



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.: 1/15/2020

45 Day Lock Exp.: 1/30/2020

60 Day Lock Exp.: 2/14/2020

W. Rate Sheet Dated: 12/16/2019

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	101.897	101.747	101.597	3.250	101.045	100.895	100.745	2.375	96.456	96.306	96.156	3.125	99.546	99.396	99.246
3.375	102.384	102.234	102.084	3.375	101.428	101.278	101.128	2.500	96.886	96.736	96.586	3.250	99.902	99.752	99.602
3.500	102.868	102.718	102.568	3.500	101.791	101.641	101.491	2.625	97.312	97.162	97.012	3.375	100.200	100.050	99.900
3.625	103.334	103.184	103.034	3.625	102.103	101.953	101.803	2.750	97.704	97.554	97.404	3.500	100.213	100.063	99.913
3.750	102.575	102.425	102.275	3.750	101.650	101.500	101.350	2.875	98.133	97.983	97.833	3.625	100.442	100.292	100.142
3.875	103.009	102.859	102.709	3.875	101.975	101.825	101.675	3.000	98.548	98.398	98.248	Margin = 2.250		Index = 1.570	
4.000	103.407	103.257	103.107	4.000	102.304	102.154	102.004	3.125	98.959	98.809	98.659				
4.125	103.790	103.640	103.490	4.125	102.576	102.426	102.276	3.250	100.698	100.548	100.398				
4.375	103.107	103.007	102.907	4.375	102.436	102.336	102.236	3.375	101.058	100.908	100.758				
4.500	103.450	103.350	103.250	4.500	102.600	102.500	102.400	3.500	101.398	101.248	101.098				
4.625	103.809	103.709	103.609	4.625	102.790	102.690	102.590	3.625	101.688	101.538	101.388				
4.750	103.934	103.834	103.734	4.750	103.098	102.998	102.898	3.750	102.158	102.008	101.858				
4.875	103.967	103.867	103.767	4.875	103.325	103.225	103.125	3.875	102.460	102.310	102.160				
5.000	104.258	104.158	104.058	5.000	103.556	103.456	103.356	4.000	102.767	102.617	102.467				
5.125	104.368	104.268	104.168	5.125	103.746	103.646	103.546	4.125	103.017	102.867	102.717				
5.375	104.629	104.529	104.429	5.375	104.078	103.978	103.878	4.250	102.965	102.815	102.665				
5.500	104.869	104.769	104.669	5.500	104.309	104.209	104.109	4.375	103.222	103.072	102.922				
5.625	105.121	105.021	104.921	5.625	104.499	104.399	104.299	4.500	103.397	103.247	103.097				
6.250	105.908	105.758	105.608	6.250	105.287	105.137	104.987	4.625	103.572	103.422	103.272				

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	100.747	100.597	100.447	3.250	100.045	99.895	99.745	2.375	95.456	95.306	95.156	3.125	98.546	98.396	98.246
3.375	101.234	101.084	100.934	3.375	100.428	100.278	100.128	2.500	95.886	95.736	95.586	3.250	98.902	98.752	98.602
3.500	101.718	101.568	101.418	3.500	100.791	100.641	100.491	2.625	96.312	96.162	96.012	3.375	99.200	99.050	98.900
3.625	102.184	102.034	101.884	3.625	101.103	100.953	100.803	2.750	96.704	96.554	96.404	3.500	99.213	99.063	98.913
3.750	101.425	101.275	101.125	3.750	100.650	100.500	100.350	2.875	97.133	96.983	96.833	3.625	99.442	99.292	99.142
3.875	101.859	101.709	101.559	3.875	100.975	100.825	100.675	3.000	97.548	97.398	97.248	Margin = 2.250		Index = 1.570	
4.000	102.257	102.107	101.957	4.000	101.304	101.154	101.004	3.125	97.959	97.809	97.659	30 Year OTC			
4.125	102.640	102.490	102.340	4.125	101.576	101.426	101.276	3.250	99.698	99.548	99.398	Rate	30 Day	45 Day	60 Day
4.375	101.957	101.857	101.757	4.375	101.436	101.336	101.236	3.375	100.058	99.908	99.758	3.875	101.159	100.909	100.659
4.500	102.300	102.200	102.100	4.500	101.600	101.500	101.400	3.500	100.398	100.248	100.098	4.000	101.557	101.307	101.057
4.625	102.659	102.559	102.459	4.625	101.790	101.690	101.590	3.625	100.688	100.538	100.388	4.125	101.940	101.690	101.440
4.750	102.784	102.684	102.584	4.750	102.098	101.998	101.898	3.750	101.158	101.008	100.858	4.375	101.557	101.307	101.057
4.875	102.817	102.717	102.617	4.875	102.325	102.225	102.125	3.875	101.460	101.310	101.160	4.500	101.900	101.650	101.400
5.000	103.108	103.008	102.908	5.000	102.556	102.456	102.356	4.000	101.767	101.617	101.467	4.625	102.259	102.009	101.759
5.125	103.218	103.118	103.018	5.125	102.746	102.646	102.546	4.125	102.017	101.867	101.717	4.875	102.417	102.167	101.917
5.375	103.479	103.379	103.279	5.375	103.078	102.978	102.878	4.250	101.965	101.815	101.665	5.000	102.708	102.458	102.208
5.500	103.719	103.619	103.519	5.500	103.309	103.209	103.109	4.375	102.222	102.072	101.922	5.125	102.818	102.568	102.318
5.625	103.971	103.871	103.771	5.625	103.499	103.399	103.299	4.500	102.397	102.247	102.097	5.500	103.319	103.069	102.819
6.250	104.758	104.608	104.458	6.250	104.287	104.137	103.987	4.625	102.572	102.422	102.272	5.625	103.571	103.321	103.071

