



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.: 1/17/2020

45 Day Lock Exp.: 2/3/2020

60 Day Lock Exp.: 2/17/2020

W. Rate Sheet Dated: 12/18/2019

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	101.584	101.434	101.284	3.250	100.733	100.583	100.433	2.375	96.440	96.290	96.140	3.125	99.546	99.396	99.246
3.375	102.072	101.922	101.772	3.375	101.115	100.965	100.815	2.500	96.870	96.720	96.570	3.250	99.902	99.752	99.602
3.500	102.555	102.405	102.255	3.500	101.478	101.328	101.178	2.625	97.296	97.146	96.996	3.375	100.200	100.050	99.900
3.625	103.021	102.871	102.721	3.625	101.790	101.640	101.490	2.750	97.646	97.496	97.346	3.500	100.213	100.063	99.913
3.750	102.388	102.238	102.088	3.750	101.462	101.312	101.162	2.875	98.075	97.925	97.775	3.625	100.442	100.292	100.142
3.875	102.822	102.672	102.522	3.875	101.787	101.637	101.487	3.000	98.490	98.340	98.190	Margin = 2.250		Index = 1.550	
4.000	103.219	103.069	102.919	4.000	102.117	101.967	101.817	3.125	98.900	98.750	98.600				
4.125	103.602	103.452	103.302	4.125	102.389	102.239	102.089	3.250	100.725	100.575	100.425				
4.375	103.060	102.960	102.860	4.375	102.389	102.289	102.189	3.375	101.085	100.935	100.785				
4.500	103.403	103.303	103.203	4.500	102.553	102.453	102.353	3.500	101.425	101.275	101.125				
4.625	103.762	103.662	103.562	4.625	102.743	102.643	102.543	3.625	101.715	101.565	101.415				
4.750	103.887	103.787	103.687	4.750	103.129	103.029	102.929	3.750	102.162	102.012	101.862				
4.875	103.998	103.898	103.798	4.875	103.356	103.256	103.156	3.875	102.464	102.314	102.164				
5.000	104.289	104.189	104.089	5.000	103.587	103.487	103.387	4.000	102.771	102.621	102.471				
5.125	104.399	104.299	104.199	5.125	103.777	103.677	103.577	4.125	103.020	102.870	102.720				
5.375	104.692	104.592	104.492	5.375	104.140	104.040	103.940	4.250	102.633	102.483	102.333				
5.500	104.932	104.832	104.732	5.500	104.371	104.271	104.171	4.375	102.890	102.740	102.590				
5.625	105.184	105.084	104.984	5.625	104.562	104.462	104.362	4.500	103.065	102.915	102.765				
6.250	105.971	105.821	105.671	6.250	105.349	105.199	105.049	4.625	103.240	103.090	102.940				

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	100.434	100.284	100.134	3.250	99.733	99.583	99.433	2.375	95.440	95.290	95.140	3.125	98.546	98.396	98.246
3.375	100.922	100.772	100.622	3.375	100.115	99.965	99.815	2.500	95.870	95.720	95.570	3.250	98.902	98.752	98.602
3.500	101.405	101.255	101.105	3.500	100.478	100.328	100.178	2.625	96.296	96.146	95.996	3.375	99.200	99.050	98.900
3.625	101.871	101.721	101.571	3.625	100.790	100.640	100.490	2.750	96.646	96.496	96.346	3.500	99.213	99.063	98.913
3.750	101.238	101.088	100.938	3.750	100.462	100.312	100.162	2.875	97.075	96.925	96.775	3.625	99.442	99.292	99.142
3.875	101.672	101.522	101.372	3.875	100.787	100.637	100.487	3.000	97.490	97.340	97.190	Margin = 2.250		Index = 1.550	
4.000	102.069	101.919	101.769	4.000	101.117	100.967	100.817	3.125	97.900	97.750	97.600	30 Year OTC			
4.125	102.452	102.302	102.152	4.125	101.389	101.239	101.089	3.250	99.725	99.575	99.425	Rate	30 Day	45 Day	60 Day
4.375	101.910	101.810	101.710	4.375	101.389	101.289	101.189	3.375	100.085	99.935	99.785	3.875	100.972	100.722	100.472
4.500	102.253	102.153	102.053	4.500	101.553	101.453	101.353	3.500	100.425	100.275	100.125	4.000	101.369	101.119	100.869
4.625	102.612	102.512	102.412	4.625	101.743	101.643	101.543	3.625	100.715	100.565	100.415	4.125	101.752	101.502	101.252
4.750	102.737	102.637	102.537	4.750	102.129	102.029	101.929	3.750	101.162	101.012	100.862	4.375	101.510	101.260	101.010
4.875	102.848	102.748	102.648	4.875	102.356	102.256	102.156	3.875	101.464	101.314	101.164	4.500	101.853	101.603	101.353
5.000	103.139	103.039	102.939	5.000	102.587	102.487	102.387	4.000	101.771	101.621	101.471	4.625	102.212	101.962	101.712
5.125	103.249	103.149	103.049	5.125	102.777	102.677	102.577	4.125	102.020	101.870	101.720	4.875	102.448	102.198	101.948
5.375	103.542	103.442	103.342	5.375	103.140	103.040	102.940	4.250	101.633	101.483	101.333	5.000	102.739	102.489	102.239
5.500	103.782	103.682	103.582	5.500	103.371	103.271	103.171	4.375	101.890	101.740	101.590	5.125	102.849	102.599	102.349
5.625	104.034	103.934	103.834	5.625	103.562	103.462	103.362	4.500	102.065	101.915	101.765	5.500	103.382	103.132	102.882
6.250	104.821	104.671	104.521	6.250	104.349	104.199	104.049	4.625	102.240	102.090	101.940	5.625	103.634	103.384	103.134

