[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.: **2/25/2022**
45 Day Lock Exp.: **3/14/2022**
60 Day Lock Exp.: **3/28/2022**

W. Rate Sheet Dated: **1/26/2022** **Release Time:** **3:30 pm ET** Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT

30/25 Year				20 Year				15/10 Year			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
2.750	98.686	98.686	98.295	2.750	98.257	98.257	97.866	1.875	94.438	94.438	94.126
2.875	98.953	98.953	98.562	2.875	98.485	98.485	98.095	2.000	94.674	94.674	94.361
3.000	99.206	99.206	98.815	3.000	98.697	98.697	98.307	2.125	94.910	94.910	94.597
3.125	99.455	99.455	99.064	3.125	98.898	98.898	98.508	2.250	96.331	96.331	95.909
3.250	100.510	100.510	100.057	3.250	100.045	100.045	99.592	2.375	96.557	96.557	96.135
3.375	100.660	100.660	100.207	3.375	100.136	100.136	99.682	2.500	96.779	96.779	96.357
3.500	100.905	100.905	100.451	3.500	100.316	100.316	99.863	2.625	96.990	96.990	96.568
3.625	101.132	101.132	100.679	3.625	100.470	100.470	100.017	2.750	98.373	98.373	97.936
3.750	101.470	101.470	101.102	3.750	100.981	100.981	100.612	2.875	98.589	98.589	98.152
3.875	101.595	101.595	101.226	3.875	101.069	101.069	100.701	3.000	98.789	98.789	98.351
4.000	101.797	101.797	101.429	4.000	101.223	101.223	100.854	3.125	98.977	98.977	98.539
4.125	101.991	101.991	101.622	4.125	101.283	101.283	100.914	3.250	99.888	99.888	99.588
4.250	102.478	102.478	102.243	4.250	102.034	102.034	101.800	3.375	100.066	100.066	99.766
4.375	102.578	102.578	102.343	4.375	102.081	102.081	101.847	3.500	100.234	100.234	99.934
4.500	102.715	102.715	102.481	4.500	102.207	102.207	101.973	3.625	100.376	100.376	100.076
4.625	102.879	102.879	102.645	4.625	102.316	102.316	102.081	3.750	99.849	99.849	99.549
4.750	103.645	103.645	103.420	4.750	103.286	103.286	103.061	3.875	100.042	100.042	99.742
4.875	103.685	103.685	103.460	4.875	103.333	103.333	103.108	4.000	100.184	100.184	99.884
6.250	106.000	106.000	105.800	6.250	102.557	102.557	102.357	4.125	100.254	100.254	99.954

5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**
3.125	99.114	99.114	98.814
3.250	99.470	99.470	99.170
3.375	99.472	99.472	99.172
3.500	99.561	99.561	99.261
3.625	99.650	99.650	99.350
Margin = 2.250		Index = 0.580	

30 Year OTC			
Rate	**30 Day**	**45 Day**	**60 Day**
4.000	99.622	99.622	99.122
4.125	99.816	99.816	99.316
4.375	100.403	100.403	99.903
4.500	100.540	100.540	100.040
4.625	100.704	100.704	100.204
4.875	101.510	101.510	101.010
5.000	101.683	101.683	101.183
5.125	101.818	101.818	101.318
5.500	103.481	103.481	102.981
5.625	103.616	103.616	103.116
6.250	102.141	102.141	101.641

FHA Streamline

30/25 Year					20 Year					15/10 Year				
Rate	**15 Day**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**15 Day**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**15 Day**	**30 Day**	**45 Day**	**60 Day**
2.750	98.786	98.686	98.686	98.295	2.750	98.082	97.982	97.982	97.591	1.875	96.568	96.468	96.468	96.156
2.875	99.053	98.953	98.953	98.562	2.875	98.310	98.210	98.210	97.820	2.000	96.804	96.704	96.704	96.391
3.000	99.306	99.206	99.206	98.815	3.000	98.522	98.422	98.422	98.032	2.125	97.040	96.940	96.940	96.627
3.125	99.555	99.455	99.455	99.064	3.125	98.723	98.623	98.623	98.233	2.250	98.461	98.361	98.361	97.939
3.250	100.610	100.510	100.510	100.057	3.250	99.845	99.745	99.745	99.292	2.375	98.687	98.587	98.587	98.165
3.375	100.860	100.760	100.760	100.307	3.375	100.036	99.936	99.936	99.482	2.500	98.909	98.809	98.809	98.387
3.500	101.105	101.005	101.005	100.551	3.500	100.216	100.116	100.116	99.663	2.625	99.120	99.020	99.020	98.598
3.625	101.332	101.232	101.232	100.779	3.625	100.370	100.270	100.270	99.817	2.750	99.403	99.303	99.303	98.866
3.750	101.670	101.570	101.570	101.202	3.750	101.181	101.081	101.081	100.712	2.875	99.619	99.519	99.519	99.082
3.875	101.895	101.795	101.795	101.426	3.875	101.369	101.269	101.269	100.901	3.000	99.819	99.719	99.719	99.281
4.000	102.097	101.997	101.997	101.629	4.000	101.523	101.423	101.423	101.054	3.125	100.007	99.907	99.907	99.469
4.125	102.291	102.191	102.191	101.822	4.125	101.583	101.483	101.483	101.114	3.250	101.518	101.418	101.418	101.118
4.250	102.678	102.578	102.578	102.343	4.250	102.234	102.134	102.134	101.900	3.375	101.696	101.596	101.596	101.296

GOVERNMENT ADJUSTMENTS - Applies to all Government Programs

FICO Adjuster		Loan Size Adjuster "VA only"	
FICO 720 +	0.250	$0 - $49,999	-2.500
FICO 680- 719	0.000	$50,000 - $85,000	-0.500
FICO 660 - 679	0.000	$85,001 - $125,000	0.000
FICO 640 - 659	0.000	$125,001 - $175,000	0.000
FICO 620 - 639	0.000	$175,001 - $275,000	0.000
FICO 600 - 619	-0.750	$275,001 up to HB	0.000
FICO 580 - 599	N/A	No loan size LLPA on =< 15 yr term	
NY	-0.250	Non Owner Occupancy	-2.000
2 Unit	0.000	VA Jumbo	-0.350
USDA Streamline-Assist Refinance Option			-0.250
VA C/O Refi with an LTV >90.000		Max Note Rate = 4.750	N/A

Specialty Adjustment

203(k) / 203(k)s / 203(h) / Repair Escrow / VA & USDA Reno	-0.250
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750

> 15 year Term Loan Size LLPA "FHA & USDA only"

Loan Amount → Note Rate ↓	0-85000	85001-110000	110001-125000	125001-150000	150001-175000	175001-200000	200001-225000	225001-High Balance
2.75-3.125	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
3.25-3.625	0.375	0.250	0.250	0.125	0.125	0.125	0.000	0.000
3.75-4.125	0.625	0.500	0.375	0.375	0.250	0.250	0.125	0.000
4.25-4.625	0.625	0.500	0.375	0.375	0.250	0.250	0.125	0.000
4.75-5.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.000
5.25-5.625	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
5.75-6.125	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
6.25-6.625	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
No Loan Size LLPA for =< 15 Year Term ; Not eligible on OTC and DPA loans								

DPA Advantage Program "only Advantage Adjustments added ; FHA only ; 2.0% DPA"

30/25 Year				30/25 Year Lender Paid			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.875	97.005	97.005	96.505	5.250	103.750	103.750	103.500
4.000	96.803	96.803	96.303				
4.125	96.609	96.609	96.109				
4.250	98.316	98.316	97.816				
4.375	98.116	98.116	97.616				
4.500	97.979	97.979	97.479				
4.625	97.814	97.814	97.314				
4.750	99.680	99.680	99.180				
Borrower Paid Comp Only				Lender Paid Only			

30 yr DPA OTC "FHA Only ; Borrower Paid Only ; 2.0% DPA"

Rate	30 Day	45 Day	60 Day
4.000	96.872	96.872	96.372
4.125	97.066	97.066	96.566
4.375	97.653	97.653	97.153
4.500	97.790	97.790	97.290
4.625	97.954	97.954	97.454
4.875	98.760	98.760	98.260
5.000	98.933	98.933	98.433
5.125	99.068	99.068	98.568
5.500	100.731	100.731	100.231
5.625	100.866	100.866	100.366
6.250	99.391	99.391	98.891

30 yr DPA "3.5% DPA ; Borrower Paid Only"

Rate	30 Day	45 Day	60 Day
4.250	100.000	100.000	99.500
4.750	101.000	101.000	100.500

30 yr DPA "3.5% DPA ; Lender Paid Only"

Rate	30 Day	45 Day	60 Day
5.750	103.750	103.750	103.250
6.250	105.750	105.750	105.250

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

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.

