



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: 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	101.659	101.509	101.359	3.250	101.108	100.958	100.808	2.375	96.538	96.388	96.238	3.125	99.546	99.396	99.246
3.375	102.147	101.997	101.847	3.375	101.490	101.340	101.190	2.500	96.968	96.818	96.668	3.250	99.902	99.752	99.602
3.500	102.630	102.480	102.330	3.500	101.853	101.703	101.553	2.625	97.394	97.244	97.094	3.375	100.200	100.050	99.900
3.625	103.096	102.946	102.796	3.625	102.165	102.015	101.865	2.750	97.880	97.730	97.580	3.500	100.213	100.063	99.913
3.750	102.181	102.031	101.881	3.750	101.556	101.406	101.256	2.875	98.309	98.159	98.009	3.625	100.442	100.292	100.142
3.875	102.615	102.465	102.315	3.875	101.881	101.731	101.581	3.000	98.724	98.574	98.424	Margin = 2.250		Index = 1.570	
4.000	103.013	102.863	102.713	4.000	102.211	102.061	101.911	3.125	99.135	98.985	98.835				
4.125	103.396	103.246	103.096	4.125	102.483	102.333	102.183	3.250	100.799	100.649	100.499				
4.375	103.076	102.976	102.876	4.375	102.405	102.305	102.205	3.375	101.159	101.009	100.859				
4.500	103.418	103.318	103.218	4.500	102.568	102.468	102.368	3.500	101.500	101.350	101.200				
4.625	103.778	103.678	103.578	4.625	102.759	102.659	102.559	3.625	101.789	101.639	101.489				
4.750	103.842	103.742	103.642	4.750	103.301	103.201	103.101	3.750	102.255	102.105	101.955				
4.875	104.170	104.070	103.970	4.875	103.528	103.428	103.328	3.875	102.557	102.407	102.257				
5.000	104.461	104.361	104.261	5.000	103.759	103.659	103.559	4.000	102.865	102.715	102.565				
5.125	104.571	104.471	104.371	5.125	103.949	103.849	103.749	4.125	103.114	102.964	102.814				
5.375	104.676	104.576	104.476	5.375	104.125	104.025	103.925	4.250	102.899	102.749	102.599				
5.500	104.916	104.816	104.716	5.500	104.356	104.256	104.156	4.375	103.156	103.006	102.856				
5.625	105.168	105.068	104.968	5.625	104.546	104.446	104.346	4.500	103.331	103.181	103.031				
6.250	105.955	105.805	105.655	6.250	105.333	105.183	105.033	4.625	103.506	103.356	103.206				

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	100.509	100.359	100.209	3.250	100.108	99.958	99.808	2.375	95.538	95.388	95.238	3.125	98.546	98.396	98.246
3.375	100.997	100.847	100.697	3.375	100.490	100.340	100.190	2.500	95.968	95.818	95.668	3.250	98.902	98.752	98.602
3.500	101.480	101.330	101.180	3.500	100.853	100.703	100.553	2.625	96.394	96.244	96.094	3.375	99.200	99.050	98.900
3.625	101.946	101.796	101.646	3.625	101.165	101.015	100.865	2.750	96.880	96.730	96.580	3.500	99.213	99.063	98.913
3.750	101.031	100.881	100.731	3.750	100.556	100.406	100.256	2.875	97.309	97.159	97.009	3.625	99.442	99.292	99.142
3.875	101.465	101.315	101.165	3.875	100.881	100.731	100.581	3.000	97.724	97.574	97.424	Margin = 2.250		Index = 1.570	
4.000	101.863	101.713	101.563	4.000	101.211	101.061	100.911	3.125	98.135	97.985	97.835	30 Year OTC			
4.125	102.246	102.096	101.946	4.125	101.483	101.333	101.183	3.250	99.799	99.649	99.499	Rate	30 Day	45 Day	60 Day
4.375	101.926	101.826	101.726	4.375	101.405	101.305	101.205	3.375	100.159	100.009	99.859	3.875	101.065	100.815	100.565