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	98.409	98.159	97.909	6.250	100.000	99.750	99.500
4.125	100.540	100.290	100.040	6.250	102.750	102.500	102.250	4.000	98.807	98.557	98.307				
4.250	100.665	100.415	100.165					4.125	99.190	98.940	98.690				
4.375	100.157	99.907	99.657					4.375	98.807	98.557	98.307				
4.500	100.500	100.250	100.000					4.500	99.150	98.900	98.650				
4.625	100.859	100.609	100.359					4.625	99.509	99.259	99.009				
5.000	101.308	101.058	100.808					4.875	99.667	99.417	99.167				
5.125	101.418	101.168	100.918					5.000	99.958	99.708	99.458				
5.250	101.903	101.653	101.403					5.125	100.068	99.818	99.568				
Borrower Paid Comp Only				Lender Paid Only "Price Cap 100.000 after comp plan"				5.500	100.569	100.319	100.069				
								5.625	100.821	100.571	100.321				

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		FHA ID# - 135860006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			
For use by mortgage professionals only and should not be distributed to borrowers.		Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)	



AFR Loan Center

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1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/15/2020

45 Day Lock Exp.:

1/30/2020

60 Day Lock Exp.:

2/14/2020

W. Rate Sheet Dated: 12/16/2019

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	100.559	100.409	100.259	3.250	100.138	99.988	99.838	2.375	93.736	93.586	93.436	3.125	99.093	98.943	98.793
3.375	101.047	100.897	100.747	3.375	100.520	100.370	100.220	2.500	94.166	94.016	93.866	3.250	99.575	99.425	99.275
3.500	101.530	101.380	101.230	3.500	100.883	100.733	100.583	2.625	94.592	94.442	94.292	3.375	99.873	99.723	99.573
3.625	101.996	101.846	101.696	3.625	101.195	101.045	100.895	2.750	96.672	96.522	96.372	3.500	99.885	99.735	99.585
3.750	101.363	101.213	101.063	3.750	100.867	100.717	100.567	2.875	97.101	96.951	96.801	3.625	100.115	99.965	99.815
3.875	101.797	101.647	101.497	3.875	101.192	101.042	100.892	3.000	97.516	97.366	97.216	Margin = 2.250		Index = 1.570	
4.000	102.194	102.044	101.894	4.000	101.522	101.372	101.222	3.125	97.926	97.776	97.626				
4.125	102.577	102.427	102.277	4.125	101.794	101.644	101.494	3.250	99.790	99.640	99.490				
4.375	101.894	101.794	101.694	4.375	101.654	101.554	101.454	3.375	100.150	100.000	99.850				
4.500	102.237	102.137	102.037	4.500	101.817	101.717	101.617	3.500	100.491	100.341	100.191				
4.625	102.597	102.497	102.397	4.625	102.007	101.907	101.807	3.625	100.780	100.630	100.480				
4.750	101.597	101.497	101.397	4.750	101.190	101.090	100.990	3.750	101.375	101.225	101.075				
4.875	101.629	101.529	101.429	4.875	101.417	101.317	101.217	3.875	101.677	101.527	101.377				
5.000	101.921	101.821	101.721	5.000	101.648	101.548	101.448	4.000	101.985	101.835	101.685				
5.125	102.031	101.931	101.831	5.125	101.839	101.739	101.639	4.125	102.234	102.084	101.934				
5.375	102.073	101.973	101.873	5.375	101.952	101.852	101.752	4.250	102.183	102.033	101.883				
5.500	102.313	102.213	102.113	5.500	102.183	102.083	101.983	4.375	102.440	102.290	102.140				
5.625	102.565	102.465	102.365	5.625	102.373	102.273	102.173	4.500	102.615	102.465	102.315				
6.250	102.758	102.608	102.458	6.250	102.567	102.417	102.267	4.625	102.789	102.639	102.489				

