



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.: 1/27/2020

45 Day Lock Exp.: 2/10/2020

60 Day Lock Exp.: 2/25/2020

W. Rate Sheet Dated: 12/27/2019

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	101.788	101.638	101.488	3.250	100.970	100.820	100.670	2.375	96.493	96.343	96.193	3.125	99.611	99.461	99.311
3.375	102.275	102.125	101.975	3.375	101.370	101.220	101.070	2.500	96.928	96.778	96.628	3.250	99.908	99.758	99.608
3.500	102.758	102.608	102.458	3.500	101.734	101.584	101.434	2.625	97.357	97.207	97.057	3.375	100.236	100.086	99.936
3.625	103.224	103.074	102.924	3.625	102.083	101.933	101.783	2.750	97.925	97.775	97.625	3.500	100.518	100.368	100.218
3.750	102.341	102.191	102.041	3.750	101.443	101.293	101.143	2.875	98.356	98.206	98.056	3.625	100.442	100.292	100.142
3.875	102.775	102.625	102.475	3.875	101.783	101.633	101.483	3.000	98.783	98.633	98.483	Margin = 2.250		Index = 1.530	
4.000	103.172	103.022	102.872	4.000	102.092	101.942	101.792	3.125	99.193	99.043	98.893				
4.125	103.555	103.405	103.255	4.125	102.419	102.269	102.119	3.250	100.967	100.817	100.667				
4.375	102.935	102.835	102.735	4.375	102.301	102.201	102.101	3.375	101.344	101.194	101.044				
4.500	103.278	103.178	103.078	4.500	102.564	102.464	102.364	3.500	101.686	101.536	101.386				
4.625	103.637	103.537	103.437	4.625	102.672	102.572	102.472	3.625	102.013	101.863	101.713				
4.750	103.639	103.539	103.439	4.750	103.086	102.986	102.886	3.750	102.342	102.192	102.042				
4.875	103.967	103.867	103.767	4.875	103.355	103.255	103.155	3.875	102.660	102.510	102.360				
5.000	104.258	104.158	104.058	5.000	103.571	103.471	103.371	4.000	102.947	102.797	102.647				
5.125	104.368	104.268	104.168	5.125	103.800	103.700	103.600	4.125	103.250	103.100	102.950				
5.375	104.801	104.701	104.601	5.375	104.280	104.180	104.080	4.250	103.030	102.880	102.730				
5.500	105.041	104.941	104.841	5.500	104.496	104.396	104.296	4.375	103.323	103.173	103.023				
5.625	105.293	105.193	105.093	5.625	104.725	104.625	104.525	4.500	103.566	103.416	103.266				
6.250	106.000	105.850	105.700	6.250	105.512	105.362	105.212	4.625	103.666	103.516	103.366				