4.500	102.268	102.168	102.068	4.500	101.568	101.468	101.368	3.500	100.500	100.350	100.200	4.000	101.463	101.213	100.963
4.625	102.628	102.528	102.428	4.625	101.759	101.659	101.559	3.625	100.789	100.639	100.489	4.125	101.846	101.596	101.346
4.750	102.692	102.592	102.492	4.750	102.301	102.201	102.101	3.750	101.255	101.105	100.955	4.375	101.526	101.276	101.026
4.875	103.020	102.920	102.820	4.875	102.528	102.428	102.328	3.875	101.557	101.407	101.257	4.500	101.868	101.618	101.368
5.000	103.311	103.211	103.111	5.000	102.759	102.659	102.559	4.000	101.865	101.715	101.565	4.625	102.228	101.978	101.728
5.125	103.421	103.321	103.221	5.125	102.949	102.849	102.749	4.125	102.114	101.964	101.814	4.875	102.620	102.370	102.120
5.375	103.526	103.426	103.326	5.375	103.125	103.025	102.925	4.250	101.899	101.749	101.599	5.000	102.911	102.661	102.411
5.500	103.766	103.666	103.566	5.500	103.356	103.256	103.156	4.375	102.156	102.006	101.856	5.125	103.021	102.771	102.521
5.625	104.018	103.918	103.818	5.625	103.546	103.446	103.346	4.500	102.331	102.181	102.031	5.500	103.366	103.116	102.866
6.250	104.805	104.655	104.505	6.250	104.333	104.183	104.033	4.625	102.506	102.356	102.206	5.625	103.618	103.368	103.118

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	98.315	98.065	97.815	6.250	100.000	99.750	99.500
4.125	100.446	100.196	99.946	6.250	102.750	102.500	102.250	4.000	98.713	98.463	98.213				
4.250	100.571	100.321	100.071					4.125	99.096	98.846	98.596				
4.375	100.126	99.876	99.626					4.375	98.776	98.526	98.276				
4.500	100.468	100.218	99.968					4.500	99.118	98.868	98.618				
4.625	100.828	100.578	100.328					4.625	99.478	99.228	98.978				
5.000	101.511	101.261	101.011					4.875	99.870	99.620	99.370				
5.125	101.621	101.371	101.121					5.000	100.161	99.911	99.661				
5.250	102.106	101.856	101.606					5.125	100.271	100.021	99.771				
Borrower Paid Comp Only				Lender Paid Only "Price Cap 100.000 after comp plan"				5.500	100.616	100.366	100.116				
								5.625	100.868	100.618	100.368				

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:

Lockdesk@afrrwholesale.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: 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	100.322	100.172	100.022	3.250	100.200	100.050	99.900	2.375	93.818	93.668	93.518	3.125	99.093	98.943	98.793
3.375	100.809	100.659	100.509	3.375	100.583	100.433	100.283	2.500	94.248	94.098	93.948	3.250	99.575	99.425	99.275
3.500	101.293	101.143	100.993	3.500	100.946	100.796	100.646	2.625	94.674	94.524	94.374	3.375	99.873	99.723	99.573
3.625	101.759	101.609	101.459	3.625	101.258	101.108	100.958	2.750	96.847	96.697	96.547	3.500	99.885	99.735	99.585
3.750	100.969	100.819	100.669	3.750	100.774	100.624	100.474	2.875	97.277	97.127	96.977	3.625	100.115	99.965	99.815
3.875	101.403	101.253	101.103	3.875	101.098	100.948	100.798	3.000	97.691	97.541	97.391	Margin = 2.250		Index = 1.570	
4.000	101.800	101.650	101.500	4.000	101.428	101.278	101.128	3.125	98.102	97.952	97.802				
4.125	102.184	102.034	101.884	4.125	101.700	101.550	101.400	3.250	99.892	99.742	99.592				
