



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.: 1/30/2020

45 Day Lock Exp.: 2/14/2020

60 Day Lock Exp.: 3/2/2020

W. Rate Sheet Dated: 12/31/2019

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	101.944	101.794	101.644	3.250	101.126	100.976	100.826	2.375	96.711	96.561	96.411	3.125	99.611	99.461	99.311
3.375	102.431	102.281	102.131	3.375	101.526	101.376	101.226	2.500	97.147	96.997	96.847	3.250	99.908	99.758	99.608
3.500	102.914	102.764	102.614	3.500	101.890	101.740	101.590	2.625	97.576	97.426	97.276	3.375	100.236	100.086	99.936
3.625	103.381	103.231	103.081	3.625	102.240	102.090	101.940	2.750	98.050	97.900	97.750	3.500	100.518	100.368	100.218
3.750	102.481	102.331	102.181	3.750	101.584	101.434	101.284	2.875	98.481	98.331	98.181	3.625	100.442	100.292	100.142
3.875	102.915	102.765	102.615	3.875	101.924	101.774	101.624	3.000	98.908	98.758	98.608	Margin = 2.250		Index = 1.530	
4.000	103.313	103.163	103.013	4.000	102.233	102.083	101.933	3.125	99.318	99.168	99.018				
4.125	103.696	103.546	103.396	4.125	102.559	102.409	102.259	3.250	101.099	100.949	100.799				
4.375	102.997	102.897	102.797	4.375	102.363	102.263	102.163	3.375	101.477	101.327	101.177				
4.500	103.340	103.240	103.140	4.500	102.626	102.526	102.426	3.500	101.818	101.668	101.518				
4.625	103.700	103.600	103.500	4.625	102.734	102.634	102.534	3.625	102.145	101.995	101.845				
4.750	103.779	103.679	103.579	4.750	103.226	103.126	103.026	3.750	102.385	102.235	102.085				
4.875	104.107	104.007	103.907	4.875	103.496	103.396	103.296	3.875	102.703	102.553	102.403				
5.000	104.399	104.299	104.199	5.000	103.712	103.612	103.512	4.000	102.990	102.840	102.690				
5.125	104.509	104.409	104.309	5.125	103.940	103.840	103.740	4.125	103.293	103.143	102.993				
5.375	104.723	104.623	104.523	5.375	104.202	104.102	104.002	4.250	102.998	102.848	102.698				
5.500	104.963	104.863	104.763	5.500	104.418	104.318	104.218	4.375	103.291	103.141	102.991				
5.625	105.215	105.115	105.015	5.625	104.646	104.546	104.446	4.500	103.535	103.385	103.235				
6.250	106.000	105.850	105.700	6.250	105.434	105.284	105.134	4.625	103.635	103.485	103.335				

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	100.794	100.644	100.494	3.250	100.126	99.976	99.826	2.375	95.711	95.561	95.411	3.125	98.611	98.461	98.311
3.375	101.281	101.131	100.981	3.375	100.526	100.376	100.226	2.500	96.147	95.997	95.847	3.250	98.908	98.758	98.608
3.500	101.764	101.614	101.464	3.500	100.890	100.740	100.590	2.625	96.576	96.426	96.276	3.375	99.236	99.086	98.936
3.625	102.231	102.081	101.931	3.625	101.240	101.090	100.940	2.750	97.050	96.900	96.750	3.500	99.518	99.368	99.218
3.750	101.331	101.181	101.031	3.750	100.584	100.434	100.284	2.875	97.481	97.331	97.181	3.625	99.442	99.292	99.142
3.875	101.765	101.615	101.465	3.875	100.924	100.774	100.624	3.000	97.908	97.758	97.608	Margin = 2.250		Index = 1.530	
4.000	102.163	102.013	101.863	4.000	101.233	101.083	100.933	3.125	98.318	98.168	98.018	30 Year OTC			
4.125	102.546	102.396	102.246	4.125	101.559	101.409	101.259	3.250	100.099	99.949	99.799	Rate	30 Day	45 Day	60 Day
4.375	101.847	101.747	101.647	4.375	101.363	101.263	101.163	3.375	100.477	100.327	100.177	3.875	101.065	100.815	100.565
4.500	102.190	102.090	101.990	4.500	101.626	101.526	101.426	3.500	100.818	100.668	100.518	4.000	101.463	101.213	100.963
4.625	102.550	102.450	102.350	4.625	101.734	101.634	101.534	3.625	101.145	100.995	100.845	4.125	101.846	101.596	101.346
4.750	102.629	102.529	102.429	4.750	102.226	102.126	102.026	3.750	101.385	101.235	101.085	4.375	101.447	101.197	100.947
4.875	102.957	102.857	102.757	4.875	102.496	102.396	102.296	3.875	101.703	101.553	101.403	4.500	101.790	101.540	101.290
5.000	103.249	103.149	103.049	5.000	102.712	102.612	102.512	4.000	101.990	101.840	101.690	4.625	102.150	101.900	101.650
5.125	103.359	103.259	103.159	5.125	102.940	102.840	102.740	4.125	102.293	102.143	101.993	4.875	102.557	102.307	102.057
5.375	103.573	103.473	103.373	5.375	103.202	103.102	103.002	4.250	101.998	101.848	101.698	5.000	102.849	102.599	102.349
5.500	103.813	103.713	103.613	5.500	103.418	103.318	103.218	4.375	102.291	102.141	101.991	5.125	102.959	102.709	102.459
5.625	104.065	103.965	103.865	5.625	103.646	103.546	103.446	4.500	102.535	102.385	102.235	5.500	103.413	103.163	102.913
6.250	104.852	104.702	104.552	6.250	104.434	104.284	104.134	4.625	102.635	102.485	102.335	5.625	103.665	103.415	103.165