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	100.638	100.488	100.338	3.250	99.970	99.820	99.670	2.375	95.493	95.343	95.193	3.125	98.611	98.461	98.311
3.375	101.125	100.975	100.825	3.375	100.370	100.220	100.070	2.500	95.928	95.778	95.628	3.250	98.908	98.758	98.608
3.500	101.608	101.458	101.308	3.500	100.734	100.584	100.434	2.625	96.357	96.207	96.057	3.375	99.236	99.086	98.936
3.625	102.074	101.924	101.774	3.625	101.083	100.933	100.783	2.750	96.925	96.775	96.625	3.500	99.518	99.368	99.218
3.750	101.191	101.041	100.891	3.750	100.443	100.293	100.143	2.875	97.356	97.206	97.056	3.625	99.442	99.292	99.142
3.875	101.625	101.475	101.325	3.875	100.783	100.633	100.483	3.000	97.783	97.633	97.483	Margin = 2.250		Index = 1.530	
4.000	102.022	101.872	101.722	4.000	101.092	100.942	100.792	3.125	98.193	98.043	97.893	30 Year OTC			
4.125	102.405	102.255	102.105	4.125	101.419	101.269	101.119	3.250	99.967	99.817	99.667	Rate	30 Day	45 Day	60 Day
4.375	101.785	101.685	101.585	4.375	101.301	101.201	101.101	3.375	100.344	100.194	100.044	3.875	100.925	100.675	100.425
4.500	102.128	102.028	101.928	4.500	101.564	101.464	101.364	3.500	100.686	100.536	100.386	4.000	101.322	101.072	100.822
4.625	102.487	102.387	102.287	4.625	101.672	101.572	101.472	3.625	101.013	100.863	100.713	4.125	101.705	101.455	101.205
4.750	102.489	102.389	102.289	4.750	102.086	101.986	101.886	3.750	101.342	101.192	101.042	4.375	101.385	101.135	100.885
4.875	102.817	102.717	102.617	4.875	102.355	102.255	102.155	3.875	101.660	101.510	101.360	4.500	101.728	101.478	101.228
5.000	103.108	103.008	102.908	5.000	102.571	102.471	102.371	4.000	101.947	101.797	101.647	4.625	102.087	101.837	101.587
5.125	103.218	103.118	103.018	5.125	102.800	102.700	102.600	4.125	102.250	102.100	101.950	4.875	102.417	102.167	101.917
5.375	103.651	103.551	103.451	5.375	103.280	103.180	103.080	4.250	102.030	101.880	101.730	5.000	102.708	102.458	102.208
5.500	103.891	103.791	103.691	5.500	103.496	103.396	103.296	4.375	102.323	102.173	102.023	5.125	102.818	102.568	102.318
5.625	104.143	104.043	103.943	5.625	103.725	103.625	103.525	4.500	102.566	102.416	102.266	5.500	103.491	103.241	102.991
6.250	104.930	104.780	104.630	6.250	104.512	104.362	104.212	4.625	102.666	102.516	102.366	5.625	103.743	103.493	103.243

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	98.175	97.925	97.675	6.250	101.000	100.750	100.500
4.125	100.305	100.055	99.805	6.250	103.750	103.500	103.250	4.000	98.572	98.322	98.072				
4.250	100.430	100.180	99.930					4.125	98.955	98.705	98.455				
4.375	99.985	99.735	99.485					4.375	98.635	98.385	98.135				