4.375	101.863	101.763	101.663	4.375	101.622	101.522	101.422	3.375	100.252	100.102	99.952				
4.500	102.206	102.106	102.006	4.500	101.786	101.686	101.586	3.500	100.592	100.442	100.292				
4.625	102.566	102.466	102.366	4.625	101.976	101.876	101.776	3.625	100.882	100.732	100.582				
4.750	101.504	101.404	101.304	4.750	101.393	101.293	101.193	3.750	101.473	101.323	101.173				
4.875	101.832	101.732	101.632	4.875	101.620	101.520	101.420	3.875	101.775	101.625	101.475				
5.000	102.124	102.024	101.924	5.000	101.851	101.751	101.651	4.000	102.082	101.932	101.782				
5.125	102.234	102.134	102.034	5.125	102.042	101.942	101.842	4.125	102.332	102.182	102.032				
5.375	102.120	102.020	101.920	5.375	101.999	101.899	101.799	4.250	102.116	101.966	101.816				
5.500	102.360	102.260	102.160	5.500	102.229	102.129	102.029	4.375	102.373	102.223	102.073				
5.625	102.612	102.512	102.412	5.625	102.420	102.320	102.220	4.500	102.548	102.398	102.248				
6.250	102.805	102.655	102.505	6.250	102.613	102.463	102.313	4.625	102.723	102.573	102.423				

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	99.172	99.022	98.872	3.250	98.770	98.620	98.470	2.375	94.138	93.988	93.838	3.125	97.083	96.933	96.783
3.375	99.659	99.509	99.359	3.375	99.153	99.003	98.853	2.500	94.568	94.418	94.268	3.250	97.565	97.415	97.265
3.500	100.143	99.993	99.843	3.500	99.516	99.366	99.216	2.625	94.994	94.844	94.694	3.375	97.863	97.713	97.563
3.625	100.609	100.459	100.309	3.625	99.828	99.678	99.528	2.750	96.324	96.174	96.024	3.500	97.875	97.725	97.575
3.750	99.819	99.669	99.519	3.750	99.344	99.194	99.044	2.875	96.753	96.603	96.453	3.625	98.105	97.955	97.805
3.875	100.253	100.103	99.953	3.875	99.668	99.518	99.368	3.000	97.168	97.018	96.868	Margin = 2.250		Index = 1.570	
4.000	100.650	100.500	100.350	4.000	99.998	99.848	99.698	3.125	97.578	97.428	97.278	30 Year OTC			
4.125	101.034	100.884	100.734	4.125	100.270	100.120	99.970	3.250	98.962	98.812	98.662	Rate	30 Day	45 Day	60 Day
4.375	100.713	100.613	100.513	4.375	100.192	100.092	99.992	3.375	99.322	99.172	99.022	3.875	99.853	99.603	99.353
4.500	101.056	100.956	100.856	4.500	100.356	100.256	100.156	3.500	99.662	99.512	99.362	4.000	100.250	100.000	99.750
4.625	101.416	101.316	101.216	4.625	100.546	100.446	100.346	3.625	99.952	99.802	99.652	4.125	100.634	100.384	100.134
4.750	100.354	100.254	100.154	4.750	99.963	99.863	99.763	3.750	99.848	99.698	99.548	4.375	100.313	100.063	99.813
4.875	100.682	100.582	100.482	4.875	100.190	100.090	99.990	3.875	100.150	100.000	99.850	4.500	100.656	100.406	100.156
5.000	100.974	100.874	100.774	5.000	100.421	100.321	100.221	4.000	100.457	100.307	100.157	4.625	101.016	100.766	100.516
5.125	101.084	100.984	100.884	5.125	100.612	100.512	100.412	4.125	100.706	100.556	100.406	4.875	100.282	100.032	99.782
5.375	100.970	100.870	100.770	5.375	100.569	100.469	100.369	4.250	100.249	100.099	99.949	5.000	100.574	100.324	100.074
5.500	101.210	101.110	101.010	5.500	100.799	100.699	100.599	4.375	100.506	100.356	100.206	5.125	100.684	100.434	100.184
5.625	101.462	101.362	101.262	5.625	100.990	100.890	100.790	4.500	100.681	100.531	100.381	5.500	100.810	100.560	100.310
