[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.: **3/21/2022**
45 Day Lock Exp.: **4/4/2022**
60 Day Lock Exp.: **4/18/2022**

W. Rate Sheet Dated: **2/17/2022** **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	99.999	99.999	99.530	3.250	99.605	99.605	99.136	1.875	94.009	94.009	93.709	3.125	99.068	99.068	98.768
3.375	100.391	100.391	99.922	3.375	99.922	99.922	99.453	2.000	92.873	92.873	92.573	3.250	100.151	100.151	99.851
3.500	100.880	100.880	100.411	3.500	100.309	100.309	99.841	2.125	94.940	94.940	94.640	3.375	100.510	100.510	100.210
3.625	101.314	101.314	100.845	3.625	100.719	100.719	100.250	2.250	95.500	95.500	95.180	3.500	100.403	100.403	100.103
3.750	101.124	101.124	100.693	3.750	100.704	100.704	100.272	2.375	95.954	95.954	95.633	3.625	99.625	99.625	99.325
3.875	101.485	101.485	101.054	3.875	100.978	100.978	100.547	2.500	96.386	96.386	96.066	Margin = 2.250		Index = 0.980	
4.000	101.932	101.932	101.501	4.000	101.301	101.301	100.870	2.625	96.836	96.836	96.516	30 Year OTC			
4.125	102.340	102.340	101.909	4.125	101.667	101.667	101.235	2.750	97.548	97.548	97.063	Rate	30 Day	45 Day	60 Day
4.250	102.225	102.225	101.969	4.250	101.770	101.770	101.514	2.875	97.984	97.984	97.499	4.000	101.340	101.340	100.778
4.375	102.520	102.520	102.264	4.375	101.988	101.988	101.732	3.000	98.378	98.378	97.893	4.125	101.748	101.748	101.186
4.500	102.922	102.922	102.666	4.500	102.119	102.119	101.863	3.125	98.771	98.771	98.287	4.500	102.330	102.330	101.830
4.625	103.266	103.266	103.010	4.625	102.375	102.375	102.119	3.250	98.708	98.708	98.333	4.625	102.674	102.674	102.174
4.750	102.595	102.595	102.395	4.750	102.155	102.155	101.955	3.375	99.100	99.100	98.725	4.750	101.903	101.903	101.403
4.875	102.795	102.795	102.595	4.875	102.317	102.317	102.117	3.500	99.462	99.462	99.087	4.875	102.203	102.203	101.703
5.000	103.137	103.137	102.937	5.000	102.543	102.543	102.343	3.625	99.847	99.847	99.472	5.000	102.545	102.545	102.045
5.125	103.175	103.175	102.975	5.125	102.799	102.799	102.599	3.750	98.574	98.574	98.274	5.125	102.583	102.583	102.083
5.250	101.341	101.341	101.141	5.250	101.053	101.053	100.853	3.875	98.923	98.923	98.623	5.500	102.640	102.640	102.140
5.375	101.551	101.551	101.351	5.375	101.215	101.215	101.015	4.000	99.221	99.221	98.921	5.625	102.881	102.881	102.381
6.250	106.000	106.000	105.800	6.250	102.300	102.300	102.100	4.125	99.562	99.562	99.262	6.250	103.396	103.396	102.896

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
3.250	100.099	99.999	99.999	99.530	3.250	99.405	99.305	99.305	98.836	1.875	96.139	96.039	96.039	95.739
3.375	100.591	100.491	100.491	100.022	3.375	99.822	99.722	99.722	99.253	2.000	95.003	94.903	94.903	94.603
3.500	101.080	100.980	100.980	100.511	3.500	100.209	100.109	100.109	99.641	2.125	97.070	96.970	96.970	96.670
3.625	101.514	101.414	101.414	100.945	3.625	100.619	100.519	100.519	100.050	2.250	97.630	97.530	97.530	97.210
3.750	101.324	101.224	101.224	100.793	3.750	100.904	100.804	100.804	100.372	2.375	98.084	97.984	97.984	97.663
3.875	101.785	101.685	101.685	101.254	3.875	101.278	101.178	101.178	100.747	2.500	98.516	98.416	98.416	98.096
4.000	102.232	102.132	102.132	101.701	4.000	101.601	101.501	101.501	101.070	2.625	98.966	98.866	98.866	98.546
4.125	102.640	102.540	102.540	102.109	4.125	101.967	101.867	101.867	101.435	2.750	98.578	98.478	98.478	97.993
4.250	102.425	102.325	102.325	102.069	4.250	101.970	101.870	101.870	101.614	2.875	99.014	98.914	98.914	98.429
4.375	102.820	102.720	102.720	102.464	4.375	102.288	102.188	102.188	101.932	3.000	99.408	99.308	99.308	98.823
4.500	103.222	103.122	103.122	102.866	4.500	102.419	102.319	102.319	102.063	3.125	99.801	99.701	99.701	99.217
4.625	103.566	103.466	103.466	103.210	4.625	102.675	102.575	102.575	102.319	3.250	100.338	100.238	100.238	99.863
4.750	102.795	102.695	102.695	102.495	4.750	102.355	102.255	102.255	102.055	3.375	100.730	100.630	100.630	100.255