 Tax Service Fee = $80.00 "FHA only" (IA & ME exempt)

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	2/25/2022
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	3/14/2022
		60 Day Lock Exp.:	3/28/2022

W. Rate Sheet Dated: 1/26/2022 **Release Time:** 3:30 pm 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
2.750	N/A	N/A	N/A	2.750	N/A	N/A	N/A	2.375	N/A	N/A	N/A	3.125	98.864	98.864	98.564
2.875	N/A	N/A	N/A	2.875	N/A	N/A	N/A	2.500	N/A	N/A	N/A	3.250	99.220	99.220	98.920
3.000	N/A	N/A	N/A	3.000	N/A	N/A	N/A	2.625	N/A	N/A	N/A	3.375	99.222	99.222	98.922
3.125	N/A	N/A	N/A	3.125	N/A	N/A	N/A	2.750	96.922	96.922	96.485	3.500	99.311	99.311	99.011
3.250	99.797	99.797	99.344	3.250	99.432	99.432	98.979	2.875	97.138	97.138	96.701	3.625	99.400	99.400	99.100
3.375	100.048	100.048	99.595	3.375	99.623	99.623	99.170	3.000	97.337	97.337	96.900	Margin = 2.250		Index = .580	
3.500	100.292	100.292	99.839	3.500	99.803	99.803	99.350	3.125	97.526	97.526	97.089	**30 Year OTC**			
3.625	100.519	100.519	100.066	3.625	99.958	99.958	99.505	3.250	98.693	98.693	98.393	Rate	30 Day	45 Day	60 Day
3.750	100.720	100.720	100.351	3.750	100.331	100.331	99.962	3.375	98.871	98.871	98.571	3.250	99.797	99.797	99.297
3.875	100.945	100.945	100.576	3.875	100.519	100.519	100.150	3.500	99.039	99.039	98.739	3.375	100.048	100.048	99.548
4.000	101.147	101.147	100.778	4.000	100.673	100.673	100.304	3.625	99.181	99.181	98.881	3.500	100.292	100.292	99.792
4.125	101.341	101.341	100.972	4.125	100.733	100.733	100.364	3.750	99.154	99.154	98.854	3.625	100.519	100.519	100.019
4.250	101.165	101.165	100.931	4.250	100.822	100.822	100.588	3.875	N/A	N/A	N/A	3.750	100.720	100.720	100.220
4.375	101.365	101.365	101.131	4.375	100.969	100.969	100.735	4.000	N/A	N/A	N/A	3.875	100.945	100.945	100.445
4.500	101.503	101.503	101.269	4.500	101.095	101.095	100.861	4.125	N/A	N/A	N/A	4.000	101.147	101.147	100.647
4.625	101.667	101.667	101.433	4.625	101.203	101.203	100.969	4.250	N/A	N/A	N/A	4.125	101.341	101.341	100.841
4.750	100.645	100.645	100.420	4.750	100.386	100.386	100.161	4.375	N/A	N/A	N/A	4.250	101.165	101.165	100.665
4.875	N/A	N/A	N/A	4.875	N/A	N/A	N/A	4.500	N/A	N/A	N/A	4.375	N/A	N/A	N/A
6.250	N/A	N/A	N/A	6.250	N/A	N/A	N/A	4.625	N/A	N/A	N/A	4.500	N/A	N/A	N/A

FHA High Balance Streamline

30/25 Year					20 Year					15/10 Year				
Rate	15 Day	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day	60 Day
2.750	N/A	N/A	N/A	N/A	2.750	N/A	N/A	N/A	N/A	2.250	N/A	N/A	N/A	N/A
2.875	N/A	N/A	N/A	N/A	2.875	N/A	N/A	N/A	N/A	2.375	N/A	N/A	N/A	N/A
3.000	N/A	N/A	N/A	N/A	3.000	N/A	N/A	N/A	N/A	2.500	N/A	N/A	N/A	N/A
3.125	N/A	N/A	N/A	N/A	3.125	N/A	N/A	N/A	N/A	2.625	N/A	N/A	N/A	N/A
3.250	99.897	99.797	99.797	99.344	3.250	99.532	99.432	99.432	98.979	2.750	99.178	99.078	99.078	98.641
3.375	100.148	100.048	100.048	99.595	3.375	99.723	99.623	99.623	99.170	2.875	99.394	99.294	99.294	98.857
3.500	100.392	100.292	100.292	99.839	3.500	99.903	99.803	99.803	99.350	3.000	99.594	99.494	99.494	99.057
3.625	100.619	100.519	100.519	100.066	3.625	100.058	99.958	99.958	99.505	3.125	99.782	99.682	99.682	99.245
3.750	100.820	100.720	100.720	100.351	3.750	100.431	100.331	100.331	99.962	3.250	101.105	101.005	101.005	100.705
3.875	101.045	100.945	100.945	100.576	3.875	100.619	100.519	100.519	100.150	3.375	101.283	101.183	101.183	100.883
4.000	101.247	101.147	101.147	100.778	4.000	100.773	100.673	100.673	100.304	3.500	101.451	101.351	101.351	101.051
4.125	101.441	101.341	101.341	100.972	4.125	100.833	100.733	100.733	100.364	3.625	101.593	101.493	101.493	101.193
4.250	101.265	101.165	101.165	100.931	4.250	100.922	100.822	100.822	100.588	3.750	101.129	101.029	101.029	100.729

GOVERNMENT ADJUSTMENTS - Applies to all Government Programs

FICO Adjuster		FICO Adjuster	
FICO 720 +	0.250	FICO 620 - 639	0.000
FICO 680- 719	0.000	FICO 600 - 619	-0.750
FICO 660 - 679	0.000	FICO 580 - 599	N/A
FICO 640 - 659	0.000		
NY	-0.250	Non Owner Occupancy	-2.000
2 Unit	0.000	VA Jumbo	-0.350
USDA Streamline-Assist Refinance Option			-0.250
VA C/O Refi with an LTV >90.000	Max Note Rate = 4.750		N/A

Specialty Adjustment

203(k) / 203(k)s / 203(h) / Repair Escrow / VA & USDA Reno	-0.250
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 ; 2.0% DPA"

30/25 Year				30/25 Year Lender Paid			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.875	N/A	N/A	N/A	5.250	N/A	N/A	N/A
4.000	N/A	N/A	N/A				
4.125	N/A	N/A	N/A				
4.250	N/A	N/A	N/A				
4.375	N/A	N/A	N/A				
4.500	N/A	N/A	N/A				
4.625	N/A	N/A	N/A				
4.750	N/A	N/A	N/A				
Borrower Paid Comp Only				Lender Paid Only			

30 yr DPA OTC "FHA Only ; Borrower Paid Only ; 2.0% DPA"

Rate	30 Day	45 Day	60 Day
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
4.000	N/A	N/A	N/A
4.125	N/A	N/A	N/A
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A

30 yr DPA "3.5% DPA ; Borrower Paid Only"

Rate	30 Day	45 Day	60 Day
4.250	N/A	N/A	N/A
4.750	N/A	N/A	N/A

30 yr DPA "3.5% DPA ; Lender Paid Only"

Rate	30 Day	45 Day	60 Day
5.750	N/A	N/A	N/A
6.250	N/A	N/A	N/A

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 Lock Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = $10.00 *UW Fee with option to buy out = $895 / $495 for streamline †IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee FHA ID# - 1358600006

The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

For use by mortgage professionals only and should not be distributed to borrowers. Tax Service Fee = $80.00 "FHA only" (IA & ME exempt)

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

30 Day Lock Exp.: 2/25/2022
45 Day Lock Exp.: 3/14/2022
60 Day Lock Exp.: 3/28/2022

W. Rate Sheet Dated: 1/26/2022 **Release Time: 3:30 pm ET** Prices are subject to change without notice.

Conforming FNMA

30/25 Year

Rate	30 Day	45 Day	60 Day
3.000	97.385	97.385	97.185
3.125	97.853	97.853	97.653
3.250	98.523	98.523	98.323
3.375	99.416	99.416	99.216
3.500	99.915	99.915	99.715
3.625	100.424	100.424	100.224
3.750	101.111	101.111	100.911
3.875	101.621	101.621	101.421
3.990	101.864	101.864	101.664
4.000	101.964	101.964	101.764
4.125	102.381	102.381	102.181
4.250	102.890	102.890	102.690
4.375	103.285	103.285	103.085
4.500	103.651	103.651	103.451
4.625	103.900	103.900	103.700
4.750	104.187	104.187	103.987
4.875	104.592	104.592	104.392
4.990	104.817	104.817	104.617
5.000	104.917	104.917	104.717

