



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.: 1/16/2020

45 Day Lock Exp.: 1/31/2020

60 Day Lock Exp.: 2/17/2020

W. Rate Sheet Dated: 12/17/2019

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	101.647	101.497	101.200	3.250	100.795	100.645	100.349	2.375	96.190	96.040	95.890	3.125	99.546	99.396	99.246
3.375	102.134	101.984	101.688	3.375	101.178	101.028	100.731	2.500	96.620	96.470	96.320	3.250	99.902	99.752	99.602
3.500	102.618	102.468	102.171	3.500	101.541	101.391	101.094	2.625	97.046	96.896	96.746	3.375	100.200	100.050	99.900
3.625	103.084	102.934	102.637	3.625	101.853	101.703	101.406	2.750	97.681	97.531	97.381	3.500	100.213	100.063	99.913
3.750	102.528	102.378	102.228	3.750	101.603	101.453	101.303	2.875	98.110	97.960	97.810	3.625	100.442	100.292	100.142
3.875	102.962	102.812	102.662	3.875	101.928	101.778	101.628	3.000	98.525	98.375	98.225	Margin = 2.250		Index = 1.550	
4.000	103.360	103.210	103.060	4.000	102.258	102.108	101.958	3.125	98.935	98.785	98.635				
4.125	103.743	103.593	103.443	4.125	102.529	102.379	102.229	3.250	100.682	100.532	100.382				
4.375	103.044	102.944	102.844	4.375	102.374	102.274	102.174	3.375	101.042	100.892	100.742				
4.500	103.387	103.287	103.187	4.500	102.537	102.437	102.337	3.500	101.382	101.232	101.082				
4.625	103.747	103.647	103.547	4.625	102.727	102.627	102.527	3.625	101.672	101.522	101.372				
4.750	103.872	103.772	103.672	4.750	102.973	102.873	102.773	3.750	102.142	101.992	101.842				
4.875	103.842	103.742	103.642	4.875	103.200	103.100	103.000	3.875	102.444	102.294	102.144				
5.000	104.133	104.033	103.933	5.000	103.431	103.331	103.231	4.000	102.752	102.602	102.452				
5.125	104.243	104.143	104.043	5.125	103.621	103.521	103.421	4.125	103.001	102.851	102.701				
5.375	104.535	104.435	104.335	5.375	103.984	103.884	103.784	4.250	102.696	102.546	102.396				
5.500	104.775	104.675	104.575	5.500	104.215	104.115	104.015	4.375	102.953	102.803	102.653				
5.625	105.027	104.927	104.827	5.625	104.405	104.305	104.205	4.500	103.128	102.978	102.828				
6.250	105.065	104.915	104.765	6.250	104.443	104.293	104.143	4.625	103.302	103.152	103.002				

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	100.497	100.347	100.050	3.250	99.795	99.645	99.349	2.375	95.190	95.040	94.890	3.125	98.546	98.396	98.246
3.375	100.984	100.834	100.538	3.375	100.178	100.028	99.731	2.500	95.620	95.470	95.320	3.250	98.902	98.752	98.602
3.500	101.468	101.318	101.021	3.500	100.541	100.391	100.094	2.625	96.046	95.896	95.746	3.375	99.200	99.050	98.900
3.625	101.934	101.784	101.487	3.625	100.853	100.703	100.406	2.750	96.681	96.531	96.381	3.500	99.213	99.063	98.913
3.750	101.378	101.228	101.078	3.750	100.603	100.453	100.303	2.875	97.110	96.960	96.810	3.625	99.442	99.292	99.142
3.875	101.812	101.662	101.512	3.875	100.928	100.778	100.628	3.000	97.525	97.375	97.225	Margin = 2.250		Index = 1.550	
4.000	102.210	102.060	101.910	4.000	101.258	101.108	100.958	3.125	97.935	97.785	97.635	30 Year OTC			
4.125	102.593	102.443	102.293	4.125	101.529	101.379	101.229	3.250	99.682	99.532	99.382	Rate	30 Day	45 Day	60 Day
4.375	101.894	101.794	101.694	4.375	101.374	101.274	101.174	3.375	100.042	99.892	99.742	3.875	101.112	100.862	100.612
4.500	102.237	102.137	102.037	4.500	101.537	101.437	101.337	3.500	100.382	100.232	100.082	4.000	101.510	101.260	101.010
4.625	102.597	102.497	102.397	4.625	101.727	101.627	101.527	3.625	100.672	100.522	100.372	4.125	101.893	101.643	101.393
4.750	102.722	102.622	102.522	4.750	101.973	101.873	101.773	3.750	101.142	100.992	100.842	4.375	101.494	101.244	100.994
4.875	102.692	102.592	102.492	4.875	102.200	102.100	102.000	3.875	101.444	101.294	101.144	4.500	101.837	101.587	101.337
5.000	102.983	102.883	102.783	5.000	102.431	102.331	102.231	4.000	101.752	101.602	101.452	4.625	102.197	101.947	101.697
5.125	103.093	102.993	102.893	5.125	102.621	102.521	102.421	4.125	102.001	101.851	101.701	4.875	102.292	102.042	101.792
5.375	103.385	103.285	103.185	5.375	102.984	102.884	102.784	4.250	101.696	101.546	101.396	5.000	102.583	102.333	102.083
5.500	103.625	103.525	103.425	5.500	103.215	103.115	103.015	4.375	101.953	101.803	101.653	5.125	102.693	102.443	102.193
5.625	103.877	103.777	103.677	5.625	103.405	103.305	103.205	4.500	102.128	101.978	101.828	5.500	103.225	102.975	102.725
6.250	103.915	103.765	103.615	6.250	103.443	103.293	103.143	4.625	102.302	102.152	102.002	5.625	103.477	103.227	102.977