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 Note Rate Range = 3.250%-4.125%			-1.250

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
3.25-3.625	0.125	0.125	0.125	0.000	0.000	0.000	0.000	0.000
3.75-4.125	0.375	0.250	0.250	0.125	0.125	0.125	0.000	0.000
4.25-4.625	0.500	0.375	0.375	0.250	0.250	0.125	0.125	0.000
4.75-5.125	0.000	0.000	0.000	0.000	0.000	0.000	0.000	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
N/A	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	95.865	95.865	95.271	5.250	103.750	103.750	103.500
4.000	95.418	95.418	94.824				
4.125	95.010	95.010	94.416				
4.250	97.475	97.475	96.975				
4.375	97.080	97.080	96.580				
4.500	96.678	96.678	96.178				
4.625	96.334	96.334	95.834				
4.750	97.980	97.980	97.480				
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	98.590	98.590	98.028
4.125	98.998	98.998	98.436
4.500	99.580	99.580	99.080
4.625	99.924	99.924	99.424
4.750	99.153	99.153	98.653
4.875	99.453	99.453	98.953
5.000	99.795	99.795	99.295
5.125	99.833	99.833	99.333
5.500	99.890	99.890	99.390
5.625	100.131	100.131	99.631
6.250	100.646	100.646	100.146

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

Rate	30 Day	45 Day	60 Day
4.750	100.000	100.000	99.500
5.250	101.000	101.000	100.500

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

Rate	30 Day	45 Day	60 Day
5.750	100.000	100.000	99.500
6.250	102.750	102.750	102.250

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.

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		30 Day Lock Exp.:	3/21/2022
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	4/4/2022
			60 Day Lock Exp.:	4/18/2022

W. Rate Sheet Dated: 2/17/2022 **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			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.250	N/A	N/A	N/A	3.250	N/A	N/A	N/A	2.375	N/A	N/A	N/A
3.375	N/A	N/A	N/A	3.375	N/A	N/A	N/A	2.500	N/A	N/A	N/A
3.500	N/A	N/A	N/A	3.500	N/A	N/A	N/A	2.625	N/A	N/A	N/A
3.625	N/A	N/A	N/A	3.625	N/A	N/A	N/A	2.750	96.097	96.097	95.613
3.750	99.999	99.999	99.568	3.750	99.679	99.679	99.248	2.875	96.532	96.532	96.048
3.875	100.460	100.460	100.029	3.875	100.053	100.053	99.622	3.000	96.926	96.926	96.442
4.000	100.907	100.907	100.476	4.000	100.376	100.376	99.945	3.125	97.320	97.320	96.836
4.125	101.315	101.315	100.884	4.125	100.742	100.742	100.311	3.250	97.513	97.513	97.138
4.250	100.600	100.600	100.344	4.250	100.245	100.245	99.989	3.375	97.905	97.905	97.530
4.375	100.995	100.995	100.739	4.375	100.563	100.563	100.307	3.500	98.267	98.267	97.892
4.500	101.397	101.397	101.141	4.500	100.694	100.694	100.438	3.625	98.652	98.652	98.277
4.625	101.741	101.741	101.485	4.625	100.950	100.950	100.694	3.750	97.879	97.879	97.579
4.750	99.595	99.595	99.395	4.750	99.255	99.255	99.055	3.875	N/A	N/A	N/A
4.875	99.895	99.895	99.695	4.875	99.517	99.517	99.317	4.000	N/A	N/A	N/A
5.000	100.237	100.237	100.037	5.000	99.743	99.743	99.543	4.125	N/A	N/A	N/A
5.125	100.275	100.275	100.075	5.125	99.999	99.999	99.799	4.250	N/A	N/A	N/A
5.250	98.241	98.241	98.041	5.250	98.053	98.053	97.853	4.375	N/A	N/A	N/A
5.375	N/A	N/A	N/A	5.375	N/A	N/A	N/A	4.500	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

5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**
3.125	98.818	98.818	98.518
3.250	99.901	99.901	99.601
3.375	100.260	100.260	99.960
3.500	100.153	100.153	99.853
3.625	99.375	99.375	99.075
Margin = 2.250		Index = .980	

