



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.: 1/13/2020

45 Day Lock Exp.: 1/27/2020

60 Day Lock Exp.: 2/10/2020

W. Rate Sheet Dated: 12/12/2019

Release Time: 12:00 pm 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	101.647	101.497	101.347	3.250	100.795	100.645	100.495	2.375	96.116	95.966	95.816	3.125	99.546	99.396	99.246
3.375	102.134	101.984	101.834	3.375	101.178	101.028	100.878	2.500	96.546	96.396	96.246	3.250	99.902	99.752	99.602
3.500	102.618	102.468	102.318	3.500	101.541	101.391	101.241	2.625	96.972	96.822	96.672	3.375	100.200	100.050	99.900
3.625	103.084	102.934	102.784	3.625	101.853	101.703	101.553	2.750	97.606	97.456	97.306	3.500	100.213	100.063	99.913
3.750	102.341	102.191	102.041	3.750	101.416	101.266	101.116	2.875	98.036	97.886	97.736	3.625	100.442	100.292	100.142
3.875	102.775	102.625	102.475	3.875	101.740	101.590	101.440	3.000	98.450	98.300	98.150	Margin = 2.250		Index = 1.570	
4.000	103.172	103.022	102.872	4.000	102.070	101.920	101.770	3.125	98.861	98.711	98.561				
4.125	103.555	103.405	103.255	4.125	102.342	102.192	102.042	3.250	100.643	100.493	100.343				
4.375	103.013	102.913	102.813	4.375	102.342	102.242	102.142	3.375	101.003	100.853	100.703				
4.500	103.356	103.256	103.156	4.500	102.506	102.406	102.306	3.500	101.343	101.193	101.043				
4.625	103.716	103.616	103.516	4.625	102.696	102.596	102.496	3.625	101.633	101.483	101.333				
4.750	103.779	103.679	103.579	4.750	103.238	103.138	103.038	3.750	102.138	101.988	101.838				
4.875	104.107	104.007	103.907	4.875	103.465	103.365	103.265	3.875	102.440	102.290	102.140				
5.000	104.399	104.299	104.199	5.000	103.696	103.596	103.496	4.000	102.748	102.598	102.448				
5.125	104.509	104.409	104.309	5.125	103.887	103.787	103.687	4.125	102.997	102.847	102.697				
5.375	104.692	104.592	104.492	5.375	104.140	104.040	103.940	4.250	102.774	102.624	102.474				
5.500	104.932	104.832	104.732	5.500	104.371	104.271	104.171	4.375	103.031	102.881	102.731				
5.625	105.184	105.084	104.984	5.625	104.562	104.462	104.362	4.500	103.206	103.056	102.906				
6.250	105.971	105.821	105.671	6.250	105.349	105.199	105.049	4.625	103.381	103.231	103.081				

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	100.497	100.347	100.197	3.250	99.795	99.645	99.495	2.375	95.116	94.966	94.816	3.125	98.546	98.396	98.246
3.375	100.984	100.834	100.684	3.375	100.178	100.028	99.878	2.500	95.546	95.396	95.246	3.250	98.902	98.752	98.602
3.500	101.468	101.318	101.168	3.500	100.541	100.391	100.241	2.625	95.972	95.822	95.672	3.375	99.200	99.050	98.900
3.625	101.934	101.784	101.634	3.625	100.853	100.703	100.553	2.750	96.606	96.456	96.306	3.500	99.213	99.063	98.913
3.750	101.191	101.041	100.891	3.750	100.416	100.266	100.116	2.875	97.036	96.886	96.736	3.625	99.442	99.292	99.142
3.875	101.625	101.475	101.325	3.875	100.740	100.590	100.440	3.000	97.450	97.300	97.150	Margin = 2.250		Index = 1.570	
4.000	102.022	101.872	101.722	4.000	101.070	100.920	100.770	3.125	97.861	97.711	97.561	30 Year OTC			
4.125	102.405	102.255	102.105	4.125	101.342	101.192	101.042	3.250	99.643	99.493	99.343	Rate	30 Day	45 Day	60 Day
4.375	101.863	101.763	101.663	4.375	101.342	101.242	101.142	3.375	100.003	99.853	99.703	3.875	100.925	100.675	100.425
4.500	102.206	102.106	102.006	4.500	101.506	101.406	101.306	3.500	100.343	100.193	100.043	4.000	101.322	101.072	100.822
4.625	102.566	102.466	102.366	4.625	101.696	101.596	101.496	3.625	100.633	100.483	100.333	4.125	101.705	101.455	101.205
4.750	102.629	102.529	102.429	4.750	102.238	102.138	102.038	3.750	101.138	100.988	100.838	4.375	101.463	101.213	100.963
4.875	102.957	102.857	102.757	4.875	102.465	102.365	102.265	3.875	101.440	101.290	101.140	4.500	101.806	101.556	101.306
5.000	103.249	103.149	103.049	5.000	102.696	102.596	102.496	4.000	101.748	101.598	101.448	4.625	102.166	101.916	101.666
5.125	103.359	103.259	103.159	5.125	102.887	102.787	102.687	4.125	101.997	101.847	101.697	4.875	102.557	102.307	102.057
5.375	103.542	103.442	103.342	5.375	103.140	103.040	102.940	4.250	101.774	101.624	101.474	5.000	102.849	102.599	102.349
5.500	103.782	103.682	103.582	5.500	103.371	103.271	103.171	4.375	102.031	101.881	101.731	5.125	102.959	102.709	102.459
5.625	104.034	103.934	103.834	5.625	103.562	103.462	103.362	4.500	102.206	102.056	101.906	5.500	103.382	103.132	102.882
6.250	104.821	104.671	104.521	6.250	104.349	104.199	104.049	4.625	102.381	102.231	102.081	5.625	103.634	103.384	103.134

