



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.: 1/29/2020

45 Day Lock Exp.: 2/13/2020

60 Day Lock Exp.: 2/28/2020

W. Rate Sheet Dated: 12/30/2019

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	101.756	101.606	101.456	3.250	100.939	100.789	100.639	2.375	96.711	96.561	96.411	3.125	99.611	99.461	99.311
3.375	102.244	102.094	101.944	3.375	101.339	101.189	101.039	2.500	97.147	96.997	96.847	3.250	99.908	99.758	99.608
3.500	102.727	102.577	102.427	3.500	101.703	101.553	101.403	2.625	97.576	97.426	97.276	3.375	100.236	100.086	99.936
3.625	103.193	103.043	102.893	3.625	102.052	101.902	101.752	2.750	97.910	97.760	97.610	3.500	100.518	100.368	100.218
3.750	102.419	102.269	102.119	3.750	101.521	101.371	101.221	2.875	98.341	98.191	98.041	3.625	100.442	100.292	100.142
3.875	102.853	102.703	102.553	3.875	101.862	101.712	101.562	3.000	98.768	98.618	98.468	Margin = 2.250		Index = 1.530	
4.000	103.250	103.100	102.950	4.000	102.171	102.021	101.871	3.125	99.178	99.028	98.878				
4.125	103.634	103.484	103.334	4.125	102.497	102.347	102.197	3.250	101.006	100.856	100.706				
4.375	102.982	102.882	102.782	4.375	102.348	102.248	102.148	3.375	101.383	101.233	101.083				
4.500	103.325	103.225	103.125	4.500	102.611	102.511	102.411	3.500	101.725	101.575	101.425				
4.625	103.684	103.584	103.484	4.625	102.719	102.619	102.519	3.625	102.052	101.902	101.752				
4.750	103.764	103.664	103.564	4.750	103.211	103.111	103.011	3.750	102.381	102.231	102.081				
4.875	104.092	103.992	103.892	4.875	103.480	103.380	103.280	3.875	102.699	102.549	102.399				
5.000	104.383	104.283	104.183	5.000	103.696	103.596	103.496	4.000	102.986	102.836	102.686				
5.125	104.493	104.393	104.293	5.125	103.925	103.825	103.725	4.125	103.289	103.139	102.989				
5.375	104.707	104.607	104.507	5.375	104.186	104.086	103.986	4.250	103.092	102.942	102.792				
5.500	104.947	104.847	104.747	5.500	104.403	104.303	104.203	4.375	103.385	103.235	103.085				
5.625	105.199	105.099	104.999	5.625	104.631	104.531	104.431	4.500	103.629	103.479	103.329				
6.250	105.987	105.837	105.687	6.250	105.418	105.268	105.118	4.625	103.729	103.579	103.429				

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	100.606	100.456	100.306	3.250	99.939	99.789	99.639	2.375	95.711	95.561	95.411	3.125	98.611	98.461	98.311
3.375	101.094	100.944	100.794	3.375	100.339	100.189	100.039	2.500	96.147	95.997	95.847	3.250	98.908	98.758	98.608
3.500	101.577	101.427	101.277	3.500	100.703	100.553	100.403	2.625	96.576	96.426	96.276	3.375	99.236	99.086	98.936
3.625	102.043	101.893	101.743	3.625	101.052	100.902	100.752	2.750	96.910	96.760	96.610	3.500	99.518	99.368	99.218
3.750	101.269	101.119	100.969	3.750	100.521	100.371	100.221	2.875	97.341	97.191	97.041	3.625	99.442	99.292	99.142
3.875	101.703	101.553	101.403	3.875	100.862	100.712	100.562	3.000	97.768	97.618	97.468	Margin = 2.250		Index = 1.530	
4.000	102.100	101.950	101.800	4.000	101.171	101.021	100.871	3.125	98.178	98.028	97.878	30 Year OTC			
4.125	102.484	102.334	102.184	4.125	101.497	101.347	101.197	3.250	100.006	99.856	99.706	Rate	30 Day	45 Day	60 Day
4.375	101.832	101.732	101.632	4.375	101.348	101.248	101.148	3.375	100.383	100.233	100.083	3.875	101.003	100.753	100.503
4.500	102.175	102.075	101.975	4.500	101.611	101.511	101.411	3.500	100.725	100.575	100.425	4.000	101.400	101.150	100.900
4.625	102.534	102.434	102.334	4.625	101.719	101.619	101.519	3.625	101.052	100.902	100.752	4.125	101.784	101.534	101.284
4.750	102.614	102.514	102.414	4.750	102.211	102.111	102.011	3.750	101.381	101.231	101.081	4.375	101.432	101.182	100.932
4.875	102.942	102.842	102.742	4.875	102.480	102.380	102.280	3.875	101.699	101.549	101.399	4.500	101.775	101.525	101.275
5.000	103.233	103.133	103.033	5.000	102.696	102.596	102.496	4.000	101.986	101.836	101.686	4.625	102.134	101.884	101.634
5.125	103.343	103.243	103.143	5.125	102.925	102.825	102.725	4.125	102.289	102.139	101.989	4.875	102.542	102.292	102.042
5.375	103.557	103.457	103.357	5.375	103.186	103.086	102.986	4.250	102.092	101.942	101.792	5.000	102.833	102.583	102.333
5.500	103.797	103.697	103.597	5.500	103.403	103.303	103.203	4.375	102.385	102.235	102.085	5.125	102.943	102.693	102.443
5.625	104.049	103.949	103.849	5.625	103.631	103.531	103.431	4.500	102.629	102.479	102.329	5.500	103.397	103.147	102.897
6.250	104.837	104.687	104.537	6.250	104.418	104.268	104.118	4.625	102.729	102.579	102.429	5.625	103.649	103.399	103.149

