	102.646	102.778	5.125	102.978	102.677	102.778	5.125	103.829	103.629	103.629

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ TV ↑	< 60.0%	60.1 – 70.0%	70.1 – 75.0%	75.1 – 80.0%	80.1 – 85.0%	85.1 – 90.0%	90.1 – 95.0%	95.1 – 97.0%	>97.0%
≥ 740	0.0%	0.25%	0.25%	0.50%	0.50%	0.50%	0.50%	0.75%	0.75%
720 – 739	0.0%	0.25%	0.50%	0.75%	0.50%	0.50%	0.50%	1.00%	1.00%
700 – 719	0.0%	0.50%	1.00%	1.25%	1.00%	1.00%	1.00%	1.50%	1.50%
680 – 699	0.0%	0.50%	1.25%	1.75%	1.50%	1.25%	1.25%	1.50%	1.50%
660 – 679	0.0%	1.00%	2.25%	2.75%	2.75%	2.25%	2.25%	2.25%	2.25%
640 – 659	0.50%	1.25%	2.75%	3.00%	3.25%	2.75%	2.75%	2.75%	2.75%
620 – 639	0.50%	1.50%	3.00%	3.00%	3.25%	3.25%	3.25%	3.50%	3.50%

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

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

[illegible]

* Not applicable to MH Advantage properties (identified by SEC 859 in conjunction with SEC 235)

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

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

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

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

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

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

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

* If the subordinate financing is a Community Second^s loan, these LLPAs do not apply and the Lender must use SCF 118.

* If the subordinate financing is a Community Seconds® loan, these LLPAs do not apply and the lender must use SEC 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-Receive & 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 of business (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# - 135860006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			
For use by mortgage professionals only and should not be distributed to borrowers.			



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.: 1/10/2020
45 Day Lock Exp.: 1/27/2020
60 Day Lock Exp.: 2/10/2020