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	98.362	98.112	97.862	6.250	101.000	100.750	100.500
4.125	100.493	100.243	99.993	6.250	103.750	103.500	103.250	4.000	98.760	98.510	98.260				
4.250	100.618	100.368	100.118					4.125	99.143	98.893	98.643				
4.375	100.094	99.844	99.594					4.375	98.744	98.494	98.244				
4.500	100.437	100.187	99.937					4.500	99.087	98.837	98.587				
4.625	100.797	100.547	100.297					4.625	99.447	99.197	98.947				
5.000	101.183	100.933	100.683					4.875	99.542	99.292	99.042				
5.125	101.293	101.043	100.793					5.000	99.833	99.583	99.333				
5.250	101.778	101.528	101.278					5.125	99.943	99.693	99.443				
Borrower Paid Comp Only				Lender Paid Only "Price Cap 100.000 after comp plan"				5.500	100.475	100.225	99.975				
								5.625	100.727	100.477	100.227				

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



AFR Loan Center

Lockdesk e-mail:

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Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/16/2020

45 Day Lock Exp.:

1/31/2020

60 Day Lock Exp.:

2/17/2020

W. Rate Sheet Dated: 12/17/2019

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	100.309	100.159	99.863	3.250	99.888	99.738	99.441	2.375	93.470	93.320	93.170	3.125	99.093	98.943	98.793
3.375	100.797	100.647	100.350	3.375	100.270	100.120	99.824	2.500	93.900	93.750	93.600	3.250	99.575	99.425	99.275
3.500	101.280	101.130	100.833	3.500	100.633	100.483	100.186	2.625	94.326	94.176	94.026	3.375	99.873	99.723	99.573
3.625	101.746	101.596	101.299	3.625	100.945	100.795	100.498	2.750	96.648	96.498	96.348	3.500	99.885	99.735	99.585
3.750	101.316	101.166	101.016	3.750	100.821	100.671	100.521	2.875	97.077	96.927	96.777	3.625	100.115	99.965	99.815
3.875	101.750	101.600	101.450	3.875	101.145	100.995	100.845	3.000	97.492	97.342	97.192	Margin = 2.250		Index = 1.550	
4.000	102.147	101.997	101.847	4.000	101.475	101.325	101.175	3.125	97.903	97.753	97.603				
4.125	102.530	102.380	102.230	4.125	101.747	101.597	101.447	3.250	99.775	99.625	99.475				
4.375	101.832	101.732	101.632	4.375	101.591	101.491	101.391	3.375	100.135	99.985	99.835				
4.500	102.175	102.075	101.975	4.500	101.755	101.655	101.555	3.500	100.475	100.325	100.175				
4.625	102.534	102.434	102.334	4.625	101.945	101.845	101.745	3.625	100.765	100.615	100.465				
4.750	101.534	101.434	101.334	4.750	101.065	100.965	100.865	3.750	101.360	101.210	101.060				
4.875	101.504	101.404	101.304	4.875	101.292	101.192	101.092	3.875	101.662	101.512	101.362				
5.000	101.796	101.696	101.596	5.000	101.523	101.423	101.323	4.000	101.969	101.819	101.669				
5.125	101.906	101.806	101.706	5.125	101.714	101.614	101.514	4.125	102.218	102.068	101.918				
5.375	101.979	101.879	101.779	5.375	101.858	101.758	101.658	4.250	101.913	101.763	101.613				
5.500	102.219	102.119	102.019	5.500	102.089	101.989	101.889	4.375	102.170	102.020	101.870				
5.625	102.471	102.371	102.271	5.625	102.279	102.179	102.079	4.500	102.345	102.195	102.045				
6.250	101.915	101.765	101.615	6.250	101.723	101.573	101.423	4.625	102.520	102.370	102.220				

SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	99.159	99.009	98.713	3.250	98.458	98.308	98.011	2.375	93.790	93.640	93.490	3.125	97.083	96.933	96.783
3.375	99.647	99.497	99.200	3.375	98.840	98.690	98.394	2.500	94.220	94.070	93.920	3.250	97.565	97.415	97.265
3.500	100.130	99.980	99.683	3.500	99.203	99.053	98.756	2.625	94.646	94.496	94.346	3.375	97.863	97.713	97.563
3.625	100.596	100.446	100.149	3.625	99.515	99.365	99.068	2.750	96.124	95.974	95.824	3.500	97.875	97.725	97.575
3.750	100.166	100.016	99.866	3.750	99.391	99.241	99.091	2.875	96.554	96.404	96.254	3.625	98.105	97.955	97.805
3.875	100.600	100.450	100.300	3.875	99.715	99.565	99.415	3.000	96.968	96.818	96.668	Margin = 2.250		Index = 1.550	
4.000	100.997	100.847	100.697	4.000	100.045	99.895	99.745	3.125	97.379	97.229	97.079	30 Year OTC			
4.125	101.380	101.230	101.080	4.125	100.317	100.167	100.017	3.250	98.845	98.695	98.545	Rate	30 Day	45 Day	60 Day
4.375	100.682	100.582	100.482	4.375	100.161	100.061	99.961	3.375	99.205	99.055	98.905	3.875	99.900	99.650	99.400
4.500	101.025	100.925	100.825	4.500	100.325	100.225	100.125	3.500	99.545	99.395	99.245	4.000	100.297	100.047	99.797
4.625	101.384	101.284	101.184	4.625	100.515	100.415	100.315	3.625	99.835	99.685	99.535	4.125	100.680	100.430	100.180
4.750	100.384	100.284	100.184	4.750	99.635	99.535	99.435	3.750	99.734	99.584	99.434	4.375	100.282	100.032	99.782
4.875	100.354	100.254	100.154	4.875	99.862	99.762	99.662	3.875	100.036	99.886	99.736	4.500	100.625	100.375	100.125
5.000	100.646	100.546	100.446	5.000	100.093	99.993	99.893	4.000	100.344	100.194	100.044	4.625	100.984	100.734	100.484
5.125	100.756	100.656	100.556	5.125	100.284	100.184	100.084	4.125	100.593	100.443	100.293	4.875	99.954	99.704	99.454
5.375	100.829	100.729	100.629	5.375	100.428	100.328	100.228	4.250	100.046	99.896	99.746	5.000	100.246	99.996	99.746
5.500	101.069	100.969	100.869	5.500	100.659	100.559	100.459	4.375	100.303	100.153	100.003	5.125	100.356	100.106	99.856
5.625	101.321	101.221	101.121	5.625	100.849	100.749	100.649	4.500	100.478	100.328	100.178	5.500	100.669	100.419	100.169
6.250	100.765	100.615	100.465	6.250	100.293	100.143	99.993	4.625	100.652	100.502	100.352	5.625	100.921	100.671	100.421

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	97.150	96.900	96.650	6.250	N/A	N/A	N/A
4.125	98.930	98.680	98.430	6.250	100.250	100.000	99.750	4.000	97.547	97.297	97.047				
4.250	99.055	98.805	98.555					4.125	97.930	97.680	97.430				
4.375	98.532	98.282	98.032					4.375	97.532	97.282	97.032				
4.500	98.875	98.625	98.375					4.500	97.875	97.625	97.375				
4.625	99.234	98.984	98.734					4.625	98.234	97.984	97.734				
5.000	98.496	98.246	97.996					4.875	97.204	96.954	96.704				
5.125	98.606	98.356	98.106					5.000	97.496	97.246	96.996				
5.250	98.872	98.622	98.372					5.125	97.606	97.356	97.106				
Borrower Paid Comp Only				Lender Paid Only "Price Cap 100.000 after comp plan"				5.500	97.919	97.669	97.419				
								5.625	98.171	97.921	97.671				

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

W. Rate Sheet Dated: 12/17/2019

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
3.250	98.853	98.753	98.653	2.750	N/A	N/A	N/A	2.750	N/A	N/A	N/A	4.000	100.810	101.710	101.610	3.750	100.727	100.627	100.555
3.375	99.834	99.334	99.234	2.875	N/A	N/A	N/A	2.875	N/A	N/A	N/A	4.125	101.923	101.823	101.723	3.875	101.312	101.212	101.112
3.500	99.858	99.758	99.658	2.990	95.098	94.998	94.898	2.990	N/A	N/A	N/A	4.250	102.132	102.032	101.932	3.990	101.697	101.597	101.497
3.625	100.643	100.543	100.443	3.000	95.198	95.098	94.998	3.000	N/A	N/A	N/A	4.375	102.521	102.421	102.321	4.000	101.797	101.697	101.597
3.750	101.353	101.253	101.153	3.125	96.490	96.390	96.290	3.125	96.231	96.131	96.031	4.500	102.843	102.743	102.643	4.125	101.923	101.823	101.723
3.875	101.794	101.694	101.594	3.250	97.706	97.606	97.506	3.250	97.513	97.413	97.313	4.625	102.786	102.686	102.586	4.250	102.132	102.032	101.932
3.990	102.127	102.027	101.927	3.375	98.369	98.269	98.169	3.375	98.182	98.082	97.982	4.750	102.553	102.453	102.353	4.375	102.521	102.421	102.321
4.000	102.227	102.127	102.027	3.500	98.903	98.803	98.703	3.500	98.728	98.628	98.528	4.875	102.922	102.822	102.722	4.500	102.843	102.743	102.643
4.125	102.336	102.236	102.136	3.625	100.061	99.961	99.861	3.625	99.993	99.893	99.793	4.990	103.151	103.051	102.951	4.625	102.786	102.686	102.586
4.250	103.005	102.905	102.805	3.750	101.192	101.092	100.992	3.750	101.187	101.087	100.987	5.000	103.251	103.151	103.051	4.750	102.553	102.453	102.353
4.375	103.299	103.199	103.099	3.875	101.725	101.625	101.525	3.875	101.725	101.625	101.525	5.125	103.403	103.303	103.203	4.875	102.922	102.822	102.722
4.500	103.597	103.497	103.397	3.990	102.114	102.014	101.914	3.990	102.114	102.014	101.914	5.250	103.227	103.127	103.027	4.990	103.151	103.051	102.951
4.625	103.570	103.470	103.370	4.000	102.214	102.114	102.014	4.000	102.214	102.114	102.014	5.375	103.563	103.452	103.363	5.000	103.251	103.151	103.051
4.750	104.195	104.095	103.995	4.125	102.748	102.648	102.548	4.125	102.555	102.455	102.355	5.500	103.856	103.741	103.656	5.125	103.403	103.303	103.203
4.875	104.527	104.427	104.327	4.250	103.739	103.639	103.539	4.250	103.453	103.353	103.253	5.625	104.024	103.904	103.824	5.250	103.227	103.127	103.027
4.990	104.683	104.583	104.483	4.375	104.176	104.076	103.976	4.375	103.895	103.795	103.695	5.750	103.887	103.763	103.687	5.375	103.563	103.452	103.363
5.000	104.783	104.683	104.583	4.500	104.552	104.452	104.352	4.500	104.271	104.171	104.071	5.875	104.225	104.096	104.025	5.500	N/A	N/A	N/A
5.125	104.920	104.816	104.720	4.625	104.667	104.567	104.467	4.625	104.386	104.286	104.186	5.990	104.449	104.316	104.249	5.625	N/A	N/A	N/A
5.250	105.402	105.294	105.202	4.750	105.079	104.979	104.879	4.750	105.231	105.131	105.031	6.000	104.549	104.416	104.349	5.750	103.887	103.763	103.687

