



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.: 1/20/2020

45 Day Lock Exp.: 2/3/2020

60 Day Lock Exp.: 2/18/2020

W. Rate Sheet Dated: 12/20/2019

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	101.475	101.325	101.175	3.250	100.648	100.498	100.348	2.375	96.315	96.165	96.015	3.125	99.611	99.461	99.311
3.375	101.963	101.813	101.663	3.375	101.049	100.899	100.749	2.500	96.751	96.601	96.451	3.250	99.908	99.758	99.608
3.500	102.446	102.296	102.146	3.500	101.412	101.262	101.112	2.625	97.179	97.029	96.879	3.375	100.236	100.086	99.936
3.625	102.912	102.762	102.612	3.625	101.762	101.612	101.462	2.750	97.576	97.426	97.276	3.500	100.518	100.368	100.218
3.750	102.309	102.159	102.009	3.750	101.403	101.253	101.103	2.875	98.007	97.857	97.707	3.625	100.442	100.292	100.142
3.875	102.743	102.593	102.443	3.875	101.743	101.593	101.443	3.000	98.434	98.284	98.134	Margin = 2.250		Index = 1.550	
4.000	103.141	102.991	102.841	4.000	102.052	101.902	101.752	3.125	98.844	98.694	98.544				
4.125	103.524	103.374	103.224	4.125	102.378	102.228	102.078	3.250	100.695	100.545	100.395				
4.375	102.951	102.851	102.751	4.375	102.309	102.209	102.109	3.375	101.073	100.923	100.773				
4.500	103.293	103.193	103.093	4.500	102.572	102.472	102.372	3.500	101.414	101.264	101.114				
4.625	103.653	103.553	103.453	4.625	102.681	102.581	102.481	3.625	101.741	101.591	101.441				
4.750	103.733	103.633	103.533	4.750	103.173	103.073	102.973	3.750	102.130	101.980	101.830				
4.875	104.061	103.961	103.861	4.875	103.443	103.343	103.243	3.875	102.447	102.297	102.147				
5.000	104.352	104.252	104.152	5.000	103.659	103.559	103.459	4.000	102.734	102.584	102.434				
5.125	104.462	104.362	104.262	5.125	103.887	103.787	103.687	4.125	103.037	102.887	102.737				
5.375	104.770	104.670	104.570	5.375	104.243	104.143	104.043	4.250	102.680	102.530	102.380				
5.500	105.010	104.910	104.810	5.500	104.459	104.359	104.259	4.375	102.997	102.847	102.697				
5.625	105.262	105.162	105.062	5.625	104.687	104.587	104.487	4.500	103.241	103.091	102.941				
6.250	106.000	105.850	105.700	6.250	105.474	105.324	105.174	4.625	103.365	103.215	103.065				