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	98.253	98.003	97.753	6.250	101.000	100.750	100.500
4.125	100.384	100.134	99.884	6.250	103.750	103.500	103.250	4.000	98.650	98.400	98.150				
4.250	100.509	100.259	100.009					4.125	99.034	98.784	98.534				
4.375	100.032	99.782	99.532					4.375	98.682	98.432	98.182				
4.500	100.375	100.125	99.875					4.500	99.025	98.775	98.525				
4.625	100.734	100.484	100.234					4.625	99.384	99.134	98.884				
5.000	101.433	101.183	100.933					4.875	99.792	99.542	99.292				
5.125	101.543	101.293	101.043					5.000	100.083	99.833	99.583				
5.250	102.028	101.778	101.528					5.125	100.193	99.943	99.693				
Borrower Paid Comp Only				Lender Paid Only				5.500	100.647	100.397	100.147				
								5.625	100.899	100.649	100.399				

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.:

1/29/2020

45 Day Lock Exp.:

2/13/2020

60 Day Lock Exp.:

2/28/2020

W. Rate Sheet Dated: 12/30/2019

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	100.606	100.456	100.306	3.250	100.219	100.069	99.919	2.375	93.991	93.841	93.691	3.125	99.159	99.009	98.859
3.375	101.094	100.944	100.794	3.375	100.619	100.469	100.319	2.500	94.427	94.277	94.127	3.250	99.768	99.618	99.468
3.500	101.577	101.427	101.277	3.500	100.983	100.833	100.683	2.625	94.856	94.706	94.556	3.375	100.096	99.946	99.796
3.625	102.043	101.893	101.743	3.625	101.332	101.182	101.032	2.750	96.877	96.727	96.577	3.500	100.378	100.228	100.078
3.750	101.488	101.338	101.188	3.750	101.020	100.870	100.720	2.875	97.308	97.158	97.008	3.625	100.302	100.152	100.002
3.875	101.922	101.772	101.622	3.875	101.360	101.210	101.060	3.000	97.735	97.585	97.435	Margin = 2.250		Index = 1.530	
4.000	102.319	102.169	102.019	4.000	101.669	101.519	101.369	3.125	98.145	97.995	97.845				
4.125	102.702	102.552	102.402	4.125	101.995	101.845	101.695	3.250	100.286	100.136	99.986				
4.375	101.832	101.732	101.632	4.375	101.628	101.528	101.428	3.375	100.663	100.513	100.363				
4.500	102.175	102.075	101.975	4.500	101.891	101.791	101.691	3.500	101.005	100.855	100.705				
4.625	102.534	102.434	102.334	4.625	101.999	101.899	101.799	3.625	101.332	101.182	101.032				
4.750	101.614	101.514	101.414	4.750	101.491	101.391	101.291	3.750	101.880	101.730	101.580				
4.875	101.942	101.842	101.742	4.875	101.760	101.660	101.560	3.875	102.198	102.048	101.898				
5.000	102.233	102.133	102.033	5.000	101.976	101.876	101.776	4.000	102.484	102.334	102.184				
5.125	102.343	102.243	102.143	5.125	102.205	102.105	102.005	4.125	102.788	102.638	102.488				
5.375	102.151	102.051	101.951	5.375	102.060	101.960	101.860	4.250	102.372	102.222	102.072				
5.500	102.391	102.291	102.191	5.500	102.276	102.176	102.076	4.375	102.665	102.515	102.365				
5.625	102.643	102.543	102.443	5.625	102.505	102.405	102.305	4.500	102.909	102.759	102.609				
6.250	102.837	102.687	102.537	6.250	102.698	102.548	102.398	4.625	103.009	102.859	102.709				