Rate	30/25 Year >125 High Balance				20 Year				20 Year 105-125				20 Year >125				15 Year			
	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	
3.375	97.844	97.744	97.644	3.125	98.737	98.637	98.537	3.625	100.456	100.356	100.256	3.625	100.456	100.256	100.256	3.125	100.782	100.682	100.582	
3.500	98.491	98.391	98.291	3.250	99.601	99.501	99.401	3.750	101.182	101.082	100.982	3.750	101.025	100.825	100.825	3.250	101.136	101.036	100.936	
3.625	99.444	99.344	99.244	3.375	100.179	100.079	99.979	3.875	101.663	101.563	101.463	3.875	101.507	101.307	101.307	3.375	101.476	101.376	101.276	
3.750	100.722	100.622	100.522	3.500	100.656	100.556	100.456	3.990	102.017	101.917	101.817	3.990	101.860	101.660	101.660	3.500	101.890	101.790	101.690	
3.875	101.312	101.212	101.112	3.625	101.075	100.975	100.875	4.000	102.117	102.017	101.917	4.000	101.960	101.760	101.760	3.625	102.434	102.334	102.234	
3.990	101.697	101.597	101.497	3.750	101.838	101.738	101.638	4.125	102.447	102.347	102.247	4.125	102.290	102.090	102.090	3.750	102.783	102.683	102.583	
4.000	101.797	101.697	101.597	3.875	102.297	102.197	102.097	4.250	102.383	102.283	102.183	4.250	102.320	102.120	102.120	3.875	103.124	103.024	102.924	
4.125	101.923	101.823	101.723	3.990	102.646	102.546	102.446	4.375	102.763	102.663	102.563	4.375	102.701	102.501	102.501	3.990	103.387	103.287	103.187	
4.250	102.132	102.032	101.932	4.000	102.746	102.646	102.546	4.500	103.115	103.015	102.915	4.500	103.052	102.852	102.852	4.000	103.487	103.387	103.287	
4.375	102.521	102.421	102.321	4.125	102.889	102.789	102.689	4.625	103.240	103.140	103.040	4.625	103.178	102.978	102.978	4.125	103.768	103.668	103.568	
4.500	102.843	102.743	102.643	4.250	103.546	103.446	103.346	4.750	103.373	103.273	103.173	4.750	103.310	103.110	103.110	4.250	104.130	104.030	103.930	
4.625	102.786	102.686	102.586	4.375	103.843	103.743	103.643	4.875	103.730	103.630	103.530	4.875	103.667	103.467	103.467	4.375	103.385	103.285	103.185	
4.750	102.553	102.453	102.353	4.500	104.136	104.036	103.936	4.990	104.027	103.927	103.827	4.990	103.965	103.765	103.765	4.500	104.670	104.570	104.470	
4.875	102.922	102.822	102.722	4.625	104.331	104.231	104.131	5.000	104.127	104.027	103.927	5.000	104.065	103.865	103.865	4.625	104.563	104.463	104.363	
4.990	103.151	103.051	102.951	4.750	104.327	104.227	104.127	5.125	104.146	104.046	103.946	5.125	104.083	103.883	103.883	4.750	104.298	104.198	104.098	
5.000	103.251	103.151	103.051	4.875	104.613	104.513	104.413	5.250	104.597	104.491	104.397	5.250	104.441	104.241	104.241	4.875	104.424	104.317	104.224	
5.125	103.403	103.303	103.203	4.990	104.886	104.786	104.686	5.375	104.731	104.620	104.531	5.375	104.575	104.375	104.375	4.990	104.396	104.284	104.196	
5.250	103.727	103.621	103.527	5.000	104.986	104.886	104.786	5.500	104.878	104.763	104.678	5.500	104.722	104.522	104.522	5.000	104.496	104.384	104.296	
5.375	97.524	97.424	97.324	5.125	105.287	105.180	105.087	5.625	105.527	105.407	105.327	5.625	105.269	105.069	105.069	5.125	104.573	104.456	104.373	