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	100.325	100.175	100.025	3.250	99.648	99.498	99.348	2.375	95.315	95.165	95.015	3.125	98.611	98.461	98.311
3.375	100.813	100.663	100.513	3.375	100.049	99.899	99.749	2.500	95.751	95.601	95.451	3.250	98.908	98.758	98.608
3.500	101.296	101.146	100.996	3.500	100.412	100.262	100.112	2.625	96.179	96.029	95.879	3.375	99.236	99.086	98.936
3.625	101.762	101.612	101.462	3.625	100.762	100.612	100.462	2.750	96.576	96.426	96.276	3.500	99.518	99.368	99.218
3.750	101.159	101.009	100.859	3.750	100.403	100.253	100.103	2.875	97.007	96.857	96.707	3.625	99.442	99.292	99.142
3.875	101.593	101.443	101.293	3.875	100.743	100.593	100.443	3.000	97.434	97.284	97.134	Margin = 2.250		Index = 1.550	
4.000	101.991	101.841	101.691	4.000	101.052	100.902	100.752	3.125	97.844	97.694	97.544	30 Year OTC			
4.125	102.374	102.224	102.074	4.125	101.378	101.228	101.078	3.250	99.695	99.545	99.395	Rate	30 Day	45 Day	60 Day
4.375	101.801	101.701	101.601	4.375	101.309	101.209	101.109	3.375	100.073	99.923	99.773	3.875	100.893	100.643	100.393
4.500	102.143	102.043	101.943	4.500	101.572	101.472	101.372	3.500	100.414	100.264	100.114	4.000	101.291	101.041	100.791
4.625	102.503	102.403	102.303	4.625	101.681	101.581	101.481	3.625	100.741	100.591	100.441	4.125	101.674	101.424	101.174
4.750	102.583	102.483	102.383	4.750	102.173	102.073	101.973	3.750	101.130	100.980	100.830	4.375	101.401	101.151	100.901
4.875	102.911	102.811	102.711	4.875	102.443	102.343	102.243	3.875	101.447	101.297	101.147	4.500	101.743	101.493	101.243
5.000	103.202	103.102	103.002	5.000	102.659	102.559	102.459	4.000	101.734	101.584	101.434	4.625	102.103	101.853	101.603
5.125	103.312	103.212	103.112	5.125	102.887	102.787	102.687	4.125	102.037	101.887	101.737	4.875	102.511	102.261	102.011
5.375	103.620	103.520	103.420	5.375	103.243	103.143	103.043	4.250	101.680	101.530	101.380	5.000	102.802	102.552	102.302
5.500	103.860	103.760	103.660	5.500	103.459	103.359	103.259	4.375	101.997	101.847	101.697	5.125	102.912	102.662	102.412
5.625	104.112	104.012	103.912	5.625	103.687	103.587	103.487	4.500	102.241	102.091	101.941	5.500	103.460	103.210	102.960
6.250	104.899	104.749	104.599	6.250	104.474	104.324	104.174	4.625	102.365	102.215	102.065	5.625	103.712	103.462	103.212

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	98.143	97.893	97.643	6.250	101.000	100.750	100.500
4.125	100.274	100.024	99.774	6.250	103.750	103.500	103.250	4.000	98.541	98.291	98.041				
4.250	100.399	100.149	99.899					4.125	98.924	98.674	98.424				
4.375	100.001	99.751	99.501					4.375	98.651	98.401	98.151				