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	98.175	97.925	97.675	6.250	100.000	99.750	99.500
4.125	100.305	100.055	99.805	6.250	102.750	102.500	102.250	4.000	98.572	98.322	98.072				
4.250	100.430	100.180	99.930					4.125	98.955	98.705	98.455				
4.375	100.063	99.813	99.563					4.375	98.713	98.463	98.213				
4.500	100.406	100.156	99.906					4.500	99.056	98.806	98.556				
4.625	100.766	100.516	100.266					4.625	99.416	99.166	98.916				
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	100.632	100.382	100.132				
								5.625	100.884	100.634	100.384				

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)



AFR Loan Center

Lockdesk e-mail:

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Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/13/2020

45 Day Lock Exp.:

1/27/2020

60 Day Lock Exp.:

2/10/2020

W. Rate Sheet Dated: 12/12/2019

Release Time: 12:00 pm 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	100.309	100.159	100.009	3.250	99.888	99.738	99.588	2.375	93.396	93.246	93.096	3.125	99.093	98.943	98.793
3.375	100.797	100.647	100.497	3.375	100.270	100.120	99.970	2.500	93.826	93.676	93.526	3.250	99.575	99.425	99.275
3.500	101.280	101.130	100.980	3.500	100.633	100.483	100.333	2.625	94.252	94.102	93.952	3.375	99.873	99.723	99.573
3.625	101.746	101.596	101.446	3.625	100.945	100.795	100.645	2.750	96.574	96.424	96.274	3.500	99.885	99.735	99.585
3.750	101.128	100.978	100.828	3.750	100.633	100.483	100.333	2.875	97.003	96.853	96.703	3.625	100.115	99.965	99.815
3.875	101.562	101.412	101.262	3.875	100.958	100.808	100.658	3.000	97.418	97.268	97.118	Margin = 2.250		Index = 1.570	
4.000	101.960	101.810	101.660	4.000	101.288	101.138	100.988	3.125	97.829	97.679	97.529				
4.125	102.343	102.193	102.043	4.125	101.559	101.409	101.259	3.250	99.736	99.586	99.436				
4.375	101.801	101.701	101.601	4.375	101.560	101.460	101.360	3.375	100.096	99.946	99.796				
4.500	102.143	102.043	101.943	4.500	101.723	101.623	101.523	3.500	100.436	100.286	100.136				
4.625	102.503	102.403	102.303	4.625	101.914	101.814	101.714	3.625	100.725	100.575	100.425				
4.750	101.442	101.342	101.242	4.750	101.331	101.231	101.131	3.750	101.356	101.206	101.056				
4.875	101.770	101.670	101.570	4.875	101.558	101.458	101.358	3.875	101.658	101.508	101.358				
5.000	102.061	101.961	101.861	5.000	101.789	101.689	101.589	4.000	101.965	101.815	101.665				
5.125	102.171	102.071	101.971	5.125	101.979	101.879	101.779	4.125	102.215	102.065	101.915				
5.375	102.135	102.035	101.935	5.375	102.014	101.914	101.814	4.250	101.991	101.841	101.691				
5.500	102.375	102.275	102.175	5.500	102.245	102.145	102.045	4.375	102.248	102.098	101.948				
5.625	102.627	102.527	102.427	5.625	102.435	102.335	102.235	4.500	102.423	102.273	102.123				
6.250	102.821	102.671	102.521	6.250	102.629	102.479	102.329	4.625	102.598	102.448	102.298				

SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	99.159	99.009	98.859	3.250	98.458	98.308	98.158	2.375	93.716	93.566	93.416	3.125	97.083	96.933	96.783
3.375	99.647	99.497	99.347	3.375	98.840	98.690	98.540	2.500	94.146	93.996	93.846	3.250	97.565	97.415	97.265
3.500	100.130	99.980	99.830	3.500	99.203	99.053	98.903	2.625	94.572	94.422	94.272	3.375	97.863	97.713	97.563
3.625	100.596	100.446	100.296	3.625	99.515	99.365	99.215	2.750	96.050	95.900	95.750	3.500	97.875	97.725	97.575
3.750	99.978	99.828	99.678	3.750	99.203	99.053	98.903	2.875	96.479	96.329	96.179	3.625	98.105	97.955	97.805
3.875	100.412	100.262	100.112	3.875	99.528	99.378	99.228	3.000	96.894	96.744	96.594	Margin = 2.250		Index = 1.570	
4.000	100.810	100.660	100.510	4.000	99.858	99.708	99.558	3.125	97.305	97.155	97.005	30 Year OTC			
4.125	101.193	101.043	100.893	4.125	100.129	99.979	99.829	3.250	98.806	98.656	98.506	Rate	30 Day	45 Day	60 Day
4.375	100.651	100.551	100.451	4.375	100.130	100.030	99.930	3.375	99.166	99.016	98.866	3.875	99.712	99.462	99.212
4.500	100.993	100.893	100.793	4.500	100.293	100.193	100.093	3.500	99.506	99.356	99.206	4.000	100.110	99.860	99.610
4.625	101.353	101.253	101.153	4.625	100.484	100.384	100.284	3.625	99.795	99.645	99.495	4.125	100.493	100.243	99.993
4.750	100.292	100.192	100.092	4.750	99.901	99.801	99.701	3.750	99.730	99.580	99.430	4.375	100.251	100.001	99.751
4.875	100.620	100.520	100.420	4.875	100.128	100.028	99.928	3.875	100.032	99.882	99.732	4.500	100.593	100.343	100.093
5.000	100.911	100.811	100.711	5.000	100.359	100.259	100.159	4.000	100.340	100.190	100.040	4.625	100.953	100.703	100.453
5.125	101.021	100.921	100.821	5.125	100.549	100.449	100.349	4.125	100.589	100.439	100.289	4.875	100.220	99.970	99.720
5.375	100.985	100.885	100.785	5.375	100.584	100.484	100.384	4.250	100.124	99.974	99.824	5.000	100.511	100.261	100.011
5.500	101.225	101.125	101.025	5.500	100.815	100.715	100.615	4.375	100.381	100.231	100.081	5.125	100.621	100.371	100.121
5.625	101.477	101.377	101.277	5.625	101.005	100.905	100.805	4.500	100.556	100.406	100.256	5.500	100.825	100.575	100.325
6.250	101.671	101.521	101.371	6.250	101.199	101.049	100.899	4.625	100.731	100.581	100.431	5.625	101.077	100.827	100.577

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	96.962	96.712	96.462	6.250	N/A	N/A	N/A
4.125	98.743	98.493	98.243	6.250	99.250	99.000	98.750	4.000	97.360	97.110	96.860				
4.250	98.868	98.618	98.368					4.125	97.743	97.493	97.243				
4.375	98.501	98.251	98.001					4.375	97.501	97.251	97.001				
4.500	98.843	98.593	98.343					4.500	97.843	97.593	97.343				
4.625	99.203	98.953	98.703					4.625	98.203	97.953	97.703				
5.000	98.761	98.511	98.261					4.875	97.470	97.220	96.970				
5.125	98.871	98.621	98.371					5.000	97.761	97.511	97.261				
5.250	99.138	98.888	98.638					5.125	97.871	97.621	97.371				
Borrower Paid Comp Only				Lender Paid Only "Price Cap 100.000 after comp plan"				5.500	98.075	97.825	97.575				
								5.625	98.327	98.077	97.827				

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 tIA, 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: 12/12/2019

Release Time: 12:00 pm ET

Prices are subject to change without notice.

Conforming FNMA																			
30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year High Balance				30/25 Year 105-125 High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	98.558	98.458	98.358	2.875	N/A	N/A	N/A	2.750	N/A	N/A	N/A	4.000	100.624	101.524	101.424	3.375	97.665	97.565	97.464
3.375	99.097	98.997	98.897	2.990	95.026	94.926	94.826	2.875	N/A	N/A	N/A	4.125	101.768	101.668	101.568	3.500	98.577	98.477	98.377
3.500	99.489	99.389	99.289	3.000	95.126	95.026	94.926	2.990	N/A	N/A	N/A	4.250	102.005	101.905	101.805	3.625	99.591	99.491	99.391
3.625	100.290	100.190	100.090	3.125	96.277	96.177	96.077	3.000	N/A	N/A	N/A	4.375	102.405	102.305	102.205	3.750	100.491	100.391	100.291
3.750	101.152	101.052	100.952	3.250	97.392	97.292	97.192	3.125	96.023	95.923	95.823	4.500	102.746	102.646	102.546	3.875	101.048	100.948	100.848
3.875	101.577	101.477	101.377	3.375	98.000	97.900	97.800	3.250	97.200	97.100	97.000	4.625	102.730	102.630	102.530	3.990	101.442	101.342	101.242
3.990	101.890	101.790	101.690	3.500	98.764	98.664	98.564	3.375	97.813	97.713	97.613	4.750	102.443	102.343	102.243	4.000	101.542	101.442	101.342
4.000	101.990	101.890	101.790	3.625	99.910	99.810	99.710	3.500	98.639	98.539	98.439	4.875	102.844	102.737	102.644	4.125	101.768	101.668	101.568
4.125	102.140	102.040	101.940	3.750	100.972	100.872	100.772	3.625	99.848	99.748	99.648	4.990	103.130	103.018	102.930	4.250	102.005	101.905	101.805
4.250	102.894	102.794	102.694	3.875	101.454	101.354	101.254	3.750	100.968	100.868	100.768	5.000	103.230	103.118	103.030	4.375	102.405	102.305	102.205
4.375	103.177	103.077	102.977	3.990	101.808	101.708	101.608	3.875	101.454	101.354	101.254	5.125	103.411	103.294	103.211	4.500	102.746	102.646	102.546
4.500	103.475	103.375	103.275	4.000	101.908	101.808	101.708	3.990	101.808	101.708	101.608	5.250	103.248	103.126	103.048	4.625	102.730	102.630	102.530
4.625	103.460	103.360	103.260	4.125	102.698	102.598	102.498	4.000	101.908	101.808	101.708	5.375	103.624	103.496	103.424	4.750	102.443	102.343	102.243
4.750	104.101	103.999	103.901	4.250	103.610	103.510	103.410	4.125	102.361	102.261	102.161	5.500	103.967	103.834	103.767	4.875	102.844	102.737	102.644
4.875	104.417	104.310	104.217	4.375	103.990	103.890	103.790	4.250	103.324	103.224	103.124	5.625	104.163	104.025	103.963	4.990	103.130	103.018	102.930
4.990	104.579	104.467	104.379	4.500	104.319	104.219	104.119	4.375	103.708	103.608	103.508	5.750	104.008	103.865	103.808	5.000	103.230	103.118	103.030
5.000	104.679	104.567	104.479	4.625	104.416	104.316	104.216	4.500	104.037	103.937	103.837	5.875	104.389	104.240	104.189	5.125	103.411	103.294	1