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	99.409	99.259	99.109	3.250	98.708	98.558	98.408	2.375	94.056	93.906	93.756	3.125	97.083	96.933	96.783
3.375	99.897	99.747	99.597	3.375	99.090	98.940	98.790	2.500	94.486	94.336	94.186	3.250	97.565	97.415	97.265
3.500	100.380	100.230	100.080	3.500	99.453	99.303	99.153	2.625	94.912	94.762	94.612	3.375	97.863	97.713	97.563
3.625	100.846	100.696	100.546	3.625	99.765	99.615	99.465	2.750	96.148	95.998	95.848	3.500	97.875	97.725	97.575
3.750	100.213	100.063	99.913	3.750	99.437	99.287	99.137	2.875	96.577	96.427	96.277	3.625	98.105	97.955	97.805
3.875	100.647	100.497	100.347	3.875	99.762	99.612	99.462	3.000	96.992	96.842	96.692	Margin = 2.250		Index = 1.570	
4.000	101.044	100.894	100.744	4.000	100.092	99.942	99.792	3.125	97.403	97.253	97.103	30 Year OTC			
4.125	101.427	101.277	101.127	4.125	100.364	100.214	100.064	3.250	98.860	98.710	98.560	Rate	30 Day	45 Day	60 Day
4.375	100.744	100.644	100.544	4.375	100.224	100.124	100.024	3.375	99.220	99.070	98.920	3.875	99.947	99.697	99.447
4.500	101.087	100.987	100.887	4.500	100.387	100.287	100.187	3.500	99.561	99.411	99.261	4.000	100.344	100.094	99.844
4.625	101.447	101.347	101.247	4.625	100.577	100.477	100.377	3.625	99.850	99.700	99.550	4.125	100.727	100.477	100.227
4.750	100.447	100.347	100.247	4.750	99.760	99.660	99.560	3.750	99.750	99.600	99.450	4.375	100.344	100.094	99.844
4.875	100.479	100.379	100.279	4.875	99.987	99.887	99.787	3.875	100.052	99.902	99.752	4.500	100.687	100.437	100.187
5.000	100.771	100.671	100.571	5.000	100.218	100.118	100.018	4.000	100.359	100.209	100.059	4.625	101.047	100.797	100.547
5.125	100.881	100.781	100.681	5.125	100.409	100.309	100.209	4.125	100.609	100.459	100.309	4.875	100.079	99.829	99.579
5.375	100.923	100.823	100.723	5.375	100.522	100.422	100.322	4.250	100.315	100.165	100.015	5.000	100.371	100.121	99.871
5.500	101.163	101.063	100.963	5.500	100.753	100.653	100.553	4.375	100.572	100.422	100.272	5.125	100.481	100.231	99.981
5.625	101.415	101.315	101.215	5.625	100.943	100.843	100.743	4.500	100.747	100.597	100.447	5.500	100.763	100.513	100.263
6.250	101.608	101.458	101.308	6.250	101.137	100.987	100.837	4.625	100.922	100.772	100.622	5.625	101.015	100.765	100.515

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	97.197	96.947	96.697	6.250	N/A	N/A	N/A
4.125	98.977	98.727	98.477	6.250	99.250	99.000	98.750	4.000	97.594	97.344	97.094				
4.250	99.102	98.852	98.602					4.125	97.977	97.727	97.477				
4.375	98.594	98.344	98.094					4.375	97.594	97.344	97.094				
4.500	98.937	98.687	98.437					4.500	97.937	97.687	97.437				
4.625	99.297	99.047	98.797					4.625	98.297	98.047	97.797				
5.000	98.621	98.371	98.121					4.875	97.329	97.079	96.829				
5.125	98.731	98.481	98.231					5.000	97.621	97.371	97.121				
5.250	98.997	98.747	98.497					5.125	97.731	97.481	97.231				
Borrower Paid Comp Only				Lender Paid Only "Price Cap 100.000 after comp plan"				5.500	98.013	97.763	97.513				
								5.625	98.265	98.015	97.765				