4.500	100.343	100.093	99.843					4.500	98.993	98.743	98.493				
4.625	100.703	100.453	100.203					4.625	99.353	99.103	98.853				
5.000	101.402	101.152	100.902					4.875	99.761	99.511	99.261				
5.125	101.512	101.262	101.012					5.000	100.052	99.802	99.552				
5.250	101.997	101.747	101.497					5.125	100.162	99.912	99.662				
Borrower Paid Comp Only				Lender Paid Only				5.500	100.710	100.460	100.210				
								5.625	100.962	100.712	100.462				

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)



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/20/2020

45 Day Lock Exp.:

2/3/2020

60 Day Lock Exp.:

2/18/2020

W. Rate Sheet Dated: 12/20/2019

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	100.325	100.175	100.025	3.250	99.928	99.778	99.628	2.375	93.595	93.445	93.295	3.125	99.159	99.009	98.859
3.375	100.813	100.663	100.513	3.375	100.329	100.179	100.029	2.500	94.031	93.881	93.731	3.250	99.768	99.618	99.468
3.500	101.296	101.146	100.996	3.500	100.692	100.542	100.392	2.625	94.459	94.309	94.159	3.375	100.096	99.946	99.796
3.625	101.762	101.612	101.462	3.625	101.042	100.892	100.742	2.750	96.543	96.393	96.243	3.500	100.378	100.228	100.078
3.750	101.378	101.228	101.078	3.750	100.902	100.752	100.602	2.875	96.974	96.824	96.674	3.625	100.302	100.152	100.002
3.875	101.812	101.662	101.512	3.875	101.242	101.092	100.942	3.000	97.401	97.251	97.101	Margin = 2.250		Index = 1.550	
4.000	102.210	102.060	101.910	4.000	101.551	101.401	101.251	3.125	97.811	97.661	97.511				
4.125	102.593	102.443	102.293	4.125	101.877	101.727	101.577	3.250	99.975	99.825	99.675				
4.375	101.801	101.701	101.601	4.375	101.589	101.489	101.389	3.375	100.353	100.203	100.053				
4.500	102.143	102.043	101.943	4.500	101.852	101.752	101.652	3.500	100.694	100.544	100.394				
4.625	102.503	102.403	102.303	4.625	101.961	101.861	101.761	3.625	101.021	100.871	100.721				
4.750	101.583	101.483	101.383	4.750	101.453	101.353	101.253	3.750	101.628	101.478	101.328				
4.875	101.911	101.811	101.711	4.875	101.723	101.623	101.523	3.875	101.946	101.796	101.646				
5.000	102.202	102.102	102.002	5.000	101.939	101.839	101.739	4.000	102.233	102.083	101.933				
5.125	102.312	102.212	102.112	5.125	102.167	102.067	101.967	4.125	102.536	102.386	102.236				
5.375	102.214	102.114	102.014	5.375	102.116	102.016	101.916	4.250	101.960	101.810	101.660				
5.500	102.454	102.354	102.254	5.500	102.333	102.233	102.133	4.375	102.277	102.127	101.977				
5.625	102.705	102.605	102.505	5.625	102.561	102.461	102.361	4.500	102.521	102.371	102.221				
6.250	102.899	102.749	102.599	6.250	102.754	102.604	102.454	4.625	102.645	102.495	102.345				