30 Year OTC			
Rate	**30 Day**	**45 Day**	**60 Day**
3.250	98.911	98.911	98.411
3.375	99.403	99.403	98.903
3.500	99.893	99.893	99.393
3.625	100.327	100.327	99.827
3.750	99.999	99.999	99.405
3.875	100.460	100.460	99.866
4.000	100.907	100.907	100.313
4.125	101.315	101.315	100.721
4.250	100.600	100.600	100.100
4.375	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**
3.250	N/A	N/A	N/A	N/A	3.250	N/A	N/A	N/A	N/A	2.250	N/A	N/A	N/A	N/A
3.375	N/A	N/A	N/A	N/A	3.375	N/A	N/A	N/A	N/A	2.375	N/A	N/A	N/A	N/A
3.500	N/A	N/A	N/A	N/A	3.500	N/A	N/A	N/A	N/A	2.500	N/A	N/A	N/A	N/A
3.625	N/A	N/A	N/A	N/A	3.625	N/A	N/A	N/A	N/A	2.625	N/A	N/A	N/A	N/A
3.750	100.099	99.999	99.999	99.568	3.750	99.779	99.679	99.679	99.248	2.750	97.415	97.315	97.315	96.831
3.875	100.560	100.460	100.460	100.029	3.875	100.153	100.053	100.053	99.622	2.875	97.851	97.751	97.751	97.267
4.000	101.007	100.907	100.907	100.476	4.000	100.476	100.376	100.376	99.945	3.000	98.245	98.145	98.145	97.661
4.125	101.415	101.315	101.315	100.884	4.125	100.842	100.742	100.742	100.311	3.125	98.639	98.539	98.539	98.055
4.250	100.700	100.600	100.600	100.344	4.250	100.345	100.245	100.245	99.989	3.250	99.550	99.450	99.450	99.075
4.375	101.095	100.995	100.995	100.739	4.375	100.663	100.563	100.563	100.307	3.375	99.942	99.842	99.842	99.467
4.500	101.497	101.397	101.397	101.141	4.500	100.794	100.694	100.694	100.438	3.500	100.305	100.205	100.205	99.830
4.625	101.841	101.741	101.741	101.485	4.625	101.050	100.950	100.950	100.694	3.625	100.689	100.589	100.589	100.214
4.750	99.695	99.595	99.595	99.395	4.750	99.355	99.255	99.255	99.055	3.750	99.479	99.379	99.379	99.079

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 Note Rate Range = 3.250%-4.125%			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

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

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

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

AFR Loan Center

Lockdesk e-mail: Lockdesk@afrwholesale.com

Lockdesk Phone: 1-877-588-2706 — 30 Day Lock Exp.: 3/21/2022

Lockdesk Hours: 10:00 am ET - 11:00 pm ET — 45 Day Lock Exp.: 4/4/2022

60 Day Lock Exp.: 4/18/2022

W. Rate Sheet Dated: 2/17/2022 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Conforming FNMA

30/25 Year

Rate	30 Day	45 Day	60 Day
3.000	95.720	95.720	95.520
3.125	96.251	96.251	96.051
3.250	97.012	97.012	96.812
3.375	97.956	97.956	97.756
3.500	98.469	98.469	98.269
3.625	99.070	99.070	98.870
3.750	99.747	99.747	99.547
3.875	100.309	100.309	100.109
3.990	100.693	100.693	100.493
4.000	100.793	100.793	100.593
4.125	101.267	101.267	101.067
4.250	101.802	101.802	101.602
4.375	102.263	102.263	102.063
4.500	102.669	102.669	102.469
4.625	103.053	103.053	102.853
4.750	103.616	103.616	103.416
4.875	104.083	104.083	103.883
4.990	104.340	104.340	104.140
5.000	104.440	104.440	104.240

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	95.572	95.572	95.372
3.125	96.380	96.380	96.180
3.250	97.068	97.068	96.868
3.375	97.949	97.949	97.749
3.500	98.603	98.603	98.403
3.625	99.324	99.324	99.124
3.750	99.931	99.931	99.731
3.875	100.427	100.427	100.227
3.990	100.683	100.683	100.483
4.000	100.783	100.783	100.583
4.125	101.073	101.073	100.873
4.250	101.527	101.527	101.327
4.375	101.908	101.908	101.708
4.500	102.172	102.172	101.972
4.625	102.337	102.337	102.137
4.750	102.104	102.104	101.904
4.875	102.495	102.495	102.295
4.990	102.624	102.624	102.424
5.000	102.724	102.724	102.524

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	95.683	95.583	95.483
3.125	96.205	96.105	96.005
3.250	96.963	96.863	96.763
3.375	97.908	97.808	97.708
3.500	98.421	98.321	98.221
3.625	99.080	98.932	98.784
3.750	99.758	99.610	99.462
3.875	100.319	100.171	100.023
3.990	100.703	100.555	100.407
4.000	100.803	100.655	100.507
4.125	101.262	101.129	100.992
4.250	101.797	101.664	101.527
4.375	102.258	102.125	101.988
4.500	102.664	102.531	102.394
4.625	103.049	102.932	102.808
4.750	103.623	103.506	103.382
4.875	104.090	103.973	103.849
4.990	104.346	104.229	104.105
5.000	104.446	104.329	104.205

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	96.595	96.595	96.395
3.125	97.397	97.397	97.197
3.250	98.046	98.046	97.846
3.375	98.878	98.878	98.678
3.500	99.562	99.562	99.362
3.625	100.294	100.294	100.094
3.750	100.871	100.871	100.671
3.875	101.384	101.384	101.184
3.990	101.698	101.698	101.498
4.000	101.798	101.798	101.598
4.125	102.179	102.179	101.979
4.250	101.918	101.918	101.718
4.375	102.335	102.335	102.135
4.500	102.678	102.678	102.478
4.625	103.131	103.131	102.931
4.750	103.616	103.616	103.416
4.875	104.041	104.041	103.841
4.990	104.238	104.238	104.038
5.000	104.338	104.338	104.138