30/25 Year 105-125

Rate	30 Day	45 Day	60 Day
2.000	N/A	N/A	N/A
2.125	N/A	N/A	N/A
2.250	N/A	N/A	N/A
2.375	N/A	N/A	N/A
2.500	N/A	N/A	N/A
2.625	N/A	N/A	N/A
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A

30/25 Year >125

Rate	30 Day	45 Day	60 Day
2.000	N/A	N/A	N/A
2.125	N/A	N/A	N/A
2.250	N/A	N/A	N/A
2.375	N/A	N/A	N/A
2.500	N/A	N/A	N/A
2.625	N/A	N/A	N/A
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A

30/25 Year High Balance

Rate	30 Day	45 Day	60 Day
3.000	97.929	97.929	97.729
3.125	98.517	98.517	98.317
3.250	99.192	99.192	98.992
3.375	100.031	100.031	99.831
3.500	100.406	100.406	100.206
3.625	100.682	100.682	100.482
3.750	101.299	101.299	101.099
3.875	101.751	101.751	101.551
3.990	101.921	101.921	101.721
4.000	102.021	102.021	101.821
4.125	102.158	102.158	101.958
4.250	101.535	101.535	101.335
4.375	101.932	101.932	101.732
4.500	102.196	102.196	101.996
4.625	102.358	102.358	102.158
4.750	102.083	102.083	101.883
4.875	102.483	102.483	102.283
4.990	102.622	102.622	102.422
5.000	102.722	102.722	102.522

30/25 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
2.000	N/A	N/A	N/A
2.125	N/A	N/A	N/A
2.250	N/A	N/A	N/A
2.375	N/A	N/A	N/A
2.500	N/A	N/A	N/A
2.625	N/A	N/A	N/A
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A

30/25/20 Year Investment

Rate	30 Day	45 Day	60 Day
3.000	97.330	97.213	97.116
3.125	97.798	97.681	97.584
3.250	98.453	98.319	98.200
3.375	99.346	99.212	99.093
3.500	99.845	99.711	99.592
3.625	100.607	100.440	100.295
3.750	101.294	101.127	100.982
3.875	101.804	101.637	101.492
3.990	102.047	101.880	101.735
4.000	102.147	101.980	101.835
4.125	102.543	102.351	102.203
4.250	103.052	102.860	102.712
4.375	103.448	103.256	103.108
4.500	103.814	103.621	103.474
4.625	104.063	103.871	103.723
4.750	104.378	104.278	104.178
4.875	104.783	104.683	104.583
4.990	105.009	104.909	104.809
5.000	105.109	105.009	104.909

30/25 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A
4.125	N/A	N/A	N/A
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A
4.625	N/A	N/A	N/A
4.750	N/A	N/A	N/A

20 Year

Rate	30 Day	45 Day	60 Day
3.000	98.472	98.472	98.272
3.125	99.338	99.338	99.138
3.250	100.022	100.022	99.822
3.375	100.858	100.858	100.658
3.500	101.326	101.326	101.126
3.625	101.735	101.735	101.535
3.750	101.699	101.699	101.499
3.875	102.206	102.206	102.006
3.990	102.416	102.416	102.216
4.000	102.516	102.516	102.316
4.125	102.818	102.818	102.618
4.250	103.077	103.077	102.868
4.375	103.468	103.468	103.259
4.500	103.812	103.812	103.603
4.625	104.057	104.057	103.848
4.750	104.207	104.207	104.007
4.875	104.610	104.610	104.410
4.990	104.817	104.817	104.617
5.000	104.917	104.917	104.717

20 Year 105-125

Rate	30 Day	45 Day	60 Day
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A
4.125	N/A	N/A	N/A
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A
4.625	N/A	N/A	N/A
4.750	N/A	N/A	N/A
4.875	N/A	N/A	N/A

20 Year >125

Rate	30 Day	45 Day	60 Day
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A
4.125	N/A	N/A	N/A
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A
4.625	N/A	N/A	N/A
4.750	N/A	N/A	N/A
4.875	N/A	N/A	N/A

15 Year

Rate	30 Day	45 Day	60 Day
2.500	98.816	98.816	98.616
2.625	99.378	99.378	99.178
2.750	99.898	99.898	99.698
2.875	100.313	100.313	100.113
2.990	100.688	100.688	100.488
3.000	100.788	100.788	100.588
3.125	101.241	101.241	101.041
3.250	101.695	101.695	101.495
3.375	102.282	102.282	102.082
3.500	102.629	102.629	102.429
3.625	103.063	103.063	102.863
3.750	103.317	103.317	103.117
3.875	103.771	103.771	103.571
3.990	104.136	104.136	103.936
4.000	104.236	104.236	104.036
4.125	104.640	104.640	104.440
4.250	104.071	104.071	103.871
4.375	104.362	104.362	104.162
4.500	104.445	104.445	104.245

15/10 Year Investment

Rate	30 Day	45 Day	60 Day
2.500	98.728	98.611	98.503
2.625	99.290	99.173	99.065
2.750	99.810	99.693	99.585
2.875	100.225	100.108	100.000
2.990	100.627	100.489	100.375
3.000	100.727	100.589	100.475
3.125	101.265	101.123	100.973
3.250	101.718	101.576	101.416
3.375	102.305	102.163	102.003
3.500	102.653	102.511	102.351
3.625	103.086	102.944	102.784
3.750	103.170	103.053	102.916
3.875	103.625	103.508	103.371
3.990	103.989	103.872	103.735
4.000	104.089	103.972	103.835
4.125	104.493	104.376	104.239
4.250	103.964	103.864	103.737
4.375	104.256	104.156	104.029
4.500	104.338	104.238	104.111

15 Year 105-125

Rate	30 Day	45 Day	60 Day
2.000	N/A	N/A	N/A
2.125	N/A	N/A	N/A
2.250	N/A	N/A	N/A
2.375	N/A	N/A	N/A
2.500	N/A	N/A	N/A
2.625	N/A	N/A	N/A
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A

15 Year >125

Rate	30 Day	45 Day	60 Day
2.000	N/A	N/A	N/A
2.125	N/A	N/A	N/A
2.250	N/A	N/A	N/A
2.375	N/A	N/A	N/A
2.500	N/A	N/A	N/A
2.625	N/A	N/A	N/A
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A

15 Year High Balance

Rate	30 Day	45 Day	60 Day
2.500	98.806	98.806	98.606
2.625	99.230	99.230	99.030
2.750	99.594	99.594	99.394
2.875	99.882	99.882	99.682
2.990	100.111	100.111	99.911
3.000	100.211	100.211	100.011
3.125	100.509	100.509	100.309
3.250	100.813	100.813	100.613
3.375	101.273	101.273	101.073
3.500	101.506	101.506	101.306
3.625	101.805	101.805	101.605
3.750	101.410	101.410	101.210
3.875	101.722	101.722	101.522
3.990	101.947	101.947	101.747
4.000	102.047	102.047	101.847
4.125	102.329	102.329	102.129
4.250	101.699	101.699	101.499
4.375	101.901	101.901	101.701
4.500	101.960	101.960	101.760

15 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
2.000	N/A	N/A	N/A
2.125	N/A	N/A	N/A
2.250	N/A	N/A	N/A
2.375	N/A	N/A	N/A
2.500	N/A	N/A	N/A
2.625	N/A	N/A	N/A
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A

15 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
2.000	N/A	N/A	N/A
2.125	N/A	N/A	N/A
2.250	N/A	N/A	N/A
2.375	N/A	N/A	N/A
2.500	N/A	N/A	N/A
2.625	N/A	N/A	N/A
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A