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	99.175	99.025	98.875	3.250	98.498	98.348	98.198	2.375	93.915	93.765	93.615	3.125	97.149	96.999	96.849
3.375	99.663	99.513	99.363	3.375	98.899	98.749	98.599	2.500	94.351	94.201	94.051	3.250	97.758	97.608	97.458
3.500	100.146	99.996	99.846	3.500	99.262	99.112	98.962	2.625	94.779	94.629	94.479	3.375	98.086	97.936	97.786
3.625	100.612	100.462	100.312	3.625	99.612	99.462	99.312	2.750	96.019	95.869	95.719	3.500	98.368	98.218	98.068
3.750	100.228	100.078	99.928	3.750	99.472	99.322	99.172	2.875	96.451	96.301	96.151	3.625	98.292	98.142	97.992
3.875	100.662	100.512	100.362	3.875	99.812	99.662	99.512	3.000	96.878	96.728	96.578	Margin = 2.250		Index = 1.550	
4.000	101.060	100.910	100.760	4.000	100.121	99.971	99.821	3.125	97.287	97.137	96.987	30 Year OTC			
4.125	101.443	101.293	101.143	4.125	100.447	100.297	100.147	3.250	98.858	98.708	98.558	Rate	30 Day	45 Day	60 Day
4.375	100.651	100.551	100.451	4.375	100.159	100.059	99.959	3.375	99.235	99.085	98.935	3.875	99.962	99.712	99.462
4.500	100.993	100.893	100.793	4.500	100.422	100.322	100.222	3.500	99.577	99.427	99.277	4.000	100.360	100.110	99.860
4.625	101.353	101.253	101.153	4.625	100.531	100.431	100.331	3.625	99.904	99.754	99.604	4.125	100.743	100.493	100.243
4.750	100.433	100.333	100.233	4.750	100.023	99.923	99.823	3.750	99.722	99.572	99.422	4.375	100.251	100.001	99.751
4.875	100.761	100.661	100.561	4.875	100.293	100.193	100.093	3.875	100.039	99.889	99.739	4.500	100.593	100.343	100.093
5.000	101.052	100.952	100.852	5.000	100.509	100.409	100.309	4.000	100.326	100.176	100.026	4.625	100.953	100.703	100.453
5.125	101.162	101.062	100.962	5.125	100.737	100.637	100.537	4.125	100.629	100.479	100.329	4.875	100.361	100.111	99.861
5.375	101.064	100.964	100.864	5.375	100.686	100.586	100.486	4.250	100.030	99.880	99.730	5.000	100.652	100.402	100.152
5.500	101.304	101.204	101.104	5.500	100.903	100.803	100.703	4.375	100.347	100.197	100.047	5.125	100.762	100.512	100.262
5.625	101.555	101.455	101.355	5.625	101.131	101.031	100.931	4.500	100.591	100.441	100.291	5.500	100.904	100.654	100.404
6.250	101.749	101.599	101.449	6.250	101.324	101.174	101.024	4.625	100.715	100.565	100.415	5.625	101.155	100.905	100.655

