



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.: 2/11/2020

W. Rate Sheet Dated: 12/13/2019

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	101.803	101.653	101.503	3.250	100.952	100.802	100.652	2.375	96.303	96.153	96.003	3.125	99.546	99.396	99.246
3.375	102.291	102.141	101.991	3.375	101.334	101.184	101.034	2.500	96.733	96.583	96.433	3.250	99.902	99.752	99.602
3.500	102.774	102.624	102.474	3.500	101.697	101.547	101.397	2.625	97.159	97.009	96.859	3.375	100.200	100.050	99.900
3.625	103.240	103.090	102.940	3.625	102.009	101.859	101.709	2.750	97.606	97.456	97.306	3.500	100.213	100.063	99.913
3.750	102.497	102.347	102.197	3.750	101.572	101.422	101.272	2.875	98.036	97.886	97.736	3.625	100.442	100.292	100.142
3.875	102.931	102.781	102.631	3.875	101.896	101.746	101.596	3.000	98.450	98.300	98.150	Margin = 2.250		Index = 1.570	
4.000	103.328	103.178	103.028	4.000	102.226	102.076	101.926	3.125	98.861	98.711	98.561				
4.125	103.712	103.562	103.412	4.125	102.498	102.348	102.198	3.250	100.651	100.501	100.351				
4.375	103.091	102.991	102.891	4.375	102.420	102.320	102.220	3.375	101.011	100.861	100.711				
4.500	103.434	103.334	103.234	4.500	102.584	102.484	102.384	3.500	101.351	101.201	101.051				
4.625	103.794	103.694	103.594	4.625	102.774	102.674	102.574	3.625	101.641	101.491	101.341				
4.750	103.919	103.819	103.719	4.750	103.176	103.076	102.976	3.750	101.939	101.789	101.639				
4.875	104.045	103.945	103.845	4.875	103.403	103.303	103.203	3.875	102.241	102.091	101.941				
5.000	104.336	104.236	104.136	5.000	103.634	103.534	103.434	4.000	102.548	102.398	102.248				
5.125	104.446	104.346	104.246	5.125	103.824	103.724	103.624	4.125	102.798	102.648	102.498				
5.375	104.598	104.498	104.398	5.375	104.047	103.947	103.847	4.250	102.282	102.132	101.982				
5.500	104.838	104.738	104.638	5.500	104.278	104.178	104.078	4.375	102.539	102.389	102.239				
5.625	105.090	104.990	104.890	5.625	104.468	104.368	104.268	4.500	102.714	102.564	102.414				
6.250	105.877	105.727	105.577	6.250	105.255	105.105	104.955	4.625	102.888	102.738	102.588				

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	100.653	100.503	100.353	3.250	99.952	99.802	99.652	2.375	95.303	95.153	95.003	3.125	98.546	98.396	98.246
3.375	101.141	100.991	100.841	3.375	100.334	100.184	100.034	2.500	95.733	95.583	95.433	3.250	98.902	98.752	98.602
3.500	101.624	101.474	101.324	3.500	100.697	100.547	100.397	2.625	96.159	96.009	95.859	3.375	99.200	99.050	98.900
3.625	102.090	101.940	101.790	3.625	101.009	100.859	100.709	2.750	96.606	96.456	96.306	3.500	99.213	99.063	98.913
3.750	101.347	101.197	101.047	3.750	100.572	100.422	100.272	2.875	97.036	96.886	96.736	3.625	99.442	99.292	99.142
3.875	101.781	101.631	101.481	3.875	100.896	100.746	100.596	3.000	97.450	97.300	97.150	Margin = 2.250		Index = 1.570	
4.000	102.178	102.028	101.878	4.000	101.226	101.076	100.926	3.125	97.861	97.711	97.561	30 Year OTC			
4.125	102.562	102.412	102.262	4.125	101.498	101.348	101.198	3.250	99.651	99.501	99.351	Rate	30 Day	45 Day	60 Day
4.375	101.941	101.841	101.741	4.375	101.420	101.320	101.220	3.375	100.011	99.861	99.711	3.875	101.081	100.831	100.581
4.500	102.284	102.184	102.084	4.500	101.584	101.484	101.384	3.500	100.351	100.201	100.051	4.000	101.478	101.228	100.978
4.625	102.644	102.544	102.444	4.625	101.774	101.674	101.574	3.625	100.641	100.491	100.341	4.125	101.862	101.612	101.362
4.750	102.769	102.669	102.569	4.750	102.176	102.076	101.976	3.750	100.939	100.789	100.639	4.375	101.541	101.291	101.041
4.875	102.895	102.795	102.695	4.875	102.403	102.303	102.203	3.875	101.241	101.091	100.941	4.500	101.884	101.634	101.384
5.000	103.186	103.086	102.986	5.000	102.634	102.534	102.434	4.000	101.548	101.398	101.248	4.625	102.244	101.994	101.744
5.125	103.296	103.196	103.096	5.125	102.824	102.724	102.624	4.125	101.798	101.648	101.498	4.875	102.495	102.245	101.995
5.375	103.448	103.348	103.248	5.375	103.047	102.947	102.847	4.250	101.282	101.132	100.982	5.000	102.786	102.536	102.286
5.500	103.688	103.588	103.488	5.500	103.278	103.178	103.078	4.375	101.539	101.389	101.239	5.125	102.896	102.646	102.396
5.625	103.940	103.840	103.740	5.625	103.468	103.368	103.268	4.500	101.714	101.564	101.414	5.500	103.288	103.038	102.788
6.250	104.727	104.577	104.427	6.250	104.255	104.105	103.955	4.625	101.888	101.738	101.588	5.625	103.540	103.290	103.040