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

W. Rate Sheet Dated: 12/16/2019

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	98.015	97.915	97.815	2.750	N/A	N/A	N/A	2.750	N/A	N/A	N/A	4.000	101.867	101.767	101.667	3.375	98.003	97.903	97.803
3.250	98.880	98.780	98.680	2.875	N/A	N/A	N/A	2.875	N/A	N/A	N/A	4.125	101.995	101.895	101.795	3.500	98.780	98.680	98.580
3.375	99.436	99.336	99.236	2.990	95.352	95.252	95.152	2.990	95.037	94.937	94.837	4.250	102.130	102.030	101.930	3.625	99.690	99.590	99.490
3.500	99.826	99.726	99.626	3.000	95.452	95.352	95.252	3.000	95.137	95.037	94.937	4.375	102.535	102.435	102.335	3.750	100.720	100.620	100.520
3.625	100.640	100.540	100.440	3.125	96.606	96.506	96.406	3.125	96.352	96.252	96.152	4.500	102.882	102.782	102.682	3.875	101.284	101.184	101.084
3.750	101.380	101.280	101.180	3.250	97.715	97.615	97.515	3.250	97.523	97.423	97.323	4.625	102.857	102.757	102.657	3.990	101.681	101.581	101.481
3.875	101.812	101.712	101.612	3.375	98.339	98.239	98.139	3.375	98.151	98.051	97.951	4.750	102.536	102.436	102.336	4.000	101.787	101.687	101.587
3.990	102.132	102.032	101.932	3.500	98.965	98.865	98.765	3.500	98.837	98.737	98.637	4.875	102.941	102.841	102.741	4.125	101.995	101.895	101.795
4.000	102.232	102.132	102.032	3.625	100.131	100.031	99.931	3.625	100.067	99.967	99.867	4.990	103.235	103.130	103.035	4.250	102.130	102.030	101.930
4.125	102.345	102.245	102.145	3.750	101.201	101.101	101.001	3.750	101.196	101.096	100.996	5.000	103.335	103.230	103.135	4.375	102.535	102.435	102.335
4.250	103.019	102.919	102.819	3.875	101.689	101.589	101.489	3.875	101.689	101.589	101.489	5.125	103.515	103.406	103.315	4.500	102.882	102.782	102.682
4.375	103.308	103.208	103.108	3.990	102.052	101.952	101.852	3.990	102.052	101.952	101.852	5.250	103.226	103.112	103.026	4.625	102.857	102.757	102.657
4.500	103.608	103.508	103.408	4.000	102.152	102.052	101.952	4.000	102.152	102.052	101.952	5.375	103.606	103.487	103.406	4.750	102.536	102.436	102.336
4.625	103.582	103.482	103.382	4.125	102.807	102.707	102.607	4.125	102.469	102.369	102.269	5.500	103.952	103.828	103.752	4.875	102.941	102.841	102.741
4.750	104.194	104.094	103.994	4.250	103.734	103.634	103.534	4.250	103.449	103.349	103.249	5.625	104.149	104.020	103.949	4.990	103.235	103.130	103.035
4.875	104.513	104.412	104.313	4.375	104.120	104.020	103.920	4.375	103.839	103.739	103.639	5.750	103.933	103.799	103.733	5.000	103.335	103.230	103.135
4.990	104.680	104.574	104.480	4.500	104.454	104.354	104.254	4.500	104.173	104.073	103.973	5.875	104.316	104.177	104.116	5.125	103.515	103.406	103.315
5.000	104.780	104.674	104.580	4.625	104.542	104.442	104.342	4.625	104.277	104.177	104.077	5.990	104.598	104.455	104.398	5.250	103.226	103.112	103.026
5.125	105.017	104.906	104.817	4.750	105.059	104.959	104.859	4.750	105.212	105.112	105.012	6.000	104.698	104.555	104.498	5.375	103.606	103.487	103.406
30/25 Year >125 High Balance				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
3.375	97.815	97.715	97.615	3.125	98.810	98.710	98.610	3.625	100.452	100.352	100.252	3.625	100.452	100.252	100.252	3.125	100.784	100.684	100.584
3.500	98.652	98.552	98.452	3.250	99.597	99.497	99.397	3.750	101.178	101.078	100.978	3.750	101.021	100.821	100.821	3.250	101.068	100.968	100.868
3.625	99.626	99.526	99.426	3.375	100.093	99.993	99.893	3.875	101.616	101.516	101.416	3.875	101.460	101.260	101.260	3.375	101.382	101.282	101.182
3.750	100.715	100.615	100.515	3.500	100.531	100.431	100.331	3.990	101.947	101.847	101.747	3.990	101.791	101.591	101.591	3.500	101.908	101.808	101.708
3.875	101.284	101.184	101.084	3.625	101.097	100.997	100.897	4.000	102.047	101.947	101.847	4.000	101.891	101.691	101.691	3.625	102.423	102.323	102.223
3.990	101.687	101.587	101.487	3.750	101.836	101.736	101.636	4.125	102.305	102.205	102.105	4.125	102.149	101.949	101.949	3.750	102.744	102.644	102.544