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	97.212	96.962	96.712	6.250	N/A	N/A	N/A
4.125	98.993	98.743	98.493	6.250	100.250	100.000	99.750	4.000	97.610	97.360	97.110				
4.250	98.899	98.649	98.399					4.125	97.993	97.743	97.493				
4.375	98.501	98.251	98.001					4.375	97.501	97.251	97.001				
4.500	98.843	98.593	98.343					4.500	97.843	97.593	97.343				
4.625	99.203	98.953	98.703					4.625	98.203	97.953	97.703				
5.000	98.902	98.652	98.402					4.875	97.611	97.361	97.111				
5.125	99.012	98.762	98.512					5.000	97.902	97.652	97.402				
5.250	99.091	98.841	98.591					5.125	98.012	97.762	97.512				
Borrower Paid Comp Only				Lender Paid Only				5.500	98.154	97.904	97.654				
								5.625	98.405	98.155	97.905				

Lock Desk Policy	
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Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline †IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.	
For use by mortgage professionals only and should not be distributed to borrowers.	Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)



AFR Loan Center
Lockdesk e-mail: Lockdesk@afwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 1/20/2020
45 Day Lock Exp.: 2/3/2020
60 Day Lock Exp.: 2/18/2020

W. Rate Sheet Dated: 12/20/2019

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					
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
3.125	97.869	97.769	97.669	3.375	99.217	99.117	99.017	3.375	99.217	99.117	99.017	4.000	101.811	101.711	101.611	4.000	101.436
3.250	98.854	98.754	98.654	3.500	99.669	99.569	99.469	3.500	99.669	99.569	99.469	4.125	101.931	101.831	101.731	4.125	101.556
3.375	99.467	99.367	99.267	3.625	100.362	100.262	100.162	3.625	100.362	100.262	100.162	4.250	102.581	102.481	102.381	4.250	102.206
3.500	99.919	99.819	99.719	3.750	101.195	101.095	100.995	3.750	101.195	101.095	100.995	4.375	102.864	102.764	102.664	4.375	102.489
3.625	100.612	100.512	100.412	3.875	101.603	101.503	101.403	3.875	101.603	101.503	101.403	4.500	103.212	103.112	103.012	4.500	102.587
3.750	101.445	101.345	101.245	3.990	101.825	101.725	101.625	3.990	101.825	101.725	101.625	4.625	103.182	103.082	102.982	4.625	102.557
3.875	101.853	101.753	101.653	4.000	101.925	101.825	101.725	4.000	101.925	101.825	101.725	4.750	103.179	103.079	102.979	4.750	102.554
3.990	102.200	102.100	102.000	4.125	102.045	101.945	101.845	4.125	102.045	101.945	101.845	4.875	103.489	103.389	103.289	4.875	102.864
4.000	102.300	102.200	102.100	4.250	102.791	102.691	102.591	4.250	102.791	102.691	102.591	4.990	103.681	103.581	103.481	4.990	102.960
4.125	102.420	102.320	102.220	4.375	103.074	102.974	102.874	4.375	103.074	102.974	102.874	5.000	103.781	103.681	103.581	5.000	102.781
4.250	103.166	103.066	102.966	4.500	103.172	103.072	102.972	4.500	103.172	103.072	102.972	5.125	104.086	103.986	103.886	5.125	103.086
4.375	103.449	103.349	103.249	4.625	103.142	103.042	102.942	4.625	103.142	103.042	102.942	5.250	103.651	103.551	103.451	5.250	102.651
4.500	103.797	103.697	103.597	4.750	103.609	103.509	103.409	4.750	103.609	103.509	103.409	5.375	103.855	103.755	103.655	5.375	103.855
4.625	103.767	103.667	103.567	4.875	103.919	103.819	103.719	4.875	103.919	103.819	103.719	5.500	103.211	103.105	103.011	5.500	103.211
4.750	104.234	104.134	104.034	4.990	103.736	103.636	103.536	4.990	103.736	103.636	103.536	5.625	103.768	103.662	103.568	5.625	103.768
4.875	104.544	104.444	104.344	5.000	103.836	103.736	103.636	5.000	103.836	103.736	103.636	5.750	104.212	104.107	104.012	5.750	104.212
4.990	104.736	104.636	104.536	5.125	104.141	104.041	103.941	5.125	104.141	104.041	103.941	5.875	104.244	104.138	104.044	5.875	104.244
5.000	104.836	104.736	104.636	5.250	104.389	104.289	104.189	5.250	104.389	104.289	104.189	5.990	104.179	104.073	103.979	5.990	104.179
5.125	105.141	105.041	104.941	5.375	105.593	105.493	105.393	5.375	105.593	105.493	105.393	6.000	104.279	104.173	104.079	6.000	104.279
30/25 Year SC >125						20 Year						20 Year 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
4.000	101.436	101.336	101.236	3.000	98.153	98.053	97.953	3.000	0.000	0.000	0.000	3.000	0.000	0.000	0.000	3.375	101.532
4.125	101.556	101.456	101.356	3.125	98.963	98.863	98.763	3.125	0.000	0.000	0.000	3.125	0.000	0.000	0.000	3.500	102.085