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	98.315	98.065	97.815	6.250	101.000	100.750	100.500
4.125	100.446	100.196	99.946	6.250	103.750	103.500	103.250	4.000	98.713	98.463	98.213				
4.250	100.571	100.321	100.071					4.125	99.096	98.846	98.596				
4.375	100.047	99.797	99.547					4.375	98.697	98.447	98.197				
4.500	100.390	100.140	99.890					4.500	99.040	98.790	98.540				
4.625	100.750	100.500	100.250					4.625	99.400	99.150	98.900				
5.000	101.449	101.199	100.949					4.875	99.807	99.557	99.307				
5.125	101.559	101.309	101.059					5.000	100.099	99.849	99.599				
5.250	102.044	101.794	101.544					5.125	100.209	99.959	99.709				
Borrower Paid Comp Only				Lender Paid Only				5.500	100.663	100.413	100.163				
								5.625	100.915	100.665	100.415				

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



AFR Loan Center

Lockdesk e-mail:

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Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/30/2020

45 Day Lock Exp.:

2/14/2020

60 Day Lock Exp.:

3/2/2020

W. Rate Sheet Dated: 12/31/2019

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	100.794	100.644	100.494	3.250	100.406	100.256	100.106	2.375	93.991	93.841	93.691	3.125	99.159	99.009	98.859
3.375	101.281	101.131	100.981	3.375	100.806	100.656	100.506	2.500	94.427	94.277	94.127	3.250	99.768	99.618	99.468
3.500	101.764	101.614	101.464	3.500	101.170	101.020	100.870	2.625	94.856	94.706	94.556	3.375	100.096	99.946	99.796
3.625	102.231	102.081	101.931	3.625	101.520	101.370	101.220	2.750	97.018	96.868	96.718	3.500	100.378	100.228	100.078
3.750	101.550	101.400	101.250	3.750	101.083	100.933	100.783	2.875	97.449	97.299	97.149	3.625	100.302	100.152	100.002
3.875	101.984	101.834	101.684	3.875	101.423	101.273	101.123	3.000	97.876	97.726	97.576	Margin = 2.250		Index = 1.530	
4.000	102.382	102.232	102.082	4.000	101.732	101.582	101.432	3.125	98.286	98.136	97.986				
4.125	102.765	102.615	102.465	4.125	102.058	101.908	101.758	3.250	100.379	100.229	100.079				
4.375	101.847	101.747	101.647	4.375	101.643	101.543	101.443	3.375	100.757	100.607	100.457				
4.500	102.190	102.090	101.990	4.500	101.906	101.806	101.706	3.500	101.098	100.948	100.798				
4.625	102.550	102.450	102.350	4.625	102.014	101.914	101.814	3.625	101.425	101.275	101.125				
4.750	101.629	101.529	101.429	4.750	101.506	101.406	101.306	3.750	101.884	101.734	101.584				
4.875	101.957	101.857	101.757	4.875	101.776	101.676	101.576	3.875	102.202	102.052	101.902				
5.000	102.249	102.149	102.049	5.000	101.992	101.892	101.792	4.000	102.488	102.338	102.188				
5.125	102.359	102.259	102.159	5.125	102.220	102.120	102.020	4.125	102.792	102.642	102.492				
5.375	102.167	102.067	101.967	5.375	102.076	101.976	101.876	4.250	102.278	102.128	101.978				
5.500	102.407	102.307	102.207	5.500	102.292	102.192	102.092	4.375	102.571	102.421	102.271				
5.625	102.659	102.559	102.459	5.625	102.520	102.420	102.320	4.500	102.815	102.665	102.515				
6.250	102.852	102.702	102.552	6.250	102.714	102.564	102.414	4.625	102.915	102.765	102.615				