6.250	101.655	101.505	101.355	6.250	101.183	101.033	100.883	4.625	100.856	100.706	100.556	5.625	101.062	100.812	100.562

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	97.103	96.853	96.603	6.250	N/A	N/A	N/A
4.125	98.884	98.634	98.384	6.250	99.250	99.000	98.750	4.000	97.500	97.250	97.000				
4.250	99.009	98.759	98.509					4.125	97.884	97.634	97.384				
4.375	98.563	98.313	98.063					4.375	97.563	97.313	97.063				
4.500	98.906	98.656	98.406					4.500	97.906	97.656	97.406				
4.625	99.266	99.016	98.766					4.625	98.266	98.016	97.766				
5.000	98.824	98.574	98.324					4.875	97.532	97.282	97.032				
5.125	98.934	98.684	98.434					5.000	97.824	97.574	97.324				
5.250	99.200	98.950	98.700					5.125	97.934	97.684	97.434				
Borrower Paid Comp Only				Lender Paid Only "Price Cap 100.000 after comp plan"				5.500	98.060	97.810	97.560				
								5.625	98.312	98.062	97.812				

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:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.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: 10:00 am 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
3.125	98.184	98.084	97.984	2.750	N/A	N/A	N/A	2.750	N/A	N/A	N/A	4.000	101.968	101.868	101.768	3.375	98.165	98.065	97.965
3.250	99.058	98.958	98.858	2.875	N/A	N/A	N/A	2.875	N/A	N/A	N/A	4.125	102.112	102.012	101.912	3.500	98.921	98.821	98.721
3.375	99.597	99.497	99.397	2.990	95.526	95.426	95.326	2.990	95.211	95.111	95.011	4.250	102.177	102.077	101.977	3.625	99.779	99.679	99.579
3.500	99.989	99.889	99.789	3.000	95.626	95.526	95.426	3.000	95.311	95.211	95.111	4.375	102.576	102.476	102.376	3.750	100.834	100.734	100.634
3.625	100.790	100.690	100.590	3.125	96.777	96.677	96.577	3.125	96.523	96.423	96.323	4.500	102.918	102.818	102.718	3.875	101.392	101.292	101.192
3.750	101.496	101.396	101.296	3.250	97.892	97.792	97.692	3.250	97.700	97.600	97.500	4.625	102.902	102.802	102.702	3.990	101.786	101.686	101.586
3.875	101.921	101.821	101.721	3.375	98.500	98.400	98.300	3.375	98.313	98.213	98.113	4.750	102.537	102.435	102.337	4.000	101.886	101.786	101.686
3.990	102.234	102.134	102.034	3.500	99.108	99.008	98.908	3.500	98.983	98.883	98.783	4.875	102.937	102.830	102.737	4.125	102.112	102.012	101.912
4.000	102.334	102.234	102.134	3.625	100.254	100.154	100.054	3.625	100.191	100.091	99.991	4.990	103.224	103.112	103.024	4.250	102.177	102.077	101.977
4.125	102.466	102.366	102.266	3.750	101.316	101.216	101.116	3.750	101.312	101.212	101.112	5.000	103.324	103.212	103.124	4.375	102.576	102.476	102.376
4.250	103.066	102.966	102.866	3.875	101.798	101.698	101.598	3.875	101.798	101.698	101.598	5.125	103.504	103.387	103.304	4.500	102.918	102.818	102.718
4.375	103.349	103.249	103.149	3.990	102.152	102.052	101.952	3.990	102.152	102.052	101.952	5.250	103.280	103.158	103.080	4.625	102.902	102.802	102.702
4.500	103.647	103.547	103.447	4.000	102.252	102.152	102.052	4.000	102.252	102.152	102.052	5.375	103.655	103.527	103.455	4.750	102.537	102.435	102.337