4.250	102.206	102.106	102.006	3.250	99.647	99.547	99.447	3.250	0.000	0.000	0.000	3.250	0.000	0.000	0.000	3.625	102.286
4.375	102.489	102.389	102.289	3.375	100.095	99.995	99.895	3.375	100.095	99.995	99.895	3.375	100.095	99.995	99.895	3.750	102.860
4.500	102.587	102.487	102.387	3.500	100.634	100.534	100.434	3.500	100.634	100.534	100.434	3.500	100.634	100.534	100.434	3.875	103.003
4.625	102.557	102.457	102.357	3.625	101.416	101.316	101.216	3.625	101.416	101.316	101.216	3.625	101.416	101.316	101.216	3.990	103.303
4.750	102.554	102.454	102.354	3.750	101.865	101.765	101.665	3.750	101.865	101.765	101.665	3.750	101.865	101.765	101.665	4.000	103.403
4.875	102.864	102.764	102.664	3.875	102.244	102.144	102.044	3.875	102.244	102.144	102.044	3.875	102.244	102.144	102.044	4.125	103.570
4.990	102.681	102.581	102.481	3.990	102.502	102.402	102.302	3.990	102.502	102.402	102.302	3.990	102.502	102.402	102.302	4.250	103.969
5.000	102.781	102.681	102.581	4.000	102.602	102.502	102.402	4.000	102.602	102.502	102.402	4.000	102.602	102.502	102.402	4.375	104.364
5.125	103.086	102.986	102.886	4.125	102.814	102.714	102.614	4.125	102.814	102.714	102.614	4.125	102.814	102.714	102.614	4.500	104.586
5.250	102.651	102.551	102.451	4.250	103.502	103.402	103.302	4.250	103.502	103.402	103.302	4.250	103.502	103.402	103.302	4.625	103.888
5.375	103.855	103.755	103.655	4.375	103.651	103.551	103.451	4.375	103.651	103.551	103.451	4.375	103.651	103.551	103.451	4.750	104.229
5.500	103.211	103.105	103.011	4.500	103.934	103.834	103.734	4.500	103.934	103.834	103.734	4.500	103.934	103.834	103.734	4.875	104.506
5.625	103.768	103.662	103.568	4.625	103.968	103.868	103.768	4.625	103.968	103.868	103.768	4.625	103.968	103.868	103.768	4.990	104.709
5.750	104.212	104.107	104.012	4.750	104.468	104.368	104.268	4.750	104.468	104.368	104.268	4.750	104.468	104.368	104.268	5.000	104.809
5.875	104.244	104.138	104.044	4.875	104.800	104.700	104.600	4.875	104.800	104.700	104.600	4.875	104.800	104.700	104.600	5.125	104.740
5.990	104.179	104.073	103.979	4.990	105.096	104.996	104.896	4.990	105.096	104.996	104.896	4.990	105.096	104.996	104.896	5.250	104.839
6.000	104.279	104.173	104.079	5.000	105.196	105.096	104.996	5.000	105.196	105.096	104.996	5.000	105.196	105.096	104.996	5.375	0.000
15 Year 105-125						15 Year >125						15 Year SC					
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
3.375	101.532	101.432	101.332	3.375	101.532	101.432	101.332	3.375	101.144	101.044	100.944	3.375	101.144	101.044	100.944	3.375	101.144
3.500	102.085	101.985	101.885	3.500	102.085	101.985	101.885	3.500	101.697	101.597	101.497	3.500	101.697	101.597	101.497	3.500	101.697
3.625	102.286	102.186	102.086	3.625	102.286	102.186	102.086	3.625	101.400	101.300	101.200	3.625	101.400	101.300	101.200	3.625	101.400
3.750	102.860	102.760	102.660	3.750	102.860	102.760	102.660	3.750	101.974	101.874	101.774	3.750	101.974	101.874	101.774	3.750	101.974
3.875	103.003	102.903	102.803	3.875	103.003	102.903	102.803	3.875	102.117	102.017	101.917	3.875	102.117	102.017	101.917	3.875	102.117
3.990	103.303	103.203	103.103	3.990	103.303	103.203	103.103	3.990	102.417	102.317	102.217	3.990	102.417	102.317	102.217	3.990	102.417
4.000	103.403	103.303	103.203	4.000	103.403	103.303	103.203	4.000	102.517	102.417	102.317	4.000	102.517	102.417	102.317	4.000	102.517
4.125	103.570	103.470	103.370	4.125	103.570	103.470	103.370	4.125	102.313	102.213	102.113	4.125	102.313	102.213	102.113	4.125	102.313
4.250	103.969	103.869	103.769	4.250	103.969	103.869	103.769	4.250	102.712	102.612	102.512	4.250	102.712	102.612	102.512	4.250	102.712
4.375	104.239	104.139	104.039	4.375	104.239	104.139	104.039	4.375	103.107	103.007	102.907	4.375	103.107	103.007	102.907	4.375	103.107
4.500	104.461	104.361	104.261	4.500	104.461	104.361	104.261	4.500	103.329	103.229	103.129	4.500	103.329	103.229	103.129	4.500	103.329
4.625	103.763	103.663	103.563	4.625	103.763	103.663	103.563	4.625	102.031	101.931	101.831	4.625	102.031	101.931	101.831	4.625	102.031
4.750	104.104	104.004	103.904	4.750	104.104	104.004	103.904	4.750	102.732	102.632	102.532	4.750	102.732	102.632	102.532	4.750	102.732
4.875	104.506	104.406	104.306	4.875	104.506	104.406	104.306	4.875	102.649	102.549	102.449	4.875	102.649	102.549	102.449	4.875	102.649