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	99.456	99.306	99.156	3.250	98.789	98.639	98.489	2.375	94.311	94.161	94.011	3.125	97.149	96.999	96.849
3.375	99.944	99.794	99.644	3.375	99.189	99.039	98.889	2.500	94.747	94.597	94.447	3.250	97.758	97.608	97.458
3.500	100.427	100.277	100.127	3.500	99.553	99.403	99.253	2.625	95.176	95.026	94.876	3.375	98.086	97.936	97.786
3.625	100.893	100.743	100.593	3.625	99.902	99.752	99.602	2.750	96.353	96.203	96.053	3.500	98.368	98.218	98.068
3.750	100.338	100.188	100.038	3.750	99.590	99.440	99.290	2.875	96.785	96.635	96.485	3.625	98.292	98.142	97.992
3.875	100.772	100.622	100.472	3.875	99.930	99.780	99.630	3.000	97.211	97.061	96.911	Margin = 2.250		Index = 1.530	
4.000	101.169	101.019	100.869	4.000	100.239	100.089	99.939	3.125	97.621	97.471	97.321	30 Year OTC			
4.125	101.552	101.402	101.252	4.125	100.565	100.415	100.265	3.250	99.168	99.018	98.868	Rate	30 Day	45 Day	60 Day
4.375	100.682	100.582	100.482	4.375	100.198	100.098	99.998	3.375	99.546	99.396	99.246	3.875	100.072	99.822	99.572
4.500	101.025	100.925	100.825	4.500	100.461	100.361	100.261	3.500	99.887	99.737	99.587	4.000	100.469	100.219	99.969
4.625	101.384	101.284	101.184	4.625	100.569	100.469	100.369	3.625	100.214	100.064	99.914	4.125	100.852	100.602	100.352
4.750	100.464	100.364	100.264	4.750	100.061	99.961	99.861	3.750	99.974	99.824	99.674	4.375	100.282	100.032	99.782
4.875	100.792	100.692	100.592	4.875	100.330	100.230	100.130	3.875	100.291	100.141	99.991	4.500	100.625	100.375	100.125
5.000	101.083	100.983	100.883	5.000	100.546	100.446	100.346	4.000	100.578	100.428	100.278	4.625	100.984	100.734	100.484
5.125	101.193	101.093	100.993	5.125	100.775	100.675	100.575	4.125	100.881	100.731	100.581	4.875	100.392	100.142	99.892
5.375	101.001	100.901	100.801	5.375	100.630	100.530	100.430	4.250	100.442	100.292	100.142	5.000	100.683	100.433	100.183
5.500	101.241	101.141	101.041	5.500	100.846	100.746	100.646	4.375	100.735	100.585	100.435	5.125	100.793	100.543	100.293
5.625	101.493	101.393	101.293	5.625	101.075	100.975	100.875	4.500	100.979	100.829	100.679	5.500	100.841	100.591	100.341
6.250	101.687	101.537	101.387	6.250	101.268	101.118	100.968	4.625	101.079	100.929	100.779	5.625	101.093	100.843	100.593

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	97.322	97.072	96.822	6.250	N/A	N/A	N/A
4.125	99.102	98.852	98.602	6.250	100.250	100.000	99.750	4.000	97.719	97.469	97.219				
4.250	99.009	98.759	98.509					4.125	98.102	97.852	97.602				
4.375	98.532	98.282	98.032					4.375	97.532	97.282	97.032				
4.500	98.875	98.625	98.375					4.500	97.875	97.625	97.375				
4.625	99.234	98.984	98.734					4.625	98.234	97.984	97.734				
5.000	98.933	98.683	98.433					4.875	97.642	97.392	97.142				
5.125	99.043	98.793	98.543					5.000	97.933	97.683	97.433				
5.250	99.122	98.872	98.622					5.125	98.043	97.793	97.543				
Borrower Paid Comp Only				Lender Paid Only				5.500	98.091	97.841	97.591				
								5.625	98.343	98.093	97.843				