15 Year 105-125				15 Year >125				15 Year High Balance				15 Year 105-125 High Balance				15 Year >125 High Balance				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.125	99.699	99.599	99.499	3.125	99.636	99.436	99.436	3.125	100.500	100.300	100.300	3.125	99.417	99.217	99.217	3.125	99.354	99.154	99.154	3.125	100.898	100.698	100.698
3.250	100.089	99.989	99.889	3.250	100.026	99.826	99.826	3.250	100.789	100.589	100.589	3.250	99.742	99.542	99.542	3.250	99.679	99.479	99.479	3.250	101.242	101.042	101.042
3.375	100.464	100.364	100.264	3.375	100.402	100.202	100.202	3.375	101.220	101.020	101.020	3.375	100.208	100.008	100.008	3.375	100.146	99.946	99.946	3.375	101.578	101.378	101.378
3.500	100.884	100.784	100.684	3.500	100.866	100.666	100.666	3.500	101.658	101.458	101.458	3.500	100.652	100.452	100.452	3.500	100.634	100.434	100.434	3.500	101.931	101.731	101.731
3.625	101.569	101.469	101.369	3.625	101.569	101.369	101.369	3.625	102.028	101.828	101.828	3.625	101.163	100.963	100.963	3.625	101.163	100.963	100.963	3.625	102.461	102.261	102.261
3.750	101.957	101.857	101.757	3.750	101.957	101.757	101.757	3.750	102.261	102.061	102.061	3.750	101.435	101.235	101.235	3.750	101.435	101.235	101.235	3.750	102.808	102.608	102.608
3.875	102.334	102.234	102.134	3.875	102.334	102.134	102.134	3.875	102.488	102.288	102.288	3.875	101.698	101.498	101.498	3.875	101.698	101.498	101.498	3.875	103.145	102.945	102.945
3.990	102.638	102.538	102.438	3.990	102.638	102.438	102.438	3.990	102.634	102.434	102.434	3.990	101.885	101.685	101.685	3.990	101.885	101.685	101.685	3.990	103.400	103.200	103.200
4.000	102.738	102.538	102.538	4.000	102.738	102.538	102.538	4.000	102.734	102.534	102.534	4.000	101.985	101.785	101.785	4.000	101.985	101.785	101.785	4.000	103.500	103.300	103.300
4.125	103.060	102.960	102.860	4.125	103.060	102.860	102.860	4.125	102.917	102.717	102.717	4.125	102.209	102.009	102.009	4.125	102.209	102.009	102.009	4.125	103.806	103.606	103.606
4.250	103.461	103.361	103.261	4.250	103.461	103.261	103.261	4.250	103.143	102.943	102.943	4.250	102.474	102.274	102.274	4.250	102.474	102.274	102.274	4.250	104.139	103.939	103.939
4.375	103.741	103.641	103.541	4.375	103.741	103.541	103.541	4.375	103.316	103.116	103.116	4.375	102.672	102.472	102.472	4.375	102.672	102.472	102.472	4.375	104.400	104.200	104.200
4.500	104.055	103.955	103.855	4.500	104.055	103.855	103.855	4.500	103.510	103.310	103.310	4.500	102.895	102.695	102.695	4.500	102.895	102.695	102.695	4.500	104.603	104.403	104.403
4.625	104.497	104.397	104.297	4.625	104.559	104.359	104.359	4.625	103.653	103.453	103.453	4.625	103.587	103.387	103.387	4.625	103.649	103.449	103.449	4.625	104.161	103.961	103.961
4.750	104.996	104.566	104.466	4.750	104.729	104.529	104.529	4.750	102.997	102.797	102.797	4.750	102.997	102.797	102.797	4.750	102.997	102.797	102.797	4.750	103.732	103.532	103.532
4.875	104.807	104.707	104.607	4.875	104.870	104.670	104.670	4.875	103.080	102.880	102.880	4.875	103.080	102.880	102.880	4.875	103.080	102.880	102.880	4.875	103.856	103.656	103.656
4.990	104.944	104.844	104.744	4.990	104.929	104.729	104.729	4.990	103.024	102.824	102.824	4.990	103.024	102.824	102.824	4.990	103.024	102.824	102.824	4.990	103.826	103.626	103.626
5.000	105.044	104.944	104.844	5.000	105.029	104.829	104.829	5.000	103.124	102.924	102.924	5.000	103.124	102.924	102.924	5.000	103.124	102.924	102.924	5.000	103.926	103.726	103.726
5.125	105.680	105.578	105.480	5.125	105.680	105.480	105.372	5.125	103.177	102.977	102.977	5.125	103.177	102.977	102.841	5.125	103.177	102.977	102.869	5.125	104.002	103.802	103.802

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%	-0.25%	-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 ↓ TV ↓	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%
> 740	-0.375	-0.625	-0.625	-0.875
720 – 739	-0.375	-1.000	-1.000	-1.125
700 – 719	-0.375	-1.000	-1.000	-1.125
680 – 699	-0.375	-1.125	-1.125	-1.750
660 – 679	-0.625	-1.125	-1.125	-1.875
640 – 659	-0.625	-1.625	-1.625	-2.625
620 – 639	-0.625	-1.625	-1.625	-3.125

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

Product Features									
Product Feature ↓\ ITV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
Investment property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-0.250	-0.250
Manufactured*	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year**	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Refrj	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/T Refrj	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
* Not applicable MH Advantage properties (identified by SFC 859 in conjunction with SFC 235).									
** Not applicable to detached Condominium units (identified by SFC 588).									