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	98.331	98.081	97.831	6.250	100.000	99.750	99.500
4.125	100.462	100.212	99.962	6.250	102.750	102.500	102.250	4.000	98.728	98.478	98.228				
4.250	100.587	100.337	100.087					4.125	99.112	98.862	98.612				
4.375	100.141	99.891	99.641					4.375	98.791	98.541	98.291				
4.500	100.484	100.234	99.984					4.500	99.134	98.884	98.634				
4.625	100.844	100.594	100.344					4.625	99.494	99.244	98.994				
5.000	101.386	101.136	100.886					4.875	99.745	99.495	99.245				
5.125	101.496	101.246	100.996					5.000	100.036	99.786	99.536				
5.250	101.981	101.731	101.481					5.125	100.146	99.896	99.646				
Borrower Paid Comp Only				Lender Paid Only "Price Cap 100.000 after comp plan"				5.500	100.538	100.288	100.038				
								5.625	100.790	100.540	100.290				

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.:

2/11/2020

W. Rate Sheet Dated: 12/13/2019

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	100.466	100.316	100.166	3.250	100.044	99.894	99.744	2.375	93.583	93.433	93.283	3.125	99.093	98.943	98.793
3.375	100.953	100.803	100.653	3.375	100.427	100.277	100.127	2.500	94.013	93.863	93.713	3.250	99.575	99.425	99.275
3.500	101.436	101.286	101.136	3.500	100.789	100.639	100.489	2.625	94.439	94.289	94.139	3.375	99.873	99.723	99.573
3.625	101.902	101.752	101.602	3.625	101.102	100.952	100.802	2.750	96.574	96.424	96.274	3.500	99.885	99.735	99.585
3.750	101.284	101.134	100.984	3.750	100.789	100.639	100.489	2.875	97.003	96.853	96.703	3.625	100.115	99.965	99.815
3.875	101.718	101.568	101.418	3.875	101.114	100.964	100.814	3.000	97.418	97.268	97.118	Margin = 2.250		Index = 1.570	
4.000	102.116	101.966	101.816	4.000	101.444	101.294	101.144	3.125	97.829	97.679	97.529				
4.125	102.499	102.349	102.199	4.125	101.716	101.566	101.416	3.250	99.743	99.593	99.443				
4.375	101.879	101.779	101.679	4.375	101.638	101.538	101.438	3.375	100.103	99.953	99.803				
4.500	102.221	102.121	102.021	4.500	101.801	101.701	101.601	3.500	100.444	100.294	100.144				
4.625	102.581	102.481	102.381	4.625	101.992	101.892	101.792	3.625	100.733	100.583	100.433				
4.750	101.581	101.481	101.381	4.750	101.268	101.168	101.068	3.750	101.156	101.006	100.856				
4.875	101.707	101.607	101.507	4.875	101.495	101.395	101.295	3.875	101.459	101.309	101.159				
5.000	101.999	101.899	101.799	5.000	101.726	101.626	101.526	4.000	101.766	101.616	101.466				
5.125	102.109	102.009	101.909	5.125	101.917	101.817	101.717	4.125	102.015	101.865	101.715				
5.375	102.042	101.942	101.842	5.375	101.920	101.820	101.720	4.250	101.499	101.349	101.199				
5.500	102.282	102.182	102.082	5.500	102.151	102.051	101.951	4.375	101.756	101.606	101.456				
5.625	102.534	102.434	102.334	5.625	102.342	102.242	102.142	4.500	101.931	101.781	101.631				
6.250	102.727	102.577	102.427	6.250	102.535	102.385	102.235	4.625	102.106	101.956	101.806				