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	99.644	99.494	99.344	3.250	98.976	98.826	98.676	2.375	94.311	94.161	94.011	3.125	97.149	96.999	96.849
3.375	100.131	99.981	99.831	3.375	99.376	99.226	99.076	2.500	94.747	94.597	94.447	3.250	97.758	97.608	97.458
3.500	100.614	100.464	100.314	3.500	99.740	99.590	99.440	2.625	95.176	95.026	94.876	3.375	98.086	97.936	97.786
3.625	101.081	100.931	100.781	3.625	100.090	99.940	99.790	2.750	96.494	96.344	96.194	3.500	98.368	98.218	98.068
3.750	100.400	100.250	100.100	3.750	99.653	99.503	99.353	2.875	96.925	96.775	96.625	3.625	98.292	98.142	97.992
3.875	100.834	100.684	100.534	3.875	99.993	99.843	99.693	3.000	97.352	97.202	97.052	Margin = 2.250		Index = 1.530	
4.000	101.232	101.082	100.932	4.000	100.302	100.152	100.002	3.125	97.762	97.612	97.462	30 Year OTC			
4.125	101.615	101.465	101.315	4.125	100.628	100.478	100.328	3.250	99.262	99.112	98.962	Rate	30 Day	45 Day	60 Day
4.375	100.697	100.597	100.497	4.375	100.213	100.113	100.013	3.375	99.640	99.490	99.340	3.875	100.134	99.884	99.634
4.500	101.040	100.940	100.840	4.500	100.476	100.376	100.276	3.500	99.981	99.831	99.681	4.000	100.532	100.282	100.032
4.625	101.400	101.300	101.200	4.625	100.584	100.484	100.384	3.625	100.308	100.158	100.008	4.125	100.915	100.665	100.415
4.750	100.479	100.379	100.279	4.750	100.076	99.976	99.876	3.750	99.978	99.828	99.678	4.375	100.297	100.047	99.797
4.875	100.807	100.707	100.607	4.875	100.346	100.246	100.146	3.875	100.295	100.145	99.995	4.500	100.640	100.390	100.140
5.000	101.099	100.999	100.899	5.000	100.562	100.462	100.362	4.000	100.582	100.432	100.282	4.625	101.000	100.750	100.500
5.125	101.209	101.109	101.009	5.125	100.790	100.690	100.590	4.125	100.885	100.735	100.585	4.875	100.407	100.157	99.907
5.375	101.017	100.917	100.817	5.375	100.646	100.546	100.446	4.250	100.348	100.198	100.048	5.000	100.699	100.449	100.199
5.500	101.257	101.157	101.057	5.500	100.862	100.762	100.662	4.375	100.641	100.491	100.341	5.125	100.809	100.559	100.309
5.625	101.509	101.409	101.309	5.625	101.090	100.990	100.890	4.500	100.885	100.735	100.585	5.500	100.857	100.607	100.357
6.250	101.702	101.552	101.402	6.250	101.284	101.134	100.984	4.625	100.985	100.835	100.685	5.625	101.109	100.859	100.609

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	97.384	97.134	96.884	6.250	N/A	N/A	N/A
4.125	99.165	98.915	98.665	6.250	100.250	100.000	99.750	4.000	97.782	97.532	97.282				
4.250	99.071	98.821	98.571					4.125	98.165	97.915	97.665				
4.375	98.547	98.297	98.047					4.375	97.547	97.297	97.047				
4.500	98.890	98.640	98.390					4.500	97.890	97.640	97.390				
4.625	99.250	99.000	98.750					4.625	98.250	98.000	97.750				
5.000	98.949	98.699	98.449					4.875	97.657	97.407	97.157				
5.125	99.059	98.809	98.559					5.000	97.949	97.699	97.449				
5.250	99.138	98.888	98.638					5.125	98.059	97.809	97.559				
Borrower Paid Comp Only				Lender Paid Only				5.500	98.107	97.857	97.607				
								5.625	98.359	98.109	97.859				