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: 12/30/2019

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	98.736	98.636	98.536	2.750	N/A	N/A	N/A	2.750	N/A	N/A	N/A	4.000	101.723	101.623	101.523	3.750	100.666	100.566	100.466
3.375	99.290	99.190	99.090	2.875	N/A	N/A	N/A	2.875	N/A	N/A	N/A	4.125	101.847	101.747	101.647	3.875	101.233	101.133	101.033
3.500	99.698	99.598	99.498	2.990	94.974	94.874	94.774	2.990	N/A	N/A	N/A	4.250	102.072	101.972	101.872	3.990	101.608	101.508	101.408
3.625	100.460	100.360	100.260	3.000	95.074	94.974	94.874	3.000	N/A	N/A	N/A	4.375	102.449	102.349	102.249	4.000	101.708	101.608	101.508
3.750	101.291	101.191	101.091	3.125	96.362	96.262	96.162	3.125	96.103	96.003	95.903	4.500	102.761	102.661	102.561	4.125	101.847	101.747	101.647
3.875	101.718	101.618	101.518	3.250	97.574	97.474	97.374	3.250	97.382	97.282	97.182	4.625	102.700	102.600	102.500	4.250	102.072	101.972	101.872
3.990	102.040	101.940	101.840	3.375	98.208	98.108	98.008	3.375	98.020	97.920	97.820	4.750	102.886	102.786	102.686	4.375	102.449	102.349	102.249
4.000	102.140	102.040	101.940	3.500	98.676	98.576	98.476	3.500	98.749	98.649	98.549	4.875	102.938	102.838	102.738	4.500	102.761	102.661	102.561
4.125	102.259	102.159	102.059	3.625	100.028	99.928	99.828	3.625	99.962	99.862	99.762	4.990	103.050	102.950	102.850	4.625	102.700	102.600	102.500
4.250	103.007	102.907	102.807	3.750	101.131	101.031	100.931	3.750	101.126	101.026	100.926	5.000	103.150	103.050	102.950	4.750	102.486	102.386	102.286
4.375	103.290	103.190	103.090	3.875	101.647	101.547	101.447	3.875	101.647	101.547	101.447	5.125	103.297	103.197	103.097	4.875	102.838	102.738	102.638
4.500	103.577	103.477	103.377	3.990	102.025	101.925	101.825	3.990	102.025	101.925	101.825	5.250	103.111	103.011	102.911	4.990	103.050	102.950	102.850
4.625	103.548	103.448	103.348	4.000	102.125	102.025	101.925	4.000	102.125	102.025	101.925	5.375	103.437	103.337	103.237	5.000	103.150	103.050	102.950
4.750	104.034	103.934	103.834	4.125	102.710	102.610	102.510	4.125	102.477	102.377	102.277	5.500	103.725	103.625	103.525	5.125	103.297	103.197	103.097
4.875	104.352	104.252	104.152	4.250	103.679	103.579	103.479	4.250	103.393	103.293	103.193	5.625	103.880	103.780	103.680	5.250	103.111	103.011	102.911
4.990	104.488	104.388	104.288	4.375	104.103	104.003	103.903	4.375	103.822	103.722	103.622	5.750	103.768	103.668	103.568	5.375	103.437	103.337	103.237
5.000	104.588	104.488	104.388	4.500	104.468	104.368	104.268	4.500	104.186	104.086	103.986	5.875	104.092	103.992	103.892	5.500	103.725	103.625	103.525
5.125	104.725	104.625	104.525	4.625	104.582	104.482	104.382	4.625	104.301	104.201	104.101	5.990	104.301	104.201	104.101	5.625	N/A	N/A	N/A
5.250	105.161	105.061	104.961	4.750	105.013	104.913	104.813	4.750	105.165	105.065	104.965	6.000	104.401	104.301	104.201	5.750	103.768	103.668	103.568
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	97.666	97.566	97.466	3.125	98.604	98.504	98.404	3.625	100.240	100.140	100.040	3.625	100.240	100.040	100.040	3.125	100.742	100.642	100.542
3.500	98.494	98.394	98.294	3.250	99.456	99.356	99.256	3.750	101.096	100.996	100.896	3.750	100.940	100.740	100.740	3.250	101.082	100.982	100.882
3.625	99.553	99.453	99.353	3.375	100.015	99.915	99.815	3.875	101.562	101.462	101.362	3.875	101.406	101.206	101.206	3.375	101.412	101.312	101.212
3.750	100.661	100.561	100.461	3.500	100.466	100.366	100.266	3.990	101.906	101.806	101.706	3.990	101.749	101.549	101.549	3.500	101.831	101.731	101.631
3.875	101.233	101.133	101.033	3.625	100.990	100.890	100.790	4.000	102.006	101.906	101.806	4.000	101.849	101.649	101.649	3.625	102.361	102.261	102.161
3.990	101.608	101.508	101.408	3.750	101.753	101.653	101.553	4.125	102.328	102.228	102.128	4.125	102.172	101.972	101.972	3.750	102.699	102.599	102.499
4.000	101.708	101.608	101.508	3.875	102.196	102.096	101.996	4.250	102.280	102.180	102.080	4.250	102.217	102.017	102.017	3.875	103.029	102.929	102.829
4.125	101.847	101.747	101.647	3.990	102.538	102.438	102.338	4.375	102.649	102.549	102.449	4.375	102.586	102.386	102.386	3.990	103.283	103.183	103.083
4.250	102.072	101.972	101.872	4.000	102.638	102.538	102.438	4.500	102.988	102.888	102.788	4.500	102.926	102.726	102.726	4.000	103.383	103.283	103.183
4.375	102.449	102.349	102.249	4.125	102.778	102.678	102.578	4.625	103.103	103.003	102.903	4.625	103.041	102.841	102.841	4.125	103.677	103.577	103.477
4.500	102.761	102.661	102.561	4.250	103.444	103.344	103.244	4.750	103.283	103.183	103.083	4.750	103.221	103.021	103.021	4.250	104.025	103.925	103.825
4.625	102.700	102.600	102.500	4.375	103.729	103.629	103.529	4.875	103.624	103.524	103.424	4.875	103.562	103.362	103.362	4.375	104.264	104.164	104.064
4.750	102.486	102.386	102.286	4.500	104.012	103.912	103.812	4.990	103.898	103.798	103.698	4.990	103.836	103.636	103.636	4.500	104.529	104.429	104.329
4.875	102.838	102.738	102.638	4.625	104.194	104.094	103.994	5.000	103.998	103.898	103.798	5.000	103.936	103.736	103.736	4.625	104.420	104.320	104.220
4.990	103.050	102.950	102.850	4.750	104.238	104.138	104.038	5.125	104.019	103.919	103.819	5.125	103.956	103.756	103.756	4.750	104.181	104.081	103.981
5.000	103.150	103.050	102.950	4.875	104.508	104.408	104.308	5.250	104.458	104.358	104.258	5.250	104.402	104.202	104.202	4.875	104.301	104.201	104.101
5.125	103.297	103.197	103.097	4.990	104.760	104.660	104.560	5.375	104.586	104.486	104.386	5.375	104.430	104.230	104.230	4.990	104.270	104.170	104.070
5.250	103.111	103.011	102.911	5.000	104.860	104.760	104.660	5.500	104.726	104.626	104.526	5.500	104.570	104.370	104.370	5.000	104.370	104.270	104.170
5.375	103.437	103.337	103.237	5.125	105.147	105.047	104.947	5.625	105.402	105.302	105.202	5.625	105.145	104.945	104.945	5.125	104.436	104.336	104.236