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

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

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

HomeReady LLPA Caps*	
Product Feature	LLPA Caps
LTV > 80% and credit score ≥ 680	0.00%
All other LTV & FICO combos	1.50%

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

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

Mortgages with Subordinate Financing *			
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 (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)
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			FHA ID# - 135860006
<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.: 1/16/2020
45 Day Lock Exp.: 1/31/2020
60 Day Lock Exp.: 2/17/2020

W. Rate Sheet Dated: 12/17/2019

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	98.120	98.020	97.920	3.375	99.458	99.358	99.258	3.375	99.458	99.358	99.258	4.000	102.003	101.903	101.803	4.000	101.628	101.528	101.428
3.250	99.080	98.980	98.880	3.500	99.849	99.749	99.649	3.500	99.849	99.749	99.649	4.125	102.089	101.989	101.889	4.125	101.714	101.614	101.514
3.375	99.708	99.608	99.508	3.625	100.538	100.438	100.338	3.625	100.538	100.438	100.338	4.250	102.664	102.564	102.464	4.250	102.289	102.189	102.089
3.500	100.099	99.999	99.899	3.750	101.406	101.306	101.206	3.750	101.406	101.306	101.206	4.375	102.939	102.839	102.739	4.375	102.564	102.464	102.364
3.625	100.788	100.688	100.588	3.875	101.811	101.711	101.611	3.875	101.811	101.711	101.611	4.500	103.313	103.213	103.113	4.500	102.688	102.588	102.488
3.750	101.656	101.556	101.456	3.990	102.046	101.946	101.846	3.990	102.046	101.946	101.846	4.625	103.274	103.174	103.074	4.625	102.649	102.549	102.449
3.875	102.061	101.961	101.861	4.000	102.146	102.046	101.946	4.000	102.146	102.046	101.946	4.750	103.154	103.054	102.954	4.750	102.529	102.429	102.329
3.990	102.421	102.321	102.221	4.125	102.232	102.132	102.032	4.125	102.232	102.132	102.032	4.875	103.510	103.410	103.310	4.875	102.885	102.785	102.685
4.000	102.521	102.421	102.321	4.250	102.881	102.781	102.681	4.250	102.881	102.781	102.681	4.990	103.696	103.596	103.496	4.990	102.696	102.596	102.496
4.125	102.607	102.507	102.407	4.375	103.156	103.056	102.956	4.375	103.156	103.056	102.956	5.000	103.796	103.696	103.596	5.000	102.796	102.696	102.596
4.250	103.256	103.156	103.056	4.500	103.280	103.180	103.080	4.500	103.280	103.180	103.080	5.125	104.159	104.059	103.959	5.125	103.159	103.059	102.959
4.375	103.531	103.431	103.331	4.625	103.241	103.141	103.041	4.625	103.241	103.141	103.041	5.250	103.688	103.588	103.488	5.250	102.688	102.588	102.488
4.500	103.905	103.805	103.705	4.750	103.587	103.487	103.387	4.750	103.587	103.487	103.387	5.375	102.957	102.857	102.757	5.375	102.957	102.857	102.757
4.625	103.866	103.766	103.666	4.875	103.943	103.843	103.743	4.875	103.943	103.843	103.743	5.500	103.261	103.139	103.061	5.500	103.261	103.139	103.061
4.750	104.212	104.112	104.012	4.990	103.754	103.654	103.554	4.990	103.754	103.654	103.554	5.625	103.809	103.688	103.609	5.625	103.809	103.688	103.609
4.875	104.568	104.468	104.368	5.000	103.854	103.754	103.654	5.000	103.854	103.754	103.654	5.750	104.249	104.127	104.049	5.750	104.249	104.127	104.049
4.990	104.754	104.654	104.554	5.125	104.217	104.117	104.017	5.125	104.217	104.117	104.017	5.875	104.278	104.156	104.078	5.875	104.278	104.156	104.078
5.000	104.854	104.754	104.654	5.250	104.431	104.329	104.231	5.250	104.431	104.329	104.231	5.990	104.211	104.090	104.011	5.990	104.211	104.090	104.011
5.125	105.217	105.117	105.017	5.375	105.361	105.240	105.161	5.375	105.361	105.240	105.161	6.000	104.311	104.190	104.111	6.000	104.311	104.190	104.111
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	101.628	101.528	101.428	3.000	98.411	98.311	98.211	3.000	0.000	0.000	0.000	3.000	0.000	0.000	0.000	3.375	101.586	101.486	101.386
4.125	101.714	101.614	101.514	3.125	99.200	99.100	99.000	3.125	0.000	0.000	0.000	3.125	0.000	0.000	0.000	3.500	102.055	101.955	101.855