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	97.378	97.378	97.178
2.625	97.866	97.866	97.666
2.750	98.395	98.395	98.195
2.875	98.830	98.830	98.630
2.990	99.329	99.329	99.129
3.000	99.429	99.429	99.229
3.125	100.000	100.000	99.800
3.250	100.499	100.499	100.299
3.375	101.141	101.141	100.941
3.500	101.536	101.536	101.336
3.625	102.016	102.016	101.816
3.750	101.921	101.921	101.721
3.875	102.412	102.412	102.212
3.990	102.804	102.804	102.604
4.000	102.904	102.904	102.704
4.125	103.332	103.332	103.132
4.250	102.876	102.876	102.676
4.375	103.172	103.172	102.972
4.500	103.267	103.267	103.067

15/10 Year Investment

Rate	30 Day	45 Day	60 Day
2.500	97.303	97.203	97.103
2.625	97.790	97.690	97.590
2.750	98.312	98.212	98.112
2.875	98.896	98.764	98.632
2.990	99.412	99.280	99.148
3.000	99.512	99.380	99.248
3.125	100.083	99.951	99.819
3.250	100.582	100.450	100.318
3.375	101.224	101.092	100.960
3.500	101.619	101.487	101.355
3.625	102.098	101.966	101.834
3.750	102.223	102.091	101.959
3.875	102.714	102.582	102.450
3.990	103.105	102.973	102.841
4.000	103.205	103.073	102.941
4.125	103.634	103.502	103.370
4.250	103.044	102.905	102.766
4.375	103.340	103.201	103.062
4.500	103.436	103.297	103.158

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	97.279	97.279	97.079
2.625	97.709	97.709	97.509
2.750	98.085	98.085	97.885
2.875	98.387	98.387	98.187
2.990	98.722	98.722	98.522
3.000	98.822	98.822	98.622
3.125	99.257	99.257	99.057
3.250	99.605	99.605	99.405
3.375	100.110	100.110	99.910
3.500	100.383	100.383	100.183
3.625	100.715	100.715	100.515
3.750	100.092	100.092	99.892
3.875	100.425	100.425	100.225
3.990	100.666	100.666	100.466
4.000	100.766	100.766	100.566
4.125	101.061	101.061	100.861
4.250	100.482	100.482	100.282
4.375	100.682	100.682	100.482
4.500	100.747	100.747	100.547

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	98.633	98.633	98.433
2.625	99.120	99.120	98.920
2.750	99.311	99.311	99.111
2.875	99.747	99.747	99.547
2.990	100.152	100.152	99.952
3.000	100.252	100.252	100.052
3.125	100.706	100.706	100.506
3.250	100.868	100.868	100.668
3.375	101.317	101.317	101.117
3.500	101.719	101.719	101.519
3.625	102.201	102.201	102.001
3.750	102.114	102.114	101.914
3.875	102.627	102.627	102.427
3.990	103.033	103.033	102.833
4.000	103.133	103.133	102.933
4.125	103.539	103.539	103.339
4.250	102.818	102.818	102.618
4.375	103.035	103.035	102.835
4.500	103.162	103.162	102.962

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		30 Day Lock Exp.:	**3/21/2022**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	**4/4/2022**
			60 Day Lock Exp.:	**4/18/2022**