3/15/17	15 Year 105-125				3/15/17	15 Year 1215				3/15/17	15 Year High Balance				3/15/17	15 Year 105-125 High Balance				3/15/17	15 Year 1215 High Balance				3/15/17	10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day		
3.125	99.659	99.559	99.459	3.125	99.597	99.397	99.397	3.125	100.460	100.260	100.260	3.125	99.377	99.177	99.177	3.125	99.315	99.115	99.115	3.125	100.897	100.697	100.697						
3.250	100.035	99.935	99.835	3.250	99.972	99.772	99.772	3.250	100.795	100.595	100.595	3.250	99.748	99.548	99.548	3.250	99.685	99.485	99.485	3.250	101.228	101.028	101.028						
3.375	100.401	100.301	100.201	3.375	100.339	100.139	100.139	3.375	101.216	101.016	101.016	3.375	100.205	100.005	100.005	3.375	100.143	99.943	99.943	3.375	101.555	101.355	101.355						
3.500	100.873	100.773	100.673	3.500	100.858	100.658	100.658	3.500	101.641	101.441	101.441	3.500	100.683	100.483	100.483	3.500	100.668	100.468	100.468	3.500	101.958	101.758	101.758						
3.625	101.543	101.443	101.343	3.625	101.543	101.343	101.343	3.625	102.002	101.802	101.802	3.625	101.184	100.984	100.984	3.625	101.184	100.984	100.984	3.625	102.474	102.274	102.274						
3.750	101.919	101.819	101.719	3.750	101.919	101.719	101.719	3.750	102.226	102.026	102.026	3.750	101.446	101.246	101.246	3.750	101.446	101.246	101.246	3.750	102.810	102.610	102.610						
3.875	102.286	102.186	102.086	3.875	102.286	102.086	102.086	3.875	102.446	102.246	102.246	3.875	101.703	101.503	101.503	3.875	101.703	101.503	101.503	3.875	103.137	102.937	102.937						
3.990	102.577	102.477	102.377	3.990	102.577	102.377	102.377	3.990	102.580	102.380	102.380	3.990	101.874	101.674	101.674	3.990	101.874	101.674	101.674	3.990	103.382	103.182	103.182						
4.000	102.677	102.577	102.477	4.000	102.677	102.477	102.477	4.000	102.680	102.480	102.480	4.000	101.974	101.774	101.774	4.000	101.974	101.774	101.774	4.000	103.482	103.282	103.282						
4.125	102.969	102.869	102.769	4.125	102.969	102.769	102.769	4.125	102.849	102.649	102.649	4.125	102.141	101.941	101.941	4.125	102.141	101.941	101.941	4.125	103.773	103.573	103.573						
4.250	103.354	103.254	103.154	4.250	103.354	103.154	103.154	4.250	103.040	102.840	102.840	4.250	102.369	102.169	102.169	4.250	102.369	102.169	102.169	4.250	103.556	103.356	103.356						
4.375	103.618	103.518	103.418	4.375	103.618	103.418	103.418	4.375	103.201	103.001	103.001	4.375	102.555	102.355	102.355	4.375	102.555	102.355	102.355	4.375	103.724	103.524	103.524						
4.500	103.914	103.814	103.714	4.500	103.914	103.714	103.714	4.500	103.383	103.183	103.183	4.500	102.768	102.568	102.568	4.500	102.768	102.568	102.568	4.500	103.969	103.769	103.769						
4.625	104.388	104.288	104.188	4.625	104.450	104.250	104.250	4.625	105.315	105.315	105.315	4.625	103.483	103.283	103.283	4.625	105.315	105.315	105.315	4.625	104.058	103.858	103.858						
4.750	104.549	104.449	104.349	4.750	104.611	104.411	104.411	4.750	102.881	102.681	102.681	4.750	102.881	102.681	102.681	4.750	102.881	102.681	102.681	4.750	105.654	105.454	105.454						
4.875	104.685	104.585	104.485	4.875	104.747	104.547	104.547	4.875	102.960	102.760	102.760	4.875	102.960	102.760	102.760	4.875	102.960	102.760	102.760	4.875	105.773	105.573	105.573						
4.990	104.827	104.727	104.627	4.990	104.811	104.611	104.611	4.990	102.902	102.702	102.702	4.990	102.902	102.702	102.702	4.990	102.902	102.702	102.702	4.990	105.740	105.540	105.540						
5.000	104.927	104.827	104.727	5.000	104.911	104.711	104.711	5.000	103.002	102.802	102.802	5.000	103.002	102.802	102.802	5.000	103.002	102.802	102.802	5.000	105.840	105.640	105.640						
5.125	105.553	105.453	105.353	5.125	105.553	105.257	105.229	5.125	103.045	102.845	102.845	5.125	103.045	102.724	102.692	5.125	103.045	102.749	102.721	5.125	105.906	105.706	105.706						

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%

Cash-Out Refinance*				
FICO ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01
> 740	-0.375	-0.625	-0.625	-0.875
720 – 739	-0.375	-1.000	-1.000	-1.125
700 – 719	-0.375	-1.000	-1.000	-1.125
680 – 699	-0.375	-1.125	-1.125	-1.750
660 – 679	-0.625	-1.125	-1.125	-1.875
640 – 659	-0.625	-1.625	-1.625	-2.625
620 – 639	-0.625	-1.625	-1.625	-3.125

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

[illegible]

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

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

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

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

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

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

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

* If the subordinate financing is a Community Seconds® loan, these LLPAs do not apply and the lender must use SFC 118.