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs					
	Standard	Specialty		Standard	Specialty
FICO Adjuster			Loan Size Adjuster		
FICO 720 +	0.250	0.250	\$0 - \$49,999	-2.500	-2.500
FICO 680- 719	0.250	0.250	\$50,000 - \$85,000	-0.500	-0.500
FICO 660 - 679	0.250	0.250	\$85,001 - \$125,000	0.000	0.000
FICO 640 - 659	0.000	0.000	\$125,001 - \$175,000	0.000	0.000
FICO 620 - 639	-1.000	0.000	\$175,001 - \$275,000	0.000	0.000
FICO 600 - 619	-1.500	-1.500	\$275,001 up to HB	0.000	0.000
FICO 580 - 599	-2.000	-2.000			
NY	-0.250	-0.250	Non Owner Occupancy	-2.000	-2.000
2 Unit	0.000	0.000	All VA Loans	0.000	0.000
USDA Streamline-Assist Refinance Option				-0.250	-0.250
VA C/O Refi with an LTV >90.000 Max Note Rate = 4.750				-2.250	-2.250

Specialty Adjustment	
203(k) / 203(k)s / 203(h) / Repair Escrow / VA Reno	-0.500
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750

DPA Advantage Adjustment	
203(k) / 203(k)s	-1.000
203(k) & 203(k)s are Borrower Paid only	

DPA Advantage Program "only Advantage Adjustments added ; FHA only"								30 yr DPA OTC "FHA Only ; Borrower Paid Only"				30 yr DPA "3.5% DPA ; Borrower Paid Only"			
30/25 Year				30/25 Year Lender Paid				Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	3.875	98.222	97.972	97.722	6.250	101.000	100.750	100.500
4.125	100.352	100.102	99.852	6.250	103.750	103.500	103.250	4.000	98.619	98.369	98.119				
4.250	100.477	100.227	99.977					4.125	99.002	98.752	98.502				
4.375	100.110	99.860	99.610					4.375	98.760	98.510	98.260				
4.500	100.453	100.203	99.953					4.500	99.103	98.853	98.603				
4.625	100.812	100.562	100.312					4.625	99.462	99.212	98.962				
5.000	101.339	101.089	100.839					4.875	99.698	99.448	99.198				
5.125	101.449	101.199	100.949					5.000	99.989	99.739	99.489				
5.250	101.934	101.684	101.434					5.125	100.099	99.849	99.599				
Borrower Paid Comp Only				Lender Paid Only				5.500	100.632	100.382	100.132				
								5.625	100.884	100.634	100.384				

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



AFR Loan Center

Lockdesk e-mail:

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1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/17/2020