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: 12/31/2019

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	98.959	98.859	98.759	2.750	N/A	N/A	N/A	2.750	N/A	N/A	N/A	4.000	101.902	101.802	101.702	3.750	100.847	100.747	100.647
3.375	99.521	99.421	99.321	2.875	N/A	N/A	N/A	2.875	N/A	N/A	N/A	4.125	102.005	101.905	101.805	3.875	101.413	101.313	101.213
3.500	99.918	99.818	99.718	2.990	95.197	95.097	94.997	2.990	94.866	94.766	94.666	4.250	102.156	102.056	101.956	3.990	101.787	101.687	101.587
3.625	100.680	100.580	100.480	3.000	95.297	95.197	95.097	3.000	94.966	94.866	94.766	4.375	102.532	102.432	102.332	4.000	101.887	101.787	101.687
3.750	101.472	101.372	101.272	3.125	96.595	96.495	96.395	3.125	96.336	96.236	96.136	4.500	102.842	102.742	102.642	4.125	102.005	101.905	101.805
3.875	101.898	101.798	101.698	3.250	97.797	97.697	97.597	3.250	97.605	97.505	97.405	4.625	102.774	102.674	102.574	4.250	102.156	102.056	101.956
3.990	102.219	102.119	102.019	3.375	98.440	98.340	98.240	3.375	98.253	98.153	98.053	4.750	102.560	102.460	102.360	4.375	102.532	102.432	102.332
4.000	102.319	102.219	102.119	3.500	99.073	98.973	98.873	3.500	98.945	98.845	98.745	4.875	102.911	102.811	102.711	4.500	102.842	102.742	102.642
4.125	102.417	102.317	102.217	3.625	100.222	100.122	100.022	3.625	100.156	100.056	99.956	4.990	103.123	103.023	102.923	4.625	102.774	102.674	102.574
4.250	103.090	102.990	102.890	3.750	101.312	101.212	101.112	3.750	101.308	101.208	101.108	5.000	103.223	103.123	103.023	4.750	102.560	102.460	102.360
4.375	103.373	103.273	103.173	3.875	101.827	101.727	101.627	3.875	101.827	101.727	101.627	5.125	103.371	103.271	103.171	4.875	102.911	102.811	102.711
4.500	103.660	103.560	103.460	3.990	102.304	102.204	102.004	3.990	102.304	102.204	102.004	5.250	103.185	103.085	102.985	4.990	103.123	103.023	102.923
4.625	103.620	103.520	103.420	4.000	102.404	102.304	102.104	4.000	102.404	102.304	102.104	5.375	103.509	103.409	103.309	5.000	103.223	103.123	103.023
4.750	104.107	104.007	103.907	4.125	102.795	102.695	102.595	4.125	102.635	102.535	102.435	5.500	103.796	103.696	103.596	5.125	103.371	103.271	103.171
4.875	104.425	104.325	104.225	4.250	103.763	103.663	103.563	4.250	103.477	103.377	103.277	5.625	103.954	103.854	103.754	5.250	103.185	103.085	102.985
4.990	104.558	104.458	104.358	4.375	104.187	104.087	103.987	4.375	103.906	103.806	103.706	5.750	103.779	103.679	103.579	5.375	103.509	103.409	103.309
5.000	104.658	104.558	104.458	4.500	104.551	104.451	104.351	4.500	104.270	104.170	104.070	5.875	104.103	104.003	103.903	5.500	N/A	N/A	N/A
5.125	104.797	104.697	104.597	4.625	104.656	104.556	104.456	4.625	104.375	104.275	104.175	5.990	104.310	104.210	104.110	5.625	N/A	N/A	N/A
5.250	105.234	105.134	105.034	4.750	105.087	104.987	104.887	4.750	105.235	105.135	105.035	6.000	104.410	104.310	104.210	5.750	103.779	103.679	103.579
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
3.250	97.235	97.135	97.035	3.125	98.837	98.737	98.637	3.625	100.466	100.366	100.266	3.625	100.466	100.266	100.266	3.125	100.865	100.765	100.665
3.375	97.899	97.799	97.699	3.250	99.689	99.589	99.489	3.750	101.297	101.197	101.097	3.750	101.141	100.941	100.941	3.250	101.004	100.904	100.804
3.500	98.690	98.590	98.490	3.375	100.246	100.146	100.046	3.875	101.762	101.662	101.562	3.875	101.605	101.405	101.405	3.375	101.532	101.432	101.332
3.625	99.721	99.621	99.521	3.500	100.696	100.596	100.496	3.990	102.104	102.004	101.904	3.990	101.948	101.748	101.748	3.500	101.940	101.840	101.740
3.750	100.843	100.743	100.643	3.625	101.193	101.093	100.993	4.000	102.204	102.104	102.004	4.000	102.048	101.848	101.848	3.625	102.467	102.367	102.267
3.875	101.413	101.313	101.213	3.750	101.954	101.854	101.754	4.125	102.525	102.425	102.325	4.125	102.369	102.169	102.169	3.750	102.804	102.704	102.604
3.990	101.787	101.687	101.587	3.875	102.395	102.295	102.195	4.250	102.404	102.304	102.204	4.250	102.341	102.141	102.141	3.875	103.132	103.032	102.932
4.000	101.887	101.787	101.687	3.990	102.736	102.636	102.536	4.375	102.773	102.673	102.573	4.375	102.710	102.510	102.510	3.990	103.484	103.384	103.284
4.125	102.005	101.905	101.805	4.000	102.836	102.736	102.636	4.500	103.112	103.012	102.912	4.500	103.050	102.850	102.850	4.000	103.884	103.784	103.684
4.250	102.156	102.056	101.956	4.125	102.967	102.867	102.767	4.625	103.227	103.127	103.027	4.625	103.165	102.965	102.965	4.125	103.745	103.645	103.545
4.375	102.532	102.432	102.332	4.250	103.567	103.467	103.367	4.750	103.277	103.177	103.177	4.750	103.135	103.115	103.115	4.250	104.067	103.967	103.867
4.500	102.842	102.742	102.642	4.375	103.853	103.753	103.653	4.875	103.718	103.618	103.518	4.875	103.655	103.455	103.455	4.375	104.303	104.203	104.103
4.625	102.774	102.674	102.574	4.500	104.136	104.036	103.936	4.990	103.992	103.892	103.792	4.990	103.929	103.729	103.729	4.500	104.570	104.470	104.370
4.750	102.560	102.460	102.360	4.625	104.314	104.214	104.114	5.000	104.092	103.992	103.892	5.000	104.029	103.829	103.829	4.625	104.461	104.361	104.261
4.875	102.911	102.811	102.711	4.750	104.331	104.231	104.131	5.125	104.112	104.012	103.912	5.125	104.050	103.850	103.850	4.750	104.174	104.074	103.974
4.990	103.123	103.023	102.923	4.875	104.602	104.502	104.402	5.250	104.552	104.452	104.352	5.250	104.396	104.196	104.196	4.875	104.295	104.195	104.095
5.000	103.223	103.123	103.023	4.990	104.854	104.754	104.654	5.375	104.680	104.580	104.480	5.375	104.524	104.324	104.324	4.990	104.260	104.160	104.060
5.125	103.371	103.271	103.171	5.000	104.954	104.854	104.754	5.500	104.820	104.720	104.620	5.500	104.664	104.464	104.464	5.000	104.360	104.260	104.160
5.250	103.185	103.085	102.985	5.125	105.241	105.141	105.041	5.625	105.435	105.335	105.235	5.625	105.177	104.977	104.977	5.125	104.429	104.329	104.229