W. Rate Sheet Dated: **2/17/2022** **Release Time:** **10:00 am 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	95.720	95.720	95.520	3.000	95.572	95.572	95.372	3.000	96.595	96.595	96.395	2.500	97.378	97.378	97.178	2.500	97.279	97.279	97.079
3.125	96.251	96.251	96.051	3.125	96.380	96.380	96.180	3.125	97.397	97.397	97.197	2.625	97.866	97.866	97.666	2.625	97.709	97.709	97.509
3.250	97.012	97.012	96.812	3.250	97.068	97.068	96.868	3.250	98.046	98.046	97.846	2.750	98.395	98.395	98.195	2.750	98.085	98.085	97.885
3.375	97.956	97.956	97.756	3.375	97.949	97.949	97.749	3.375	98.878	98.878	98.678	2.875	98.830	98.830	98.630	2.875	98.387	98.387	98.187
3.500	98.469	98.469	98.269	3.500	98.603	98.603	98.403	3.500	99.562	99.562	99.362	2.990	99.329	99.329	99.129	2.990	98.722	98.722	98.522
3.625	99.070	99.070	98.870	3.625	99.324	99.324	99.124	3.625	100.294	100.294	100.094	3.000	99.429	99.429	99.229	3.000	98.822	98.822	98.622
3.750	99.747	99.747	99.547	3.750	99.931	99.931	99.731	3.750	100.871	100.871	100.671	3.125	100.000	100.000	99.800	3.125	99.257	99.257	99.057
3.875	100.309	100.309	100.109	3.875	100.427	100.427	100.227	3.875	101.384	101.384	101.184	3.250	100.499	100.499	100.299	3.250	99.605	99.605	99.405
3.990	100.693	100.693	100.493	3.990	100.683	100.683	100.483	3.990	101.698	101.698	101.498	3.375	101.141	101.141	100.941	3.375	100.110	100.110	99.910
4.000	100.793	100.793	100.593	4.000	100.783	100.783	100.583	4.000	101.798	101.798	101.598	3.500	101.536	101.536	101.336	3.500	100.383	100.383	100.183
4.125	101.267	101.267	101.067	4.125	101.073	101.073	100.873	4.125	102.179	102.179	101.979	3.625	102.016	102.016	101.816	3.625	100.715	100.715	100.515
4.250	101.802	101.802	101.602	4.250	101.527	101.527	101.327	4.250	101.918	101.918	101.718	3.750	101.921	101.921	101.721	3.750	100.092	100.092	99.892
4.375	102.263	102.263	102.063	4.375	101.908	101.908	101.708	4.375	102.335	102.335	102.135	3.875	102.412	102.412	102.212	3.875	100.425	100.425	100.225
4.500	102.669	102.669	102.469	4.500	102.172	102.172	101.972	4.500	102.678	102.678	102.478	3.990	102.804	102.804	102.604	3.990	100.666	100.666	100.466
4.625	103.053	103.053	102.853	4.625	102.337	102.337	102.137	4.625	103.131	103.131	102.931	4.000	102.904	102.904	102.704	4.000	100.766	100.766	100.566
4.750	103.616	103.616	103.416	4.750	102.104	102.104	101.904	4.750	103.616	103.616	103.416	4.125	103.332	103.332	103.132	4.125	101.061	101.061	100.861
4.875	104.083	104.083	103.883	4.875	102.495	102.495	102.295	4.875	104.041	104.041	103.841	4.250	102.876	102.876	102.676	4.250	100.482	100.482	100.282
4.990	104.340	104.340	104.140	4.990	102.624	102.624	102.424	4.990	104.238	104.238	104.038	4.375	103.172	103.172	102.972	4.375	100.682	100.682	100.482
5.000	104.440	104.440	104.240	5.000	102.724	102.724	102.524	5.000	104.338	104.338	104.138	4.500	103.267	103.267	103.067	4.500	100.747	100.747	100.547

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.

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

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.: 3/21/2022
45 Day Lock Exp.: 4/4/2022
60 Day Lock Exp.: 4/18/2022

W. Rate Sheet Dated: 2/17/2022 **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				30/25/20 Year Investment			
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
3.000	95.721	95.721	95.521	2.750	N/A	N/A	N/A	2.750	N/A	N/A	N/A	3.000	95.337	95.337	95.137	2.750	N/A	N/A	N/A	3.000	95.102	95.002	94.902
3.125	96.507	96.507	96.307	2.875	N/A	N/A	N/A	2.875	N/A	N/A	N/A	3.125	96.123	96.123	95.923	2.875	N/A	N/A	N/A	3.125	95.941	95.841	95.741
3.250	97.206	97.206	96.981	2.990	N/A	N/A	N/A	2.990	N/A	N/A	N/A	3.250	96.888	96.888	96.663	2.990	N/A	N/A	N/A	3.250	96.462	96.362	96.237
3.375	98.206	98.206	97.984	3.000	N/A	N/A	N/A	3.000	N/A	N/A	N/A	3.375	97.880	97.880	97.658	3.000	N/A	N/A	N/A	3.375	97.462	97.362	97.240
3.500	98.702	98.702	98.479	3.125	N/A	N/A	N/A	3.125	N/A	N/A	N/A	3.500	98.106	98.106	97.883	3.125	N/A	N/A	N/A	3.500	97.958	97.858	97.735
3.625	99.117	99.117	98.897	3.250	N/A	N/A	N/A	3.250	N/A	N/A	N/A	3.625	98.119	98.119	97.899	3.250	N/A	N/A	N/A	3.625	98.374	98.274	98.154
3.750	99.932	99.932	99.660	3.375	N/A	N/A	N/A	3.375	N/A	N/A	N/A	3.750	98.810	98.810	98.538	3.375	N/A	N/A	N/A	3.750	98.067	97.947	97.795
3.875	100.491	100.491	100.220	3.500	N/A	N/A	N/A	3.500	N/A	N/A	N/A	3.875	99.273	99.273	99.002	3.500	N/A	N/A	N/A	3.875	98.626	98.505	98.355
3.990	100.738	100.738	100.469	3.625	N/A	N/A	N/A	3.625	N/A	N/A	N/A	3.990	99.440	99.440	99.171	3.625	N/A	N/A	N/A	3.990	98.873	98.753	98.604
4.000	100.838	100.838	100.569	3.750	N/A	N/A	N/A	3.750	N/A	N/A	N/A	4.000	99.540	99.540	99.271	3.750	N/A	N/A	N/A	4.000	98.973	98.853	98.704
4.125	101.352	101.352	101.093	3.875	N/A	N/A	N/A	3.875	N/A	N/A	N/A	4.125	99.820	99.820	99.561	3.875	N/A	N/A	N/A	4.125	99.487	99.382	99.228
4.250	101.982	101.982	101.723	3.990	N/A	N/A	N/A	3.990	N/A	N/A	N/A	4.250	100.436	100.436	100.177	3.990	N/A	N/A	N/A	4.250	99.067	98.961	98.808
4.375	102.382	102.382	102.125	4.000	N/A	N/A	N/A	4.000	N/A	N/A	N/A	4.375	100.848	100.848	100.591	4.000	N/A	N/A	N/A	4.375	99.468	99.363	99.211
4.500	102.804	102.804	102.545	4.125	N/A	N/A	N/A	4.125	N/A	N/A	N/A	4.500	101.114	101.114	100.855	4.125	N/A	N/A	N/A	4.500	99.889	99.784	99.630
4.625	103.029	103.029	102.774	4.250	N/A	N/A	N/A	4.250	N/A	N/A	N/A	4.625	101.197	101.197	100.942	4.250	N/A	N/A	N/A	4.625	100.454	100.349	100.199
4.750	103.290	103.290	103.090	4.375	N/A	N/A	N/A	4.375	N/A	N/A	N/A	4.750	99.662	99.662	99.462	4.375	N/A	N/A	N/A	4.750	100.134	100.034	99.934
4.875	103.626	103.626	103.426	4.500	N/A	N/A	N/A	4.500	N/A	N/A	N/A	4.875	100.324	100.324	100.124	4.500	N/A	N/A	N/A	4.875	100.470	100.370	100.270
4.990	103.785	103.785	103.585	4.625	N/A	N/A	N/A	4.625	N/A	N/A	N/A	4.990	100.531	100.531	100.331	4.625	N/A	N/A	N/A	4.990	100.628	100.528	100.428
5.000	103.885	103.885	103.685	4.750	N/A	N/A	N/A	4.750	N/A	N/A	N/A	5.000	100.631	100.631	100.431	4.750	N/A	N/A	N/A	5.000	100.728	100.628	100.528