10 Year

Rate	30 Day	45 Day	60 Day
2.500	99.943	99.943	99.743
2.625	100.413	100.413	100.213
2.750	100.648	100.648	100.448
2.875	101.063	101.063	100.863
2.990	101.438	101.438	101.238
3.000	101.538	101.538	101.338
3.125	101.961	101.961	101.761
3.250	101.921	101.921	101.721
3.375	102.508	102.508	102.308
3.500	102.855	102.855	102.655
3.625	103.289	103.289	103.089
3.750	103.355	103.355	103.155
3.875	103.810	103.810	103.610
3.990	104.174	104.174	103.974
4.000	104.274	104.274	104.074
4.125	104.679	104.679	104.479
4.250	103.964	103.964	103.764
4.375	104.184	104.184	103.984
4.500	104.314	104.314	104.114

Applicable for all mortgages with greater than 15 year terms

FICO ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	-0.750
720 – 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	-1.000
700 – 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	-1.500
680 – 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	-1.500
660 – 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250	-2.250
640 – 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	-2.750
620 – 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	-3.500
< 620 *	-1.500	-2.500	-4.000	-4.000	-4.250	-4.250	-4.250	-4.750	-4.750

* Applicalbe on FNMA Standard, HomeReady, HomeStyle & TX a(6) /a(4) loans with a DU approve/eligible only

Product Features

Product Feature ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
Investment property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home	-1.125	-1.625	-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	-1.000	-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	-1.250	-1.500	-1.500	-1.750	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.500	-0.750	-0.750	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000

* Not applicableto MH Advantage properties (identified by SFC 859 in conjunction with SFC 235).
** Not applicable to detached Condominium units (identified by SFC 588).

High LTV Refi Option LLPA Caps

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

HomeReady LLPA Caps*

Product Feature	LLPA Caps
LTV > 80% and credit score ≥ 680	0.000
All other LTV & FICO combos	1.500

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

*** Does not apply to loan amt =<$125K ; HomeReady or RefiNow =<$300K

Cash-Out Refinance*

FICO ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%
> 740	-0.375	-0.625	-0.625	-0.875
720 – 739	-0.375	-1.000	-1.000	-1.125
700 – 719	-0.375	-1.000	-1.000	-1.125
680 – 699	-0.375	-1.125	-1.125	-1.750
660 – 679	-0.625	-1.125	-1.125	-1.875
640 – 659	-0.625	-1.625	-1.625	-2.625
620 – 639	-0.625	-1.625	-1.625	-3.125
< 620	-1.625	-2.625	-2.625	-3.125

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

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
FNMA HomeStyle Renovation	-1.000
Texas Equity 50(a)(6)	0.000
Texas Equity 50(a)(4)	0.000
All Refinances "R/T & C/O" ***	0.000
Loan Size "doesn't apply to standard conv loans (primary/2nd homes)"	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	0.000
$125,001 - $175,000	0.000
$175,001 - $275,000	0.000
$275,001 up to HB	0.125

Mortgages with Subordinate Financing *

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

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

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $70.00 (IA & ME exempt) FHA ID# - 1358600006

The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

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.: **2/25/2022**
45 Day Lock Exp.: **3/14/2022**
60 Day Lock Exp.: **3/28/2022**

W. Rate Sheet Dated: **1/26/2022** **Release Time:** **3:30 pm ET** Prices are subject to change without notice.

FNMA - OTC

30/25 Year				30/25 Year High Balance				20 Year				15 Year				15 Year 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**
3.000	97.385	97.385	97.185	3.000	97.929	97.929	97.729	3.000	98.472	98.472	98.272	2.500	98.816	98.816	98.616	2.500	98.806	98.806	98.606
3.125	97.853	97.853	97.653	3.125	98.517	98.517	98.317	3.125	99.338	99.338	99.138	2.625	99.378	99.378	99.178	2.625	99.230	99.230	99.030
3.250	98.523	98.523	98.323	3.250	99.192	99.192	98.992	3.250	100.022	100.022	99.822	2.750	99.898	99.898	99.698	2.750	99.594	99.594	99.394
3.375	99.416	99.416	99.216	3.375	100.031	100.031	99.831	3.375	100.858	100.858	100.658	2.875	100.313	100.313	100.113	2.875	99.882	99.882	99.682
3.500	99.915	99.915	99.715	3.500	100.406	100.406	100.206	3.500	101.326	101.326	101.126	2.990	100.688	100.688	100.488	2.990	100.111	100.111	99.911
3.625	100.424	100.424	100.224	3.625	100.682	100.682	100.482	3.625	101.735	101.735	101.535	3.000	100.788	100.788	100.588	3.000	100.211	100.211	100.011
3.750	101.111	101.111	100.911	3.750	101.299	101.299	101.099	3.750	101.699	101.699	101.499	3.125	101.241	101.241	101.041	3.125	100.509	100.509	100.309
3.875	101.621	101.621	101.421	3.875	101.751	101.751	101.551	3.875	102.206	102.206	102.006	3.250	101.695	101.695	101.495	3.250	100.813	100.813	100.613
3.990	101.864	101.864	101.664	3.990	101.921	101.921	101.721	3.990	102.416	102.416	102.216	3.375	102.282	102.282	102.082	3.375	101.273	101.273	101.073
4.000	101.964	101.964	101.764	4.000	102.021	102.021	101.821	4.000	102.516	102.516	102.316	3.500	102.629	102.629	102.429	3.500	101.506	101.506	101.306
4.125	102.381	102.381	102.181	4.125	102.158	102.158	101.958	4.125	102.818	102.818	102.618	3.625	103.063	103.063	102.863	3.625	101.805	101.805	101.605
4.250	102.890	102.890	102.690	4.250	101.535	101.535	101.335	4.250	103.077	103.077	102.868	3.750	103.317	103.317	103.117	3.750	101.410	101.410	101.210
4.375	103.285	103.285	103.085	4.375	101.932	101.932	101.732	4.375	103.468	103.468	103.259	3.875	103.771	103.771	103.571	3.875	101.722	101.722	101.522
4.500	103.651	103.651	103.451	4.500	102.196	102.196	101.996	4.500	103.812	103.812	103.603	3.990	104.136	104.136	103.936	3.990	101.947	101.947	101.747
4.625	103.900	103.900	103.700	4.625	102.358	102.358	102.158	4.625	104.057	104.057	103.848	4.000	104.236	104.236	104.036	4.000	102.047	102.047	101.847
4.750	104.187	104.187	103.987	4.750	102.083	102.083	101.883	4.750	104.207	104.207	104.007	4.125	104.640	104.640	104.440	4.125	102.329	102.329	102.129
4.875	104.592	104.592	104.392	4.875	102.483	102.483	102.283	4.875	104.610	104.610	104.410	4.250	104.071	104.071	103.871	4.250	101.699	101.699	101.499
4.990	104.817	104.817	104.617	4.990	102.622	102.622	102.422	4.990	104.817	104.817	104.617	4.375	104.362	104.362	104.162	4.375	101.901	101.901	101.701
5.000	104.917	104.917	104.717	5.000	102.722	102.722	102.522	5.000	104.917	104.917	104.717	4.500	104.445	104.445	104.245	4.500	101.960	101.960	101.760

Applicable for all mortgages with greater than 15 year terms

FICO ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	N/A	N/A
720 – 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	N/A	N/A
700 – 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	N/A	N/A
680 – 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	N/A	N/A
660 – 679	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
640 – 659	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
620 – 639	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Product Features

Product Feature ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
Investment property	-4.125	-4.125	-4.125	-5.375	-6.125	-6.125	-6.125	N/A	N/A
Second Home	-1.125	-1.625	-2.125	-3.375	-4.125	-4.125	-4.125	N/A	N/A
Manufactured*	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A	N/A
2-unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A
3-4 unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A
Condo > 15 year**	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	N/A	N/A
HB Purchase or R/T Refi	-0.500	-0.750	-0.750	-1.000	-1.000	-1.000	-1.000	N/A	N/A

* Not applicableto MH Advantage properties (identified by SFC 859 in conjunction with SFC 235).
** Not applicable to detached Condominium units (identified by SFC 588).

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
Texas Equity 50(a)(6)	0.000
Texas Equity 50(a)(4)	0.000
All Refinances "R/T & C/O" ***	0.000
Conv OTC Placement	-1.000
Loan Size	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	0.000
$125,001 - $175,000	0.000
$175,001 - $275,000	0.000
$275,001 up to HB	0.125

*** Does not apply to loan amt =<$125K

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%	N/A	N/A

* 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.