W. Rate Sheet Dated: 12/11/2019

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	98.889	98.789	98.689	3.375	99.220	99.120	99.020	3.375	99.220	99.120	99.020	4.000	101.774	101.674	101.574	4.000	101.399	101.299	101.199
3.375	99.470	99.370	99.270	3.500	99.595	99.495	99.395	3.500	99.595	99.495	99.395	4.125	101.870	101.770	101.670	4.125	101.495	101.395	101.295
3.500	99.845	99.745	99.645	3.625	100.240	100.140	100.040	3.625	100.240	100.140	100.040	4.250	102.384	102.284	102.184	4.250	102.009	101.909	101.809
3.625	100.490	100.390	100.290	3.750	101.237	101.137	101.037	3.750	101.237	101.137	101.037	4.375	102.643	102.543	102.443	4.375	102.268	102.168	102.068
3.750	101.487	101.387	101.287	3.875	101.618	101.518	101.418	3.875	101.618	101.518	101.418	4.500	102.990	102.890	102.790	4.500	102.365	102.265	102.165
3.875	101.868	101.768	101.668	3.990	101.826	101.726	101.626	3.990	101.826	101.726	101.626	4.625	102.964	102.864	102.764	4.625	102.339	102.239	102.139
3.990	102.201	102.101	102.001	4.000	101.926	101.826	101.726	4.000	101.926	101.826	101.726	4.750	102.788	102.688	102.588	4.750	102.163	102.063	101.963
4.000	102.301	102.201	102.101	4.125	102.022	101.922	101.822	4.125	102.022	101.922	101.822	4.875	103.125	103.025	102.925	4.875	102.500	102.400	102.300
4.125	102.397	102.297	102.197	4.250	102.594	102.494	102.394	4.250	102.594	102.494	102.394	4.990	103.295	103.195	103.095	4.990	102.295	102.195	102.095
4.250	102.969	102.869	102.769	4.375	102.853	102.753	102.653	4.375	102.853	102.753	102.653	5.000	103.395	103.295	103.195	5.000	102.395	102.295	102.195
4.375	103.228	103.128	103.028	4.500	102.950	102.850	102.750	4.500	102.950	102.850	102.750	5.125	103.738	103.638	103.538	5.125	102.738	102.638	102.538
4.500	103.575	103.475	103.375	4.625	102.924	102.824	102.724	4.625	102.924	102.824	102.724	5.250	103.338	103.238	103.138	5.250	102.338	102.238	102.138
4.625	103.549	103.449	103.349	4.750	103.218	103.118	103.018	4.750	103.218	103.118	103.018	5.375	102.697	102.597	102.497	5.375	102.697	102.597	102.497
4.750	103.843	103.743	103.643	4.875	103.555	103.455	103.355	4.875	103.555	103.455	103.355	5.500	102.985	102.885	102.785	5.500	102.985	102.885	102.785
4.875	104.180	104.080	103.980	4.990	103.350	103.250	103.150	4.990	103.350	103.250	103.150	5.625	103.513	103.413	103.313	5.625	103.513	103.413	103.313
4.990	104.350	104.250	104.150	5.000	103.450	103.350	103.250	5.000	103.450	103.350	103.250	5.750	103.938	103.838	103.738	5.750	103.938	103.838	103.738
5.000	104.450	104.350	104.250	5.125	103.793	103.693	103.593	5.125	103.793	103.693	103.593	5.875	103.959	103.859	103.759	5.875	103.959	103.859	103.759
5.125	104.793	104.693	104.593	5.250	104.082	103.982	103.882	5.250	104.082	103.982	103.882	5.990	103.885	103.785	103.685	5.990	103.885	103.785	103.685
5.250	105.082	104.982	104.882	5.375	105.088	104.988	104.888	5.375	105.088	104.988	104.888	6.000	103.985	103.885	103.785	6.000	103.985	103.885	103.785
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	101.399	101.299	101.199	3.125	99.067	98.952	98.867	3.125	0.000	-0.115	-0.200	3.125	0.000	-0.115	-0.200	3.375	101.451	101.351	101.251
4.125	101.495	101.395	101.295	3.250	99.779	99.666	99.579	3.250	0.000	-0.113	-0.200	3.250	0.000	-0.113	-0.200	3.500	100.913	100.813	100.713
4.250	102.009	101.909	101.809	3.375	100.157	100.045	99.957	3.375	100.157	100.045	99.957	3.375	100.157	100.045	99.957	3.625	102.205	102.105	102.005
4.375	102.268	102.168	102.068	3.500	100.745	100.634	100.545	3.500	100.745	100.634	100.545	3.500	100.745	100.634	100.545	3.750	102.745	102.645	102.545
4.500	102.365	102.265	102.165	3.625	101.488	101.374	101.288	3.625	101.488	101.374	101.288	3.625	101.488	101.374	101.288	3.875	102.902	102.802	102.702
4.625	102.339	102.239	102.139	3.750	101.941	101.841	101.741	3.750	101.941	101.841	101.741	3.750	101.941	101.841	101.741	3.990	103.186	103.086	102.986
4.750	102.163	102.063	101.963	3.875	102.302	102.202	102.102	3.875	102.302	102.202	102.102	3.875	102.302	102.202	102.102	4.000	103.286	103.186	103.086
4.875	102.500	102.400	102.300	3.990	102.521	102.421	102.321	3.990	102.521	102.421	102.321	3.990	102.521	102.421	102.321	4.125	103.417	103.317	103.217
4.990	102.295	102.195	102.095	4.000	102.621	102.521	102.421	4.000	102.621	102.521	102.421	4.000	102.621	102.521	102.421	4.250	103.872	103.772	103.672
5.000	102.395	102.295	102.195	4.125	102.803	102.703	102.603	4.125	102.803	102.703	102.603	4.125	102.803	102.703	102.603	4.375	104.217	104.117	104.017
5.125	102.738	102.638	102.538	4.250	103.457	103.357	103.257	4.250	103.457	103.357	103.257	4.250	103.457	103.357	103.257	4.500	104.430	104.330	104.230
5.250	102.338	102.238	102.138	4.375	103.636	103.536	103.436	4.375	103.636	103.536	103.436	4.375	103.636	103.536	103.436	4.625	104.052	103.952	103.852
5.375	102.697	102.597	102.497	4.500	103.905	103.805	103.705	4.500	103.905	103.805	103.705	4.500	103.905	103.805	103.705	4.750	104.379	104.279	104.179
5.500	102.985	102.885	102.785	4.625	103.935	103.835	103.735	4.625	103.935	103.835	103.735	4.625	103.935	103.835	103.735	4.875	104.641	104.541	104.441
5.625	103.513	103.413	103.313	4.750	104.206	104.106	104.006	4.750	104.206	104.106	104.006	4.750	104.206	104.106	104.006	4.990	104.830	104.730	104.630
5.750	103.938	103.838	103.738	4.875	104.525	104.425	104.325	4.875	104.525	104.425	104.325	4.875	104.525	104.425	104.325	5.000	104.930	104.830	104.730
5.875	103.959	103.859	103.759	4.990	104.801	104.701	104.601	4.990	104.801	104.701	104.601	4.990	104.801	104.701	104.601	5.125	104.705	104.605	104.505
5.990	103.885	103.785	103.685	5.000	104.901	104.801	104.701	5.000	104.901	104.801	104.701	5.000	104.901	104.801	104.701	5.250	104.800	104.700	104.600
6.000	103.985	103.885	103.785	5.125	105.493	105.393	105.293	5.125	105.493	105.393	105.293	5.125	105.493	105.393	105.293	5.375	0.000	#N/A	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	101.451	101.351	101.251	3.375	101.451	101.351	101.251	3.375	100.688	100.588	100.488	3.375	100.688	100.588	100.488	3.375	100.688	100.588	100.488
3.500	101.913	101.813	101.713	3.500	101.913	101.813	101.713	3.500	101.150	101.050	100.950	3.500	101.150	101.050	100.950	3.500	101.150	101.050	100.950
3.625	102.205	102.105	102.005	3.625	102.205	102.105	102.005	3.625	100.948	100.848	100.748	3.625	100.948	100.848	100.748	3.625	100.948	100.848	100.748
3.750	102.745	102.645	102.545	3.750	102.745	102.645	102.545	3.750	101.488	101.388	101.288	3.750	101.488	101.388	101.288	3.750	101.488	101.388	101.288
3.875	102.902	102.802	102.702	3.875	102.902	102.802	102.702	3.875	101.645	101.545	101.445	3.875	101.645	101.545	101.445	3.875	101.645	101.545	101.445
3.990	103.186	103.086	102.986	3.990	103.186	103.086	102.986	3.990	101.929	101.829	101.729	3.990	101.929	101.829	101.729	3.990	101.929	101.829	101.729
4.000	103.286	103.186	103.086	4.000	103.286	103.186	103.086	4.000	102.029	101.929	101.829	4.000	102.029	101.929	101.829	4.000	102.029	101.929	101.829
4.125	103.417	103.317	103.217	4.125	103.417	103.317	103.217	4.125	101.667	101.567	101.467	4.125	101.667	101.567	101.467	4.125	101.667	101.567	101.467
4.250	103.872	103.772	103.672	4.250	103.872	103.772	103.672	4.250	102.122	102.022	101.922	4.250	102.122	102.022	101.922	4.250	102.122	102.022	101.922
4.375	104.092	103.992	103.892	4.375	104.092	103.992	103.892	4.375	102.467	102.367	102.267	4							