4.250	102.289	102.189	102.089	3.250	99.935	99.835	99.735	3.250	0.000	0.000	0.000	3.250	0.000	0.000	0.000	3.625	102.287	102.187	102.087
4.375	102.564	102.464	102.364	3.375	100.309	100.209	100.109	3.375	100.309	100.209	100.109	3.375	100.309	100.209	100.109	3.750	102.837	102.737	102.637
4.500	102.688	102.588	102.488	3.500	100.911	100.811	100.711	3.500	100.911	100.811	100.711	3.500	100.911	100.811	100.711	3.875	102.998	102.898	102.798
4.625	102.649	102.549	102.449	3.625	101.661	101.561	101.461	3.625	101.661	101.561	101.461	3.625	101.661	101.561	101.461	3.990	103.289	103.189	103.089
4.750	102.529	102.429	102.329	3.750	102.040	101.940	101.840	3.750	102.040	101.940	101.840	3.750	102.040	101.940	101.840	4.000	103.389	103.289	103.189
4.875	102.885	102.785	102.685	3.875	102.410	102.310	102.210	3.875	102.410	102.310	102.210	3.875	102.410	102.310	102.210	4.125	103.599	103.499	103.399
4.990	102.696	102.596	102.496	3.990	102.618	102.518	102.418	3.990	102.618	102.518	102.418	3.990	102.618	102.518	102.418	4.250	104.060	103.960	103.860
5.000	102.796	102.696	102.596	4.000	102.718	102.618	102.518	4.000	102.718	102.618	102.518	4.000	102.718	102.618	102.518	4.375	104.410	104.310	104.210
5.125	103.159	103.059	102.959	4.125	102.904	102.804	102.704	4.125	102.904	102.804	102.704	4.125	102.904	102.804	102.704	4.500	104.632	104.532	104.432
5.250	102.688	102.586	102.488	4.250	103.677	103.577	103.477	4.250	103.677	103.577	103.477	4.250	103.677	103.577	103.477	4.625	103.940	103.840	103.740
5.375	102.957	102.836	102.757	4.375	103.860	103.760	103.660	4.375	103.860	103.760	103.660	4.375	103.860	103.760	103.660	4.750	104.276	104.176	104.076
5.500	103.261	103.139	103.061	4.500	104.127	104.027	103.927	4.500	104.127	104.027	103.927	4.500	104.127	104.027	103.927	4.875	104.546	104.446	104.346
5.625	103.809	103.688	103.609	4.625	104.190	104.090	103.990	4.625	104.190	104.090	103.990	4.625	104.190	104.090	103.990	4.990	104.741	104.641	104.541
5.750	104.249	104.127	104.049	4.750	104.522	104.422	104.322	4.750	104.522	104.422	104.322	4.750	104.522	104.422	104.322	5.000	104.841	104.741	104.641
5.875	104.278	104.156	104.078	4.875	104.846	104.746	104.646	4.875	104.846	104.746	104.646	4.875	104.846	104.746	104.646	5.125	104.752	104.652	104.552
5.990	104.211	104.090	104.011	4.990	105.131	105.031	104.931	4.990	105.131	105.031	104.931	4.990	105.131	105.031	104.931	5.250	104.848	104.748	104.648
6.000	104.311	104.190	104.111	5.000	105.231	105.131	105.031	5.000	105.231	105.131	105.031	5.000	105.231	105.131	105.031	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	101.586	101.486	101.386	3.375	101.586	101.486	101.386	3.375	101.198	101.098	100.998	3.375	101.198	101.098	100.998	3.375	101.198	101.098	100.998
3.500	102.055	101.955	101.855	3.500	102.055	101.955	101.855	3.500	101.667	101.567	101.467	3.500	101.667	101.567	101.467	3.500	101.667	101.567	101.467
3.625	102.287	102.187	102.087	3.625	102.287	102.187	102.087	3.625	101.406	101.306	101.206	3.625	101.406	101.306	101.206	3.625	101.406	101.306	101.206
3.750	102.837	102.737	102.637	3.750	102.837	102.737	102.637	3.750	101.956	101.856	101.756	3.750	101.956	101.856	101.756	3.750	101.956	101.856	101.756
3.875	102.998	102.898	102.798	3.875	102.998	102.898	102.798	3.875	102.117	102.017	101.917	3.875	102.117	102.017	101.917	3.875	102.117	102.017	101.917
3.990	103.289	103.189	103.089	3.990	103.289	103.189	103.089	3.990	102.408	102.308	102.208	3.990	102.408	102.308	102.208	3.990	102.408	102.308	102.208
4.000	103.389	103.289	103.189	4.000	103.389	103.289	103.189	4.000	102.508	102.408	102.308	4.000	102.508	102.408	102.308	4.000	102.508	102.408	102.308
4.125	103.599	103.499	103.399	4.125	103.599	103.499	103.399	4.125	102.339	102.239	102.139	4.125	102.339	102.239	102.139	4.125	102.339	102.239	102.139
4.250	104.060	103.960	103.860	4.250	104.060	103.960	103.860	4.250	102.800	102.700	102.600	4.250	102.800	102.700	102.600	4.250	102.800	102.700	102.600
4.375	104.285	104.185	104.085	4.375	104.285	104.185	104.085	4.375	103.150	103.050	102.950	4.375							



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.:

1/16/2020

45 Day Lock Exp.:

1/31/2020

60 Day Lock Exp.:

2/17/2020

W. Rate Sheet Dated: 12/17/2019

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	98.169	98.069	97.969	3.000	98.428	98.328	98.228	3.375	101.582	101.482	101.382	4.000	101.623	101.523	101.423	3.375	100.800	100.700	100.600
3.250	99.128	99.028	98.928	3.125	99.217	99.117	99.017	3.500	102.050	101.950	101.850	4.125	101.705	101.605	101.505	3.500	101.268	101.168	101.068
3.375	99.757	99.657	99.557	3.250	99.952	99.852	99.752	3.625	102.259	102.159	102.059	4.250	102.321	102.221	102.121	3.625	100.992	100.892	100.792
3.500	100.145	100.045	99.945	3.375	100.326	100.226	100.126	3.750	102.807	102.707	102.607	4.375	102.597	102.497	102.397	3.750	101.540	101.440	101.340
3.625	100.833	100.733	100.633	3.500	100.925	100.825	100.725	3.875	102.965	102.865	102.765	4.500	102.966	102.866	102.766	3.875	101.698	101.598	101.498
3.750	101.674	101.574	101.474	3.625	101.669	101.569	101.469	3.990	103.254	103.154	103.054	4.625	102.927	102.827	102.727	3.990	101.987	101.887	101.787
3.875	102.080	101.980	101.880	3.750	102.005	101.905	101.805	4.000	103.354	103.254	103.154	4.750	102.780	102.680	102.580	4.000	102.087	101.987	101.887
3.990	102.437	102.337	102.237	3.875	102.372	102.272	102.172	4.125	103.637	103.537	103.437	4.875	103.136	103.036	102.936	4.125	102.042	101.942	101.842
4.000	102.537	102.437	102.337	3.990	102.578	102.478	102.378	4.250	104.096	103.996	103.896	4.990	103.321	103.221	103.121	4.250	102.501	102.401	102.301
4.125	102.619	102.519	102.419	4.000	102.678	102.578	102.478	4.375	104.444	104.344	104.244	5.000	103.421	103.321	103.221	4.375	102.849	102.749	102.649
4.250	103.258	103.158	103.058	4.125	102.861	102.761	102.661	4.500	104.664	104.564	104.464	5.125	103.783	103.683	103.583	4.500	103.069	102.969	102.869
4.375	103.534	103.434	103.334	4.250	103.693	103.593	103.493	4.625	104.092	103.992	103.892	5.250	103.313	103.213	103.113	4.625	101.873	101.773	101.673
4.500	103.903	103.803	103.703	4.375	103.875	103.775	103.675	4.750	104.423	104.323	104.223	5.375	102.677	102.576	102.477	4.750	102.204	102.104	102.004
4.625	103.864	103.764	103.664	4.500	104.138	104.038	103.938	4.875	104.690	104.590	104.490	5.500	102.981	102.880	102.781	4.875	102.471	102.371	102.271
4.750	104.185	104.085	103.985	4.625	104.200	104.100	104.000	4.990	104.882	104.782	104.682	5.625	103.529	103.428	103.329	4.990	102.663	102.563	102.463
4.875	104.541	104.441	104.341	4.750	104.505	104.405	104.305	5.000	104.982	104.882	104.782	5.750	103.969	103.867	103.769	5.000	102.763	102.663	102.563
4.990	104.726	104.626	104.526	4.875	104.828	104.728	104.628	5.125	104.909	104.809	104.709	5.875	103.998	103.877	103.798	5.125	102.940	102.840	102.740
5.000	104.826	104.726	104.626	4.990	105.110	105.010	104.910	5.250	105.004	104.904	104.804	5.990	103.932	103.810	103.732	5.250	103.035	102.935	102.835
5.125	105.188	105.088	104.988	5.000	105.210	105.110	105.010	5.375	0.000	0.000	0.000	6.000	104.032	103.910	103.832	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.:

1/16/2020

45 Day Lock Exp.:

1/31/2020

60 Day Lock Exp.:

2/17/2020

W. Rate Sheet Dated: 12/17/2019

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	98.411	98.349	98.286	
3.500	98.805	98.742	98.680	
3.625	99.196	99.133	99.071	
3.750	99.666	99.603	99.541	
3.875	99.918	99.856	99.793	
4.000	100.193	100.131	100.068	
4.125	100.405	100.343	100.280	
4.250	100.647	100.585	100.522	
4.375	100.765	100.703	100.640	
4.500	100.983	100.921	100.858	
4.625	101.221	101.159	101.096	
4.750	101.435	101.372	101.310	
4.875	101.656	101.594	101.531	

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	97.700	97.575	97.450	
3.375	98.159	98.034	97.909	
3.500	98.561	98.436	98.311	
3.625	99.037	98.912	98.787	
3.750	99.447	99.322	99.197	
3.875	99.800	99.675	99.550	
4.000	100.137	100.012	99.887	
4.125	100.274	100.149	100.024	
4.250	100.579	100.454	100.329	
4.375	100.856	100.731	100.606	
4.500	101.013	100.888	100.763	

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	96.260	96.135	96.010	
3.375	96.662	96.537	96.412	
3.500	97.035	96.910	96.785	
3.625	97.385	97.260	97.135	
3.750	97.969	97.844	97.719	
3.875	98.280	98.155	98.030	
4.000	98.563	98.438	98.313	
4.125	98.846	98.721	98.596	
4.250	99.128	99.003	98.878	
4.375	99.411	99.286	99.161	
4.500	99.700	99.575	99.450	
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)