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.:

1/20/2020

45 Day Lock Exp.:

2/3/2020

60 Day Lock Exp.:

2/18/2020

W. Rate Sheet Dated: 12/20/2019

Release Time: 10:00 am ET

Prices are subject to change without notice.

Home Possible																			
30/25 Year				20 Year				15 Year				Super Conforming - 30-20 Year				Super Conforming - 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.125	97.809	97.709	97.609	3.000	98.124	98.024	97.924	3.375	101.506	101.406	101.306	4.000	101.427	101.327	101.227	3.375	100.818	100.718	100.618
3.250	98.790	98.690	98.590	3.125	98.922	98.822	98.722	3.500	101.978	101.878	101.778	4.125	101.545	101.445	101.345	3.500	101.290	101.190	101.090
3.375	99.422	99.322	99.222	3.250	99.670	99.570	99.470	3.625	102.286	102.186	102.086	4.250	102.199	102.099	101.999	3.625	101.100	101.000	100.900
3.500	99.863	99.763	99.663	3.375	100.052	99.952	99.852	3.750	102.841	102.741	102.641	4.375	102.483	102.383	102.283	3.750	101.655	101.555	101.455
3.625	100.543	100.443	100.343	3.500	100.667	100.567	100.467	3.875	103.003	102.903	102.803	4.500	102.828	102.728	102.628	3.875	101.817	101.717	101.617
3.750	101.396	101.296	101.196	3.625	101.434	101.334	101.234	3.990	103.300	103.200	103.100	4.625	102.798	102.698	102.598	3.990	102.114	102.014	101.914
3.875	101.814	101.714	101.614	3.750	101.809	101.709	101.609	4.000	103.400	103.300	103.200	4.750	102.829	102.729	102.629	4.000	102.214	102.114	102.014
3.990	102.166	102.066	101.966	3.875	102.189	102.089	101.989	4.125	103.570	103.470	103.370	4.875	103.139	103.039	102.939	4.125	102.013	101.913	101.813
4.000	102.266	102.166	102.066	3.990	102.405	102.305	102.205	4.250	104.006	103.906	103.806	4.990	103.331	103.231	103.131	4.250	102.449	102.349	102.249
4.125	102.384	102.284	102.184	4.000	102.505	102.405	102.305	4.375	104.364	104.264	104.164	5.000	103.431	103.331	103.231	4.375	102.807	102.707	102.607
4.250	103.134	103.034	102.934	4.125	102.697	102.597	102.497	4.500	104.586	104.486	104.386	5.125	103.768	103.668	103.568	4.500	103.029	102.929	102.829
4.375	103.418	103.318	103.218	4.250	103.387	103.287	103.187	4.625	104.216	104.116	104.016	5.250	103.317	103.217	103.117	4.625	102.059	101.959	101.859
4.500	103.763	103.663	103.563	4.375	103.576	103.476	103.376	4.750	104.556	104.456	104.356	5.375	103.521	103.421	103.321	4.750	102.399	102.299	102.199
4.625	103.733	103.633	103.533	4.500	103.849	103.749	103.649	4.875	104.834	104.734	104.634	5.500	102.892	102.792	102.692	4.875	102.677	102.577	102.477
4.750	104.234	104.134	104.034	4.625	103.914	103.814	103.714	4.990	105.040	104.940	104.840	5.625	103.449	103.349	103.249	4.990	102.883	102.783	102.683
4.875	104.544	104.444	104.344	4.750	104.460	104.360	104.260	5.000	105.140	105.040	104.940	5.750	103.893	103.788	103.693	5.000	102.983	102.883	102.783
4.990	104.736	104.636	104.536	4.875	104.792	104.692	104.592	5.125	105.021	104.921	104.821	5.875	103.925	103.820	103.725	5.125	103.114	103.014	102.914
5.000	104.836	104.736	104.636	4.990	105.085	104.985	104.885	5.250	105.120	105.020	104.920	5.990	103.861	103.756	103.661	5.250	103.213	103.113	103.013
5.125	105.173	105.073	104.973	5.000	105.185	105.085	104.985	5.375	0.000	0.000	0.000	6.000	103.961	103.856	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%	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%	> 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-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	-0.500
2-Unit Property	-1.000	-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	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-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	-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.:

1/20/2020

45 Day Lock Exp.:

2/3/2020

60 Day Lock Exp.:

2/18/2020

W. Rate Sheet Dated: 12/20/2019

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	98.293	98.230	98.168	
3.500	98.764	98.701	98.639	
3.625	99.233	99.171	99.108	
3.750	99.701	99.638	99.576	
3.875	99.913	99.851	99.788	
4.000	100.188	100.126	100.063	
4.125	100.400	100.337	100.275	
4.250	100.602	100.539	100.477	
4.375	100.740	100.677	100.615	
4.500	100.957	100.895	100.832	
4.625	101.195	101.132	101.070	
4.750	101.408	101.346	101.283	
4.875	101.629	101.567	101.504	

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	97.554	97.429	97.304	
3.375	98.012	97.887	97.762	
3.500	98.413	98.288	98.163	
3.625	98.888	98.763	98.638	
3.750	99.297	99.172	99.047	
3.875	99.646	99.521	99.396	
4.000	99.982	99.857	99.732	
4.125	100.120	99.995	99.870	
4.250	100.424	100.299	100.174	
4.375	100.701	100.576	100.451	
4.500	100.858	100.733	100.608	

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	96.124	95.999	95.874	
3.375	96.525	96.400	96.275	
3.500	96.898	96.773	96.648	
3.625	97.247	97.122	96.997	
3.750	97.829	97.704	97.579	
3.875	98.138	98.013	97.888	
4.000	98.421	98.296	98.171	
4.125	98.703	98.578	98.453	
4.250	98.985	98.860	98.735	
4.375	99.268	99.143	99.018	
4.500	99.556	99.431	99.306	
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)