Rate	30/25 Year >125 High Balance				20 Year				20 Year 105-125				20 Year >125				15 Year			
	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	
3.375	97.478	97.378	97.278	3.125	98.479	98.379	98.279	3.625	100.086	99.986	99.886	3.625	100.086	99.986	99.886	3.125	100.649	100.549	100.449	
3.500	98.452	98.352	98.252	3.250	99.264	99.164	99.064	3.750	100.927	100.827	100.727	3.750	100.771	100.571	100.571	3.250	100.922	100.822	100.722	
3.625	99.529	99.429	99.329	3.375	99.754	99.654	99.554	3.875	101.359	101.259	101.159	3.875	101.203	101.003	101.003	3.375	101.355	101.253	101.155	
3.750	100.487	100.387	100.287	3.500	100.182	100.082	99.982	3.990	101.681	101.581	101.481	3.990	101.525	101.325	101.325	3.500	101.891	101.789	101.691	
3.875	101.048	100.948	100.848	3.625	100.858	100.758	100.658	4.000	101.781	101.681	101.581	4.000	101.625	101.425	101.425	3.625	102.390	102.289	102.190	
3.990	101.442	101.342	101.242	3.750	101.585	101.485	101.385	4.125	102.038	101.938	101.838	4.125	101.882	101.682	101.682	3.750	102.699	102.597	102.499	
4.000	101.542	101.442	101.342	3.875	101.696	101.596	101.496	4.250	102.198	102.098	101.998	4.250	102.136	101.936	101.936	3.875	102.778	102.677	102.578	
4.125	101.768	101.668	101.568	3.990	102.268	102.168	102.068	4.375	102.524	102.424	102.324	4.375	102.461	102.261	102.261	3.990	103.073	102.973	102.873	
4.250	102.005	101.905	101.805	4.000	102.368	102.268	102.168	4.500	102.830	102.730	102.630	4.500	102.768	102.568	102.568	4.000	103.173	103.073	102.973	
4.375	102.405	102.305	102.205	4.125	102.741	102.641	102.541	4.625	102.930	102.830	102.730	4.625	102.868	102.668	102.668	4.125	103.727	103.627	103.527	
4.500	102.746	102.646	102.546	4.250	103.366	103.266	103.166	4.750	103.226	103.124	103.026	4.750	103.163	102.963	102.963	4.250	103.993	103.893	103.793	
4.625	102.730	102.630	102.530	4.375	103.660	103.560	103.460	4.875	103.546	103.439	103.346	4.875	103.483	103.283	103.283	4.375	104.312	104.212	104.112	
4.750	102.443	102.341	102.243	4.500	103.953	103.853	103.753	4.990	103.784	103.672	103.584	4.990	103.721	103.521	103.521	4.500	104.648	104.548	104.448	
4.875	102.844	102.737	102.644	4.625	104.145	104.045	103.945	5.000	103.884	103.772	103.684	5.000	103.821	103.621	103.621	4.625	104.572	104.472	104.372	
4.990	103.130	103.018	102.930	4.750	104.187	104.085	103.987	5.125	104.137	104.020	103.937	5.125	104.075	103.875	103.875	4.750	104.145	104.045	103.945	
5.000	103.230	103.118	103.030	4.875	104.463	104.356	104.263	5.250	104.597	104.475	104.397	5.250	104.441	104.241	104.241	4.875	104.288	104.188	104.088	
5.125	103.411	103.294	103.211	4.990	104.747	104.635	104.547	5.375	104.756	104.628	104.556	5.375	104.600	104.400	104.400	4.990	104.268	104.168	104.068	
5.250	103.248	103.126	103.048	5.000	104.847	104.735	104.647	5.500	104.929	104.796	104.729	5.500	104.772	104.572	104.572	5.000	104.368	104.268	104.168	
5.375	97.569	97.469	97.369	5.125	105.138	105.021	104.938	5.625	105.646	105.508	105.446	5.625	105.389	105.189	105.189	5.125	104.454	104.354	104.254	