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The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

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.: 2/25/2022
45 Day Lock Exp.: 3/14/2022
60 Day Lock Exp.: 3/28/2022

W. Rate Sheet Dated: 1/26/2022 **Release Time:** 3:30 pm ET Prices are subject to change without notice.

Conforming FHLMC

30/25 Year

Rate	30 Day	45 Day	60 Day
3.000	97.706	97.706	97.435
3.125	98.102	98.102	97.861
3.250	98.799	98.799	98.560
3.375	99.727	99.727	99.490
3.500	100.303	100.303	100.067
3.625	100.806	100.806	100.572
3.750	101.394	101.394	101.134
3.875	101.941	101.941	101.681
3.990	102.234	102.234	101.977
4.000	102.334	102.334	102.077
4.125	102.742	102.742	102.483
4.250	103.194	103.194	102.994
4.375	103.594	103.594	103.394
4.500	104.006	104.006	103.806
4.625	104.443	104.443	104.243
4.750	104.730	104.730	104.472
4.875	105.107	105.107	104.853
4.990	105.296	105.296	105.050
5.000	105.396	105.396	105.150

30/25 Year 105-125

Rate	30 Day	45 Day	60 Day
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A
4.125	N/A	N/A	N/A
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A
4.625	N/A	N/A	N/A
4.750	N/A	N/A	N/A

30/25 Year >125

Rate	30 Day	45 Day	60 Day
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A
4.125	N/A	N/A	N/A
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A
4.625	N/A	N/A	N/A
4.750	N/A	N/A	N/A

30/25 Year SC

Rate	30 Day	45 Day	60 Day
3.000	95.556	95.556	95.285
3.125	95.952	95.952	95.711
3.250	96.649	96.649	96.410
3.375	97.577	97.577	97.340
3.500	98.153	98.153	97.917
3.625	98.656	98.656	98.422
3.750	99.244	99.244	98.984
3.875	99.791	99.791	99.531
3.990	100.084	100.084	99.827
4.000	100.184	100.184	99.927
4.125	100.592	100.592	100.333
4.250	101.044	101.044	100.844
4.375	101.444	101.444	101.244
4.500	101.856	101.856	101.656
4.625	102.293	102.293	102.093
4.750	102.580	102.580	102.322
4.875	102.957	102.957	102.703
4.990	103.146	103.146	102.900
5.000	103.246	103.246	103.000

30/25 Year SC 105-125

Rate	30 Day	45 Day	60 Day
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A
4.125	N/A	N/A	N/A
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A
4.625	N/A	N/A	N/A
4.750	N/A	N/A	N/A

30/25/20 Year Investment

Rate	30 Day	45 Day	60 Day
3.000	97.087	96.965	96.816
3.125	97.536	97.416	97.295
3.250	98.055	97.932	97.816
3.375	98.983	98.859	98.746
3.500	99.559	99.436	99.323
3.625	100.063	99.939	99.829
3.750	99.529	99.396	99.269
3.875	100.076	99.942	99.816
3.990	100.369	100.234	100.112
4.000	100.469	100.334	100.212
4.125	100.877	100.742	100.618
4.250	100.279	100.179	100.079
4.375	100.680	100.580	100.480
4.500	101.091	100.991	100.891
4.625	101.868	101.768	101.668
4.750	101.574	101.442	101.316
4.875	101.951	101.819	101.697
4.990	102.139	102.007	101.893
5.000	102.239	102.107	101.993

30/25 Year SC >125

Rate	30 Day	45 Day	60 Day
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A
4.125	N/A	N/A	N/A
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A
4.625	N/A	N/A	N/A
4.750	N/A	N/A	N/A

20 Year

Rate	30 Day	45 Day	60 Day
3.000	98.599	98.599	98.347
3.125	99.251	99.251	98.962
3.250	99.990	99.990	99.696
3.375	100.831	100.831	100.539
3.500	101.335	101.335	101.042
3.625	101.667	101.667	101.370
3.750	101.815	101.815	101.491
3.875	102.299	102.299	101.974
3.990	102.520	102.520	102.198
4.000	102.620	102.620	102.298
4.125	102.978	102.978	102.698
4.250	103.289	103.289	103.009
4.375	103.638	103.638	103.359
4.500	103.993	103.993	103.679
4.625	104.592	104.592	104.204
4.750	105.636	105.636	105.255
4.875	105.982	105.982	105.605
4.990	106.106	106.106	105.730
5.000	106.206	106.206	105.830

20 Year 105-125

Rate	30 Day	45 Day	60 Day
2.500	N/A	N/A	N/A
2.625	N/A	N/A	N/A
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A
4.125	N/A	N/A	N/A
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A

20 Year >125

Rate	30 Day	45 Day	60 Day
2.500	N/A	N/A	N/A
2.625	N/A	N/A	N/A
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A
4.125	N/A	N/A	N/A
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A

15 Year

Rate	30 Day	45 Day	60 Day
2.500	98.929	98.929	98.729
2.625	99.445	99.445	99.245
2.750	99.956	99.956	99.756
2.875	100.443	100.443	100.243
2.990	100.734	100.734	100.534
3.000	100.834	100.834	100.634
3.125	101.266	101.266	101.024
3.250	101.700	101.700	101.459
3.375	102.258	102.258	102.018
3.500	102.628	102.628	102.386
3.625	102.846	102.846	102.646
3.750	103.202	103.202	103.002
3.875	103.353	103.353	103.153
3.990	103.632	103.632	103.432
4.000	103.732	103.732	103.532
4.125	103.488	103.488	103.283
4.250	103.747	103.747	103.542
4.375	104.040	104.040	103.836
4.500	104.240	104.240	104.040

15 Year Investment

Rate	30 Day	45 Day	60 Day
2.500	98.383	98.283	98.183
2.625	98.821	98.721	98.621
2.750	98.769	98.669	98.569
2.875	99.256	99.156	99.056
2.990	99.547	99.447	99.347
3.000	99.647	99.547	99.447
3.125	100.833	100.733	100.591
3.250	99.876	99.776	99.635
3.375	100.435	100.335	100.195
3.500	100.805	100.705	100.563
3.625	101.833	101.724	101.633
3.750	101.275	101.166	101.075
3.875	101.426	101.316	101.226
3.990	101.705	101.595	101.505
4.000	101.805	101.695	101.605
4.125	101.738	101.606	101.533
4.250	101.498	101.366	101.293
4.375	101.791	101.658	101.587
4.500	101.991	101.859	101.791

15 Year 105-125

Rate	30 Day	45 Day	60 Day
2.000	N/A	N/A	N/A
2.125	N/A	N/A	N/A
2.250	N/A	N/A	N/A
2.375	N/A	N/A	N/A
2.500	N/A	N/A	N/A
2.625	N/A	N/A	N/A
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A

15 Year >125

Rate	30 Day	45 Day	60 Day
2.000	N/A	N/A	N/A
2.125	N/A	N/A	N/A
2.250	N/A	N/A	N/A
2.375	N/A	N/A	N/A
2.500	N/A	N/A	N/A
2.625	N/A	N/A	N/A
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A

15 Year SC

Rate	30 Day	45 Day	60 Day
2.500	96.729	96.729	96.529
2.625	97.245	97.245	97.045
2.750	97.756	97.756	97.556
2.875	98.243	98.243	98.043
2.990	98.534	98.534	98.334
3.000	98.634	98.634	98.434
3.125	99.066	99.066	98.824
3.250	99.500	99.500	99.259
3.375	100.058	100.058	99.818
3.500	100.428	100.428	100.186
3.625	100.646	100.646	100.446
3.750	101.002	101.002	100.802
3.875	101.153	101.153	100.953
3.990	101.432	101.432	101.232
4.000	101.532	101.532	101.332
4.125	101.288	101.288	101.083
4.250	101.547	101.547	101.342
4.375	101.840	101.840	101.636
4.500	102.040	102.040	101.840

15 Year SC 105-125

Rate	30 Day	45 Day	60 Day
2.000	N/A	N/A	N/A
2.125	N/A	N/A	N/A
2.250	N/A	N/A	N/A
2.375	N/A	N/A	N/A
2.500	N/A	N/A	N/A
2.625	N/A	N/A	N/A
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A

15 Year SC >125

Rate	30 Day	45 Day	60 Day
2.000	N/A	N/A	N/A
2.125	N/A	N/A	N/A
2.250	N/A	N/A	N/A
2.375	N/A	N/A	N/A
2.500	N/A	N/A	N/A
2.625	N/A	N/A	N/A
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A

Applicable for all mortgages with terms greater than 15 years

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%	97.01 – 105.00%	>105%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	-0.750	-0.750
720 – 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	-1.000	-1.000
700 – 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	-1.500	-1.500
680 – 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	-1.500	-1.500
660 – 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250	-2.250	-2.250
640 – 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	-2.750	-2.750
620 – 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	-3.500	-3.500