4.500	100.328	100.078	99.828					4.500	98.978	98.728	98.478				
4.625	100.687	100.437	100.187					4.625	99.337	99.087	98.837				
5.000	101.308	101.058	100.808					4.875	99.667	99.417	99.167				
5.125	101.418	101.168	100.918					5.000	99.958	99.708	99.458				
5.250	101.903	101.653	101.403					5.125	100.068	99.818	99.568				
Borrower Paid Comp Only				Lender Paid Only				5.500	100.741	100.491	100.241				
								5.625	100.993	100.743	100.493				

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:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/27/2020

45 Day Lock Exp.:

2/10/2020

60 Day Lock Exp.:

2/25/2020

W. Rate Sheet Dated: 12/27/2019

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	100.638	100.488	100.338	3.250	100.250	100.100	99.950	2.375	93.773	93.623	93.473	3.125	99.159	99.009	98.859
3.375	101.125	100.975	100.825	3.375	100.650	100.500	100.350	2.500	94.208	94.058	93.908	3.250	99.768	99.618	99.468
3.500	101.608	101.458	101.308	3.500	101.014	100.864	100.714	2.625	94.637	94.487	94.337	3.375	100.096	99.946	99.796
3.625	102.074	101.924	101.774	3.625	101.363	101.213	101.063	2.750	96.893	96.743	96.593	3.500	100.378	100.228	100.078
3.750	101.409	101.259	101.109	3.750	100.942	100.792	100.642	2.875	97.324	97.174	97.024	3.625	100.302	100.152	100.002
3.875	101.843	101.693	101.543	3.875	101.282	101.132	100.982	3.000	97.751	97.601	97.451	Margin = 2.250		Index = 1.530	
4.000	102.241	102.091	101.941	4.000	101.591	101.441	101.291	3.125	98.161	98.011	97.861				
4.125	102.624	102.474	102.324	4.125	101.917	101.767	101.617	3.250	100.247	100.097	99.947				
4.375	101.785	101.685	101.585	4.375	101.581	101.481	101.381	3.375	100.624	100.474	100.324				
4.500	102.128	102.028	101.928	4.500	101.844	101.744	101.644	3.500	100.966	100.816	100.666				
4.625	102.487	102.387	102.287	4.625	101.952	101.852	101.752	3.625	101.293	101.143	100.993				
4.750	101.489	101.389	101.289	4.750	101.366	101.266	101.166	3.750	101.841	101.691	101.541				
4.875	101.817	101.717	101.617	4.875	101.635	101.535	101.435	3.875	102.159	102.009	101.859				
5.000	102.108	102.008	101.908	5.000	101.851	101.751	101.651	4.000	102.445	102.295	102.145				
5.125	102.218	102.118	102.018	5.125	102.080	101.980	101.880	4.125	102.749	102.599	102.449				
5.375	102.245	102.145	102.045	5.375	102.154	102.054	101.954	4.250	102.310	102.160	102.010				
5.500	102.485	102.385	102.285	5.500	102.370	102.270	102.170	4.375	102.603	102.453	102.303				
5.625	102.737	102.637	102.537	5.625	102.598	102.498	102.398	4.500	102.846	102.696	102.546				
6.250	102.930	102.780	102.630	6.250	102.792	102.642	102.492	4.625	102.946	102.796	102.646				