15 Year 105-125				15 Year >125				15 Year High Balance				15 Year 105-125 High Balance				15 Year >125 High Balance				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.125	99.782	99.682	99.582	3.125	99.720	99.520	99.520	3.125	100.583	100.383	100.383	3.125	99.500	99.300	99.300	3.125	99.438	99.238	99.238	3.125	101.020	100.820	100.820
3.250	100.156	100.056	99.956	3.250	100.094	99.894	99.894	3.250	100.906	100.706	100.706	3.250	99.858	99.658	99.658	3.250	99.796	99.596	99.596	3.250	101.349	101.149	101.149
3.375	100.521	100.421	100.321	3.375	100.459	100.259	100.259	3.375	101.323	101.123	101.123	3.375	100.312	100.112	100.112	3.375	100.250	100.050	100.050	3.375	101.674	101.474	101.474
3.500	100.982	100.882	100.782	3.500	100.965	100.765	100.765	3.500	101.748	101.548	101.548	3.500	100.790	100.590	100.590	3.500	100.773	100.573	100.573	3.500	102.066	101.866	101.866
3.625	101.649	101.549	101.449	3.625	101.649	101.449	101.449	3.625	102.108	101.908	101.908	3.625	101.290	101.090	101.090	3.625	101.290	101.090	101.090	3.625	102.581	102.381	102.381
3.750	102.023	101.923	101.823	3.750	102.023	101.823	101.823	3.750	102.331	102.131	102.131	3.750	101.550	101.350	101.350	3.750	101.550	101.350	101.350	3.750	102.915	102.715	102.715
3.875	102.389	102.289	102.189	3.875	102.389	102.189	102.189	3.875	102.549	102.349	102.349	3.875	101.806	101.606	101.606	3.875	101.806	101.606	101.606	3.875	103.240	103.040	103.040
3.990	102.682	102.582	102.482	3.990	102.682	102.482	102.482	3.990	102.685	102.485	102.485	3.990	101.983	101.783	101.783	3.990	101.983	101.783	101.783	3.990	103.483	103.283	103.283
4.000	102.782	102.682	102.582	4.000	102.782	102.582	102.582	4.000	102.785	102.585	102.585	4.000	102.083	101.883	101.883	4.000	102.083	101.883	101.883	4.000	103.583	103.383	103.383
4.125	103.074	102.974	102.874	4.125	103.074	102.874	102.874	4.125	103.054	102.854	102.854	4.125	102.283	102.083	102.083	4.125	102.283	102.083	102.083	4.125	103.873	103.673	103.673
4.250	103.394	103.294	103.194	4.250	103.394	103.194	103.194	4.250	103.082	102.882	102.882	4.250	102.409	102.209	102.209	4.250	102.409	102.209	102.209	4.250	103.598	103.398	103.398
4.375	103.660	103.560	103.460	4.375	103.660	103.460	103.460	4.375	103.243	103.043	103.043	4.375	102.600	102.400	102.400	4.375	102.600	102.400	102.400	4.375	103.766	103.566	103.566
4.500	103.952	103.852	103.752	4.500	103.952	103.752	103.752	4.500	103.425	103.225	103.225	4.500	102.807	102.607	102.607	4.500	102.807	102.607	102.607	4.500	104.010	103.810	103.810
4.625	104.382	104.282	104.182	4.625	104.444	104.244	104.244	4.625	103.556	103.356	103.356	4.625	103.477	103.277	103.277	4.625	103.539	103.339	103.339	4.625	104.099	103.899	103.899
4.750	104.543	104.443	104.343	4.750	104.605	104.405	104.405	4.750	102.875	102.675	102.675	4.750	102.875	102.675	102.675	4.750	102.875	102.675	102.675	4.750	103.648	103.448	103.448
4.875	104.675	104.575	104.475	4.875	104.738	104.538	104.538	4.875	102.953	102.753	102.753	4.875	102.953	102.753	102.753	4.875	102.953	102.753	102.753	4.875	103.766	103.566	103.566
4.990	104.821	104.721	104.621	4.990	104.806	104.606	104.606	4.990	102.895	102.695	102.695	4.990	102.895	102.695	102.695	4.990	102.895	102.695	102.695	4.990	103.730	103.530	103.530
5.000	104.921	104.821	104.721	5.000	104.906	104.706	104.706	5.000	102.995	102.795	102.795	5.000	102.995	102.795	102.795	5.000	102.995	102.795	102.795	5.000	103.830	103.630	103.630
5.125	105.455	105.445	105.345	5.125	105.455	105.233	105.218	5.125	103.038	102.838	102.838	5.125	103.038	102.699	102.683	5.125	103.038	102.726	102.711	5.125	103.898	103.698	103.698

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%	-0.50%	-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).

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

* 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 of business (11pm ET) will be rejected.