30/25 Year SC >125				20 Year				20 Year 105-125				20 Year >125				15 Year				15 Year Investment			
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
2.750	N/A	N/A	N/A	3.000	96.712	96.712	96.459	2.500	N/A	N/A	N/A	2.500	N/A	N/A	N/A	2.500	97.365	97.365	97.165	2.500	96.819	96.719	96.619
2.875	N/A	N/A	N/A	3.125	97.519	97.519	97.268	2.625	N/A	N/A	N/A	2.625	N/A	N/A	N/A	2.625	97.903	97.903	97.703	2.625	97.279	97.179	97.079
2.990	N/A	N/A	N/A	3.250	98.235	98.235	97.957	2.750	N/A	N/A	N/A	2.750	N/A	N/A	N/A	2.750	98.424	98.424	98.224	2.750	97.237	97.137	97.037
3.000	N/A	N/A	N/A	3.375	99.135	99.135	98.810	2.875	N/A	N/A	N/A	2.875	N/A	N/A	N/A	2.875	99.039	99.039	98.839	2.875	97.852	97.752	97.652
3.125	N/A	N/A	N/A	3.500	99.627	99.627	99.290	2.990	N/A	N/A	N/A	2.990	N/A	N/A	N/A	2.990	99.276	99.276	99.076	2.990	98.089	97.989	97.889
3.250	N/A	N/A	N/A	3.625	100.100	100.100	99.763	3.000	N/A	N/A	N/A	3.000	N/A	N/A	N/A	3.000	99.376	99.376	99.176	3.000	98.189	98.089	97.989
3.375	N/A	N/A	N/A	3.750	100.763	100.763	100.424	3.125	N/A	N/A	N/A	3.125	N/A	N/A	N/A	3.125	100.023	100.023	99.745	3.125	99.590	99.490	99.312
3.500	N/A	N/A	N/A	3.875	101.292	101.292	100.952	3.250	N/A	N/A	N/A	3.250	N/A	N/A	N/A	3.250	100.468	100.468	100.190	3.250	98.644	98.544	98.366
3.625	N/A	N/A	N/A	3.990	101.571	101.571	101.230	3.375	N/A	N/A	N/A	3.375	N/A	N/A	N/A	3.375	101.125	101.125	100.847	3.375	99.302	99.202	99.024
3.750	N/A	N/A	N/A	4.000	101.671	101.671	101.330	3.500	N/A	N/A	N/A	3.500	N/A	N/A	N/A	3.500	101.503	101.503	101.225	3.500	99.680	99.580	99.402
3.875	N/A	N/A	N/A	4.125	101.938	101.938	101.609	3.625	N/A	N/A	N/A	3.625	N/A	N/A	N/A	3.625	101.298	101.298	101.098	3.625	100.285	100.185	100.085
3.990	N/A	N/A	N/A	4.250	102.067	102.067	101.738	3.750	N/A	N/A	N/A	3.750	N/A	N/A	N/A	3.750	101.722	101.722	101.522	3.750	99.795	99.695	99.595
4.000	N/A	N/A	N/A	4.375	102.371	102.371	102.137	3.875	N/A	N/A	N/A	3.875	N/A	N/A	N/A	3.875	102.133	102.133	101.933	3.875	100.206	100.106	100.006
4.125	N/A	N/A	N/A	4.500	102.675	102.675	102.475	3.990	N/A	N/A	N/A	3.990	N/A	N/A	N/A	3.990	102.410	102.410	102.210	3.990	100.483	100.383	100.283
4.250	N/A	N/A	N/A	4.625	103.190	103.190	102.990	4.000	N/A	N/A	N/A	4.000	N/A	N/A	N/A	4.000	102.510	102.510	102.310	4.000	100.583	100.483	100.383
4.375	N/A	N/A	N/A	4.750	104.238	104.238	104.038	4.125	N/A	N/A	N/A	4.125	N/A	N/A	N/A	4.125	101.916	101.916	101.716	4.125	100.166	100.066	99.966
4.500	N/A	N/A	N/A	4.875	104.564	104.564	104.364	4.250	N/A	N/A	N/A	4.250	N/A	N/A	N/A	4.250	102.292	102.292	102.092	4.250	100.043	99.943	99.843
4.625	N/A	N/A	N/A	4.990	104.661	104.661	104.461	4.375	N/A	N/A	N/A	4.375	N/A	N/A	N/A	4.375	102.640	102.640	102.440	4.375	100.391	100.291	100.191
4.750	N/A	N/A	N/A	5.000	104.761	104.761	104.561	4.500	N/A	N/A	N/A	4.500	N/A	N/A	N/A	4.500	102.976	102.976	102.776	4.500	100.727	100.627	100.527