4.000	101.787	101.687	101.587	3.875	102.254	102.154	102.054	4.250	102.365	102.265	102.165	4.250	102.303	102.103	102.103	3.875	102.848	102.748	102.648
4.125	101.995	101.895	101.795	3.990	102.531	102.431	102.331	4.375	102.696	102.596	102.496	4.375	102.633	102.433	102.433	3.990	103.235	103.135	103.035
4.250	102.130	102.030	101.930	4.000	102.631	102.531	102.431	4.500	103.007	102.907	102.807	4.500	102.944	102.744	102.744	4.000	103.335	103.235	103.135
4.375	102.335	102.235	102.135	4.125	102.897	102.797	102.697	4.625	103.107	103.007	102.907	4.625	103.044	102.844	102.844	4.125	103.805	103.705	103.605
4.500	102.582	102.482	102.382	4.250	103.533	103.433	103.333	4.750	103.340	103.240	103.140	4.750	103.278	103.078	103.078	4.250	104.180	104.080	103.980
4.625	102.857	102.757	102.657	4.375	103.832	103.732	103.632	4.875	103.664	103.564	103.464	4.875	103.601	103.401	103.401	4.375	104.511	104.411	104.311
4.750	102.536	102.436	102.336	4.500	104.126	104.026	103.926	4.990	103.908	103.808	103.708	4.990	103.845	103.645	103.645	4.500	104.857	104.757	104.657
4.875	102.941	102.841	102.741	4.625	104.322	104.222	104.122	5.000	104.008	103.908	103.808	5.000	103.945	103.745	103.745	4.625	104.792	104.692	104.592
4.990	103.235	103.135	103.035	4.750	104.302	104.202	104.102	5.125	104.261	104.152	104.061	5.125	104.199	103.999	103.999	4.750	104.475	104.375	104.275
5.000	103.335	103.235	103.135	4.875	104.581	104.481	104.381	5.250	104.597	104.483	104.397	5.250	104.440	104.240	104.240	4.875	104.626	104.519	104.426
5.125	103.515	103.406	103.315	4.990	104.871	104.766	104.671	5.375	104.596	104.483	104.556	5.375	104.600	104.400	104.400	4.990	104.610	104.519	104.410
5.250	103.226	103.112	103.026	5.000	104.971	104.866	104.771	5.500	104.930	104.806	104.730	5.500	104.773	104.573	104.573	5.000	104.710	104.598	104.510
5.375	97.552	97.452	97.352	5.125	105.265	105.156	105.065	5.625	105.586	105.457	105.386	5.625	105.328	105.128	105.128	5.125	104.803	104.686	104.603
15 Year 105-125				15 Year >125				15 Year High Balance				15 Year 105-125 High Balance				15 Year >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	99.701	99.601	99.501	3.125	99.639	99.439	99.439	3.125	100.502	100.302	100.302	3.125	99.419	99.219	99.219	3.125	99.357	99.157	99.157
3.250	100.015	99.915	99.815	3.250	99.952	99.752	99.752	3.250	100.917	100.717	100.717	3.250	99.864	99.664	99.664	3.250	99.801	99.601	99.601
3.375	100.360	100.260	100.160	3.375	100.298	100.098	100.098	3.375	101.274	101.074	101.074	3.375	100.252	100.052	100.052	3.375	100.190	99.990	99.990
3.500	100.910	100.810	100.710	3.500	100.893	100.693	100.693	3.500	101.705	101.505	101.505	3.500	100.707	100.507	100.507	3.500	100.690	100.490	100.490
3.625	101.558	101.458	101.358	3.625	101.558	101.358	101.358	3.625	102.016	101.816	101.816	3.625	101.151	100.951	100.951	3.625	101.151	100.951	100.951
3.750	101.915	101.815	101.715	3.750	101.915	101.715	101.715	3.750	102.231	102.031	102.031	3.750	101.402	101.202	101.202	3.750	101.402	101.202	101.202
3.875	101.979	101.879	101.779	3.875	101.979	101.779	101.779	3.875	102.343	102.143	102.143	3.875	101.474	101.274	101.274	3.875	101.474	101.274	101.274
3.990	102.400	102.300	102.200	3.990	102.386	102.186	102.186	3.990	102.546	102.346	102.346	3.990	101.711	101.511	101.511	3.990	101.697	101.497	101.497
4.000	102.500	102.400	102.300	4.000	102.486	102.286	102.286	4.000	102.646	102.446	102.446	4.000	101.811	101.611	101.611	4.000	101.797	101.597	101.597
4.125	103.096	102.996	102.896	4.125	103.096	102.896	102.896	4.125	102.930	102.730	102.730	4.125	102.221	102.021	102.021	4.125	102.221	102.021	102.021
4.250	103.511	103.411	103.311	4.250	103.511	103.311	103.311	4.250	103.189	102.989	102.989	4.250	102.520	102.320	102.320	4.250	102.520	102.320	102.320
4.375	103.874	103.774	103.674	4.375	103.874	103.674	103.674	4.375	103.414	103.214	103.214	4.375	102.777	102.577	102.577	4.375	102.777	102.577	102.577
4.500	104.261	104.161	104.061	4.500	104.261	104.061	104.061	4.500											