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	99.316	99.166	99.016	3.250	98.614	98.464	98.314	2.375	93.903	93.753	93.603	3.125	97.083	96.933	96.783
3.375	99.803	99.653	99.503	3.375	98.997	98.847	98.697	2.500	94.333	94.183	94.033	3.250	97.565	97.415	97.265
3.500	100.286	100.136	99.986	3.500	99.359	99.209	99.059	2.625	94.759	94.609	94.459	3.375	97.863	97.713	97.563
3.625	100.752	100.602	100.452	3.625	99.672	99.522	99.372	2.750	96.050	95.900	95.750	3.500	97.875	97.725	97.575
3.750	100.134	99.984	99.834	3.750	99.359	99.209	99.059	2.875	96.479	96.329	96.179	3.625	98.105	97.955	97.805
3.875	100.568	100.418	100.268	3.875	99.684	99.534	99.384	3.000	96.894	96.744	96.594	Margin = 2.250		Index = 1.570	
4.000	100.966	100.816	100.666	4.000	100.014	99.864	99.714	3.125	97.305	97.155	97.005	30 Year OTC			
4.125	101.349	101.199	101.049	4.125	100.286	100.136	99.986	3.250	98.813	98.663	98.513	Rate	30 Day	45 Day	60 Day
4.375	100.729	100.629	100.529	4.375	100.208	100.108	100.008	3.375	99.173	99.023	98.873	3.875	99.868	99.618	99.368
4.500	101.071	100.971	100.871	4.500	100.371	100.271	100.171	3.500	99.514	99.364	99.214	4.000	100.266	100.016	99.766
4.625	101.431	101.331	101.231	4.625	100.562	100.462	100.362	3.625	99.803	99.653	99.503	4.125	100.649	100.399	100.149
4.750	100.431	100.331	100.231	4.750	99.838	99.738	99.638	3.750	99.531	99.381	99.231	4.375	100.329	100.079	99.829
4.875	100.557	100.457	100.357	4.875	100.065	99.965	99.865	3.875	99.833	99.683	99.533	4.500	100.671	100.421	100.171
5.000	100.849	100.749	100.649	5.000	100.296	100.196	100.096	4.000	100.141	99.991	99.841	4.625	101.031	100.781	100.531
5.125	100.959	100.859	100.759	5.125	100.487	100.387	100.287	4.125	100.390	100.240	100.090	4.875	100.157	99.907	99.657
5.375	100.892	100.792	100.692	5.375	100.490	100.390	100.290	4.250	99.632	99.482	99.332	5.000	100.449	100.199	99.949
5.500	101.132	101.032	100.932	5.500	100.721	100.621	100.521	4.375	99.889	99.739	99.589	5.125	100.559	100.309	100.059
5.625	101.384	101.284	101.184	5.625	100.912	100.812	100.712	4.500	100.064	99.914	99.764	5.500	100.732	100.482	100.232
6.250	101.577	101.427	101.277	6.250	101.105	100.955	100.805	4.625	100.238	100.088	99.938	5.625	100.984	100.734	100.484

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	97.118	96.868	96.618	6.250	N/A	N/A	N/A
4.125	98.899	98.649	98.399	6.250	99.250	99.000	98.750	4.000	97.516	97.266	97.016				
4.250	99.024	98.774	98.524					4.125	97.899	97.649	97.399				
4.375	98.579	98.329	98.079					4.375	97.579	97.329	97.079				
4.500	98.921	98.671	98.421					4.500	97.921	97.671	97.421				
4.625	99.281	99.031	98.781					4.625	98.281	98.031	97.781				
5.000	98.699	98.449	98.199					4.875	97.407	97.157	96.907				
5.125	98.809	98.559	98.309					5.000	97.699	97.449	97.199				
5.250	99.075	98.825	98.575					5.125	97.809	97.559	97.309				
Borrower Paid Comp Only				Lender Paid Only "Price Cap 100.000 after comp plan"				5.500	97.982	97.732	97.482				
								5.625	98.234	97.984	97.734				

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@afwholesale.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.: 2/11/2020