4.625	103.632	103.532	103.432	4.125	102.869	102.769	102.669	4.125	102.541	102.441	102.341	5.500	103.998	103.865	103.798	4.875	102.937	102.830	102.737
4.750	104.195	104.093	103.995	4.250	103.781	103.681	103.581	4.250	103.496	103.396	103.296	5.625	104.194	104.056	103.994	4.990	103.324	103.224	103.124
4.875	104.510	104.403	104.310	4.375	104.162	104.062	103.962	4.375	103.880	103.780	103.680	5.750	104.039	103.896	103.839	5.000	103.324	103.212	103.124
4.990	104.673	104.561	104.473	4.500	104.491	104.391	104.291	4.500	104.209	104.109	104.009	5.875	104.421	104.273	104.221	5.125	103.504	103.387	103.304
5.000	104.773	104.661	104.573	4.625	104.588	104.488	104.388	4.625	104.322	104.222	104.122	5.990	104.701	104.547	104.501	5.250	103.280	103.158	103.080
5.125	105.007	104.890	104.807	4.750	105.061	104.959	104.861	4.750	105.213	105.111	105.013	6.000	104.801	104.647	104.601	5.375	103.655	103.527	103.455



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: 10:00 am ET

Prices are subject to change without notice.

Conforming FHLMC																			
30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year SC				30/25 Year SC 105-125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	99.261	99.161	99.061	3.375	99.583	99.483	99.383	3.375	99.583	99.483	99.383	4.000	101.999	101.899	101.799	4.000	101.624	101.524	101.424
3.375	99.833	99.733	99.633	3.500	99.949	99.849	99.749	3.500	99.949	99.849	99.749	4.125	102.090	101.990	101.890	4.125	101.715	101.615	101.515
3.500	100.199	100.099	99.999	3.625	100.582	100.482	100.382	3.625	100.582	100.482	100.382	4.250	102.517	102.417	102.317	4.250	102.142	102.042	101.942
3.625	100.832	100.732	100.632	3.750	101.481	101.381	101.281	3.750	101.481	101.381	101.281	4.375	102.768	102.668	102.568	4.375	102.393	102.293	102.193
3.750	101.731	101.631	101.531	3.875	101.852	101.752	101.652	3.875	101.852	101.752	101.652	4.500	103.108	103.008	102.908	4.500	102.483	102.383	102.283
3.875	102.102	102.002	101.902	3.990	102.051	101.951	101.851	3.990	102.051	101.951	101.851	4.625	103.081	102.981	102.881	4.625	102.456	102.356	102.256
3.990	102.426	102.326	102.226	4.000	102.151	102.051	101.951	4.000	102.151	102.051	101.951	4.750	102.849	102.749	102.649	4.750	102.224	102.124	102.024
4.000	102.526	102.426	102.326	4.125	102.242	102.142	102.042	4.125	102.242	102.142	102.042	4.875	103.179	103.079	102.979	4.875	102.554	102.454	102.354
4.125	102.617	102.517	102.417	4.250	102.727	102.627	102.527	4.250	102.727	102.627	102.527	4.990	103.344	103.244	103.144	4.990	102.444	102.344	102.244
4.250	103.102	103.002	102.902	4.375	102.978	102.878	102.778	4.375	102.978	102.878	102.778	5.000	103.444	103.344	103.244	5.000	102.444	102.344	102.244
4.375	103.353	103.253	103.153	4.500	103.068	102.968	102.868	4.500	103.068	102.968	102.868	5.125	103.779	103.679	103.579	5.125	102.779	102.679	102.579
4.500	103.693	103.593	103.493	4.625	103.041	102.941	102.841	4.625	103.041	102.941	102.841	5.250	103.399	103.299	103.199	5.250	102.399	102.299	102.199
4.625	103.666	103.566	103.466	4.750	103.279	103.179	103.079	4.750	103.279	103.179	103.079	5.375	102.967	102.867	102.767	5.375	102.967	102.867	102.767