Cash Out Refi

FICO ↓ \ LTV →	≤ 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%
≥ 740	-0.375	-0.625	-0.625	-0.875
720 – 739	-0.375	-1.000	-1.000	-1.125
700 – 719	-0.375	-1.000	-1.000	-1.125
680 – 699	-0.375	-1.125	-1.125	-1.750
660 – 679	-0.625	-1.125	-1.125	-1.875
640 – 659	-0.625	-1.625	-1.625	-2.625
620 – 639	-0.625	-1.625	-1.625	-3.125

Program Features

Product Feature ↓ \ LTV →	≤ 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	97.01 – 105.00%	>105%
High LTV *	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
Condo **	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
Manufactured ****	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2 Unit	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit	-1.000	-1.000	-1.000	-1.000	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500
Investment	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home ***	-1.125	-1.625	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
SC Purchase & R/T Refi	-0.500	-0.750	-0.750	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
SC C/O Refi	-1.250	-1.500	-1.500	-1.750	N/A	N/A	N/A	N/A	N/A	N/A

*Applies to Enhanced Relief Refi Only **Detached Condos are not subject to this Adj. ***Enhanced Relief Refi Mortgages are subject to -1.700 on Second Home for all LTVs ****CHOICEHome properties are not subject to this Adj.

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	0.000
Texas Equity 50(a)(4)	0.000
OTC "Construction Conversion"	-1.000
All Refinances "R/T & C/O" ***	0.000
CHOICE Renovation	-1.000
Loan Size "doesn't apply to standard conv loans (primary/2nd homes)"	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	0.000
\$125,001 - \$175,000	0.000
\$175,001 - \$275,000	0.000
\$275,001 up to SC	0.125

Subordination

LTV	TLTV	< 720	≥ 720
≤ 75%	≤ 80%	-0.375	-0.375
≤ 65%	>80% & ≤ 95%	-0.875	-0.625
>65% & ≤ 75%	>80% & ≤ 95%	-1.125	-0.875
>75% & ≤ 95%	>75% & ≤ 95%	-1.375	-1.125
≤ 97%	>95% & ≤ 97%	-1.875	-1.875
> 97%	> 97%	N/A	N/A

Subordination Enhanced Reflief Refi

LTV	TLTV	< 720	≥ 720
≤ 75%	≤ 80%	-0.375	-0.375
≤ 65%	>80% & ≤ 95%	-0.875	-0.625
>65% & ≤ 75%	>80% & ≤ 95%	-1.125	-0.875
>75% & ≤ 80%	>75% & ≤ 95%	-1.375	-1.125
>80% & ≤ 90%	>81% & ≤ 95%	-1.375	-0.875
>90% & ≤ 95%	>91% & ≤ 95%	-0.875	-0.625
All	> 95%	-1.875	-1.875

*** Does not apply to loan amt =<\$125K or any Home Possible

Enhanced Reflief Refi 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	85.01-95.00%	0.750	2.000
		>95.00%	0.000	0.750
Second Home	1	95.01 -105.00%	2.000	3.000
		>105.00%	1.500	2.000
Investment	1	90.01-100.00%	2.000	3.000
		>100.00%	1.500	2.000
	2-4	80.01 -90.00%	2.000	3.000
		>90.00%	1.500	2.000

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.

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.: 2/25/2022
45 Day Lock Exp.: 3/14/2022
60 Day Lock Exp.: 3/28/2022

W. Rate Sheet Dated: 1/26/2022 **Release Time:** 3:30 pm ET Prices are subject to change without notice.

FHLMC - OTC

30/25 Year				30/25 Year SC				20 Year				15 Year				15 Year SC			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.000	97.706	97.706	97.435	3.000	95.556	95.556	95.285	3.000	98.599	98.599	98.347	2.500	98.929	98.929	98.729	2.500	96.729	96.729	96.529
3.125	98.102	98.102	97.861	3.125	95.952	95.952	95.711	3.125	99.251	99.251	98.962	2.625	99.445	99.445	99.245	2.625	97.245	97.245	97.045
3.250	98.799	98.799	98.560	3.250	96.649	96.649	96.410	3.250	99.990	99.990	99.696	2.750	99.956	99.956	99.756	2.750	97.756	97.756	97.556
3.375	99.727	99.727	99.490	3.375	97.577	97.577	97.340	3.375	100.831	100.831	100.539	2.875	100.443	100.443	100.243	2.875	98.243	98.243	98.043
3.500	100.303	100.303	100.067	3.500	98.153	98.153	97.917	3.500	101.335	101.335	101.042	2.990	100.734	100.734	100.534	2.990	98.534	98.534	98.334
3.625	100.806	100.806	100.572	3.625	98.656	98.656	98.422	3.625	101.667	101.667	101.370	3.000	100.834	100.834	100.634	3.000	98.634	98.634	98.434
3.750	101.394	101.394	101.134	3.750	99.244	99.244	98.984	3.750	101.815	101.815	101.491	3.125	101.266	101.266	101.024	3.125	99.066	99.066	98.824
3.875	101.941	101.941	101.681	3.875	99.791	99.791	99.531	3.875	102.299	102.299	101.974	3.250	101.700	101.700	101.459	3.250	99.500	99.500	99.259
3.990	102.234	102.234	101.977	3.990	100.084	100.084	99.827	3.990	102.520	102.520	102.198	3.375	102.258	102.258	102.018	3.375	100.058	100.058	99.818
4.000	102.334	102.334	102.077	4.000	100.184	100.184	99.927	4.000	102.620	102.620	102.298	3.500	102.628	102.628	102.386	3.500	100.428	100.428	100.186
4.125	102.742	102.742	102.483	4.125	100.592	100.592	100.333	4.125	102.978	102.978	102.698	3.625	102.846	102.846	102.646	3.625	100.646	100.646	100.446
4.250	103.194	103.194	102.994	4.250	101.044	101.044	100.844	4.250	103.289	103.289	103.009	3.750	103.202	103.202	103.002	3.750	101.002	101.002	100.802
4.375	103.594	103.594	103.394	4.375	101.444	101.444	101.244	4.375	103.638	103.638	103.359	3.875	103.353	103.353	103.153	3.875	101.153	101.153	100.953
4.500	104.006	104.006	103.806	4.500	101.856	101.856	101.656	4.500	103.993	103.993	103.679	3.990	103.632	103.632	103.432	3.990	101.432	101.432	101.232
4.625	104.443	104.443	104.243	4.625	102.293	102.293	102.093	4.625	104.592	104.592	104.204	4.000	103.732	103.732	103.532	4.000	101.532	101.532	101.332
4.750	104.730	104.730	104.472	4.750	102.580	102.580	102.322	4.750	105.636	105.636	105.255	4.125	103.488	103.488	103.283	4.125	101.288	101.288	101.083
4.875	105.107	105.107	104.853	4.875	102.957	102.957	102.703	4.875	105.982	105.982	105.605	4.250	103.747	103.747	103.542	4.250	101.547	101.547	101.342
4.990	105.296	105.296	105.050	4.990	103.146	103.146	102.900	4.990	106.106	106.106	105.730	4.375	104.040	104.040	103.836	4.375	101.840	101.840	101.636
5.000	105.396	105.396	105.150	5.000	103.246	103.246	103.000	5.000	106.206	106.206	105.830	4.500	104.240	104.240	104.040	4.500	102.040	102.040	101.840

Applicable for all mortgages with terms greater than 15 years

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%	97.01 – 105.00%	>105%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	N/A	N/A
720 – 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	N/A	N/A
700 – 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	N/A	N/A
680 – 699	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
660 – 679	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
640 – 659	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
620 – 639	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	0.000
Texas Equity 50(a)(4)	0.000
OTC "Construction Conversion"	-1.000
All Refinances "R/T & C/O" ***	0.000
Loan Size	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	0.000
$125,001 - $175,000	0.000
$175,001 - $275,000	0.000
$275,001 up to SC	0.125

*** Does not apply to loan amt =<$125K or any Home Possible

Program Features

Product Feature ↓ \ LTV →	≤ 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	97.01 – 105.00%	>105%
High LTV *	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	N/A	N/A
Condo **	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	N/A	N/A
Manufactured ****	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A	N/A
2 Unit	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A
3-4 Unit	-1.000	-1.000	-1.000	-1.000	-1.500	-1.500	-1.500	-1.500	N/A	N/A
Investment	-4.125	-4.125	-4.125	-5.375	-6.125	-6.125	-6.125	-6.125	N/A	N/A
Second Home ***	-1.125	-1.625	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	N/A	N/A
SC Purchase & R/T Refi	-0.500	-0.750	-0.750	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A

*Applies to Enhanced Relief Refi Only **Detached Condos are not subject to this Adj. ***Enhanced Relief Refi Mortgages are subject to -1.700 on Second Home for all LTVs ****CHOICEHome properties are not subject to this Adj.