W. Rate Sheet Dated: 12/13/2019

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	98.906	98.806	98.706	3.375	99.245	99.145	99.045	3.375	99.245	99.145	99.045	4.000	101.817	101.717	101.617	4.000	101.442	101.342	101.242
3.375	99.495	99.395	99.295	3.500	99.625	99.525	99.425	3.500	99.625	99.525	99.425	4.125	101.913	101.813	101.713	4.125	101.538	101.438	101.338
3.500	99.875	99.775	99.675	3.625	100.281	100.181	100.081	3.625	100.281	100.181	100.081	4.250	102.442	102.342	102.242	4.250	102.067	101.967	101.867
3.625	100.531	100.431	100.331	3.750	101.269	101.169	101.069	3.750	101.269	101.169	101.069	4.375	102.704	102.604	102.504	4.375	102.329	102.229	102.129
3.750	101.519	101.419	101.319	3.875	101.656	101.556	101.456	3.875	101.656	101.556	101.456	4.500	103.060	102.960	102.860	4.500	102.435	102.335	102.235
3.875	101.906	101.806	101.706	3.990	101.869	101.769	101.669	3.990	101.869	101.769	101.669	4.625	103.028	102.928	102.828	4.625	102.403	102.303	102.203
3.990	102.244	102.144	102.044	4.000	101.969	101.869	101.769	4.000	101.969	101.869	101.769	4.750	102.838	102.738	102.638	4.750	102.213	102.113	102.013
4.000	102.344	102.244	102.144	4.125	102.065	101.965	101.865	4.125	102.065	101.965	101.865	4.875	103.180	103.080	102.980	4.875	102.555	102.455	102.355
4.125	102.440	102.340	102.240	4.250	102.652	102.552	102.452	4.250	102.652	102.552	102.452	4.990	103.353	103.253	103.153	4.990	102.553	102.453	102.353
4.250	103.027	102.927	102.827	4.375	102.914	102.814	102.714	4.375	102.914	102.814	102.714	5.000	103.453	103.353	103.253	5.000	102.453	102.353	102.253
4.375	103.289	103.189	103.089	4.500	103.020	102.920	102.820	4.500	103.020	102.920	102.820	5.125	103.797	103.697	103.597	5.125	102.797	102.697	102.597
4.500	103.645	103.545	103.445	4.625	102.988	102.888	102.788	4.625	102.988	102.888	102.788	5.250	103.352	103.252	103.152	5.250	102.352	102.252	102.152
4.625	103.613	103.513	103.413	4.750	103.268	103.168	103.068	4.750	103.268	103.168	103.068	5.375	102.789	102.689	102.589	5.375	102.789	102.689	102.589
4.750	103.893	103.793	103.693	4.875	103.610	103.510	103.410	4.875	103.610	103.510	103.410	5.500	103.082	102.982	102.882	5.500	103.082	102.982	102.882
4.875	104.235	104.135	104.035	4.990	103.408	103.308	103.208	4.990	103.408	103.308	103.208	5.625	103.613	103.513	103.413	5.625	103.613	103.513	103.413
4.990	104.408	104.308	104.208	5.000	103.508	103.408	103.308	5.000	103.508	103.408	103.308	5.750	104.040	103.940	103.840	5.750	104.040	103.940	103.840
5.000	104.508	104.408	104.308	5.125	103.852	103.752	103.652	5.125	103.852	103.752	103.652	5.875	104.062	103.962	103.862	5.875	104.062	103.962	103.862
5.125	104.852	104.752	104.652	5.250	104.096	103.996	103.896	5.250	104.096	103.996	103.896	5.990	103.988	103.888	103.788	5.990	103.988	103.888	103.788
5.250	105.096	104.996	104.896	5.375	105.180	105.080	104.980	5.375	105.180	105.080	104.980	6.000	104.088	103.988	103.888	6.000	104.088	103.988	103.888
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	101.442	101.342	101.242	3.125	99.908	98.997	98.988	3.125	0.000	0.000	0.000	3.125	0.000	0.000	0.000	3.375	101.429	101.329	101.229
4.125	101.538	101.438	101.338	3.250	99.829	99.728	99.629	3.250	0.000	0.000	0.000	3.250	0.000	0.000	0.000	3.500	101.897	101.797	101.697
4.250	102.067	101.967	101.867	3.375	100.201	100.100	100.001	3.375	100.201	100.100	100.001	3.375	100.201	100.100	100.001	3.625	102.233	102.133	102.033
4.375	102.329	102.229	102.129	3.500	100.799	100.695	100.599	3.500	100.799	100.695	100.599	3.500	100.799	100.695	100.599	3.750	102.779	102.679	102.579