4.750	103.904	103.804	103.704	4.875	103.609	103.509	103.409	4.875	103.609	103.509	103.409	5.500	103.248	103.148	103.048	5.500	103.248	103.148	103.048
4.875	104.234	104.134	104.034	4.990	103.399	103.299	103.199	4.990	103.399	103.299	103.199	5.625	103.771	103.671	103.571	5.625	103.771	103.671	103.571
4.990	104.399	104.299	104.199	5.000	103.499	103.399	103.299	5.000	103.499	103.399	103.299	5.750	104.190	104.090	103.990	5.750	104.190	104.090	103.990
5.000	104.499	104.399	104.299	5.125	103.834	103.734	103.634	5.125	103.834	103.734	103.634	5.875	104.209	104.109	104.009	5.875	104.209	104.109	104.009
5.125	104.834	104.734	104.634	5.250	104.143	104.043	103.943	5.250	104.143	104.043	103.943	5.990	104.234	104.134	104.034	5.990	104.234	104.134	104.034
5.250	105.143	105.043	104.943	5.375	105.358	105.258	105.158	5.375	105.358	105.258	105.158	6.000	104.234	104.134	104.034	6.000	104.234	104.134	104.034
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	101.624	101.524	101.424	3.125	99.436	99.336	99.236	3.125	0.000	0.000	0.000	3.125	0.000	0.000	0.000	3.375	101.675	101.575	101.475
4.125	101.715	101.615	101.515	3.250	100.150	100.049	99.950	3.250	0.000	0.000	0.000	3.250	0.000	0.000	0.000	3.500	100.135	100.035	101.935
4.250	102.142	102.042	101.942	3.375	100.513	100.408	100.313	3.375	100.513	100.408	100.313	3.375	100.513	100.408	100.313	3.625	102.377	102.277	102.177
4.375	102.393	102.293	102.193	3.500	101.094	100.988	100.894	3.500	101.094	100.988	100.894	3.500	101.094	100.988	100.894	3.750	102.911	102.811	102.711
4.500	102.483	102.383	102.283	3.625	101.808	101.707	101.608	3.625	101.808	101.707	101.608	3.625	101.808	101.707	101.608	3.875	103.066	102.966	102.866
4.625	102.456	102.356	102.256	3.750	102.135	102.035	101.935	3.750	102.135	102.035	101.935	3.750	102.135	102.035	101.935	3.990	103.345	103.245	103.145
4.750	102.224	102.124	102.024	3.875	102.488	102.388	102.288	3.875	102.488	102.388	102.288	3.875	102.488	102.388	102.288	4.000	103.445	103.345	103.245
4.875	102.554	102.454	102.354	3.990	102.680	102.580	102.480	3.990	102.680	102.580	102.480	3.990	102.680	102.580	102.480	4.125	103.542	103.442	103.342
4.990	102.344	102.244	102.144	4.000	102.780	102.680	102.580	4.000	102.780	102.680	102.580	4.000	102.780	102.680	102.580	4.250	103.992	103.892	103.792
5.000	102.444	102.344	102.244	4.125	102.957	102.857	102.757	4.125	102.957	102.857	102.757	4.125	102.957	102.857	102.757	4.375	104.332	104.232	104.132
5.125	102.779	102.679	102.579	4.250	103.544	103.444	103.344	4.250	103.544	103.444	103.344	4.250	103.544	103.444	103.344	4.500	104.542	104.442	104.342
5.250	102.399	102.299	102.199	4.375	103.718	103.618	103.518	4.375	103.718	103.618	103.518	4.375	103.718	103.618	103.518	4.625	103.928	103.828	103.728
5.375	102.967	102.867	102.767	4.500	103.971	103.871	103.771	4.500	103.971	103.871	103.771	4.500	103.971	103.871	103.771	4.750	104.248	104.148	104.048
5.500	103.248	103.148	103.048	4.625	104.029	103.929	103.829	4.625	104.029	103.929	103.829	4.625	104.029	103.929	103.829	4.875	104.502	104.402	104.302
5.625	103.771	103.671	103.571	4.750	104.249	104.149	104.049	4.750	104.249	104.149	104.049	4.750	104.249	104.149	104.049	4.990	104.683	104.583	104.483