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	99.488	99.338	99.188	3.250	98.820	98.670	98.520	2.375	94.093	93.943	93.793	3.125	97.149	96.999	96.849
3.375	99.975	99.825	99.675	3.375	99.220	99.070	98.920	2.500	94.528	94.378	94.228	3.250	97.758	97.608	97.458
3.500	100.458	100.308	100.158	3.500	99.584	99.434	99.284	2.625	94.957	94.807	94.657	3.375	98.086	97.936	97.786
3.625	100.924	100.774	100.624	3.625	99.933	99.783	99.633	2.750	96.369	96.219	96.069	3.500	98.368	98.218	98.068
3.750	100.259	100.109	99.959	3.750	99.512	99.362	99.212	2.875	96.800	96.650	96.500	3.625	98.292	98.142	97.992
3.875	100.693	100.543	100.393	3.875	99.852	99.702	99.552	3.000	97.227	97.077	96.927	Margin = 2.250		Index = 1.530	
4.000	101.091	100.941	100.791	4.000	100.161	100.011	99.861	3.125	97.637	97.487	97.337	30 Year OTC			
4.125	101.474	101.324	101.174	4.125	100.487	100.337	100.187	3.250	99.129	98.979	98.829	Rate	30 Day	45 Day	60 Day
4.375	100.635	100.535	100.435	4.375	100.151	100.051	99.951	3.375	99.507	99.357	99.207	3.875	99.993	99.743	99.493
4.500	100.978	100.878	100.778	4.500	100.414	100.314	100.214	3.500	99.848	99.698	99.548	4.000	100.391	100.141	99.891
4.625	101.337	101.237	101.137	4.625	100.522	100.422	100.322	3.625	100.175	100.025	99.875	4.125	100.774	100.524	100.274
4.750	100.339	100.239	100.139	4.750	99.936	99.836	99.736	3.750	99.935	99.785	99.635	4.375	100.235	99.985	99.735
4.875	100.667	100.567	100.467	4.875	100.205	100.105	100.005	3.875	100.252	100.102	99.952	4.500	100.578	100.328	100.078
5.000	100.958	100.858	100.758	5.000	100.421	100.321	100.221	4.000	100.539	100.389	100.239	4.625	100.937	100.687	100.437
5.125	101.068	100.968	100.868	5.125	100.650	100.550	100.450	4.125	100.842	100.692	100.542	4.875	100.267	100.017	99.767
5.375	101.095	100.995	100.895	5.375	100.724	100.624	100.524	4.250	100.380	100.230	100.080	5.000	100.558	100.308	100.058
5.500	101.335	101.235	101.135	5.500	100.940	100.840	100.740	4.375	100.673	100.523	100.373	5.125	100.668	100.418	100.168
5.625	101.587	101.487	101.387	5.625	101.168	101.068	100.968	4.500	100.916	100.766	100.616	5.500	100.935	100.685	100.435
6.250	101.780	101.630	101.480	6.250	101.362	101.212	101.062	4.625	101.016	100.866	100.716	5.625	101.187	100.937	100.687