45 Day Lock Exp.:

2/3/2020

60 Day Lock Exp.:

2/17/2020

W. Rate Sheet Dated: 12/18/2019

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	100.434	100.284	100.134	3.250	100.013	99.863	99.713	2.375	93.720	93.570	93.420	3.125	99.093	98.943	98.793
3.375	100.922	100.772	100.622	3.375	100.395	100.245	100.095	2.500	94.150	94.000	93.850	3.250	99.762	99.612	99.462
3.500	101.405	101.255	101.105	3.500	100.758	100.608	100.458	2.625	94.576	94.426	94.276	3.375	100.060	99.910	99.760
3.625	101.871	101.721	101.571	3.625	101.070	100.920	100.770	2.750	96.613	96.463	96.313	3.500	100.073	99.923	99.773
3.750	101.456	101.306	101.156	3.750	100.961	100.811	100.661	2.875	97.042	96.892	96.742	3.625	100.302	100.152	100.002
3.875	101.890	101.740	101.590	3.875	101.286	101.136	100.986	3.000	97.457	97.307	97.157	Margin = 2.250		Index = 1.550	
4.000	102.288	102.138	101.988	4.000	101.616	101.466	101.316	3.125	97.868	97.718	97.568				
4.125	102.671	102.521	102.371	4.125	101.888	101.738	101.588	3.250	100.005	99.855	99.705				
4.375	101.910	101.810	101.710	4.375	101.669	101.569	101.469	3.375	100.365	100.215	100.065				
4.500	102.253	102.153	102.053	4.500	101.833	101.733	101.633	3.500	100.705	100.555	100.405				
4.625	102.612	102.512	102.412	4.625	102.023	101.923	101.823	3.625	100.995	100.845	100.695				
4.750	101.737	101.637	101.537	4.750	101.409	101.309	101.209	3.750	101.660	101.510	101.360				
4.875	101.848	101.748	101.648	4.875	101.636	101.536	101.436	3.875	101.962	101.812	101.662				
5.000	102.139	102.039	101.939	5.000	101.867	101.767	101.667	4.000	102.270	102.120	101.970				
5.125	102.249	102.149	102.049	5.125	102.057	101.957	101.857	4.125	102.519	102.369	102.219				
5.375	102.135	102.035	101.935	5.375	102.014	101.914	101.814	4.250	101.913	101.763	101.613				
5.500	102.375	102.275	102.175	5.500	102.245	102.145	102.045	4.375	102.170	102.020	101.870				
5.625	102.627	102.527	102.427	5.625	102.435	102.335	102.235	4.500	102.345	102.195	102.045				
6.250	102.821	102.671	102.521	6.250	102.629	102.479	102.329	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	99.284	99.134	98.984	3.250	98.583	98.433	98.283	2.375	94.040	93.890	93.740	3.125	97.083	96.933	96.783
3.375	99.772	99.622	99.472	3.375	98.965	98.815	98.665	2.500	94.470	94.320	94.170	3.250	97.752	97.602	97.452
3.500	100.255	100.105	99.955	3.500	99.328	99.178	99.028	2.625	94.896	94.746	94.596	3.375	98.050	97.900	97.750
3.625	100.721	100.571	100.421	3.625	99.640	99.490	99.340	2.750	96.089	95.939	95.789	3.500	98.063	97.913	97.763
3.750	100.306	100.156	100.006	3.750	99.531	99.381	99.231	2.875	96.518	96.368	96.218	3.625	98.292	98.142	97.992
3.875	100.740	100.590	100.440	3.875	99.856	99.706	99.556	3.000	96.933	96.783	96.633	Margin = 2.250		Index = 1.550	
4.000	101.138	100.988	100.838	4.000	100.186	100.036	99.886	3.125	97.344	97.194	97.044	30 Year OTC			
4.125	101.521	101.371	101.221	4.125	100.458	100.308	100.158	3.250	98.888	98.738	98.588	Rate	30 Day	45 Day	60 Day
4.375	100.760	100.660	100.560	4.375	100.239	100.139	100.039	3.375	99.248	99.098	98.948	3.875	100.040	99.790	99.540
4.500	101.103	101.003	100.903	4.500	100.403	100.303	100.203	3.500	99.588	99.438	99.288	4.000	100.438	100.188	99.938
4.625	101.462	101.362	101.262	4.625	100.593	100.493	100.393	3.625	99.878	99.728	99.578	4.125	100.821	100.571	100.321
4.750	100.587	100.487	100.387	4.750	99.979	99.879	99.779	3.750	99.754	99.604	99.454	4.375	100.360	100.110	99.860
4.875	100.698	100.598	100.498	4.875	100.206	100.106	100.006	3.875	100.056	99.906	99.756	4.500	100.703	100.453	100.203
5.000	100.989	100.889	100.789	5.000	100.437	100.337	100.237	4.000	100.363	100.213	100.063	4.625	101.062	100.812	100.562
5.125	101.099	100.999	100.899	5.125	100.627	100.527	100.427	4.125	100.613	100.463	100.313	4.875	100.298	100.048	99.798
5.375	100.985	100.885	100.785	5.375	100.584	100.484	100.384	4.250	99.983	99.833	99.683	5.000	100.589	100.339	100.089
5.500	101.225	101.125	101.025	5.500	100.815	100.715	100.615	4.375	100.240	100.090	99.940	5.125	100.699	100.449	100.199
5.625	101.477	101.377	101.277	5.625	101.005	100.905	100.805	4.500	100.415	100.265	100.115	5.500	100.825	100.575	100.325
6.250	101.671	101.521	101.371	6.250	101.199	101.049	100.899	4.625	100.590	100.440	100.290	5.625	101.077	100.827	100.577

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs					
	Standard	Specialty		Standard	Specialty
FICO Adjuster			FICO Adjuster		
FICO 720 +	0.250	0.250	FICO 620 - 639	-1.000	0.000
FICO 680 - 719	0.250	0.250	FICO 600 - 619	-1.500	-1.500
FICO 660 - 679	0.250	0.250	FICO 580 - 599	-2.000	-2.000
FICO 640 - 659	0.000	0.000			
NY	-0.250	-0.250	Non Owner Occupancy	-2.000	-2.000
2 Unit	0.000	0.000	All VA Loans	0.000	0.000
USDA Streamline-Assist Refinance Option				-0.250	-0.250
VA C/O Refi with an LTV >90.000			Max Note Rate = 4.750	-2.250	-2.250

Specialty Adjustment	
203(k) / 203(k)s / 203(h) / Repair Escrow / VA Reno	-0.500
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750
DPA Advantage Adjustment	
203(k) / 203(k)s	-1.000
203(k) & 203(k)s are Borrower Paid only	

DPA Advantage Program "only Advantage Adjustments added ; FHA only"								30 yr DPA OTC "FHA Only ; Borrower Paid Only"				30 yr DPA "3.5% DPA ; Borrower Paid Only"			
30/25 Year				30/25 Year Lender Paid				Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	3.875	97.290	97.040	96.790	6.250	N/A	N/A	N/A
4.125	99.071	98.821	98.571	6.250	100.250	100.000	99.750	4.000	97.688	97.438	97.188				
4.250	98.977	98.727	98.477					4.125	98.071	97.821	97.571				
4.375	98.610	98.360	98.110					4.375	97.610	97.360	97.110				
4.500	98.953	98.703	98.453					4.500	97.953	97.703	97.453				
4.625	99.312	99.062	98.812					4.625	98.312	98.062	97.812				
5.000	98.839	98.589	98.339					4.875	97.548	97.298	97.048				
5.125	98.949	98.699	98.449					5.000	97.839	97.589	97.339				
5.250	99.028	98.778	98.528					5.125	97.949	97.699	97.449				
Borrower Paid Comp Only				Lender Paid Only				5.500	98.075	97.825	97.575				
								5.625	98.327	98.077	97.827				