5.750	104.190	104.090	103.990	4.875	104.562	104.462	104.362	4.875	104.562	104.462	104.362	4.875	104.562	104.462	104.362	5.000	104.783	104.683	104.583
5.875	104.209	104.109	104.009	4.990	104.830	104.730	104.630	4.990	104.830	104.730	104.630	4.990	104.830	104.730	104.630	5.125	104.597	104.497	104.397
5.990	104.134	104.034	103.934	5.000	104.930	104.830	104.730	5.000	104.930	104.830	104.730	5.000	104.930	104.830	104.730	5.250	104.690	104.590	104.490
6.000	104.234	104.134	104.034	5.125	105.512	105.412	105.312	5.125	105.512	105.412	105.312	5.125	105.512	105.412	105.312	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	101.675	101.575	101.475	3.375	101.675	101.575	101.475	3.375	100.912	100.812	100.712	3.375	100.912	100.812	100.712	3.375	100.912	100.812	100.712
3.500	102.135	102.035	101.935	3.500	102.135	102.035	101.935	3.500	101.372	101.272	101.172	3.500	101.372	101.272	101.172	3.500	101.372	101.272	101.172
3.625	102.377	102.277	102.177	3.625	102.377	102.277	102.177	3.625	101.120	101.020	100.920	3.625	101.120	101.020	100.920	3.625	101.120	101.020	100.920
3.750	102.911	102.811	102.711	3.750	102.911	102.811	102.711	3.750	101.654	101.554	101.454	3.750	101.654	101.554	101.454	3.750	101.654	101.554	101.454
3.875	103.066	102.966	102.866	3.875	103.066	102.966	102.866	3.875	101.809	101.709	101.609	3.875	101.809	101.709	101.609	3.875	101.809	101.709	101.609
3.990	103.345	103.245	103.145	3.990	103.345	103.245	103.145	3.990	102.088	101.988	101.888	3.990	102.088	101.988	101.888	3.990	102.088	101.988	101.888
4.000	103.445	103.345	103.245	4.000	103.445	103.345	103.245	4.000	102.188	102.088	101.988	4.000	102.188	102.088	101.988	4.000	102.188	102.088	101.988
4.125	103.542	103.442	103.342	4.125	103.542	103.442	103.342	4.125	101.792	101.692	101.592	4.125	101.792	101					



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: 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	98.889	98.789	98.689	3.125	99.067	98.952	98.867	3.375	101.451	101.351	101.251	4.000	101.424	101.324	101.224	3.375	100.388	100.288	100.188
3.375	99.470	99.370	99.270	3.250	99.779	99.666	99.579	3.500	101.913	101.813	101.713	4.125	101.520	101.420	101.320	3.500	100.850	100.750	100.650
3.500	99.845	99.745	99.645	3.375	100.157	100.045	99.957	3.625	102.205	102.105	102.005	4.250	102.034	101.934	101.834	3.625	100.648	100.548	100.448
3.625	100.490	100.390	100.290	3.500	100.745	100.634	100.545	3.750	102.745	102.645	102.545	4.375	102.293	102.193	102.093	3.750	101.188	101.088	100.988
3.750	101.487	101.387	101.287	3.625	101.488	101.374	101.288	3.875	102.902	102.802	102.702	4.500	102.640	102.540	102.440	3.875	101.345	101.245	101.145
3.875	101.868	101.768	101.668	3.750	101.941	101.841	101.741	3.990	103.186	103.086	102.986	4.625	102.614	102.514	102.414	3.990	101.629	101.529	101.429
3.990	102.201	102.101	102.001	3.875	102.302	102.202	102.102	4.000	103.286	103.186	103.086	4.750	102.438	102.338	102.238	4.000	101.729	101.629	101.529
4.000	102.301	102.201	102.101	3.990	102.521	102.421	102.321	4.125	103.417	103.317	103.217	4.875	102.775	102.675	102.575	4.125	101.367	101.267	101.167