Flood Certification - \$10.00 LHM Fee with option to buy out - \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no LHM Fee Tax Service Fee - \$70.00 /IA & ME exempt

EHA ID# 1358600006

For use by mortgage professionals only and should not be distributed to borrowers



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

30 Day Lock Exp.: 1/30/2020
45 Day Lock Exp.: 2/14/2020
60 Day Lock Exp.: 3/2/2020

W. Rate Sheet Dated: 12/31/2019

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	98.246	98.146	98.046	3.375	99.590	99.490	99.390	3.375	99.590	99.490	99.390	4.000	102.200	102.100	102.000	4.000	101.825	101.725	101.625
3.250	99.219	99.119	99.019	3.500	100.028	99.928	99.828	3.500	100.028	99.928	99.828	4.125	102.298	102.198	102.098	4.125	101.923	101.823	101.723
3.375	99.840	99.740	99.640	3.625	100.714	100.614	100.514	3.625	100.714	100.614	100.514	4.250	102.792	102.692	102.592	4.250	102.417	102.317	102.217
3.500	100.278	100.178	100.078	3.750	101.536	101.436	101.336	3.750	101.536	101.436	101.336	4.375	103.073	102.973	102.873	4.375	102.698	102.598	102.498
3.625	100.964	100.864	100.764	3.875	101.940	101.840	101.740	3.875	101.940	101.840	101.740	4.500	103.415	103.315	103.215	4.500	102.790	102.690	102.590
3.750	101.786	101.686	101.586	3.990	102.159	102.059	101.959	3.990	102.159	102.059	101.959	4.625	103.375	103.275	103.175	4.625	102.750	102.650	102.550
3.875	102.190	102.090	101.990	4.000	102.259	102.159	102.059	4.000	102.259	102.159	102.059	4.750	103.184	103.084	102.984	4.750	102.559	102.459	102.359
3.990	102.534	102.434	102.334	4.125	102.357	102.257	102.157	4.125	102.357	102.257	102.157	4.875	103.490	103.390	103.290	4.875	102.865	102.765	102.665
4.000	102.634	102.534	102.434	4.250	102.975	102.875	102.775	4.250	102.975	102.875	102.775	4.990	103.681	103.581	103.481	4.990	102.681	102.581	102.481
4.125	102.732	102.632	102.532	4.375	103.256	103.156	103.056	4.375	103.256	103.156	103.056	5.000	103.781	103.681	103.581	5.000	102.781	102.681	102.581
4.250	103.350	103.250	103.150	4.500	103.348	103.248	103.148	4.500	103.348	103.248	103.148	5.125	104.082	103.982	103.882	5.125	103.082	102.982	102.882
4.375	103.631	103.531	103.431	4.625	103.308	103.208	103.108	4.625	103.308	103.208	103.108	5.250	103.685	103.585	103.485	5.250	102.685	102.585	102.485
4.500	103.973	103.873	103.773	4.750	103.678	103.578	103.478	4.750	103.678	103.578	103.478	5.375	103.887	103.787	103.687	5.375	103.887	103.787	103.687
4.625	103.933	103.833	103.733	4.875	103.984	103.884	103.784	4.875	103.984	103.884	103.784	5.500	104.092	103.992	103.892	5.500	104.092	103.992	103.892
4.750	104.303	104.203	104.103	4.990	103.800	103.700	103.600	4.990	103.800	103.700	103.600	5.625	103.724	103.624	103.524	5.625	103.724	103.624	103.524
4.875	104.609	104.509	104.409	5.000	103.900	103.800	103.700	5.000	103.900	103.800	103.700	5.750	104.166	104.066	103.966	5.750	104.166	104.066	103.966
4.990	104.800	104.700	104.600	5.125	104.201	104.101	104.001	5.125	104.201	104.101	104.001	5.875	104.196	104.096	103.996	5.875	104.196	104.096	103.996
5.000	104.900	104.800	104.700	5.250	104.400	104.300	104.200	5.250	104.400	104.300	104.200	5.990	104.130	104.030	103.930	5.990	104.130	104.030	103.930
5.125	105.201	105.101	105.001	5.375	105.602	105.502	105.402	5.375	105.602	105.502	105.402	6.000	104.230	104.130	104.030	6.000	104.230	104.130	104.030
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	101.825	101.725	101.625	3.000	98.625	98.520	98.425	3.000	0.000	0.000	0.000	3.000	0.000	0.000	0.000	3.375	101.736	101.636	101.536
4.125	101.923	101.823	101.723	3.125	99.424	99.320	99.224	3.125	0.000	0.000	0.000	3.125	0.000	0.000	0.000	3.500	102.288	102.188	102.088
4.250	102.417	102.317	102.217	3.250	100.116	100.014	99.916	3.250	0.000	0.000	0.000	3.250	0.000	0.000	0.000	3.625	102.938	102.838	102.738