Lock Desk Policy	
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018 . Locks are accepted on loans in <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.	
Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline †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: 12/18/2019

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	98.710	98.610	98.510	2.750	N/A	N/A	N/A	2.750	N/A	N/A	N/A	4.000	101.689	101.589	101.489	3.750	100.599	100.499	100.399
3.375	99.288	99.188	99.088	2.875	N/A	N/A	N/A	2.875	N/A	N/A	N/A	4.125	101.799	101.699	101.599	3.875	101.180	101.080	100.980
3.500	99.709	99.609	99.509	2.990	94.956	94.856	94.756	2.990	N/A	N/A	N/A	4.250	102.049	101.949	101.849	3.990	101.558	101.458	101.358
3.625	100.492	100.392	100.292	3.000	95.056	94.956	94.856	3.000	N/A	N/A	N/A	4.375	102.434	102.334	102.234	4.000	101.658	101.558	101.458
3.750	101.255	101.155	101.055	3.125	96.350	96.250	96.150	3.125	96.900	95.900	95.800	4.500	102.754	102.654	102.554	4.125	101.799	101.699	101.599
3.875	101.693	101.593	101.493	3.250	97.563	97.463	97.363	3.250	97.370	97.270	97.170	4.625	102.695	102.595	102.495	4.250	102.049	101.949	101.849
3.990	102.024	101.924	101.824	3.375	98.223	98.123	98.023	3.375	98.036	97.936	97.836	4.750	102.546	102.446	102.346	4.375	102.434	102.334	102.234
4.000	102.124	102.024	101.924	3.500	98.758	98.658	98.558	3.500	98.625	98.525	98.425	4.875	102.911	102.811	102.711	4.500	102.754	102.654	102.554
4.125	102.227	102.127	102.027	3.625	99.953	99.853	99.753	3.625	99.887	99.787	99.687	4.990	103.136	103.036	102.936	4.625	102.695	102.595	102.495
4.250	102.984	102.884	102.784	3.750	101.079	100.979	100.879	3.750	101.074	100.974	100.874	5.000	103.236	103.136	103.036	4.750	102.546	102.446	102.346
4.375	103.275	103.175	103.075	3.875	101.608	101.508	101.408	3.875	101.608	101.508	101.408	5.125	103.389	103.289	103.189	4.875	102.911	102.811	102.711
4.500	103.572	103.472	103.372	3.990	101.993	101.893	101.793	3.990	101.993	101.893	101.793	5.250	103.235	103.135	103.035	4.990	103.136	103.036	102.936
4.625	103.542	103.442	103.342	4.000	102.093	101.993	101.893	4.000	102.093	101.993	101.893	5.375	103.568	103.468	103.368	5.000	103.236	103.136	103.036
4.750	104.188	104.088	103.988	4.125	102.671	102.571	102.471	4.125	102.433	102.333	102.233	5.500	103.860	103.754	103.660	5.125	103.389	103.289	103.189
4.875	104.518	104.418	104.318	4.250	103.656	103.556	103.456	4.250	103.370	103.270	103.170	5.625	104.024	103.913	103.824	5.250	103.235	103.135	103.035
4.990	104.668	104.568	104.468	4.375	104.090	103.990	103.890	4.375	103.808	103.708	103.608	5.750	103.846	103.731	103.646	5.375	103.568	103.468	103.368
5.000	104.768	104.668	104.568	4.500	104.463	104.363	104.263	4.500	104.182	104.082	103.982	5.875	104.181	104.062	103.981	5.500	N/A	N/A	N/A
5.125	104.906	104.806	104.706	4.625	104.576	104.476	104.376	4.625	104.295	104.195	104.095	5.990	104.402	104.279	104.202	5.625	N/A	N/A	N/A
5.250	105.410	105.309	105.209	4.750	105.073	104.973	104.873	4.750	105.225	105.125	105.025	6.000	104.502	104.479	104.302	5.750	103.846	103.731	103.646
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	97.700	97.600	97.500	3.125	98.595	98.495	98.395	3.625	100.300	100.200	100.100	3.625	100.300	100.100	100.100	3.125	100.748	100.648	100.548
3.500	98.389	98.289	98.189	3.250	99.457	99.357	99.257	3.750	101.068	100.968	100.868	3.750	100.912	100.712	100.712	3.250	101.099	100.999	100.899
3.625	99.380	99.280	99.180	3.375	100.032	99.932	99.832	3.875	101.545	101.445	101.345	3.875	101.388	101.188	101.188	3.375	101.436	101.336	101.236
3.750	100.594	100.494	100.394	3.500	100.506	100.406	100.306	3.990	101.895	101.795	101.695	3.990	101.738	101.538	101.538	3.500	101.922	101.822	101.722
3.875	101.180	101.080	100.980	3.625	100.938	100.838	100.738	4.000	101.995	101.895	101.795	4.000	101.838	101.638	101.638	3.625	102.461	102.361	102.261
3.990	101.558	101.458	101.358	3.750	101.724	101.624	101.524	4.125	102.325	102.225	102.125	4.125	102.169	101.969	101.969	3.750	102.807	102.707	102.607