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
2.000	N/A	N/A	N/A	2.000	N/A	N/A	N/A	2.500	97.941	97.941	97.741	2.000	N/A	N/A	N/A	2.000	N/A	N/A	N/A
2.125	N/A	N/A	N/A	2.125	N/A	N/A	N/A	2.625	98.355	98.355	98.155	2.125	N/A	N/A	N/A	2.125	N/A	N/A	N/A
2.250	N/A	N/A	N/A	2.250	N/A	N/A	N/A	2.750	97.922	97.922	97.722	2.250	N/A	N/A	N/A	2.250	N/A	N/A	N/A
2.375	N/A	N/A	N/A	2.375	N/A	N/A	N/A	2.875	98.553	98.553	98.353	2.375	N/A	N/A	N/A	2.375	N/A	N/A	N/A
2.500	N/A	N/A	N/A	2.500	N/A	N/A	N/A	2.990	98.802	98.802	98.602	2.500	N/A	N/A	N/A	2.500	N/A	N/A	N/A
2.625	N/A	N/A	N/A	2.625	N/A	N/A	N/A	3.000	98.902	98.902	98.702	2.625	N/A	N/A	N/A	2.625	N/A	N/A	N/A
2.750	N/A	N/A	N/A	2.750	N/A	N/A	N/A	3.125	99.459	99.459	99.181	2.750	N/A	N/A	N/A	2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A	2.875	N/A	N/A	N/A	3.250	98.690	98.690	98.412	2.875	N/A	N/A	N/A	2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A	2.990	N/A	N/A	N/A	3.375	99.353	99.353	99.075	2.990	N/A	N/A	N/A	2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A	3.000	N/A	N/A	N/A	3.500	99.737	99.737	99.459	3.000	N/A	N/A	N/A	3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A	3.125	N/A	N/A	N/A	3.625	100.754	100.754	100.554	3.125	N/A	N/A	N/A	3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A	3.250	N/A	N/A	N/A	3.750	99.152	99.152	98.952	3.250	N/A	N/A	N/A	3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A	3.375	N/A	N/A	N/A	3.875	99.571	99.571	99.371	3.375	N/A	N/A	N/A	3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A	3.500	N/A	N/A	N/A	3.990	99.862	99.862	99.662	3.500	N/A	N/A	N/A	3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A	3.625	N/A	N/A	N/A	4.000	99.962	99.962	99.762	3.625	N/A	N/A	N/A	3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A	3.750	N/A	N/A	N/A	4.125	101.272	101.272	101.072	3.750	N/A	N/A	N/A	3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A	3.875	N/A	N/A	N/A	4.250	99.560	99.560	99.360	3.875	N/A	N/A	N/A	3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A	3.990	N/A	N/A	N/A	4.375	99.922	99.922	99.722	3.990	N/A	N/A	N/A	3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A	4.000	N/A	N/A	N/A	4.500	100.268	100.268	100.068	4.000	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

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.: **3/21/2022**
45 Day Lock Exp.: **4/4/2022**
60 Day Lock Exp.: **4/18/2022**