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.:

1/10/2020

45 Day Lock Exp.:

1/27/2020

60 Day Lock Exp.:

2/10/2020

W. Rate Sheet Dated: 12/11/2019

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	98.982	98.882	98.782	3.125	99.087	98.987	98.887	3.375	101.472	101.372	101.272	4.000	101.505	101.405	101.305	3.375	100.409	100.309	100.209
3.375	99.569	99.469	99.369	3.250	99.816	99.716	99.616	3.500	101.934	101.834	101.734	4.125	101.598	101.498	101.398	3.500	100.871	100.771	100.671
3.500	99.944	99.844	99.744	3.375	100.192	100.092	99.992	3.625	102.219	102.119	102.019	4.250	102.018	101.918	101.818	3.625	100.656	100.556	100.456
3.625	100.592	100.492	100.392	3.500	100.799	100.699	100.599	3.750	102.751	102.651	102.551	4.375	102.286	102.186	102.086	3.750	101.188	101.088	100.988
3.750	101.568	101.468	101.368	3.625	101.537	101.437	101.337	3.875	102.906	102.806	102.706	4.500	102.668	102.568	102.468	3.875	101.343	101.243	101.143
3.875	101.955	101.855	101.755	3.750	101.944	101.844	101.744	3.990	103.200	103.100	103.000	4.625	102.644	102.544	102.444	3.990	101.637	101.537	101.437
3.990	102.281	102.181	102.081	3.875	102.303	102.203	102.103	4.000	103.300	103.200	103.100	4.750	102.351	102.251	102.151	4.000	101.737	101.637	101.537
4.000	102.381	102.281	102.181	3.990	102.502	102.402	102.302	4.125	103.469	103.369	103.269	4.875	102.670	102.570	102.470	4.125	101.404	101.304	101.204
4.125	102.474	102.374	102.274	4.000	102.602	102.502	102.402	4.250	103.931	103.831	103.731	4.990	102.829	102.729	102.629	4.250	101.866	101.766	101.666
4.250	102.955	102.855	102.755	4.125	102.784	102.684	102.584	4.375	104.283	104.183	104.083	5.000	102.929	102.829	102.729	4.375	102.218	102.118	102.018
4.375	103.223	103.123	103.023	4.250	103.377	103.277	103.177	4.500	104.497	104.397	104.297	5.125	103.258	103.158	103.058	4.500	102.432	102.332	102.232
4.500	103.605	103.505	103.405	4.375	103.555	103.455	103.355	4.625	103.902	103.802	103.702	5.250	102.834	102.734	102.634	4.625	101.495	101.395	101.295
4.625	103.581	103.481	103.381	4.500	103.811	103.711	103.611	4.750	104.233	104.133	104.033	5.375	102.561	102.461	102.361	4.750	101.826	101.726	101.626
4.750	103.757	103.657	103.557	4.625	103.868	103.768	103.668	4.875	104.498	104.398	104.298	5.500	102.839	102.739	102.639	4.875	102.091	101.991	101.891
4.875	104.076	103.976	103.876	4.750	104.072	103.972	103.872	4.990	104.692	104.592	104.492	5.625	103.351	103.251	103.151	4.990	102.298	102.198	102.098
4.990	104.235	104.135	104.035	4.875	104.385	104.285	104.185	5.000	104.792	104.692	104.592	5.750	103.759	103.659	103.559	5.000	102.398	102.298	102.198
5.000	104.335	104.235	104.135	4.990	104.638	104.538	104.438	5.125	104.586	104.486	104.386	5.875	103.769	103.669	103.569	5.125	102.679	102.579	102.479
5.125	104.664	104.564	104.464	5.000	104.738	104.638	104.538	5.250	104.682	104.582	104.482	5.990	103.683	103.583	103.483	5.250	102.775	102.675	102.575
5.250	104.926	104.826	104.726	5.125	105.290	105.190	105.090	5.375	0.000	0.000	0.000	6.000	103.783	103.683	103.583	5.375	0.000	0.000	0.000