4.000	101.658	101.558	101.458	3.875	102.178	102.078	101.978	4.250	102.299	102.199	102.099	4.250	102.236	102.036	102.036	3.875	103.146	103.046	102.946
4.125	101.799	101.699	101.599	3.990	102.527	102.427	102.327	4.375	102.677	102.577	102.477	4.375	102.614	102.414	102.414	3.990	103.406	103.306	103.206
4.250	102.049	101.949	101.849	4.000	102.627	102.527	102.427	4.500	103.025	102.925	102.825	4.500	102.963	102.763	102.763	4.000	103.506	103.406	103.306
4.375	102.434	102.334	102.234	4.125	102.784	102.684	102.584	4.625	103.148	103.048	102.948	4.625	103.086	102.886	102.886	4.125	103.781	103.681	103.581
4.500	102.754	102.654	102.554	4.250	103.462	103.362	103.262	4.750	103.366	103.266	103.166	4.750	103.303	103.103	103.103	4.250	104.122	104.022	103.922
4.625	102.695	102.595	102.495	4.375	103.757	103.657	103.557	4.875	103.718	103.618	103.518	4.875	103.656	103.456	103.456	4.375	104.371	104.271	104.171
4.750	102.546	102.446	102.346	4.500	104.046	103.946	103.846	4.990	104.009	103.909	103.809	4.990	103.947	103.747	103.747	4.500	104.652	104.552	104.452
4.875	102.911	102.811	102.711	4.625	104.239	104.139	104.039	5.000	104.109	104.009	103.909	5.000	104.047	103.847	103.847	4.625	104.547	104.447	104.347
4.990	103.136	103.036	102.936	4.750	104.320	104.220	104.120	5.125	104.131	104.031	103.931	5.125	104.068	103.868	103.868	4.750	104.290	104.190	104.090
5.000	103.236	103.136	103.036	4.875	104.601	104.501	104.401	5.250	104.604	104.504	104.404	5.250	104.448	104.248	104.248	4.875	104.417	104.316	104.217
5.125	103.389	103.289	103.189	4.990	104.871	104.771	104.671	5.375	104.737	104.635	104.537	5.375	104.581	104.381	104.381	4.990	104.385	104.279	104.185
5.250	103.235	103.135	103.035	5.000	104.971	104.871	104.771	5.500	104.882	104.776	104.682	5.500	104.726	104.526	104.526	5.000	104.485	104.379	104.285
5.375	97.524	97.424	97.324	5.125	105.263	105.163	105.063	5.625	105.490	105.379	105.290	5.625	105.323	105.032	105.032	5.125	104.560	104.450	104.360
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	99.665	99.565	99.465	3.125	99.603	99.403	99.403	3.125	100.466	100.266	100.266	3.125	99.375	99.183	99.183	3.125	99.321	99.121	99.121
3.250	100.053	99.953	99.853	3.250	99.991	99.791	99.791	3.250	100.821	100.621	100.621	3.250	99.785	99.575	99.575	3.250	99.713	99.513	99.513
3.375	100.425	100.325	100.225	3.375	100.363	100.163	100.163	3.375	101.253	101.053	101.053	3.375	100.242	100.042	100.042	3.375	100.180	99.980	99.980
3.500	100.915	100.815	100.715	3.500	100.899	100.699	100.699	3.500	101.688	101.488	101.488	3.500	100.681	100.481	100.481	3.500	100.665	100.465	100.465
3.625	101.597	101.497	101.397	3.625	101.597	101.397	101.397	3.625	102.055	101.855	101.855	3.625	101.191	100.991	100.991	3.625	101.191	100.991	100.991
3.750	101.980	101.880	101.780	3.750	101.980	101.780	101.780	3.750	102.287	102.087	102.087	3.750	101.460	101.260	101.260	3.750	101.460	101.260	101.260
3.875	102.356	102.256	102.156	3.875	102.356	102.156	102.156	3.875	102.513	102.313	102.313	3.875	101.723	101.523	101.523	3.875	101.723	101.523	101.523
3.990	102.658	102.558	102.458	3.990	102.658	102.458	102.458	3.990	102.657	102.457	102.457	3.990	101.909	101.709	101.709	3.990	101.909	101.709	101.709
4.000	102.758	102.658	102.558	4.000	102.758	102.558	102.558	4.000	102.757	102.557	102.557	4.000	102.009	101.809	101.809	4.000	102.009	101.809	101.809
4.125	103.063	102.963	102.863	4.125	103.063	102.863	102.863	4.125	102.934	102.734	102.734	4.125	102.216	102.016	102.016	4.125	102.216	102.016	102.016
4.250	103.451	103.351	103.251	4.250	103.451	103.251	103.251	4.250	103.135	102.935	102.935	4.250	102.464	102.264	102.264	4.250	102.464	102.264	102.264
4.375	103.727	103.627	103.527	4.375	103.727	103.527	103.527	4.375	103.305	103.105	103.105	4.375	102.661	102.461	102.461	4.375	102.661	102.461	102.461
4.500	104.038	103.938	103.838	4.500	104.038	103.838	103.838	4.500	103.496	103.296	103.296	4.500	102.882</						