HP LLPA Cap

FICO ↓ \ LTV →	≤80%	>80%
≥ 680	1.500	0.000
< 680	1.500	1.500

Excluded from Cap: State, Loan Size, LPMI , UW Fee Buyout

Subordination

LTV	TLTV	< 720	≥ 720
≤ 75%	≤ 80%	-0.375	-0.375
≤ 65%	>80% & ≤ 95%	-0.875	-0.625
>65% & ≤ 75%	>80% & ≤ 95%	-1.125	-0.875
>75% & ≤ 95%	>75% & ≤ 95%	-1.375	-1.125
≤ 97%	>95% & ≤ 97%	-1.875	-1.875
> 97%	> 97%	N/A	N/A

Home Possible Subordinate Financing

LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

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.

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.: 2/25/2022
45 Day Lock Exp.: 3/14/2022
60 Day Lock Exp.: 3/28/2022

W. Rate Sheet Dated: 1/26/2022 **Release Time:** 3:30 pm ET Prices are subject to change without notice.

FNMA & FHLMC Note Rate/Loan Size LLPA Tables

The below LLPAs are NOT aplicable to the following programs: FNMA Home Style, FNMA HomeReady, FNMA RefiNow, FNM OTC , FHLMC CHOICERenovation, FHLMC HomePossible, FHLMC HomeOne, FHLMC OTC, All Investment Properties

FNMA 30/25 Year

Loan Amount → Note Rate ↓	0-85000	85001-110000	110001-125000	125001-150000	150001-175000	175001-200000	200001-225000
3.000	0.250	0.125	0.125	0.125	0.000	0.000	0.000
3.125	0.500	0.375	0.250	0.250	0.125	0.000	0.000
3.250	0.625	0.500	0.375	0.375	0.250	0.125	0.000
3.375	0.625	0.500	0.375	0.375	0.250	0.125	0.000
3.500	0.750	0.625	0.500	0.500	0.250	0.125	0.000
3.625	1.000	0.875	0.625	0.625	0.500	0.375	0.000
3.750	1.000	0.875	0.625	0.625	0.500	0.375	0.000
3.875	1.000	0.875	0.625	0.625	0.500	0.375	0.000
3.990	1.000	0.875	0.625	0.625	0.500	0.375	0.000
4.000	1.125	0.875	0.625	0.625	0.500	0.375	0.000
4.125	1.375	1.125	0.875	0.750	0.625	0.500	0.000
4.250	1.375	1.125	0.875	0.750	0.625	0.500	0.000
4.375	1.375	1.125	0.875	0.750	0.625	0.500	0.000
4.500	1.375	1.125	0.875	0.750	0.625	0.500	0.000
4.625	1.500	1.125	0.875	0.750	0.625	0.500	0.000
4.750	1.625	1.125	1.000	0.750	0.625	0.375	0.000
4.875	0.000	0.000	0.000	0.000	0.000	0.000	0.000
4.990	0.000	0.000	0.000	0.000	0.000	0.000	0.000
5.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000

FHLMC 30/25 Year

Loan Amount → Note Rate ↓	0-85000	85001-110000	110001-125000	125001-150000	150001-175000	175001-200000	200001-225000
3.000	0.625	0.625	0.500	0.500	0.375	0.000	0.000
3.125	0.625	0.625	0.500	0.500	0.375	0.000	0.000
3.250	1.125	0.875	0.750	0.625	0.500	0.250	0.125
3.375	1.125	0.875	0.750	0.625	0.375	0.250	0.125
3.500	1.125	0.875	0.750	0.625	0.375	0.125	0.125
3.625	1.125	0.875	0.750	0.625	0.375	0.125	0.125
3.750	1.375	1.125	0.875	0.875	0.500	0.375	0.125
3.875	1.375	1.125	0.875	0.875	0.500	0.375	0.125
3.990	1.375	1.125	0.875	0.875	0.500	0.375	0.125
4.000	1.375	1.125	0.875	0.875	0.500	0.375	0.125
4.125	1.375	1.125	0.875	0.875	0.500	0.375	0.125
4.250	1.000	0.750	0.625	0.500	0.250	0.125	0.000
4.375	1.000	0.750	0.625	0.500	0.250	0.125	0.000
4.500	1.000	0.750	0.625	0.500	0.250	0.125	0.000
4.625	1.500	1.250	1.125	1.000	0.750	0.625	0.500
4.750	0.875	0.750	0.625	0.500	0.375	0.000	0.000
4.875	0.000	0.000	0.000	0.000	0.000	0.000	0.000
4.990	0.000	0.000	0.000	0.000	0.000	0.000	0.000
5.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000

FNMA 20 Year

Loan Amount → Note Rate ↓	0-85000	85001-110000	110001-125000	125001-150000	150001-175000	175001-200000	200001-225000
3.000	0.250	0.250	0.125	0.125	0.125	0.000	0.000
3.125	0.125	0.125	0.125	0.000	0.000	0.000	0.000
3.250	0.125	0.125	0.000	0.000	0.000	0.000	0.000
3.375	0.125	0.125	0.000	0.000	0.000	0.000	0.000
3.500	0.125	0.125	0.000	0.000	0.000	0.000	0.000
3.625	0.250	0.250	0.125	0.000	0.000	0.000	0.000
3.750	0.750	0.625	0.500	0.375	0.250	0.000	0.000
3.875	0.750	0.625	0.500	0.375	0.250	0.000	0.000
3.990	0.750	0.625	0.500	0.375	0.250	0.000	0.000
4.000	0.750	0.625	0.500	0.375	0.250	0.000	0.000
4.125	0.750	0.625	0.500	0.375	0.250	0.000	0.000
4.250	0.625	0.500	0.375	0.375	0.250	0.000	0.000
4.375	0.625	0.500	0.375	0.375	0.250	0.000	0.000
4.500	0.625	0.500	0.375	0.375	0.250	0.000	0.000
4.625	0.875	0.750	0.375	0.375	0.250	0.000	0.000
4.750	1.125	0.875	0.500	0.250	0.250	0.000	0.000
4.875	1.125	0.875	0.500	0.250	0.250	0.000	0.000
4.990	1.125	0.875	0.500	0.250	0.250	0.000	0.000
5.000	1.125	0.875	0.500	0.250	0.250	0.000	0.000

FHLMC 20 Year

Loan Amount → Note Rate ↓	0-85000	85001-110000	110001-125000	125001-150000	150001-175000	175001-200000	200001-225000
3.000	0.250	0.125	0.125	0.125	0.000	0.000	0.000
3.125	0.250	0.125	0.125	0.125	-0.125	0.000	0.000
3.250	0.375	0.125	0.000	0.000	-0.125	0.000	0.000
3.375	0.375	0.250	0.000	0.000	-0.125	0.000	0.000
3.500	0.375	0.250	0.000	0.000	-0.125	0.000	0.000
3.625	0.500	0.250	0.000	0.000	-0.125	0.000	0.000
3.750	0.875	0.750	0.500	0.500	0.250	0.250	0.000
3.875	0.875	0.750	0.500	0.500	0.375	0.250	0.000
3.990	0.875	0.750	0.500	0.500	0.375	0.250	0.000
4.000	0.875	0.750	0.500	0.500	0.375	0.250	0.000
4.125	0.875	0.750	0.500	0.500	0.375	0.375	0.000
4.250	1.500	1.250	0.750	0.750	0.375	0.375	0.000
4.375	1.625	1.250	0.750	0.750	0.500	0.375	0.000
4.500	1.625	1.375	0.875	0.875	0.500	0.500	0.000
4.625	1.750	1.375	1.000	1.000	0.625	0.500	0.000
4.750	1.750	1.375	1.000	1.000	0.625	0.500	0.000
4.875	0.000	0.000	0.000	0.000	0.000	0.000	0.000
4.990	0.000	0.000	0.000	0.000	0.000	0.000	0.000
5.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000