Applicable for all mortgages with greater than 15 year terms										
FICO	↓ TVT →	< 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%	-0.50%	-0.25%	-0.25%	-0.75%	-0.75%
720 – 739		0.00%	-0.25%	-0.50%	-0.75%	-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 ↓ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01
> 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 ↓ \ TVT →	< 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	-1.25	-1.25	-1.25	-3.75	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home	0.00	0.00	0.00	0.00	0.00	-0.25	-0.25	-0.25	-0.25
Manufactured*	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50
2-unit property	-1.00	-1.00	-1.00	-1.00	-1.00	-1.00	-1.00	-1.00	-1.00
3-4 unit property	-1.00	-1.00	-1.00	-1.00	-1.00	-1.00	-1.00	-1.00	-1.00
Condo > 15 year**	0.00	0.00	0.00	-0.75	-0.75	-0.75	-0.75	-0.75	-0.75
HB C/O Refi	-1.00	-1.00	-1.00	-1.00	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/J Refi	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25

* Not applicable to 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

*The above caps do not include the following:

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

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

* If the subordinate financing is a Community 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 SFC 118.

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -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 of business (11pm ET) will be rejected.

Flood Certification = \$10.00	UW Fee with option to buy out = \$895	*IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70.00 (IA & ME exempt)	FHA ID# - 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@afwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 1/15/2020
45 Day Lock Exp.: 1/30/2020
60 Day Lock Exp.: 2/14/2020

W. Rate Sheet Dated: 12/16/2019

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
3.125	98.169	98.069	97.969	3.375	99.507	99.407	99.307	3.375	99.507	99.407	99.307	4.000	101.973	101.873	101.773	4.000	101.598	101.498	101.398
3.250	99.128	99.028	98.928	3.500	99.895	99.795	99.695	3.500	99.895	99.795	99.695	4.125	102.055	101.955	101.855	4.125	101.680	101.580	101.480
3.375	99.757	99.657	99.557	3.625	100.583	100.483	100.383	3.625	100.583	100.483	100.383	4.250	102.671	102.571	102.471	4.250	102.296	102.196	102.096
3.500	100.145	100.045	99.945	3.750	101.424	101.324	101.224	3.750	101.424	101.324	101.224	4.375	102.947	102.847	102.747	4.375	102.572	102.472	102.372
3.625	100.833	100.733	100.633	3.875	101.830	101.730	101.630	3.875	101.830	101.730	101.630	4.500	103.316	103.216	103.116	4.500	102.691	102.591	102.491
3.750	101.674	101.574	101.474	3.990	102.062	101.962	101.862	3.990	102.062	101.962	101.862	4.625	103.277	103.177	103.077	4.625	102.652	102.552	102.452
3.875	102.080	101.980	101.880	4.000	102.162	102.062	101.962	4.000	102.162	102.062	101.962	4.750	103.130	103.030	102.930	4.750	102.505	102.405	102.305
3.990	102.437	102.337	102.237	4.125	102.244	102.144	102.044	4.125	102.244	102.144	102.044	4.875	103.486	103.386	103.286	4.875	102.861	102.761	102.661
4.000	102.537	102.437	102.337	4.250	102.883	102.783	102.683	4.250	102.883	102.783	102.683	4.990	103.671	103.571	103.471	4.990	102.671	102.571	102.471
4.125	102.619	102.519	102.419	4.375	103.159	103.059	102.959	4.375	103.159	103.059	102.959	5.000	103.771	103.671	103.571	5.000	102.771	102.671	102.571
4.250	103.258	103.158	103.058	4.500	103.278	103.178	103.078	4.500	103.278	103.178	103.078	5.125	104.133	104.033	103.933	5.125	103.133	103.033	102.933
4.375	103.534	103.434	103.334	4.625	103.239	103.139	103.039	4.625	103.239	103.139	103.039	5.250	103.663	103.563	103.463	5.250	102.663	102.563	102.463
4.500	103.903	103.803	103.703	4.750	103.560	103.460	103.360	4.750	103.560	103.460	103.360	5.375	103.027	102.927	102.827	5.375	102.027	101.927	101.827
4.625	103.864	103.764	103.664	4.875	103.916	103.816	103.716	4.875	103.916	103.816	103.716	5.500	103.331	103.231	103.131	5.500	103.331	103.231	103.131
4.750	104.185	104.085	103.985	4.990	103.726	103.626	103.526	4.990	103.726	103.626	103.526	5.625	103.879	103.789	103.679	5.625	103.879	103.789	103.679
4.875	104.541	104.441	104.341	5.000	103.826	103.726	103.626	5.000	103.826	103.726	103.626	5.750	104.319	104.219	104.119	5.750	104.319	104.219	104.119
4.990	104.726	104.626	104.526	5.125	104.188	104.088	103.988	5.125	104.188	104.088	103.988	5.875	104.348	104.247	104.148	5.875	104.348	104.247	104.148
5.000	104.826	104.726	104.626	5.250	104.406	104.304	104.206	5.250	104.406	104.304	104.206	5.990	104.282	104.182	104.082	5.990	104.282	104.182	104.082