Applicable for all mortgages with greater than 15 year terms										
FICO	≥ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
≥ 740		0.00%	-0.25%	-0.25%	-0.50%	-0.25%	-0.00%	-0.25%	-0.75%	-0.75%
720 – 739		0.00%	-0.25%	-0.50%	-0.50%	-0.50%	-0.50%	-0.50%	-1.00%	-1.00%
700 – 719		0.00%	-0.50%	-1.00%	-1.25%	-1.00%	-1.00%	-1.00%	-1.50%	-1.50%
680 – 699		0.00%	-0.50%	-1.25%	-1.75%	-1.50%	-1.25%	-1.25%	-1.50%	-1.50%
660 – 679		0.00%	-1.00%	-2.25%	-2.75%	-2.75%	-2.25%	-2.25%	-2.25%	-2.25%
640 – 659		-0.50%	-1.25%	-2.75%	-3.00%	-3.25%	-2.75%	-2.75%	-2.75%	-2.75%
620 – 639		-0.50%	-1.50%	-3.00%	-3.00%	-3.25%	-3.25%	-3.25%	-3.50%	-3.50%

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 Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
* Not applicable to MH Advantage properties (identified by SFC 859 in conjunction with SFC 235).									
** Not applicable to detached Condominium units (identified by SFC 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

Cash-Out Refinance*				
FICO ↓ LTV →	< 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).

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.

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@afwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 1/17/2020
45 Day Lock Exp.: 2/3/2020
60 Day Lock Exp.: 2/17/2020