4.500	102.435	102.335	102.235	3.625	101.544	101.438	101.344	3.625	101.544	101.438	101.344	3.625	101.544	101.438	101.344	3.875	102.939	102.839	102.739
4.625	102.403	102.303	102.203	3.750	101.960	101.860	101.760	3.750	101.960	101.860	101.760	3.750	101.960	101.860	101.760	3.990	103.232	103.132	103.032
4.750	102.213	102.113	102.013	3.875	102.329	102.229	102.129	3.875	102.329	102.229	102.129	3.875	102.329	102.229	102.129	4.000	103.332	103.232	103.132
4.875	102.555	102.455	102.355	3.990	102.535	102.435	102.335	3.990	102.535	102.435	102.335	3.990	102.535	102.435	102.335	4.125	103.271	103.171	103.071
4.990	102.353	102.253	102.153	4.000	102.635	102.535	102.435	4.000	102.635	102.535	102.435	4.000	102.635	102.535	102.435	4.250	103.731	103.631	103.531
5.000	102.453	102.353	102.253	4.125	102.819	102.719	102.619	4.125	102.819	102.719	102.619	4.125	102.819	102.719	102.619	4.375	104.080	103.980	103.880
5.125	102.797	102.697	102.597	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	104.297	104.197	104.097
5.250	102.352	102.252	102.152	4.375	103.639	103.539	103.439	4.375	103.639	103.539	103.439	4.375	103.639	103.539	103.439	4.625	103.447	103.347	103.247
5.375	102.789	102.689	102.589	4.500	103.904	103.804	103.704	4.500	103.904	103.804	103.704	4.500	103.904	103.804	103.704	4.750	103.781	103.681	103.581
5.500	103.082	102.982	102.882	4.625	103.966	103.866	103.766	4.625	103.966	103.866	103.766	4.625	103.966	103.866	103.766	4.875	104.051	103.951	103.851
5.625	103.613	103.513	103.413	4.750	104.222	104.122	104.022	4.750	104.222	104.122	104.022	4.750	104.222	104.122	104.022	4.990	104.245	104.145	104.045
5.750	104.040	103.940	103.840	4.875	104.545	104.445	104.345	4.875	104.545	104.445	104.345	4.875	104.545	104.445	104.345	5.000	104.345	104.245	104.145
5.875	104.062	103.962	103.862	4.990	104.828	104.728	104.628	4.990	104.828	104.728	104.628	4.990	104.828	104.728	104.628	5.125	104.173	104.073	103.973
5.990	103.988	103.888	103.788	5.000	104.928	104.828	104.728	5.000	104.928	104.828	104.728	5.000	104.928	104.828	104.728	5.250	104.270	104.170	104.070
6.000	104.088	103.988	103.888	5.125	105.527	105.427	105.327	5.125	105.527	105.427	105.327	5.125	105.527	105.427	105.327	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	101.429	101.329	101.229	3.375	101.429	101.329	101.229	3.375	100.666	100.566	100.466	3.375	100.666	100.566	100.466	3.375	100.666	100.566	100.466
3.500	101.897	101.797	101.697	3.500	101.897	101.797	101.697	3.500	101.134	101.034	100.934	3.500	101.134	101.034	100.934	3.500	101.134	101.034	100.934
3.625	102.233	102.133	102.033	3.625	102.233	102.133	102.033	3.625	100.976	100.876	100.776	3.625	100.976	100.876	100.776	3.625	100.976	100.876	100.776
3.750	102.779	102.679	102.579	3.750	102.779	102.679	102.579	3.750	101.522	101.422	101.322	3.750	101.522	101.422	101.322	3.750	101.522	101.422	101.322
3.875	102.939	102.839	102.739	3.875	102.939	102.839	102.739	3.875	101.682	101.582	101.482	3.875	101.682	101.582	101.482	3.875	101.682	101.582	101.482
3.990	103.232	103.132	103.032	3.990	103.232	103.132	103.032	3.990	101.975	101.875	101.775	3.990	101.975	101.875	101.775	3.990	101.975	101.875	101.775
4.000	103.332	103.232	103.132	4.000	103.332	103.232	103.132	4.000	102.075	101.975	101.875	4.000	102.075	101.975	101.875	4.000	102.075	101.975	101.875
4.125	103.271	103.171	103.071	4.125	103.271	103.171	103.071	4.125	101.521	101.421	101.321	4.125	101.521	101.421	101.321	4.125	101.521	101.421	101.321
4.250	103.731	103.631	103.531	4.250	103.731	103.631	103.531	4.250	101.981	101.881	101.781	4.250	101.981	101.881	101.781	4.250	101.981	101.881	101.781
4.375	103.955	103.855	103.755	4.375	103.955	103.855	103.755	4.375	102.330	102.230	1								