4.375	102.698	102.598	102.498	3.375	100.552	100.452	100.352	3.375	100.552	100.452	100.352	3.375	100.552	100.452	100.352	3.750	102.971	102.871	102.771
4.500	102.790	102.690	102.590	3.500	101.088	100.988	100.888	3.500	101.088	100.988	100.888	3.500	101.088	100.988	100.888	3.875	103.114	103.014	102.914
4.625	102.750	102.650	102.550	3.625	101.857	101.757	101.657	3.625	101.857	101.757	101.657	3.625	101.857	101.757	101.657	3.990	103.413	103.313	103.213
4.750	102.559	102.459	102.359	3.750	102.192	102.092	101.992	3.750	102.192	102.092	101.992	3.750	102.192	102.092	101.992	4.000	103.513	103.413	103.313
4.875	102.865	102.765	102.665	3.875	102.570	102.470	102.370	3.875	102.570	102.470	102.370	3.875	102.570	102.470	102.370	4.125	103.566	103.466	103.366
4.990	102.681	102.581	102.481	3.990	102.806	102.706	102.606	3.990	102.806	102.706	102.606	3.990	102.806	102.706	102.606	4.250	103.995	103.895	103.795
5.000	102.781	102.681	102.581	4.000	102.906	102.806	102.706	4.000	102.906	102.806	102.706	4.000	102.906	102.806	102.706	4.375	104.385	104.285	104.185
5.125	103.082	102.982	102.882	4.125	103.116	103.016	102.916	4.125	103.116	103.016	102.916	4.125	103.116	103.016	102.916	4.500	104.609	104.509	104.409
5.250	102.685	102.585	102.485	4.250	103.714	103.614	103.514	4.250	103.714	103.614	103.514	4.250	103.714	103.614	103.514	4.625	104.028	103.928	103.828
5.375	103.887	103.787	103.687	4.375	103.862	103.762	103.662	4.375	103.862	103.762	103.662	4.375	103.862	103.762	103.662	4.750	104.366	104.266	104.166
5.500	104.092	103.992	103.892	4.500	104.132	104.032	103.932	4.500	104.132	104.032	103.932	4.500	104.132	104.032	103.932	4.875	104.641	104.541	104.441
5.625	103.724	103.624	103.524	4.625	104.196	104.096	103.996	4.625	104.196	104.096	103.996	4.625	104.196	104.096	103.996	4.990	104.841	104.741	104.641
5.750	104.166	104.066	103.966	4.750	104.535	104.435	104.335	4.750	104.535	104.435	104.335	4.750	104.535	104.435	104.335	5.000	104.941	104.841	104.741
5.875	104.196	104.096	103.996	4.875	104.864	104.764	104.664	4.875	104.864	104.764	104.664	4.875	104.864	104.764	104.664	5.125	104.743	104.643	104.543
5.990	104.130	104.030	103.930	4.990	105.158	105.058	104.958	4.990	105.158	105.058	104.958	4.990	105.158	105.058	104.958	5.250	104.840	104.740	104.640
6.000	104.230	104.130	104.030	5.000	105.258	105.158	105.058	5.000	105.258	105.158	105.058	5.000	105.258	105.158	105.058	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	101.736	101.636	101.536	3.375	101.736	101.636	101.536	3.375	101.348	101.248	101.148	3.375	101.348	101.248	101.148	3.375	101.348	101.248	101.148
3.500	102.288	102.188	102.088	3.500	102.288	102.188	102.088	3.500	101.900	101.800	101.700	3.500	101.900	101.800	101.700	3.500	101.900	101.800	101.700
3.625	102.398	102.298	102.198	3.625	102.398	102.298	102.198	3.625	101.509	101.409	101.309	3.625	101.509	101.409	101.309	3.625	101.509	101.409	101.309
3.750	102.971	102.871	102.771	3.750	102.971	102.871	102.771	3.750	102.082	101.982	101.882	3.750	102.082	101.982	101.882	3.750	102.082	101.982	101.882
3.875	103.114	103.014	102.914	3.875	103.114	103.014	102.914	3.875	102.225	102.125	102.025	3.875	102.225	102.125	102.025	3.875	102.225	102.125	102.025
3.990	103.413	103.313	103.213	3.990	103.413	103.313	103.213	3.990	102.524	102.424	102.324	3.990	102.524	102.424	102.324	3.990	102.524	102.424	102.324
4.000	103.513	103.413	103.313	4.000	103.513	103.413	103.313	4.000	102.624	102.524	102.424	4.000	102.624	102.524	102.424	4.000	102.624	102.524	102.424
4.125	103.566	103.466	103.366	4.125	103.566	103.466	103.366	4.125	102.308	102.208	102.108	4.125	102.308	102.208	102.108	4.125	102.308	102.208	102.108
4.250	103.995	103.895	103.795	4.250	103.995	103.895	103.795	4.250	102.737	102.637	102.537	4.250	102.737	102.637	102.537	4.250	102.737	102.637	102.537
4.375	104.260	104.160	104.060	4.375	104.260	104.160	104.060	4.375	102.127	102.027	101.927								



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.:

1/30/2020

45 Day Lock Exp.:

2/14/2020

60 Day Lock Exp.:

3/2/2020

W. Rate Sheet Dated: 12/31/2019

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	98.029	97.929	97.829	3.000	98.377	98.256	98.177	3.375	101.607	101.507	101.407	4.000	101.680	101.580	101.480	3.375	100.919	100.819	100.719
3.250	99.012	98.912	98.812	3.125	99.175	99.056	98.975	3.500	102.161	102.061	101.961	4.125	101.795	101.695	101.595	3.500	101.473	101.373	101.273
3.375	99.623	99.523	99.423	3.250	99.868	99.750	99.668	3.625	102.290	102.190	102.090	4.250	102.288	102.188	102.088	3.625	101.102	101.002	100.902
3.500	100.073	99.973	99.873	3.375	100.303	100.188	100.103	3.750	102.863	102.763	102.663	4.375	102.569	102.469	102.369	3.750	101.675	101.575	101.475
3.625	100.764	100.664	100.564	3.500	100.840	100.724	100.640	3.875	103.005	102.905	102.805	4.500	102.915	102.815	102.715	3.875	101.817	101.717	101.617
3.750	101.638	101.538	101.438	3.625	101.609	101.494	101.409	3.990	103.298	103.198	103.098	4.625	102.888	102.788	102.688	3.990	102.110	102.010	101.910
3.875	102.044	101.944	101.844	3.750	102.015	101.915	101.815	4.000	103.398	103.298	103.198	4.750	102.845	102.745	102.645	4.000	102.210	102.110	102.010
3.990	102.391	102.291	102.191	3.875	102.393	102.293	102.193	4.125	103.523	103.423	103.323	4.875	103.153	103.053	102.953	4.125	101.958	101.858	101.758
4.000	102.491	102.391	102.291	3.990	102.632	102.532	102.432	4.250	103.950	103.850	103.750	4.990	103.346	103.246	103.146	4.250	102.385	102.285	102.185
4.125	102.606	102.506	102.406	4.000	102.732	102.632	102.532	4.375	104.342	104.242	104.142	5.000	103.446	103.346	103.246	4.375	102.777	102.677	102.577
4.250	103.256	103.156	103.056	4.125	102.943	102.843	102.743	4.500	104.562	104.462	104.362	5.125	103.750	103.650	103.550	4.500	102.997	102.897	102.797
4.375	103.537	103.437	103.337	4.250	103.585	103.485	103.385	4.625	104.033	103.933	103.833	5.250	103.266	103.166	103.066	4.625	101.876	101.776	101.676
4.500	103.883	103.783	103.683	4.375	103.734	103.634	103.534	4.750	104.371	104.271	104.171	5.375	103.469	103.369	103.269	4.750	102.214	102.114	102.014
4.625	103.856	103.756	103.656	4.500	104.006	103.906	103.806	4.875	104.646	104.546	104.446	5.500	103.675	103.575	103.475	4.875	102.489	102.389	102.289
4.750	104.251	104.151	104.051	4.625	104.071	103.971	103.871	4.990	104.850	104.750	104.650	5.625	103.393	103.293	103.193	4.990	102.693	102.593	102.493
4.875	104.559	104.459	104.359	4.750	104.465	104.365	104.265	5.000	104.950	104.850	104.750	5.750	103.836	103.736	103.636	5.000	102.793	102.693	102.593
4.990	104.752	104.652	104.552	4.875	104.796	104.696	104.596	5.125	104.844	104.743	104.644	5.875	103.867	103.767	103.667	5.125	102.937	102.836	102.737
5.000	104.852	104.752	104.652	4.990	105.091	104.991	104.891	5.250	104.942	104.841	104.742	5.990	103.800	103.700	103.600	5.250	103.035	102.934	102.835
5.125	105.156	105.056	104.956	5.000	105.191	105.091	104.991	5.375	0.000	0.000	0.000	6.000	103.900	103.800	103.700	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.:

1/30/2020

45 Day Lock Exp.:

2/14/2020

60 Day Lock Exp.:

3/2/2020

W. Rate Sheet Dated: 12/31/2019

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	98.516	98.454	98.391	
3.500	98.987	98.925	98.862	
3.625	99.437	99.375	99.312	
3.750	99.898	99.836	99.773	
3.875	100.092	100.029	99.967	
4.000	100.287	100.225	100.162	
4.125	100.499	100.437	100.374	
4.250	100.701	100.638	100.576	
4.375	100.800	100.737	100.675	
4.500	101.018	100.955	100.893	
4.625	101.255	101.193	101.130	
4.750	101.469	101.406	101.344	
4.875	101.690	101.627	101.565	

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	97.673	97.548	97.423	
3.375	98.132	98.007	97.882	
3.500	98.533	98.408	98.283	
3.625	99.007	98.882	98.757	
3.750	99.416	99.291	99.166	
3.875	99.757	99.632	99.507	
4.000	100.093	99.968	99.843	
4.125	100.232	100.107	99.982	
4.250	100.536	100.411	100.286	
4.375	100.813	100.688	100.563	
4.500	100.971	100.846	100.721	

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	96.452	96.327	96.202	
3.375	96.854	96.729	96.604	
3.500	97.227	97.102	96.977	
3.625	97.576	97.451	97.326	
3.750	98.158	98.033	97.908	
3.875	98.460	98.335	98.210	
4.000	98.743	98.618	98.493	
4.125	99.026	98.901	98.776	
4.250	99.309	99.184	99.059	
4.375	99.591	99.466	99.341	
4.500	99.880	99.755	99.630	
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)