W. Rate Sheet Dated: 12/18/2019

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	97.989	97.889	97.789	3.375	99.342	99.242	99.142	3.375	99.342	99.242	99.142	4.000	101.915	101.815	101.715	4.000	101.540	101.440	101.340
3.250	98.957	98.857	98.757	3.500	99.740	99.640	99.540	3.500	99.740	99.640	99.540	4.125	102.003	101.903	101.803	4.125	101.628	101.528	101.428
3.375	99.592	99.492	99.392	3.625	100.440	100.340	100.240	3.625	100.440	100.340	100.240	4.250	102.590	102.490	102.390	4.250	102.215	102.115	102.015
3.500	99.990	99.890	99.790	3.750	101.300	101.200	101.100	3.750	101.300	101.200	101.100	4.375	102.871	102.771	102.671	4.375	102.496	102.396	102.296
3.625	100.690	100.590	100.490	3.875	101.712	101.612	101.512	3.875	101.712	101.612	101.512	4.500	103.250	103.150	103.050	4.500	102.625	102.525	102.425
3.750	101.550	101.450	101.350	3.990	101.953	101.853	101.753	3.990	101.953	101.853	101.753	4.625	103.209	103.109	103.009	4.625	102.584	102.484	102.384
3.875	101.962	101.862	101.762	4.000	102.053	101.953	101.853	4.000	102.053	101.953	101.853	4.750	103.150	103.050	102.950	4.750	102.525	102.425	102.325
3.990	102.328	102.228	102.128	4.125	102.141	102.041	101.941	4.125	102.141	102.041	101.941	4.875	103.511	103.411	103.311	4.875	102.886	102.786	102.686
4.000	102.428	102.328	102.228	4.250	102.806	102.706	102.606	4.250	102.806	102.706	102.606	4.990	103.702	103.602	103.502	4.990	102.902	102.802	102.702
4.125	102.516	102.416	102.316	4.375	103.087	102.987	102.887	4.375	103.087	102.987	102.887	5.000	103.802	103.702	103.602	5.000	102.802	102.702	102.602
4.250	103.181	103.081	102.981	4.500	103.216	103.116	103.016	4.500	103.216	103.116	103.016	5.125	104.168	104.068	103.968	5.125	103.168	103.068	102.968
4.375	103.462	103.362	103.262	4.625	103.175	103.075	102.975	4.625	103.175	103.075	102.975	5.250	103.681	103.586	103.481	5.250	102.681	102.586	102.481
4.500	103.841	103.741	103.641	4.750	103.584	103.484	103.384	4.750	103.584	103.484	103.384	5.375	103.882	103.767	103.682	5.375	103.882	103.767	103.682
4.625	103.800	103.700	103.600	4.875	103.945	103.845	103.745	4.875	103.945	103.845	103.745	5.500	103.279	103.142	103.079	5.500	103.279	103.142	103.079
4.750	104.209	104.109	104.009	4.990	103.761	103.661	103.561	4.990	103.761	103.661	103.561	5.625	103.833	103.696	103.633	5.625	103.833	103.696	103.633
4.875	104.570	104.470	104.370	5.000	103.861	103.761	103.661	5.000	103.861	103.761	103.661	5.750	104.275	104.138	104.075	5.750	104.275	104.138	104.075
4.990	104.761	104.661	104.561	5.125	104.227	104.127	104.027	5.125	104.227	104.127	104.027	5.875	104.305	104.168	104.105	5.875	104.305	104.168	104.105
5.000	104.861	104.761	104.661	5.250	104.426	104.311	104.226	5.250	104.426	104.311	104.226	5.990	104.240	104.102	104.040	5.990	104.240	104.102	104.040
5.125	105.227	105.127	105.027	5.375	105.627	105.512	105.427	5.375	105.627	105.512	105.427	6.000	104.340	104.202	104.140	6.000	104.340	104.202	104.140
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	101.540	101.440	101.340	3.000	98.276	98.176	98.076	3.000	0.000	0.000	0.000	3.000	0.000	0.000	0.000	3.375	101.559	101.459	101.359
4.125	101.628	101.528	101.428	3.125	99.071	98.971	98.871	3.125	0.000	0.000	0.000	3.125	0.000	0.000	0.000	3.500	102.030	101.930	101.830
4.250	102.215	102.115	102.015	3.250	99.814	99.714	99.614	3.250	0.000	0.000	0.000	3.250	0.000	0.000	0.000	3.625	102.317	102.217	102.117
4.375	102.496	102.396	102.296	3.375	100.191	100.091	99.991	3.375	100.191	100.091	99.991	3.375	100.191	100.091	99.991	3.750	102.868	102.768	102.668
4.500	102.625	102.525	102.425	3.500	100.799	100.699	100.599	3.500	100.799	100.699	100.599	3.500	100.799	100.699	100.599	3.875	103.029	102.929	102.829
4.625	102.584	102.484	102.384	3.625	101.558	101.458	101.358	3.625	101.558	101.458	101.358	3.625	101.558	101.458	101.358	3.990	103.321	103.221	103.121
4.750	102.525	102.425	102.325	3.750	101.956	101.856	101.756	3.750	101.956	101.856	101.756	3.750	101.956	101.856	101.756	4.000	103.421	103.321	103.221
4.875	102.886	102.786	102.686	3.875	102.330	102.230	102.130	3.875	102.330	102.230	102.130	3.875	102.330	102.230	102.130	4.125	103.596	103.496	103.396
4.990	102.702	102.602	102.502	3.990	102.543	102.443	102.343	3.990	102.543	102.443	102.343	3.990	102.543	102.443	102.343	4.250	104.060	103.960	103.860
5.000	102.802	102.702	102.602	4.000	102.643	102.543	102.443	4.000	102.643	102.543	102.443	4.000	102.643	102.543	102.443	4.375	104.413	104.313	104.213
5.125	103.168	103.068	102.968	4.125	102.832	102.732	102.632	4.125	102.832	102.732	102.632	4.125	102.832	102.732	102.632	4.500	104.632	104.532	104.432
5.250	102.681	102.586	102.481	4.250	103.497	103.397	103.297	4.250	103.497	103.397	103.297	4.250	103.497	103.397	103.297	4.625	103.795	103.695	103.595
5.375	103.882	103.767	103.682	4.375	103.684	103.584	103.484	4.375	103.684	103.584	103.484	4.375	103.684	103.584	103.484	4.750	104.132	104.032	103.932
5.500	103.279	103.142	103.079	4.500	103.953	103.853	103.753	4.500	103.953	103.853	103.753	4.500	103.953	103.853	103.753	4.875	104.406	104.306	104.206
5.625	103.833	103.696	103.633	4.625	104.017	103.917	103.817	4.625	104.017	103.917	103.817	4.625	104.017	103.917	103.817	4.990	104.604	104.504	104.404
5.750	104.275	104.138	104.075	4.750	104.520	104.420	104.320	4.750	104.520	104.420	104.320	4.750	104.520	104.420	104.320	5.000	104.704	104.604	104.504
5.875	104.305	104.168	104.105	4.875	104.849	104.749	104.649	4.875	104.849	104.749	104.649	4.875	104.849	104.749	104.649	5.125	104.685	104.589	104.485
5.990	104.240	104.102	104.040	4.990	105.137	105.037	104.937	4.990	105.137	105.037	104.937	4.990	105.137	105.037	104.937	5.250	104.782	104.666	104.582
6.000	104.340	104.202	104.140	5.000	105.237	105.137	105.037	5.000	105.237	105.137	105.037	5.000	105.237	105.137	105.037	5.375	0.000	#N/A	#N/A
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	101.559	101.459	101.359	3.375	101.559	101.459	101.359	3.375	101.171	101.071	100.971	3.375	101.171	101.071	100.971	3.375	101.171	101.071	100.971
3.500	102.030	101.930	101.830	3.500	102.030	101.930	101.830	3.500	101.642	101.542	101.442	3.500	101.642	101.542	101.442	3.500	101.642	101.542	101.442
3.625	102.317	102.217	102.117	3.625	102.317	102.217	102.117	3.625	101.428	101.328	101.228	3.625	101.428	101.328	101.228	3.625	101.428	101.328	101.228
3.750	102.868	102.768	102.668	3.750	102.868	102.768	102.668	3.750	101.979	101.879	101.779	3.750	101.979	101.879	101.779	3.750	101.979	101.879	101.779
3.875	103.029	102.929	102.829	3.875	103.029	102.929	102.829	3.875	102.140	102.040	101.940	3.875	102.140	102.040	101.940	3.875	102.140	102.040	101.940
3.990	103.321	103.221	103.121	3.990	103.321	103.221	103.121	3.990	102.432	102.332	102.232	3.990	102.432	102.332	102.232	3.990	102.432	102.332	102.232
4.000	103.421	103.321	103.221	4.000	103.421	103.321	103.221	4.000	102.532	102.432	102.332	4.000	102.532	102.432	102.332	4.000	102.532	102.432	102.332
4.125	103.596	103.496	103.396	4.125	103.596	103.496	103.396	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	104.060	103.960	103.860	4.250	104.060	103.960	103.860	4.250	102.806	102.706	102.606	4.250	102.806	102.706	102.606	4.250	102.806	102.706	102.606
4.375	104.288	104.188	104.088	4.375	104.288	104.188	104.088	4.375	103.159	103.059	102.959	4.375	103						



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.:

1/17/2020

45 Day Lock Exp.:

2/3/2020

60 Day Lock Exp.:

2/17/2020

W. Rate Sheet Dated: 12/18/2019

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	98.120	98.020	97.920	3.000	98.411	98.311	98.211	3.375	101.586	101.486	101.386	4.000	101.653	101.553	101.453	3.375	100.898	100.798	100.698
3.250	99.080	98.980	98.880	3.125	99.200	99.100	99.000	3.500	102.055	101.955	101.855	4.125	101.739	101.639	101.539	3.500	101.367	101.267	101.167
3.375	99.708	99.608	99.508	3.250	99.935	99.835	99.735	3.625	102.287	102.187	102.087	4.250	102.314	102.214	102.114	3.625	101.106	101.006	100.906
3.500	100.099	99.999	99.899	3.375	100.309	100.209	100.109	3.750	102.837	102.737	102.637	4.375	102.589	102.489	102.389	3.750	101.656	101.556	101.456
3.625	100.788	100.688	100.588	3.500	100.911	100.811	100.711	3.875	102.998	102.898	102.798	4.500	102.963	102.863	102.763	3.875	101.817	101.717	101.617
3.750	101.656	101.556	101.456	3.625	101.661	101.561	101.461	3.990	103.289	103.189	103.089	4.625	102.924	102.824	102.724	3.990	102.108	102.008	101.908
3.875	102.061	101.961	101.861	3.750	102.040	101.940	101.840	4.000	103.389	103.289	103.189	4.750	102.804	102.704	102.604	4.000	102.208	102.108	102.008
3.990	102.421	102.321	102.221	3.875	102.410	102.310	102.210	4.125	103.599	103.499	103.399	4.875	103.160	103.060	102.960	4.125	102.039	101.939	101.839
4.000	102.521	102.421	102.321	3.990	102.618	102.518	102.418	4.250	104.060	103.960	103.860	4.990	103.346	103.246	103.146	4.250	102.500	102.400	102.300
4.125	102.607	102.507	102.407	4.000	102.718	102.618	102.518	4.375	104.410	104.310	104.210	5.000	103.446	103.346	103.246	4.375	102.850	102.750	102.650
4.250	103.256	103.156	103.056	4.125	102.904	102.804	102.704	4.500	104.632	104.532	104.432	5.125	103.809	103.709	103.609	4.500	103.072	102.972	102.872
4.375	103.531	103.431	103.331	4.250	103.677	103.577	103.477	4.625	103.940	103.840	103.740	5.250	103.338	103.236	103.138	4.625	101.783	101.683	101.583
4.500	103.905	103.805	103.705	4.375	103.860	103.760	103.660	4.750	104.276	104.176	104.076	5.375	102.607	102.486	102.407	4.750	102.119	102.019	101.919
4.625	103.866	103.766	103.666	4.500	104.127	104.027	103.927	4.875	104.546	104.446	104.346	5.500	102.911	102.789	102.711	4.875	102.389	102.289	102.189
4.750	104.212	104.112	104.012	4.625	104.190	104.090	103.990	4.990	104.741	104.641	104.541	5.625	103.459	103.338	103.259	4.990	102.584	102.484	102.384
4.875	104.568	104.468	104.368	4.750	104.522	104.422	104.322	5.000	104.841	104.741	104.641	5.750	103.899	103.777	103.699	5.000	102.684	102.584	102.484
4.990	104.754	104.654	104.554	4.875	104.846	104.746	104.646	5.125	104.752	104.651	104.552	5.875	103.928	103.806	103.728	5.125	102.845	102.744	102.645
5.000	104.854	104.754	104.654	4.990	105.131	105.031	104.931	5.250	104.848	104.748	104.648	5.990	103.861	103.740	103.661	5.250	102.941	102.841	102.741
5.125	105.217	105.117	105.017	5.000	105.231	105.131	105.031	5.375	0.000	0.000	0.000	6.000	103.961	103.840	103.761	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%	97.01 - 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/17/2020

45 Day Lock Exp.:

2/3/2020

60 Day Lock Exp.:

2/17/2020

W. Rate Sheet Dated: 12/18/2019

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	98.496	98.433	98.371	
3.500	98.889	98.827	98.764	
3.625	99.340	99.277	99.215	
3.750	99.810	99.747	99.685	
3.875	100.003	99.940	99.878	
4.000	100.278	100.215	100.153	
4.125	100.490	100.428	100.365	
4.250	100.692	100.630	100.567	
4.375	100.810	100.748	100.685	
4.500	101.028	100.966	100.903	
4.625	101.266	101.203	101.141	
4.750	101.480	101.417	101.355	
4.875	101.701	101.638	101.576	

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	97.627	97.502	97.377	
3.375	98.086	97.961	97.836	
3.500	98.487	98.362	98.237	
3.625	98.963	98.838	98.713	
3.750	99.373	99.248	99.123	
3.875	99.724	99.599	99.474	
4.000	100.061	99.936	99.811	
4.125	100.198	100.073	99.948	
4.250	100.503	100.378	100.253	
4.375	100.780	100.655	100.530	
4.500	100.937	100.812	100.687	

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	96.190	96.065	95.940	
3.375	96.593	96.468	96.343	
3.500	96.965	96.840	96.715	
3.625	97.315	97.190	97.065	
3.750	97.898	97.773	97.648	
3.875	98.208	98.083	97.958	
4.000	98.492	98.367	98.242	
4.125	98.774	98.649	98.524	
4.250	99.057	98.932	98.807	
4.375	99.339	99.214	99.089	
4.500	99.628	99.503	99.378	
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)