* If the subordinate financing is a Community Seconds® loan, these LLPAs do not apply and the lender must use SFC 118.

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

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/29/2020

45 Day Lock Exp.:

2/13/2020

60 Day Lock Exp.:

2/28/2020

W. Rate Sheet Dated: 12/30/2019

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	98.029	97.929	97.829	3.375	99.373	99.273	99.173	3.375	99.373	99.273	99.173	4.000	102.030	101.930	101.830	4.000	101.655	101.555	101.455
3.250	99.012	98.912	98.812	3.500	99.823	99.723	99.623	3.500	99.823	99.723	99.623	4.125	102.145	102.045	101.945	4.125	101.770	101.670	101.570
3.375	99.623	99.523	99.423	3.625	100.514	100.414	100.314	3.625	100.514	100.414	100.314	4.250	102.638	102.538	102.438	4.250	102.263	102.163	102.063
3.500	100.073	99.973	99.873	3.750	101.388	101.288	101.188	3.750	101.388	101.288	101.188	4.375	102.919	102.819	102.719	4.375	102.544	102.444	102.344
3.625	100.764	100.664	100.564	3.875	101.794	101.694	101.594	3.875	101.794	101.694	101.594	4.500	103.265	103.165	103.065	4.500	102.640	102.540	102.440
3.750	101.638	101.538	101.438	3.990	102.016	101.916	101.816	3.990	102.016	101.916	101.816	4.625	103.238	103.138	103.038	4.625	102.613	102.513	102.413
3.875	102.044	101.944	101.844	4.000	102.116	102.016	101.916	4.000	102.116	102.016	101.916	4.750	103.195	103.095	102.995	4.750	102.570	102.470	102.370
3.990	102.391	102.291	102.191	4.125	102.231	102.131	102.031	4.125	102.231	102.131	102.031	4.875	103.503	103.403	103.303	4.875	102.878	102.778	102.678
4.000	102.491	102.391	102.291	4.250	102.881	102.781	102.681	4.250	102.881	102.781	102.681	4.990	103.696	103.596	103.496	4.990	102.696	102.596	102.496
4.125	102.606	102.506	102.406	4.375	103.162	103.062	102.962	4.375	103.162	103.062	102.962	5.000	103.796	103.696	103.596	5.000	102.796	102.696	102.596
4.250	103.256	103.156	103.056	4.500	103.258	103.158	103.058	4.500	103.258	103.158	103.058	5.125	104.100	104.000	103.900	5.125	103.100	103.000	102.900
4.375	103.537	103.437	103.337	4.625	103.231	103.131	103.031	4.625	103.231	103.131	103.031	5.250	103.616	103.516	103.416	5.250	102.616	102.516	102.416
4.500	103.883	103.783	103.683	4.750	103.626	103.526	103.426	4.750	103.626	103.526	103.426	5.375	103.819	103.719	103.619	5.375	103.819	103.719	103.619
4.625	103.856	103.756	103.656	4.875	103.934	103.834	103.734	4.875	103.934	103.834	103.734	5.500	104.025	103.925	103.825	5.500	104.025	103.925	103.825
4.750	104.251	104.151	104.051	4.990	103.752	103.652	103.552	4.990	103.752	103.652	103.552	5.625	103.743	103.643	103.543	5.625	103.743	103.643	103.543
4.875	104.559	104.459	104.359	5.000	103.852	103.752	103.652	5.000	103.852	103.752	103.652	5.750	104.186	104.086	103.986	5.750	104.186	104.086	103.986
4.990	104.752	104.652	104.552	5.125	104.156	104.056	103.956	5.125	104.156	104.056	103.956	5.875	104.217	104.117	104.017	5.875	104.217	104.117	104.017
5.000	104.852	104.752	104.652	5.250	104.334	104.234	104.134	5.250	104.334	104.234	104.134	5.990	104.150	104.050	103.950	5.990	104.150	104.050	103.950
5.125	105.156	105.056	104.956	5.375	105.337	105.237	105.137	5.375	105.337	105.237	105.137	6.000	104.250	104.150	104.050	6.000	104.250	104.150	104.050
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	101.655	101.555	101.455	3.000	98.377	98.256	98.177	3.000	0.000	0.000	0.000	3.000	0.000	0.000	0.000	3.375	101.607	101.507	101.407
4.125	101.770	101.670	101.570	3.125	99.175	99.056	98.975	3.125	0.000	0.000	0.000	3.125	0.000	0.000	0.000	3.500	102.161	102.061	101.961
4.250	102.263	102.163	102.063	3.250	99.868	99.750	99.668	3.250	0.000	0.000	0.000	3.250	0.000	0.000	0.000	3.625	102.290	102.190	102.090
4.375	102.544	102.444	102.344	3.375	100.303	100.188	100.103	3.375	100.303	100.188	100.103	3.375	100.303	100.188	100.103	3.750	102.863	102.763	102.663