15 Year 105-125				15 Year >125				15 Year High Balance				15 Year 105-125 High Balance				15 Year >125 High Balance				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.125	99.566	99.466	99.366	3.125	99.503	99.303	99.303	3.125	100.366	100.166	100.166	3.125	99.283	99.083	99.083	3.125	99.230	99.070	99.070	3.125	100.754	100.554	100.554
3.250	99.869	99.769	99.669	3.250	99.806	99.606	99.606	3.250	100.896	100.696	100.696	3.250	99.843	99.643	99.643	3.250	99.780	99.580	99.580	3.250	101.013	100.813	100.813
3.375	100.234	100.134	100.034	3.375	100.192	99.992	99.992	3.375	101.247	101.047	101.047	3.375	100.126	99.926	99.926	3.375	100.084	99.884	99.884	3.375	101.393	101.193	101.193
3.500	100.878	100.778	100.678	3.500	100.863	100.663	100.663	3.500	101.665	101.465	101.465	3.500	100.652	100.452	100.452	3.500	100.637	100.437	100.437	3.500	101.902	101.702	101.702
3.625	101.510	101.410	101.310	3.625	101.510	101.310	101.310	3.625	101.968	101.768	101.768	3.625	101.088	100.888	100.888	3.625	101.088	100.888	100.888	3.625	102.393	102.193	102.193
3.750	101.854	101.754	101.654	3.750	101.854	101.654	101.654	3.750	102.172	101.972	101.972	3.750	101.327	101.127	101.127	3.750	101.327	101.127	101.127	3.750	102.696	102.496	102.496
3.875	101.912	101.812	101.712	3.875	101.912	101.712	101.712	3.875	102.236	102.036	102.036	3.875	101.370	101.170	101.170	3.875	101.370	101.170	101.170	3.875	102.732	102.532	102.532
3.990	102.241	102.141	102.041	3.990	102.227	102.027	102.027	3.990	102.380	102.180	102.180	3.990	101.548	101.348	101.348	3.990	101.534	101.334	101.334	3.990	102.774	102.574	102.574
4.000	102.341	102.241	102.141	4.000	102.327	102.127	102.127	4.000	102.480	102.280	102.280	4.000	101.648	101.448	101.448	4.000	101.634	101.434	101.434	4.000	102.874	102.674	102.674
4.125	103.006	102.906	102.806	4.125	103.006	102.806	102.806	4.125	102.857	102.657	102.657	4.125	102.136	101.936	101.936	4.125	102.136	101.936	101.936	4.125	103.725	103.525	103.525
4.250	103.324	103.224	103.124	4.250	103.324	103.124	103.124	4.250	103.004	102.804	102.804	4.250	102.335	102.135	102.135	4.250	102.335	102.135	102.135	4.250	103.740	103.540	103.540
4.375	103.676	103.576	103.476	4.375	103.676	103.476	103.476	4.375	103.221	103.021	103.021	4.375	102.585	102.385	102.385	4.375	102.585	102.385	102.385	4.375	103.699	103.499	103.499
4.500	104.048	103.948	103.848	4.500	104.048	103.848	103.848	4.500	103.451	103.251	103.251	4.500	102.851	102.651	102.651	4.500	102.851	102.651	102.651	4.500	104.008	103.808	103.808
4.625	104.324	104.224	104.124	4.625	104.387	104.187	104.187	4.625	103.609	103.409	103.409	4.625	103.361	103.161	103.161	4.625	103.424	103.224	103.224	4.625	104.163	103.963	103.963
4.750	104.515	104.414	104.315	4.750	104.577	104.377	104.377	4.750	102.835	102.635	102.635	4.750	102.835	102.635	102.635	4.750	102.835	102.635	102.635	4.750	105.582	105.382	105.382
4.875	104.676	104.569	104.476	4.875	104.738	104.538	104.538	4.875	102.931	102.731	102.731	4.875	102.931	102.731	102.731	4.875	102.931	102.731	102.731	4.875	105.721	105.521	105.521
4.990	104.779	104.669	104.579	4.990	104.790	104.590	104.590	4.990	102.878	102.678	102.678	4.990	102.878	102.678	102.678	4.990	102.878	102.678	102.678	4.990	105.700	105.500	105.500
5.000	104.879	104.767	104.679	5.000	104.890	104.690	104.690	5.000	102.978	102.778	102.778	5.000	102.978	102.778	102.778	5.000	102.978	102.778	102.778	5.000	105.800	105.600	105.600
5.125	105.288	105.171	105.088	5.125	105.309	105.021	105.109	5.125	103.034	102.834	102.834	5.125	103.034	102.714	102.834	5.125	103.034	102.746	102.834	5.125	103.885	103.685	103.685

Applicable for all mortgages with greater than 15 year terms										
FICO	≥ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
≥ 740		0.00%	-0.25%	-0.25%	-0.50%	-0.25%	-0.00%	-0.25%	-0.75%	-0.75%
720 – 739		0.00%	-0.25%	-0.50%	-0.50%	-0.50%	-0.50%	-0.50%	-1.00%	-1.00%
700 – 719		0.00%	-0.50%	-1.00%	-1.25%	-1.00%	-1.00%	-1.00%	-1.50%	-1.50%
680 – 699		0.00%	-0.50%	-1.25%	-1.75%	-1.50%	-1.25%	-1.25%	-1.50%	-1.50%
660 – 679		0.00%	-1.00%	-2.25%	-2.75%	-2.75%	-2.25%	-2.25%	-2.25%	-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 ↓ TV ↓	< 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 ↓ \ ITV →	< 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	-1.215	-1.215	-1.215	-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 applicable MH Advantage properties (identified by SFC 859 in conjunction with SFC 235).