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/10/2020

45 Day Lock Exp.:

1/27/2020

60 Day Lock Exp.:

2/10/2020

W. Rate Sheet Dated: 12/11/2019

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	98.449	98.387	98.324	
3.500	98.823	98.761	98.698	
3.625	99.195	99.133	99.070	
3.750	99.630	99.568	99.505	
3.875	99.843	99.780	99.718	
4.000	100.078	100.015	99.953	
4.125	100.250	100.187	100.125	
4.250	100.451	100.389	100.326	
4.375	100.709	100.647	100.584	
4.500	100.935	100.873	100.810	
4.625	101.173	101.110	101.048	
4.750	101.427	101.364	101.302	
4.875	101.648	101.585	101.523	

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	97.909	97.784	97.659	
3.375	98.369	98.244	98.119	
3.500	98.771	98.646	98.521	
3.625	99.249	99.124	98.999	
3.750	99.660	99.535	99.410	
3.875	100.022	99.897	99.772	
4.000	100.358	100.233	100.108	
4.125	100.495	100.370	100.245	
4.250	100.800	100.675	100.550	
4.375	101.077	100.952	100.827	
4.500	101.234	101.109	100.984	

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	96.453	96.328	96.203	
3.375	96.857	96.732	96.607	
3.500	97.230	97.105	96.980	
3.625	97.581	97.456	97.331	
3.750	98.168	98.043	97.918	
3.875	98.484	98.359	98.234	
4.000	98.768	98.643	98.518	
4.125	99.051	98.926	98.801	
4.250	99.334	99.209	99.084	
4.375	99.616	99.491	99.366	
4.500	99.906	99.781	99.656	
1 year LIBOR "Wall Street Journal"				
Margin	2.250	Cap	5/2/5	

FICO/CLTV Adjuster									
FICO	CLTV								
	<=55.00%	55.01-60.00%	60.01-65.00%	65.01-70.00%	70.01-75.00%	75.01-80.00%	80.01-85.00%	85.01-90.00%	90.01-95.00%
680-699	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
700-719	0.375	0.250	0.125	0.000	-0.250	-0.625	-1.000	-1.000	n/a
720-739	0.500	0.375	0.250	0.250	0.000	-0.500	-0.750	-0.750	n/a
740-759	0.500	0.375	0.250	0.250	0.000	-0.250	-0.500	-0.500	n/a
760-779	0.500	0.375	0.375	0.375	0.125	-0.125	-0.250	-0.250	n/a
780-850	0.500	0.500	0.500	0.375	0.250	0.000	-0.125	-0.125	n/a
Purpose									
Cash-Out	0.000	0.000	-0.250	-0.500	-0.875	n/a	n/a	n/a	n/a
Refi ¹	0.000	0.000	-0.250	-0.500	-0.875	n/a	n/a	n/a	n/a
Purchase	0.375	0.375	0.250	0.250	0.250	0.500	0.500	0.500	n/a
Other									
Interest Only ²	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investor ¹	-0.500	-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)