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	97.243	96.993	96.743	6.250	N/A	N/A	N/A
4.125	99.024	98.774	98.524	6.250	100.250	100.000	99.750	4.000	97.641	97.391	97.141				
4.250	98.930	98.680	98.430					4.125	98.024	97.774	97.524				
4.375	98.485	98.235	97.985					4.375	97.485	97.235	96.985				
4.500	98.828	98.578	98.328					4.500	97.828	97.578	97.328				
4.625	99.187	98.937	98.687					4.625	98.187	97.937	97.687				
5.000	98.808	98.558	98.308					4.875	97.517	97.267	97.017				
5.125	98.918	98.668	98.418					5.000	97.808	97.558	97.308				
5.250	98.997	98.747	98.497					5.125	97.918	97.668	97.418				
Borrower Paid Comp Only				Lender Paid Only				5.500	98.185	97.935	97.685				
								5.625	98.437	98.187	97.937				

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



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

30 Day Lock Exp.: 1/27/2020
45 Day Lock Exp.: 2/10/2020
60 Day Lock Exp.: 2/25/2020

W. Rate Sheet Dated: 12/27/2019

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	98.146	98.046	97.946	3.375	99.478	99.378	99.278	3.375	99.478	99.378	99.278	4.000	102.168	102.068	101.968	4.000	101.793	101.693	101.593
3.250	99.122	99.022	98.922	3.500	99.920	99.820	99.720	3.500	99.920	99.820	99.720	4.125	102.283	102.183	102.083	4.125	101.908	101.808	101.708
3.375	99.728	99.628	99.528	3.625	100.598	100.498	100.398	3.625	100.598	100.498	100.398	4.250	102.682	102.582	102.482	4.250	102.307	102.207	102.107
3.500	100.170	100.070	99.970	3.750	101.451	101.351	101.251	3.750	101.451	101.351	101.251	4.375	102.959	102.859	102.759	4.375	102.584	102.484	102.384
3.625	100.848	100.748	100.648	3.875	101.850	101.750	101.650	3.875	101.850	101.750	101.650	4.500	103.299	103.199	103.099	4.500	102.674	102.574	102.474
3.750	101.701	101.601	101.501	3.990	102.066	101.966	101.866	3.990	102.066	101.966	101.866	4.625	103.271	103.171	103.071	4.625	102.646	102.546	102.446
3.875	102.100	102.000	101.900	4.000	102.166	102.066	101.966	4.000	102.166	102.066	101.966	4.750	103.155	103.055	102.955	4.750	102.530	102.430	102.330
3.990	102.441	102.341	102.241	4.125	102.281	102.181	102.081	4.125	102.281	102.181	102.081	4.875	103.460	103.360	103.260	4.875	102.835	102.735	102.635
4.000	102.541	102.441	102.341	4.250	102.897	102.797	102.697	4.250	102.897	102.797	102.697	4.990	103.646	103.546	103.446	4.990	102.646	102.546	102.446
4.125	102.656	102.556	102.456	4.375	103.174	103.074	102.974	4.375	103.174	103.074	102.974	5.000	103.746	103.646	103.546	5.000	102.746	102.646	102.546
4.250	103.272	103.172	103.072	4.500	103.264	103.164	103.064	4.500	103.264	103.164	103.064	5.125	104.048	103.948	103.848	5.125	103.048	102.948	102.848
4.375	103.549	103.449	103.349	4.625	103.236	103.136	103.036	4.625	103.236	103.136	103.036	5.250	103.576	103.476	103.376	5.250	102.576	102.476	102.376
4.500	103.889	103.789	103.689	4.750	103.587	103.487	103.387	4.750	103.587	103.487	103.387	5.375	103.778	103.678	103.578	5.375	103.778	103.678	103.578
4.625	103.861	103.761	103.661	4.875	103.892	103.792	103.692	4.875	103.892	103.792	103.692	5.500	103.980	103.880	103.780	5.500	103.980	103.880	103.780
4.750	104.212	104.112	104.012	4.990	103.703	103.603	103.503	4.990	103.703	103.603	103.503	5.625	103.629	103.516	103.429	5.625	103.629	103.516	103.429
4.875	104.517	104.417	104.317	5.000	103.803	103.703	103.603	5.000	103.803	103.703	103.603	5.750	104.070	103.957	103.870	5.750	104.070	103.957	103.870
4.990	104.703	104.603	104.503	5.125	104.105	104.005	103.905	5.125	104.105	104.005	103.905	5.875	104.099	103.986	103.899	5.875	104.099	103.986	103.899
5.000	104.803	104.703	104.603	5.250	104.314	104.214	104.114	5.250	104.314	104.214	104.114	5.990	104.033	103.919	103.833	5.990	104.033	103.919	103.833
5.125	105.105	105.005	104.905	5.375	105.516	105.416	105.316	5.375	105.516	105.416	105.316	6.000	104.133	104.019	103.933	6.000	104.133	104.019	103.933
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	101.793	101.693	101.593	3.000	98.433	98.333	98.233	3.000	0.000	-0.100	-0.200	3.000	0.000	-0.100	-0.200	3.375	101.659	101.559	101.459