5.125	105.188	105.088	104.988	5.375	105.400	105.279	105.200	5.375	105.400	105.279	105.200	6.000	104.382	104.260	104.182	6.000	104.382	104.260	104.182
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	101.598	101.498	101.398	3.000	98.428	98.328	98.228	3.000	0.000	0.000	0.000	3.000	0.000	0.000	0.000	3.375	101.582	101.482	101.382
4.125	101.680	101.580	101.480	3.125	99.217	99.117	99.017	3.125	0.000	0.000	0.000	3.125	0.000	0.000	0.000	3.500	102.050	101.950	101.850
4.250	102.296	102.196	102.096	3.250	99.952	99.852	99.752	3.250	0.000	0.000	0.000	3.250	0.000	0.000	0.000	3.625	102.259	102.159	102.059
4.375	102.572	102.472	102.372	3.375	100.326	100.226	100.126	3.375	100.326	100.226	100.126	3.375	100.326	100.226	100.126	3.750	102.807	102.707	102.607
4.500	102.691	102.591	102.491	3.500	100.925	100.825	100.725	3.500	100.925	100.825	100.725	3.500	100.925	100.825	100.725	3.875	102.965	102.865	102.765
4.625	102.652	102.552	102.452	3.625	101.669	101.569	101.469	3.625	101.669	101.569	101.469	3.625	101.669	101.569	101.469	3.990	103.254	103.154	103.054
4.750	102.505	102.405	102.305	3.750	102.005	101.905	101.805	3.750	102.005	101.905	101.805	3.750	102.005	101.905	101.805	4.000	103.354	103.254	103.154
4.875	102.861	102.761	102.661	3.875	102.372	102.272	102.172	3.875	102.372	102.272	102.172	3.875	102.372	102.272	102.172	4.125	103.637	103.537	103.437
4.990	102.671	102.571	102.471	3.990	102.578	102.478	102.378	3.990	102.578	102.478	102.378	3.990	102.578	102.478	102.378	4.250	104.096	103.996	103.896
5.000	102.771	102.671	102.571	4.000	102.678	102.578	102.478	4.000	102.678	102.578	102.478	4.000	102.678	102.578	102.478	4.375	104.444	104.344	104.244
5.125	103.133	103.033	102.933	4.125	102.861	102.761	102.661	4.125	102.861	102.761	102.661	4.125	102.861	102.761	102.661	4.500	104.664	104.564	104.464
5.250	102.663	102.563	102.463	4.250	103.693	103.593	103.493	4.250	103.693	103.593	103.493	4.250	103.693	103.593	103.493	4.625	104.092	103.992	103.892
5.375	103.027	102.927	102.827	4.375	103.875	103.775	103.675	4.375	103.875	103.775	103.675	4.375	103.875	103.775	103.675	4.750	104.423	104.323	104.223
5.500	103.331	103.231	103.131	4.500	104.138	104.038	103.938	4.500	104.138	104.038	103.938	4.500	104.138	104.038	103.938	4.875	104.690	104.590	104.490
5.625	103.879	103.789	103.689	4.625	104.200	104.100	104.000	4.625	104.200	104.100	104.000	4.625	104.200	104.100	104.000	4.990	104.882	104.782	104.682
5.750	104.319	104.219	104.119	4.750	104.505	104.405	104.305	4.750	104.505	104.405	104.305	4.750	104.505	104.405	104.305	5.000	104.982	104.882	104.782
5.875	104.348	104.247	104.148	4.875	104.828	104.728	104.628	4.875	104.828	104.728	104.628	4.875	104.828	104.728	104.628	5.125	104.909	104.809	104.709
5.990	104.282	104.160	104.082	4.990	105.110	105.010	104.910	4.990	105.110	105.010	104.910	4.990	105.110	105.010	104.910	5.250	105.004	104.904	104.804
6.000	104.382	104.260	104.182	5.000	105.210	105.110	105.010	5.000	105.210	105.110	105.010	5.000	105.210	105.110	105.010	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	101.582	101.482	101.382	3.375	101.582	101.482	101.382	3.375	101.100	101.000	100.900	3.375	101.100	101.000	100.900	3.375	101.100	101.000	100.900
3.500	102.050	101.950	101.850	3.500	102.050	101.950	101.850	3.500	101.568	101.468	101.368	3.500	101.568	101.468	101.368	3.500	101.568	101.468	101.368
3.625	102.259	102.159	102.059	3.625	102.259	102.159	102.059	3.625	101.292	101.192	101.092	3.625	101.292	101.192	101.092	3.625	101.292	101.192	101.092
3.750	102.807	102.707	102.607	3.750	102.807	102.707	102.607	3.750	101.840	101.740	101.640	3.750	101.840	101.740	101.640	3.750	101.840	101.740	101.640
3.875	102.965	102.865	102.765	3.875	102.965	102.865	102.765	3.875	101.998	101.898	101.798	3.875	101.998	101.898	101.798	3.875	101.998	101.898	101.798
3.990	103.254	103.154	103.054	3.990	103.254	103.154	103.054	3.990	102.287	102.187	102.087	3.990	102.287	102.187	102.087	3.990	102.287	102.187	102.087
4.000	103.354	103.254	103.154	4.000	103.354	103.254	103.154	4.000	102.387	102.287	102.187	4.000	102.387	102.287	102.187	4.000	102.387	102.287	102.187
4.125	103.637	103.537	103.437	4.125	103.637	103.537	103.437	4.125	102.342	102.242	102.142	4.125	102.342	102.242	102.142	4.125	102.342	102.242	102.142
4.250	104.096	103.996	103.896	4.250	104.096	103.996	103.896	4.250	102.801	102.701	102.601	4.250	102.801	102.701	102.601	4.250	102.801	102.701	102.601
4.375	104.319	104.219	104.119	4.375	104.319	104.219	104.119	4.375	103.149	103.049	102.949	4.3							