4.125	102.397	102.297	102.197	4.000	102.621	102.521	102.421	4.250	103.872	103.772	103.672	4.990	102.945	102.845	102.745	4.250	101.822	101.722	101.622
4.250	102.969	102.869	102.769	4.125	102.803	102.703	102.603	4.375	104.217	104.117	104.017	5.000	103.045	102.945	102.845	4.375	102.167	102.067	101.967
4.375	103.228	103.128	103.028	4.250	103.457	103.357	103.257	4.500	104.430	104.330	104.230	5.125	103.388	103.288	103.188	4.500	102.380	102.280	102.180
4.500	103.575	103.475	103.375	4.375	103.636	103.536	103.436	4.625	104.052	103.952	103.852	5.250	102.988	102.888	102.788	4.625	101.645	101.545	101.445
4.625	103.549	103.449	103.349	4.500	103.905	103.805	103.705	4.750	104.379	104.279	104.179	5.375	102.347	102.247	102.147	4.750	101.972	101.872	101.772
4.750	103.843	103.743	103.643	4.625	103.935	103.835	103.735	4.875	104.641	104.541	104.441	5.500	102.635	102.535	102.435	4.875	102.234	102.134	102.034
4.875	104.180	104.080	103.980	4.750	104.206	104.106	104.006	4.990	104.830	104.730	104.630	5.625	103.163	103.063	102.963	4.990	102.476	102.376	102.276
4.990	104.350	104.250	104.150	4.875	104.525	104.425	104.325	5.000	104.930	104.830	104.730	5.750	103.588	103.488	103.388	5.000	102.576	102.476	102.376
5.000	104.450	104.350	104.250	4.990	104.801	104.701	104.601	5.125	104.705	104.605	104.505	5.875	103.609	103.509	103.409	5.125	102.798	102.698	102.598
5.125	104.793	104.693	104.593	5.000	104.901	104.801	104.701	5.250	104.800	104.700	104.600	5.990	103.535	103.435	103.335	5.250	102.893	102.793	102.693
5.250	105.082	104.982	104.882	5.125	105.493	105.393	105.293	5.375	0.000	0.000	0.000	6.000	103.635	103.535	103.435	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%	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%	97.01 - 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: 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	98.280	98.217	98.155	
3.500	98.673	98.610	98.548	
3.625	99.044	98.982	98.919	
3.750	99.517	99.455	99.392	
3.875	99.770	99.707	99.645	
4.000	100.045	99.982	99.920	
4.125	100.297	100.234	100.172	
4.250	100.498	100.436	100.373	
4.375	100.757	100.694	100.632	
4.500	100.975	100.912	100.850	
4.625	101.212	101.150	101.087	
4.750	101.466	101.404	101.341	
4.875	101.688	101.625	101.563	

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	97.817	97.692	97.567	
3.375	98.277	98.152	98.027	
3.500	98.679	98.554	98.429	
3.625	99.157	99.032	98.907	
3.750	99.567	99.442	99.317	
3.875	99.927	99.802	99.677	
4.000	100.264	100.139	100.014	
4.125	100.401	100.276	100.151	
4.250	100.706	100.581	100.456	
4.375	100.983	100.858	100.733	
4.500	101.140	101.015	100.890	

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	96.366	96.241	96.116	
3.375	96.769	96.644	96.519	
3.500	97.142	97.017	96.892	
3.625	97.493	97.368	97.243	
3.750	98.079	97.954	97.829	
3.875	98.394	98.269	98.144	
4.000	98.678	98.553	98.428	
4.125	98.961	98.836	98.711	
4.250	99.244	99.119	98.994	
4.375	99.526	99.401	99.276	
4.500	99.815	99.690	99.565	
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)