FNMA 15 Year

Loan Amount → Note Rate ↓	0-85000	85001-110000	110001-125000	125001-150000	150001-175000	175001-200000	200001-225000
2.500	0.000	0.000	0.000	0.000	0.000	0.000	0.000
2.625	-0.125	-0.125	-0.125	-0.125	-0.125	0.000	0.000
2.750	0.000	0.000	0.000	0.000	0.000	0.000	0.000
2.875	0.125	0.000	0.000	0.000	0.000	0.000	0.000
2.990	0.125	0.000	0.000	0.000	0.000	0.000	0.000
3.000	0.125	0.125	0.125	0.000	0.000	0.000	0.000
3.125	0.250	0.125	0.125	0.125	0.125	0.000	0.000
3.250	0.250	0.125	0.125	0.125	0.125	0.000	0.000
3.375	0.250	0.125	0.125	0.125	0.125	0.000	0.000
3.500	0.375	0.250	0.125	0.125	0.125	0.000	0.000
3.625	0.375	0.250	0.250	0.125	0.000	0.000	0.000
3.750	0.375	0.375	0.250	0.125	0.125	0.000	0.000
3.875	0.375	0.375	0.250	0.125	0.125	0.000	0.000
3.990	0.375	0.375	0.250	0.125	0.125	0.000	0.000
4.000	0.375	0.375	0.250	0.125	0.125	0.000	0.000
4.125	0.125	-0.125	-0.250	-0.500	-0.500	0.000	0.000
4.250	0.625	0.500	0.375	0.000	0.000	0.000	0.000
4.375	0.625	0.500	0.375	0.000	0.000	0.000	0.000
4.500	0.625	0.500	0.375	0.000	0.000	0.000	0.000

FHLMC 15 Year

Loan Amount → Note Rate ↓	0-85000	85001-110000	110001-125000	125001-150000	150001-175000	175001-200000	200001-225000
2.500	0.000	0.000	0.000	0.000	0.000	0.000	0.000
2.625	0.000	0.000	0.000	0.000	0.000	0.000	0.000
2.750	0.000	0.000	0.000	0.000	0.000	0.000	0.000
2.875	0.125	0.125	0.125	0.000	0.000	0.000	0.000
2.990	0.125	0.125	0.125	0.000	0.000	0.000	0.000
3.000	0.250	0.125	0.125	0.000	0.000	0.000	0.000
3.125	0.250	0.125	0.125	0.000	0.000	0.000	0.000
3.250	0.250	0.250	0.125	0.000	0.000	0.000	0.000
3.375	0.500	0.375	0.250	0.250	0.250	0.125	0.125
3.500	0.500	0.375	0.250	0.250	0.250	0.125	0.000
3.625	0.500	0.375	0.250	0.250	0.250	0.125	0.000
3.750	0.500	0.375	0.250	0.250	0.250	0.125	0.000
3.875	0.750	0.750	0.625	0.625	0.500	0.375	0.250
3.990	0.750	0.750	0.625	0.625	0.500	0.375	0.250
4.000	0.500	0.375	0.250	0.250	0.250	0.125	0.000
4.125	0.500	0.375	0.250	0.250	0.250	0.125	0.000
4.250	0.500	0.375	0.250	0.250	0.250	0.125	0.000
4.375	0.000	0.000	0.000	0.000	0.000	0.000	0.000
4.500	0.000	0.000	0.000	0.000	0.000	0.000	0.000

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.

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.: 2/25/2022
45 Day Lock Exp.: 3/14/2022
60 Day Lock Exp.: 3/28/2022

W. Rate Sheet Dated: 1/26/2022 **Release Time:** 3:30 pm 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
3.000	97.706	97.706	97.435	3.000	98.599	98.599	98.347	2.500	98.929	98.929	98.729	3.000	95.956	95.956	95.685	2.500	97.179	97.179	96.979
3.125	98.102	98.102	97.861	3.125	99.251	99.251	98.962	2.625	99.445	99.445	99.245	3.125	96.352	96.352	96.111	2.625	97.695	97.695	97.495
3.250	98.799	98.799	98.560	3.250	99.990	99.990	99.696	2.750	99.956	99.956	99.756	3.250	97.049	97.049	96.810	2.750	98.206	98.206	98.006
3.375	99.727	99.727	99.490	3.375	100.831	100.831	100.539	2.875	100.443	100.443	100.243	3.375	97.977	97.977	97.740	2.875	98.693	98.693	98.493
3.500	100.303	100.303	100.067	3.500	101.335	101.335	101.042	2.990	100.734	100.734	100.534	3.500	98.553	98.553	98.317	2.990	98.984	98.984	98.784
3.625	100.806	100.806	100.572	3.625	101.667	101.667	101.370	3.000	100.834	100.834	100.634	3.625	99.056	99.056	98.822	3.000	99.084	99.084	98.884
3.750	101.394	101.394	101.134	3.750	101.815	101.815	101.491	3.125	101.266	101.266	101.024	3.750	99.644	99.644	99.384	3.125	99.516	99.516	99.274
3.875	101.941	101.941	101.681	3.875	102.299	102.299	101.974	3.250	101.700	101.700	101.459	3.875	100.191	100.191	99.931	3.250	99.950	99.950	99.709
3.990	102.234	102.234	101.977	3.990	102.520	102.520	102.198	3.375	102.258	102.258	102.018	3.990	100.484	100.484	100.227	3.375	100.508	100.508	100.268
4.000	102.334	102.334	102.077	4.000	102.620	102.620	102.298	3.500	102.628	102.628	102.386	4.000	100.584	100.584	100.327	3.500	100.878	100.878	100.636
4.125	102.742	102.742	102.483	4.125	102.978	102.978	102.698	3.625	102.846	102.846	102.646	4.125	100.992	100.992	100.733	3.625	101.096	101.096	100.896
4.250	103.194	103.194	102.994	4.250	103.289	103.289	103.009	3.750	103.202	103.202	103.002	4.250	101.444	101.444	101.244	3.750	101.452	101.452	101.252
4.375	103.594	103.594	103.394	4.375	103.638	103.638	103.359	3.875	103.353	103.353	103.153	4.375	101.844	101.844	101.644	3.875	101.603	101.603	101.403
4.500	104.006	104.006	103.806	4.500	103.993	103.993	103.679	3.990	103.632	103.632	103.432	4.500	102.256	102.256	102.056	3.990	101.882	101.882	101.682
4.625	104.443	104.443	104.243	4.625	104.592	104.592	104.204	4.000	103.732	103.732	103.532	4.625	102.693	102.693	102.493	4.000	101.982	101.982	101.782
4.750	104.730	104.730	104.472	4.750	105.636	105.636	105.255	4.125	103.488	103.488	103.283	4.750	102.980	102.980	102.722	4.125	101.738	101.738	101.533
4.875	105.107	105.107	104.853	4.875	105.982	105.982	105.605	4.250	103.747	103.747	103.542	4.875	103.357	103.357	103.103	4.250	101.997	101.997	101.792
4.990	105.296	105.296	105.050	4.990	106.106	106.106	105.730	4.375	104.040	104.040	103.836	4.990	103.546	103.546	103.300	4.375	102.290	102.290	102.086
5.000	105.396	105.396	105.150	5.000	106.206	106.206	105.830	4.500	104.240	104.240	104.040	5.000	103.646	103.646	103.400	4.500	102.490	102.490	102.290

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, LPMI , UW Fee Buyout		

Product Features

Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105%	> 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC Purchase or R/T Refi	-0.500	-0.750	-0.750	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(4)	0.000
All Refinances "R/T"	0.000
CHOICE Renovation	-1.000
Loan Size	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	0.000
$125,001 - $175,000	0.000
$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.

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**2/25/2022**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**3/14/2022**
		60 Day Lock Exp.:	**3/28/2022**

W. Rate Sheet Dated: **1/26/2022** **Release Time:** **3:30 pm 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	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
4.000	N/A	N/A	N/A
4.125	N/A	N/A	N/A
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A
4.625	N/A	N/A	N/A
4.750	N/A	N/A	N/A
4.875	N/A	N/A	N/A

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	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
4.000	N/A	N/A	N/A
4.125	N/A	N/A	N/A
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A

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	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
4.000	N/A	N/A	N/A
4.125	N/A	N/A	N/A
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A
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 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]	0.000	0.000	-0.250	-0.375	-0.500	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	-0.375	-0.625	n/a

[1]Full Am. [2]ARMs 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)