4.125	101.908	101.808	101.708	3.125	99.237	99.137	99.037	3.125	0.000	-0.100	-0.200	3.125	0.000	-0.100	-0.200	3.500	102.207	102.107	102.007
4.250	102.307	102.207	102.107	3.250	99.914	99.814	99.714	3.250	0.000	-0.100	-0.200	3.250	0.000	-0.100	-0.200	3.625	102.335	102.235	102.135
4.375	102.584	102.484	102.384	3.375	100.355	100.255	100.155	3.375	100.355	100.255	100.155	3.375	100.355	100.255	100.155	3.750	102.904	102.804	102.704
4.500	102.674	102.574	102.474	3.500	100.886	100.786	100.686	3.500	100.886	100.786	100.686	3.500	100.886	100.786	100.686	3.875	103.045	102.945	102.845
4.625	102.646	102.546	102.446	3.625	101.656	101.556	101.456	3.625	101.656	101.556	101.456	3.625	101.656	101.556	101.456	3.990	103.340	103.240	103.140
4.750	102.530	102.430	102.330	3.750	102.115	102.015	101.915	3.750	102.115	102.015	101.915	3.750	102.115	102.015	101.915	4.000	103.440	103.340	103.240
4.875	102.835	102.735	102.635	3.875	102.488	102.388	102.288	3.875	102.488	102.388	102.288	3.875	102.488	102.388	102.288	4.125	103.564	103.464	103.364
4.990	102.646	102.546	102.446	3.990	102.739	102.639	102.539	3.990	102.739	102.639	102.539	3.990	102.739	102.639	102.539	4.250	103.961	103.861	103.761
5.000	102.746	102.646	102.546	4.000	102.839	102.739	102.639	4.000	102.839	102.739	102.639	4.000	102.839	102.739	102.639	4.375	104.348	104.248	104.148
5.125	103.048	102.948	102.848	4.125	103.049	102.949	102.849	4.125	103.049	102.949	102.849	4.125	103.049	102.949	102.849	4.500	104.567	104.467	104.367
5.250	102.576	102.476	102.376	4.250	103.715	103.615	103.515	4.250	103.715	103.615	103.515	4.250	103.715	103.615	103.515	4.625	104.032	103.932	103.832
5.375	103.778	103.678	103.578	4.375	103.861	103.761	103.661	4.375	103.861	103.761	103.661	4.375	103.861	103.761	103.661	4.750	104.368	104.268	104.168
5.500	103.980	103.880	103.780	4.500	104.139	104.039	103.939	4.500	104.139	104.039	103.939	4.500	104.139	104.039	103.939	4.875	104.640	104.540	104.440
5.625	103.629	103.516	103.429	4.625	104.172	104.072	103.972	4.625	104.172	104.072	103.972	4.625	104.172	104.072	103.972	4.990	104.837	104.737	104.637
5.750	104.070	103.957	103.870	4.750	104.445	104.345	104.245	4.750	104.445	104.345	104.245	4.750	104.445	104.345	104.245	5.000	104.937	104.837	104.737
5.875	104.099	103.986	103.899	4.875	104.772	104.672	104.572	4.875	104.772	104.672	104.572	4.875	104.772	104.672	104.572	5.125	104.846	104.746	104.646
5.990	104.033	103.919	103.833	4.990	105.062	104.962	104.862	4.990	105.062	104.962	104.862	4.990	105.062	104.962	104.862	5.250	104.942	104.842	104.742
6.000	104.133	104.019	103.933	5.000	105.162	105.062	104.962	5.000	105.162	105.062	104.962	5.000	105.162	105.062	104.962	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	101.659	101.559	101.459	3.375	101.659	101.559	101.459	3.375	101.271	101.171	101.071	3.375	101.271	101.171	101.071	3.375	101.271	101.171	101.071
3.500	102.207	102.107	102.007	3.500	102.207	102.107	102.007	3.500	101.819	101.719	101.619	3.500	101.819	101.719	101.619	3.500	101.819	101.719	101.619
3.625	102.335	102.235	102.135	3.625	102.335	102.235	102.135	3.625	101.450	101.350	101.250	3.625	101.450	101.350	101.250	3.625	101.450	101.350	101.250
3.750	102.904	102.804	102.704	3.750	102.904	102.804	102.704	3.750	102.019	101.919	101.819	3.750	102.019	101.919	101.819	3.750	102.019	101.919	101.819
3.875	103.045	102.945	102.845	3.875	103.045	102.945	102.845	3.875	102.160	102.060	101.960	3.875	102.160	102.060	101.960	3.875	102.160	102.060	101.960
3.990	103.340	103.240	103.140	3.990	103.340	103.240	103.140	3.990	102.455	102.355	102.255	3.990	102.455	102.355	102.255	3.990	102.455	102.355	102.255
4.000	103.440	103.340	103.240	4.000	103.440	103.340	103.240	4.000	102.555	102.455	102.355	4.000	102.555	102.455	102.355	4.000	102.555	102.455	102.355
4.125	103.564	103.464	103.364	4.125	103.564	103.464	103.364	4.125	102.306	102.206	102.106	4.125	102.306	102.206	102.106	4.125	102.306	102.206	102.106
4.250	103.961	103.861	103.761	4.250	103.961	103.861	103.761	4.250	102.703	102.603	102.503	4.250	102.703	102.603	102.503	4.250	102.703	102.603	102.503
4.375	104.223	104.123	104.023	4.375	104.223	104.123	104.023	4.375	103.090	102.990	102.890	4.375							