4.500	102.640	102.540	102.440	3.500	100.840	100.724	100.640	3.500	100.840	100.724	100.640	3.500	100.840	100.724	100.640	3.875	103.005	102.905	102.805
4.625	102.613	102.513	102.413	3.625	101.609	101.494	101.409	3.625	101.609	101.494	101.409	3.625	101.609	101.494	101.409	3.990	103.298	103.198	103.098
4.750	102.570	102.470	102.370	3.750	102.015	101.915	101.815	3.750	102.015	101.915	101.815	3.750	102.015	101.915	101.815	4.000	103.398	103.298	103.198
4.875	102.878	102.778	102.678	3.875	102.393	102.293	102.193	3.875	102.393	102.293	102.193	3.875	102.393	102.293	102.193	4.125	103.523	103.423	103.323
4.990	102.696	102.596	102.496	3.990	102.632	102.532	102.432	3.990	102.632	102.532	102.432	3.990	102.632	102.532	102.432	4.250	103.950	103.850	103.750
5.000	102.796	102.696	102.596	4.000	102.732	102.632	102.532	4.000	102.732	102.632	102.532	4.000	102.732	102.632	102.532	4.375	104.342	104.242	104.142
5.125	103.100	103.000	102.900	4.125	102.943	102.843	102.743	4.125	102.943	102.843	102.743	4.125	102.943	102.843	102.743	4.500	104.562	104.462	104.362
5.250	102.616	102.516	102.416	4.250	103.585	103.485	103.385	4.250	103.585	103.485	103.385	4.250	103.585	103.485	103.385	4.625	104.033	103.933	103.833
5.375	103.819	103.719	103.619	4.375	103.734	103.634	103.534	4.375	103.734	103.634	103.534	4.375	103.734	103.634	103.534	4.750	104.371	104.271	104.171
5.500	104.025	103.925	103.825	4.500	104.006	103.906	103.806	4.500	104.006	103.906	103.806	4.500	104.006	103.906	103.806	4.875	104.646	104.546	104.446
5.625	103.743	103.643	103.543	4.625	104.071	103.971	103.871	4.625	104.071	103.971	103.871	4.625	104.071	103.971	103.871	4.990	104.850	104.750	104.650
5.750	104.186	104.086	103.986	4.750	104.465	104.365	104.265	4.750	104.465	104.365	104.265	4.750	104.465	104.365	104.265	5.000	104.950	104.850	104.750
5.875	104.217	104.117	104.017	4.875	104.796	104.696	104.596	4.875	104.796	104.696	104.596	4.875	104.796	104.696	104.596	5.125	104.844	104.744	104.644
5.990	104.150	104.050	103.950	4.990	105.091	104.991	104.891	4.990	105.091	104.991	104.891	4.990	105.091	104.991	104.891	5.250	104.942	104.842	104.742
6.000	104.250	104.150	104.050	5.000	105.191	105.091	104.991	5.000	105.191	105.091	104.991	5.000	105.191	105.091	104.991	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	101.607	101.507	101.407	3.375	101.607	101.507	101.407	3.375	101.219	101.119	101.019	3.375	101.219	101.119	101.019	3.375	101.219	101.119	101.019
3.500	102.161	102.061	101.961	3.500	102.161	102.061	101.961	3.500	101.773	101.673	101.573	3.500	101.773	101.673	101.573	3.500	101.773	101.673	101.573
3.625	102.290	102.190	102.090	3.625	102.290	102.190	102.090	3.625	101.402	101.302	101.202	3.625	101.402	101.302	101.202	3.625	101.402	101.302	101.202
3.750	102.863	102.763	102.663	3.750	102.863	102.763	102.663	3.750	101.975	101.875	101.775	3.750	101.975	101.875	101.775	3.750	101.975	101.875	101.775
3.875	103.005	102.905	102.805	3.875	103.005	102.905	102.805	3.875	102.117	102.017	101.917	3.875	102.117	102.017	101.917	3.875	102.117	102.017	101.917
3.990	103.298	103.198	103.098	3.990	103.298	103.198	103.098	3.990	102.410	102.310	102.210	3.990	102.410	102.310	102.210	3.990	102.410	102.310	102.210
4.000	103.398	103.298	103.198	4.000	103.398	103.298	103.198	4.000	102.510	102.410	102.310	4.000	102.510	102.410	102.310	4.000	102.510	102.410	102.310
4.125	103.523	103.423	103.323	4.125	103.523	103.423	103.323	4.125	102.585	102.158	102.058	4.125	102.585	102.158	102.058	4.125	102.585	102.158	102.058
4.250	103.950	103.850	103.750	4.250	103.950	103.850	103.750	4.250	102.685	102.585	102.485	4.250	102.685	102.585	102.485	4.250	102.685	102.585	102.485
4.375	104.217	104.117	104.017	4.375	104.217	104.117	104.017	4.375	103.077	102.977	102.877	4.375	102.952	102.852	102.752	4.375	102.952	102.852	102.752
4.500	104.337	104.337	104.237	4.500	104.437	104.337	104.237	4.500	103.297	103.197	103.097	4.500	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.:

1/29/2020

45 Day Lock Exp.:

2/13/2020

60 Day Lock Exp.:

2/28/2020

W. Rate Sheet Dated: 12/30/2019

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	98.146	98.046	97.946	3.000	98.433	98.333	98.233	3.375	101.659	101.559	101.459	4.000	101.818	101.718	101.618	3.375	100.971	100.871	100.771
3.250	99.122	99.022	98.922	3.125	99.237	99.137	99.037	3.500	102.207	102.107	102.007	4.125	101.933	101.833	101.733	3.500	101.519	101.419	101.319
3.375	99.728	99.628	99.528	3.250	99.914	99.814	99.714	3.625	102.335	102.235	102.135	4.250	102.332	102.232	102.132	3.625	101.150	101.050	100.950
3.500	100.170	100.070	99.970	3.375	100.355	100.255	100.155	3.750	102.904	102.804	102.704	4.375	102.609	102.509	102.409	3.750	101.719	101.619	101.519
3.625	100.848	100.748	100.648	3.500	100.886	100.786	100.686	3.875	103.045	102.945	102.845	4.500	102.949	102.849	102.749	3.875	101.860	101.760	101.660
3.750	101.701	101.601	101.501	3.625	101.656	101.556	101.456	3.990	103.340	103.240	103.140	4.625	102.921	102.821	102.721	3.990	102.155	102.055	101.955
3.875	102.100	102.000	101.900	3.750	102.115	102.015	101.915	4.000	103.440	103.340	103.240	4.750	102.805	102.705	102.605	4.000	102.255	102.155	102.055
3.990	102.441	102.341	102.241	3.875	102.488	102.388	102.288	4.125	103.564	103.464	103.364	4.875	103.110	103.010	102.910	4.125	102.006	101.906	101.806
4.000	102.541	102.441	102.341	3.990	102.739	102.639	102.539	4.250	103.961	103.861	103.761	4.990	103.296	103.196	103.096	4.250	102.403	102.303	102.203
4.125	102.656	102.556	102.456	4.000	102.839	102.739	102.639	4.375	104.348	104.248	104.148	5.000	103.396	103.296	103.196	4.375	102.790	102.690	102.590
4.250	103.272	103.172	103.072	4.125	103.049	102.949	102.849	4.500	104.567	104.467	104.367	5.125	103.698	103.598	103.498	4.500	103.009	102.909	102.809
4.375	103.549	103.449	103.349	4.250	103.715	103.615	103.515	4.625	104.032	103.932	103.832	5.250	103.226	103.126	103.026	4.625	101.875	101.775	101.675
4.500	103.889	103.789	103.689	4.375	103.861	103.761	103.661	4.750	104.368	104.268	104.168	5.375	103.428	103.328	103.228	4.750	102.211	102.111	102.011
4.625	103.861	103.761	103.661	4.500	104.139	104.039	103.939	4.875	104.640	104.540	104.440	5.500	103.630	103.530	103.430	4.875	102.483	102.383	102.283
4.750	104.212	104.112	104.012	4.625	104.172	104.072	103.972	4.990	104.837	104.737	104.637	5.625	103.279	103.166	103.079	4.990	102.680	102.580	102.480
4.875	104.517	104.417	104.317	4.750	104.445	104.345	104.245	5.000	104.937	104.837	104.737	5.750	103.720	103.607	103.520	5.000	102.780	102.680	102.580
4.990	104.703	104.603	104.503	4.875	104.772	104.672	104.572	5.125	104.846	104.746	104.646	5.875	103.749	103.636	103.549	5.125	102.939	102.839	102.739
5.000	104.803	104.703	104.603	4.990	105.062	104.962	104.862	5.250	104.942	104.842	104.742	5.990	103.683	103.569	103.483	5.250	103.035	102.935	102.835
5.125	105.105	105.005	104.905	5.000	105.162	105.062	104.962	5.375	0.000	0.000	0.000	6.000	103.783	103.669	103.583	5.375	0.000	0.000	0.000

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250	
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750	

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

HP LLPA Cap		
FICO ↓ \ LTV →	≤80%	>80%
≥ 680	1.500	0.000
< 680	1.500	1.500
Excluded from Cap: State, Loan Size, Super Conforming "1.500", LPMI		

Product Features									
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	> 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/29/2020

45 Day Lock Exp.:

2/13/2020

60 Day Lock Exp.:

2/28/2020

W. Rate Sheet Dated: 12/30/2019

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	98.380	98.318	98.255	
3.500	98.851	98.789	98.726	
3.625	99.320	99.258	99.195	
3.750	99.781	99.719	99.656	
3.875	99.995	99.933	99.870	
4.000	100.191	100.128	100.066	
4.125	100.403	100.341	100.278	
4.250	100.605	100.543	100.480	
4.375	100.744	100.682	100.619	
4.500	100.962	100.900	100.837	
4.625	101.200	101.137	101.075	
4.750	101.414	101.351	101.289	
4.875	101.635	101.573	101.510	

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	97.646	97.521	97.396	
3.375	98.105	97.980	97.855	
3.500	98.506	98.381	98.256	
3.625	98.980	98.855	98.730	
3.750	99.390	99.265	99.140	
3.875	99.731	99.606	99.481	
4.000	100.067	99.942	99.817	
4.125	100.206	100.081	99.956	
4.250	100.511	100.386	100.261	
4.375	100.788	100.663	100.538	
4.500	100.946	100.821	100.696	

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	96.423	96.298	96.173	
3.375	96.826	96.701	96.576	
3.500	97.198	97.073	96.948	
3.625	97.548	97.423	97.298	
3.750	98.130	98.005	97.880	
3.875	98.432	98.307	98.182	
4.000	98.716	98.591	98.466	
4.125	98.999	98.874	98.749	
4.250	99.281	99.156	99.031	
4.375	99.564	99.439	99.314	
4.500	99.853	99.728	99.603	
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)