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.:

1/15/2020

45 Day Lock Exp.:

1/30/2020

60 Day Lock Exp.:

2/14/2020

W. Rate Sheet Dated: 12/16/2019

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
3.125	97.979	97.879	97.779	3.000	98.313	98.213	98.113	3.375	101.429	101.329	101.229	4.000	101.467	101.367	101.267	3.375	100.366	100.266	100.166
3.250	98.906	98.806	98.706	3.125	99.098	98.997	98.898	3.500	101.897	101.797	101.697	4.125	101.563	101.463	101.363	3.500	100.834	100.734	100.634
3.375	99.495	99.395	99.295	3.250	99.829	99.728	99.629	3.625	102.233	102.133	102.033	4.250	102.092	101.992	101.892	3.625	100.676	100.576	100.476
3.500	99.875	99.775	99.675	3.375	100.201	100.100	100.001	3.750	102.779	102.679	102.579	4.375	102.354	102.254	102.154	3.750	101.222	101.122	101.022
3.625	100.531	100.431	100.331	3.500	100.799	100.695	100.599	3.875	102.939	102.839	102.739	4.500	102.710	102.610	102.510	3.875	101.382	101.282	101.182
3.750	101.519	101.419	101.319	3.625	101.544	101.438	101.344	3.990	103.232	103.132	103.032	4.625	102.678	102.578	102.478	3.990	101.675	101.575	101.475
3.875	101.906	101.806	101.706	3.750	101.960	101.860	101.760	4.000	103.332	103.232	103.132	4.750	102.488	102.388	102.288	4.000	101.775	101.675	101.575
3.990	102.244	102.144	102.044	3.875	102.329	102.229	102.129	4.125	103.271	103.171	103.071	4.875	102.830	102.730	102.630	4.125	101.221	101.121	101.021
4.000	102.344	102.244	102.144	3.990	102.535	102.435	102.335	4.250	103.731	103.631	103.531	4.990	103.003	102.903	102.803	4.250	101.681	101.581	101.481
4.125	102.440	102.340	102.240	4.000	102.635	102.535	102.435	4.375	104.080	103.980	103.880	5.000	103.103	103.003	102.903	4.375	102.030	101.930	101.830
4.250	103.027	102.927	102.827	4.125	102.819	102.719	102.619	4.500	104.297	104.197	104.097	5.125	103.447	103.347	103.247	4.500	102.247	102.147	102.047
4.375	103.289	103.189	103.089	4.250	103.457	103.357	103.257	4.625	103.447	103.347	103.247	5.250	103.002	102.902	102.802	4.625	101.040	100.940	100.840
4.500	103.645	103.545	103.445	4.375	103.639	103.539	103.439	4.750	103.781	103.681	103.581	5.375	102.439	102.339	102.239	4.750	101.374	101.274	101.174
4.625	103.613	103.513	103.413	4.500	103.904	103.804	103.704	4.875	104.051	103.951	103.851	5.500	102.732	102.632	102.532	4.875	101.644	101.544	101.444
4.750	103.893	103.793	103.693	4.625	103.966	103.866	103.766	4.990	104.245	104.145	104.045	5.625	103.263	103.163	103.063	4.990	101.891	101.791	101.691
4.875	104.235	104.135	104.035	4.750	104.222	104.122	104.022	5.000	104.345	104.245	104.145	5.750	103.690	103.590	103.490	5.000	101.991	101.891	101.791
4.990	104.408	104.308	104.208	4.875	104.545	104.445	104.345	5.125	104.173	104.073	103.973	5.875	103.712	103.612	103.512	5.125	102.266	102.166	102.066
5.000	104.508	104.408	104.308	4.990	104.828	104.728	104.628	5.250	104.270	104.170	104.070	5.990	103.638	103.538	103.438	5.250	102.363	102.263	102.163
5.125	104.852	104.752	104.652	5.000	104.928	104.828	104.728	5.375	0.000	0.000	0.000	6.000	103.738	103.638	103.538	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.:

1/15/2020

45 Day Lock Exp.:

1/30/2020

60 Day Lock Exp.:

2/14/2020

W. Rate Sheet Dated: 12/16/2019

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	98.414	98.351	98.289	
3.500	98.807	98.744	98.682	
3.625	99.198	99.136	99.073	
3.750	99.669	99.606	99.544	
3.875	99.921	99.859	99.796	
4.000	100.196	100.134	100.071	
4.125	100.408	100.346	100.283	
4.250	100.650	100.588	100.525	
4.375	100.769	100.706	100.644	
4.500	100.987	100.924	100.862	
4.625	101.224	101.162	101.099	
4.750	101.438	101.375	101.313	
4.875	101.659	101.597	101.534	

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	97.758	97.633	97.508	
3.375	98.218	98.093	97.968	
3.500	98.619	98.494	98.369	
3.625	99.096	98.971	98.846	
3.750	99.506	99.381	99.256	
3.875	99.861	99.736	99.611	
4.000	100.198	100.073	99.948	
4.125	100.335	100.210	100.085	
4.250	100.640	100.515	100.390	
4.375	100.917	100.792	100.667	
4.500	101.074	100.949	100.824	

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	96.314	96.189	96.064	
3.375	96.717	96.592	96.467	
3.500	97.090	96.965	96.840	
3.625	97.440	97.315	97.190	
3.750	98.024	97.899	97.774	
3.875	98.336	98.211	98.086	
4.000	98.620	98.495	98.370	
4.125	98.902	98.777	98.652	
4.250	99.185	99.060	98.935	
4.375	99.468	99.343	99.218	
4.500	99.757	99.632	99.507	
1 year LIBOR "Wall Street Journal"				
Margin	2.250	Cap	5/2/5	

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

¹Full Am. ²ARMs Only

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

Lock Desk Policy

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

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

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

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

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