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.:

2/11/2020

W. Rate Sheet Dated: 12/13/2019

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	98.812	98.712	98.612	3.125	98.973	98.872	98.773	3.375	101.460	101.360	101.260	4.000	101.363	101.263	101.163	3.375	100.397	100.297	100.197
3.375	99.404	99.304	99.204	3.250	99.704	99.603	99.504	3.500	101.928	101.828	101.728	4.125	101.460	101.360	101.260	3.500	100.865	100.765	100.665
3.500	99.786	99.686	99.586	3.375	100.076	99.975	99.876	3.625	102.217	102.114	102.017	4.250	102.030	101.930	101.830	3.625	100.660	100.557	100.460
3.625	100.445	100.345	100.245	3.500	100.674	100.570	100.474	3.750	102.762	102.657	102.562	4.375	102.295	102.195	102.095	3.750	101.205	101.100	101.005
3.750	101.410	101.310	101.210	3.625	101.419	101.314	101.219	3.875	102.921	102.815	102.721	4.500	102.651	102.551	102.451	3.875	101.364	101.258	101.164
3.875	101.799	101.699	101.599	3.750	101.866	101.766	101.666	3.990	103.212	103.102	103.012	4.625	102.622	102.522	102.422	3.990	101.655	101.545	101.455
3.990	102.140	102.040	101.940	3.875	102.233	102.133	102.033	4.000	103.312	103.202	103.112	4.750	102.442	102.342	102.242	4.000	101.755	101.645	101.555
4.000	102.240	102.140	102.040	3.990	102.439	102.339	102.239	4.125	103.427	103.327	103.227	4.875	102.784	102.684	102.584	4.125	101.377	101.277	101.177
4.125	102.337	102.237	102.137	4.000	102.539	102.439	102.339	4.250	103.885	103.785	103.685	4.990	102.959	102.859	102.759	4.250	101.835	101.735	101.635
4.250	102.965	102.865	102.765	4.125	102.726	102.626	102.526	4.375	104.236	104.136	104.036	5.000	103.059	102.959	102.859	4.375	102.186	102.086	101.986
4.375	103.230	103.130	103.030	4.250	103.422	103.322	103.222	4.500	104.453	104.353	104.253	5.125	103.408	103.308	103.208	4.500	102.403	102.303	102.203
4.500	103.586	103.486	103.386	4.375	103.604	103.504	103.404	4.625	103.916	103.816	103.716	5.250	103.018	102.918	102.818	4.625	101.509	101.409	101.309
4.625	103.557	103.457	103.357	4.500	103.869	103.769	103.669	4.750	104.249	104.149	104.049	5.375	102.544	102.444	102.344	4.750	101.842	101.742	101.642
4.750	103.847	103.747	103.647	4.625	103.931	103.831	103.731	4.875	104.520	104.420	104.320	5.500	102.839	102.739	102.639	4.875	102.113	102.013	101.913
4.875	104.189	104.089	103.989	4.750	104.182	104.082	103.982	4.990	104.718	104.618	104.518	5.625	103.373	103.273	103.173	4.990	102.364	102.264	102.164
4.990	104.364	104.264	104.164	4.875	104.506	104.406	104.306	5.000	104.818	104.718	104.618	5.750	103.800	103.700	103.600	5.000	102.464	102.364	102.264
5.000	104.464	104.364	104.264	4.990	104.789	104.689	104.589	5.125	104.580	104.480	104.380	5.875	103.822	103.722	103.622	5.125	102.673	102.573	102.473
5.125	104.813	104.713	104.613	5.000	104.889	104.789	104.689	5.250	104.677	104.577	104.477	5.990	103.747	103.647	103.547	5.250	102.770	102.670	102.570
5.250	105.112	105.012	104.912	5.125	105.488	105.388	105.288	5.375	0.000	0.000	0.000	6.000	103.847	103.747	103.647	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.:

2/11/2020

W. Rate Sheet Dated: 12/13/2019

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	98.463	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)