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

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

** Not applicable to detached Condominium units (identified by SEC 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	0.00%
All other LTV & FICO combos	1.50%

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

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

* If the subordinate financing is a Community Seconds® loan, these LLPAs do not apply and the lender must use 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 their 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 (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. <i>For use by mortgage professionals only and should not be distributed to borrowers.</i>							



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.:

1/13/2020

45 Day Lock Exp.:

1/27/2020

60 Day Lock Exp.:

2/10/2020

W. Rate Sheet Dated: 12/12/2019

Release Time: 12:00 pm 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	98.812	98.712	98.612	3.375	99.154	99.054	98.954	3.375	99.154	99.054	98.954	4.000	101.713	101.613	101.513	4.000	101.338	101.238	101.138
3.375	99.404	99.304	99.204	3.500	99.536	99.436	99.336	3.500	99.536	99.436	99.336	4.125	101.810	101.710	101.610	4.125	101.435	101.335	101.235
3.500	99.786	99.686	99.586	3.625	100.195	100.095	99.995	3.625	100.195	100.095	99.995	4.250	102.380	102.280	102.180	4.250	102.005	101.905	101.805
3.625	100.445	100.345	100.245	3.750	101.160	101.060	100.960	3.750	101.160	101.060	100.960	4.375	102.645	102.545	102.445	4.375	102.270	102.170	102.070
3.750	101.410	101.310	101.210	3.875	101.549	101.449	101.349	3.875	101.549	101.449	101.349	4.500	103.001	102.901	102.801	4.500	102.376	102.276	102.176
3.875	101.799	101.699	101.599	3.990	101.765	101.665	101.565	3.990	101.765	101.665	101.565	4.625	102.972	102.872	102.772	4.625	102.347	102.247	102.147
3.990	102.140	102.040	101.940	4.000	101.865	101.765	101.665	4.000	101.865	101.765	101.665	4.750	102.792	102.692	102.592	4.750	102.167	102.067	101.967
4.000	102.240	102.140	102.040	4.125	101.962	101.862	101.762	4.125	101.962	101.862	101.762	4.875	103.134	103.034	102.934	4.875	102.509	102.409	102.309
4.125	102.337	102.237	102.137	4.250	102.590	102.490	102.390	4.250	102.590	102.490	102.390	4.990	103.309	103.209	103.109	4.990	102.309	102.209	102.109
4.250	102.965	102.865	102.765	4.375	102.855	102.755	102.655	4.375	102.855	102.755	102.655	5.000	103.409	103.309	103.209	5.000	102.409	102.309	102.209
4.375	103.230	103.130	103.030	4.500	102.961	102.861	102.761	4.500	102.961	102.861	102.761	5.125	103.758	103.658	103.558	5.125	102.758	102.658	102.558
4.500	103.586	103.486	103.386	4.625	102.932	102.832	102.732	4.625	102.932	102.832	102.732	5.250	103.368	103.268	103.168	5.250	102.368	102.268	102.168
4.625	103.557	103.457	103.357	4.750	103.222	103.122	103.022	4.750	103.222	103.122	103.022	5.375	102.894	102.794	102.694	5.375	102.894	102.794	102.694
4.750	103.847	103.747	103.647	4.875	103.564	103.464	103.364	4.875	103.564	103.464	103.364	5.500	103.189	103.089	102.989	5.500	103.189	103.089	102.989
4.875	104.189	104.089	103.989	4.990	103.364	103.264	103.164	4.990	103.364	103.264	103.164	5.625	103.723	103.623	103.523	5.625	103.723	103.623	103.523
4.990	104.364	104.264	104.164	5.000	103.464	103.364	103.264	5.000	103.464	103.364	103.264	5.750	104.150	104.050	103.950	5.750	104.150	104.050	103.950
5.000	104.464	104.364	104.264	5.125	103.813	103.713	103.613	5.125	103.813	103.713	103.613	5.875	104.172	104.072	103.972	5.875	104.172	104.072	103.972
5.125	104.813	104.713	104.613	5.250	104.112	104.012	103.912	5.250	104.112	104.012	103.912	5.990	104.097	103.997	103.897	5.990	104.097	103.997	103.897
5.250	105.112	105.012	104.912	5.375	105.285	105.185	105.085	5.375	105.285	105.185	105.085	6.000	104.197	104.097	103.997	6.000	104.197	104.097	103.997
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	101.338	101.238	101.138	3.125	98.973	98.872	98.773	3.125	0.000	0.000	0.000	3.125	0.000	-0.101	-0.200	3.375	101.460	101.360	101.260
4.125	101.435	101.335	101.235	3.250	99.704	99.603	99.504	3.250	0.000	0.000	0.000	3.250	0.000	-0.101	-0.200	3.500	101.928	101.828	101.728