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.:

1/27/2020

45 Day Lock Exp.:

2/10/2020

60 Day Lock Exp.:

2/25/2020

W. Rate Sheet Dated: 12/27/2019

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	98.071	97.971	97.871	3.000	98.357	98.257	98.157	3.375	101.514	101.414	101.314	4.000	101.746	101.646	101.546	3.375	100.826	100.726	100.626
3.250	99.052	98.952	98.852	3.125	99.164	99.064	98.964	3.500	102.065	101.965	101.865	4.125	101.863	101.763	101.663	3.500	101.377	101.277	101.177
3.375	99.661	99.561	99.461	3.250	99.845	99.745	99.645	3.625	102.239	102.139	102.039	4.250	102.259	102.159	102.059	3.625	101.054	100.954	100.854
3.500	100.108	100.008	99.908	3.375	100.290	100.190	100.090	3.750	102.810	102.710	102.610	4.375	102.538	102.438	102.338	3.750	101.625	101.525	101.425
3.625	100.794	100.694	100.594	3.500	100.825	100.725	100.625	3.875	102.955	102.855	102.755	4.500	102.881	102.781	102.681	3.875	101.770	101.670	101.570
3.750	101.622	101.522	101.422	3.625	101.602	101.502	101.402	3.990	103.250	103.150	103.050	4.625	102.850	102.750	102.650	3.990	102.065	101.965	101.865
3.875	102.025	101.925	101.825	3.750	102.020	101.920	101.820	4.000	103.350	103.250	103.150	4.750	102.782	102.682	102.582	4.000	102.165	102.065	101.965
3.990	102.369	102.269	102.169	3.875	102.397	102.297	102.197	4.125	103.489	103.389	103.289	4.875	103.088	102.988	102.888	4.125	101.931	101.831	101.731
4.000	102.469	102.369	102.269	3.990	102.652	102.552	102.452	4.250	103.886	103.786	103.686	4.990	103.277	103.177	103.077	4.250	102.328	102.228	102.128
4.125	102.586	102.486	102.386	4.000	102.752	102.652	102.552	4.375	104.278	104.178	104.078	5.000	103.377	103.277	103.177	4.375	102.720	102.620	102.520
4.250	103.199	103.099	102.999	4.125	102.962	102.862	102.762	4.500	104.498	104.398	104.298	5.125	103.677	103.577	103.477	4.500	102.940	102.840	102.740
4.375	103.478	103.378	103.278	4.250	103.529	103.429	103.329	4.625	103.930	103.830	103.730	5.250	103.223	103.121	103.023	4.625	101.773	101.673	101.573
4.500	103.821	103.721	103.621	4.375	103.676	103.576	103.476	4.750	104.268	104.168	104.068	5.375	103.425	103.323	103.225	4.750	102.111	102.011	101.911
4.625	103.790	103.690	103.590	4.500	103.955	103.855	103.755	4.875	104.540	104.440	104.340	5.500	103.629	103.527	103.429	4.875	102.383	102.283	102.183
4.750	104.189	104.089	103.989	4.625	103.989	103.889	103.789	4.990	104.738	104.638	104.538	5.625	103.279	103.157	103.079	4.990	102.581	102.481	102.381
4.875	104.495	104.395	104.295	4.750	104.421	104.321	104.221	5.000	104.838	104.738	104.638	5.750	103.721	103.600	103.521	5.000	102.681	102.581	102.481
4.990	104.684	104.584	104.484	4.875	104.751	104.651	104.551	5.125	104.779	104.677	104.579	5.875	103.751	103.629	103.551	5.125	102.872	102.770	102.672
5.000	104.784	104.684	104.584	4.990	105.042	104.942	104.842	5.250	104.877	104.775	104.677	5.990	103.686	103.564	103.486	5.250	102.970	102.868	102.770
5.125	105.084	104.984	104.884	5.000	105.142	105.042	104.942	5.375	0.000	0.000	0.000	6.000	103.786	103.664	103.586	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%
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.:

1/27/2020

45 Day Lock Exp.:

2/10/2020

60 Day Lock Exp.:

2/25/2020

W. Rate Sheet Dated: 12/27/2019

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	98.296	98.234	98.171	
3.500	98.767	98.704	98.642	
3.625	99.236	99.173	99.111	
3.750	99.699	99.637	99.574	
3.875	99.913	99.850	99.788	
4.000	100.187	100.125	100.062	
4.125	100.400	100.337	100.275	
4.250	100.601	100.539	100.476	
4.375	100.740	100.678	100.615	
4.500	100.958	100.896	100.833	
4.625	101.196	101.133	101.071	
4.750	101.409	101.347	101.284	
4.875	101.631	101.568	101.506	

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	97.583	97.458	97.333	
3.375	98.041	97.916	97.791	
3.500	98.442	98.317	98.192	
3.625	98.916	98.791	98.666	
3.750	99.326	99.201	99.076	
3.875	99.670	99.545	99.420	
4.000	100.006	99.881	99.756	
4.125	100.145	100.020	99.895	
4.250	100.449	100.324	100.199	
4.375	100.726	100.601	100.476	
4.500	100.884	100.759	100.634	

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	96.359	96.234	96.109	
3.375	96.762	96.637	96.512	
3.500	97.134	97.009	96.884	
3.625	97.484	97.359	97.234	
3.750	98.066	97.941	97.816	
3.875	98.371	98.246	98.121	
4.000	98.655	98.530	98.405	
4.125	98.937	98.812	98.687	
4.250	99.220	99.095	98.970	
4.375	99.503	99.378	99.253	
4.500	99.792	99.667	99.542	
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)