4.250	102.005	101.905	101.805	3.375	100.076	99.975	99.876	3.375	100.076	99.975	99.876	3.375	100.076	99.975	99.876	3.625	102.217	102.117	102.017
4.375	102.270	102.170	102.070	3.500	100.674	100.570	100.474	3.500	100.674	100.570	100.474	3.500	100.674	100.570	100.474	3.750	102.762	102.662	102.562
4.500	102.376	102.276	102.176	3.625	101.419	101.314	101.219	3.625	101.419	101.314	101.219	3.625	101.419	101.314	101.219	3.875	102.921	102.821	102.721
4.625	102.347	102.247	102.147	3.750	101.866	101.766	101.666	3.750	101.866	101.766	101.666	3.750	101.866	101.766	101.666	3.990	103.212	103.112	103.012
4.750	102.167	102.067	101.967	3.875	102.233	102.133	102.033	3.875	102.233	102.133	102.033	3.875	102.233	102.133	102.033	4.000	103.312	103.212	103.112
4.875	102.509	102.409	102.309	3.990	102.439	102.339	102.239	3.990	102.439	102.339	102.239	3.990	102.439	102.339	102.239	4.125	103.427	103.327	103.227
4.990	102.309	102.209	102.109	4.000	102.539	102.439	102.339	4.000	102.539	102.439	102.339	4.000	102.539	102.439	102.339	4.250	103.539	103.439	103.339
5.000	102.409	102.309	102.209	4.125	102.726	102.626	102.526	4.125	102.726	102.626	102.526	4.125	102.726	102.626	102.526	4.375	104.236	104.136	104.036
5.125	102.758	102.658	102.558	4.250	103.422	103.322	103.222	4.250	103.422	103.322	103.222	4.250	103.422	103.322	103.222	4.500	104.453	104.353	104.253
5.250	102.368	102.268	102.168	4.375	103.604	103.504	103.404	4.375	103.604	103.504	103.404	4.375	103.604	103.504	103.404	4.625	103.916	103.816	103.716
5.375	102.894	102.794	102.694	4.500	103.869	103.769	103.669	4.500	103.869	103.769	103.669	4.500	103.869	103.769	103.669	4.750	104.249	104.149	104.049
5.500	103.189	103.089	102.989	4.625	103.931	103.831	103.731	4.625	103.931	103.831	103.731	4.625	103.931	103.831	103.731	4.875	104.520	104.420	104.320
5.625	103.723	103.623	103.523	4.750	104.182	104.082	103.982	4.750	104.182	104.082	103.982	4.750	104.182	104.082	103.982	4.990	104.718	104.618	104.518
5.750	104.150	104.050	103.950	4.875	104.506	104.406	104.306	4.875	104.506	104.406	104.306	4.875	104.506	104.406	104.306	5.000	104.818	104.718	104.618
5.875	104.172	104.072	103.972	4.990	104.789	104.689	104.589	4.990	104.789	104.689	104.589	4.990	104.789	104.689	104.589	5.125	104.580	104.480	104.380
5.990	104.097	103.997	103.897	5.000	104.889	104.789	104.689	5.000	104.889	104.789	104.689	5.000	104.889	104.789	104.689	5.250	104.677	104.577	104.477
6.000	104.197	104.097	103.997	5.125	105.488	105.388	105.288	5.125	105.488	105.388	105.288	5.125	105.488	105.388	105.288	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	101.460	101.360	101.260	3.375	101.460	101.360	101.260	3.375	100.697	100.597	100.497	3.375	100.697	100.597	100.497	3.375	100.697	100.597	100.497
3.500	101.928	101.828	101.728	3.500	101.928	101.828	101.728	3.500	101.165	101.065	100.965	3.500	101.165	101.065	100.965	3.500	101.165	101.065	100.965
3.625	102.217	102.114	102.017	3.625	102.217	102.114	102.017	3.625	100.960	100.857	100.760	3.625	100.960	100.857	100.760	3.625	100.960	100.857	100.760
3.750	102.762	102.657	102.562	3.750	102.762	102.657	102.562	3.750	101.505	101.400	101.305	3.750	101.505	101.400	101.305	3.750	101.505	101.400	101.305
3.875	102.921	102.815	102.721	3.875	102.921	102.815	102.721	3.875	101.664	101.558	101.464	3.875	101.664	101.558	101.464	3.875	101.664	101.558	101.464
3.990	103.212	103.102	103.012	3.990	103.212	103.102	103.012	3.990	101.955	101.845	101.755	3.990	101.955	101.845	101.755	3.990	101.955	101.845	101.755
4.000	103.312	103.202	103.112	4.000	103.312	103.202	103.112	4.000	102.055	101.945	101.855	4.000	102.055	101.945	101.855	4.000	102.055	101.945	101.855
4.125	103.427	103.327	103.227	4.125	103.427	103.327	103.227	4.125	101.677	101.577	101.477	4.125	101.677	101.577	101.477	4.125	101.677	101.577	101.477
4.250	103.885	103.785	103.685	4.250	103.885	103.785	103.685	4.250	102.135	102.035	101.935	4.250	102.135	102.035	101.935	4.250	102.135	102.035	101.935
4.375	104.111	104.011	103.911	4.375	104.111	104.011	103.911	4.375	102.486	102.386	102.286	4.375	102.361	102.261	102.161	4.375	102.361	102.261	102.161
4.500	104.328	104.228	104.128	4.500	104.328	104.228	104.128	4.500	102.703	102.603	102.503	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.:

1/13/2020

45 Day Lock Exp.:

1/27/2020

60 Day Lock Exp.:

2/10/2020

W. Rate Sheet Dated: 12/12/2019

Release Time: 12:00 pm 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	99.261	99.161	99.061	3.125	99.436	99.330	99.236	3.375	101.675	101.575	101.475	4.000	101.649	101.549	101.449	3.375	100.612	100.512	100.412
3.375	99.833	99.733	99.633	3.250	100.150	100.045	99.950	3.500	102.135	102.035	101.935	4.125	101.740	101.640	101.540	3.500	101.072	100.972	100.872
3.500	100.199	100.099	99.999	3.375	100.513	100.408	100.313	3.625	102.377	102.277	102.177	4.250	102.167	102.067	101.967	3.625	100.820	100.720	100.620
3.625	100.832	100.732	100.632	3.500	101.094	100.988	100.894	3.750	102.911	102.811	102.711	4.375	102.418	102.318	102.218	3.750	101.354	101.254	101.154
3.750	101.731	101.631	101.531	3.625	101.808	101.707	101.608	3.875	103.066	102.966	102.866	4.500	102.758	102.658	102.558	3.875	101.509	101.409	101.309
3.875	102.102	102.002	101.902	3.750	102.135	102.035	101.935	3.990	103.345	103.245	103.145	4.625	102.731	102.631	102.531	3.990	101.788	101.688	101.588
3.990	102.426	102.326	102.226	3.875	102.488	102.388	102.288	4.000	103.445	103.345	103.245	4.750	102.499	102.399	102.299	4.000	101.888	101.788	101.688
4.000	102.526	102.426	102.326	3.990	102.680	102.580	102.480	4.125	103.542	103.442	103.342	4.875	102.829	102.729	102.629	4.125	101.492	101.392	101.292
4.125	102.617	102.517	102.417	4.000	102.780	102.680	102.580	4.250	103.992	103.892	103.792	4.990	102.994	102.894	102.794	4.250	101.942	101.842	101.742
4.250	103.102	103.002	102.902	4.125	102.957	102.857	102.757	4.375	104.332	104.232	104.132	5.000	103.094	102.994	102.894	4.375	102.282	102.182	102.082
4.375	103.353	103.253	103.153	4.250	103.544	103.444	103.344	4.500	104.542	104.442	104.342	5.125	103.429	103.329	103.229	4.500	102.492	102.392	102.292
4.500	103.693	103.593	103.493	4.375	103.718	103.618	103.518	4.625	103.928	103.828	103.728	5.250	103.049	102.949	102.849	4.625	101.521	101.421	101.321
4.625	103.666	103.566	103.466	4.500	103.971	103.871	103.771	4.750	104.248	104.148	104.048	5.375	102.617	102.517	102.417	4.750	101.841	101.741	101.641
4.750	103.904	103.804	103.704	4.625	104.029	103.929	103.829	4.875	104.502	104.402	104.302	5.500	102.898	102.798	102.698	4.875	102.095	101.995	101.895
4.875	104.234	104.134	104.034	4.750	104.249	104.149	104.049	4.990	104.683	104.583	104.483	5.625	103.421	103.321	103.221	4.990	102.329	102.229	102.129
4.990	104.399	104.299	104.199	4.875	104.562	104.462	104.362	5.000	104.783	104.683	104.583	5.750	103.840	103.740	103.640	5.000	102.429	102.329	102.229
5.000	104.499	104.399	104.299	4.990	104.830	104.730	104.630	5.125	104.597	104.497	104.397	5.875	103.859	103.759	103.659	5.125	102.690	102.590	102.490
5.125	104.834	104.734	104.634	5.000	104.930	104.830	104.730	5.250	104.690	104.590	104.490	5.990	103.784	103.684	103.584	5.250	102.783	102.683	102.583
5.250	105.143	105.043	104.943	5.125	105.512	105.412	105.312	5.375	0.000	0.000	0.000	6.000	103.884	103.784	103.684	5.375	0.000	0.000	0.000

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/13/2020

45 Day Lock Exp.:

1/27/2020

60 Day Lock Exp.:

2/10/2020

W. Rate Sheet Dated: 12/12/2019

Release Time: 12:00 pm 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	98.463	98.401	98.338	
3.500	98.857	98.794	98.732	
3.625	99.229	99.166	99.104	
3.750	99.663	99.600	99.538	
3.875	99.916	99.853	99.791	
4.000	100.151	100.088	100.026	
4.125	100.403	100.340	100.278	
4.250	100.605	100.542	100.480	
4.375	100.803	100.741	100.678	
4.500	101.021	100.959	100.896	
4.625	101.259	101.197	101.134	
4.750	101.513	101.451	101.388	
4.875	101.735	101.672	101.610	

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	97.977	97.852	97.727	
3.375	98.437	98.312	98.187	
3.500	98.840	98.715	98.590	
3.625	99.317	99.192	99.067	
3.750	99.728	99.603	99.478	
3.875	100.089	99.964	99.839	
4.000	100.426	100.301	100.176	
4.125	100.562	100.437	100.312	
4.250	100.868	100.743	100.618	
4.375	101.145	101.020	100.895	
4.500	101.302	101.177	101.052	

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	96.521	96.396	96.271	
3.375	96.924	96.799	96.674	
3.500	97.298	97.173	97.048	
3.625	97.649	97.524	97.399	
3.750	98.235	98.110	97.985	
3.875	98.551	98.426	98.301	
4.000	98.835	98.710	98.585	
4.125	99.117	98.992	98.867	
4.250	99.400	99.275	99.150	
4.375	99.683	99.558	99.433	
4.500	99.972	99.847	99.722	
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)