W. Rate Sheet Dated: **2/17/2022** **Release Time:** **10:00 am 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	95.721	95.721	95.521	3.000	95.337	95.337	95.137	3.000	96.712	96.712	96.459	2.500	97.365	97.365	97.165	2.500	97.941	97.941	97.741
3.125	96.507	96.507	96.307	3.125	96.123	96.123	95.923	3.125	97.519	97.519	97.268	2.625	97.903	97.903	97.703	2.625	98.355	98.355	98.155
3.250	97.206	97.206	96.981	3.250	96.888	96.888	96.663	3.250	98.235	98.235	97.957	2.750	98.424	98.424	98.224	2.750	97.922	97.922	97.722
3.375	98.206	98.206	97.984	3.375	97.880	97.880	97.658	3.375	99.135	99.135	98.810	2.875	99.039	99.039	98.839	2.875	98.553	98.553	98.353
3.500	98.702	98.702	98.479	3.500	98.106	98.106	97.883	3.500	99.627	99.627	99.290	2.990	99.276	99.276	99.076	2.990	98.802	98.802	98.602
3.625	99.117	99.117	98.897	3.625	98.119	98.119	97.899	3.625	100.100	100.100	99.763	3.000	99.376	99.376	99.176	3.000	98.902	98.902	98.702
3.750	99.932	99.932	99.660	3.750	98.810	98.810	98.538	3.750	100.763	100.763	100.424	3.125	100.023	100.023	99.745	3.125	99.459	99.459	99.181
3.875	100.491	100.491	100.220	3.875	99.273	99.273	99.002	3.875	101.292	101.292	100.952	3.250	100.468	100.468	100.190	3.250	98.690	98.690	98.412
3.990	100.738	100.738	100.469	3.990	99.440	99.440	99.171	3.990	101.571	101.571	101.230	3.375	101.125	101.125	100.847	3.375	99.353	99.353	99.075
4.000	100.838	100.838	100.569	4.000	99.540	99.540	99.271	4.000	101.671	101.671	101.330	3.500	101.503	101.503	101.225	3.500	99.737	99.737	99.459
4.125	101.352	101.352	101.093	4.125	99.820	99.820	99.561	4.125	101.938	101.938	101.609	3.625	101.298	101.298	101.098	3.625	100.754	100.754	100.554
4.250	101.982	101.982	101.723	4.250	100.436	100.436	100.177	4.250	102.067	102.067	101.738	3.750	101.722	101.722	101.522	3.750	99.152	99.152	98.952
4.375	102.382	102.382	102.125	4.375	100.848	100.848	100.591	4.375	102.371	102.371	102.137	3.875	102.133	102.133	101.933	3.875	99.571	99.571	99.371
4.500	102.804	102.804	102.545	4.500	101.114	101.114	100.855	4.500	102.675	102.675	102.475	3.990	102.410	102.410	102.210	3.990	99.862	99.862	99.662
4.625	103.029	103.029	102.774	4.625	101.197	101.197	100.942	4.625	103.190	103.190	102.990	4.000	102.510	102.510	102.310	4.000	99.962	99.962	99.762
4.750	103.290	103.290	103.090	4.750	99.662	99.662	99.462	4.750	104.238	104.238	104.038	4.125	101.916	101.916	101.716	4.125	101.272	101.272	101.072
4.875	103.626	103.626	103.426	4.875	100.324	100.324	100.124	4.875	104.564	104.564	104.364	4.250	102.292	102.292	102.092	4.250	99.560	99.560	99.360
4.990	103.785	103.785	103.585	4.990	100.531	100.531	100.331	4.990	104.661	104.661	104.461	4.375	102.640	102.640	102.440	4.375	99.922	99.922	99.722
5.000	103.885	103.885	103.685	5.000	100.631	100.631	100.431	5.000	104.761	104.761	104.561	4.500	102.976	102.976	102.776	4.500	100.268	100.268	100.068

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.: 3/21/2022
45 Day Lock Exp.: 4/4/2022
60 Day Lock Exp.: 4/18/2022

W. Rate Sheet Dated: 2/17/2022 **Release Time:** 10:00 am 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	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
4.990	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
5.000	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A

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		30 Day Lock Exp.:	**3/21/2022**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	**4/4/2022**
			60 Day Lock Exp.:	**4/18/2022**

W. Rate Sheet Dated: **2/17/2022** **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**
3.000	95.721	95.721	95.521	3.000	96.712	96.712	96.459	2.500	97.365	97.365	97.165	3.000	94.854	94.854	94.654	2.500	97.003	97.003	96.803
3.125	96.507	96.507	96.307	3.125	97.519	97.519	97.268	2.625	97.903	97.903	97.703	3.125	95.640	95.640	95.440	2.625	97.479	97.479	97.279
3.250	97.206	97.206	96.981	3.250	98.235	98.235	97.957	2.750	98.424	98.424	98.224	3.250	96.372	96.372	96.147	2.750	97.523	97.523	97.323
3.375	98.206	98.206	97.984	3.375	99.135	99.135	98.810	2.875	99.039	99.039	98.839	3.375	97.368	97.368	97.146	2.875	98.146	98.146	97.946
3.500	98.702	98.702	98.479	3.500	99.627	99.627	99.290	2.990	99.276	99.276	99.076	3.500	97.729	97.729	97.506	2.990	98.389	98.389	98.189
3.625	99.117	99.117	98.897	3.625	100.100	100.100	99.763	3.000	99.376	99.376	99.176	3.625	97.943	97.943	97.723	3.000	98.489	98.489	98.289
3.750	99.932	99.932	99.660	3.750	100.763	100.763	100.424	3.125	100.023	100.023	99.745	3.750	98.696	98.696	98.424	3.125	99.091	99.091	98.813
3.875	100.491	100.491	100.220	3.875	101.292	101.292	100.952	3.250	100.468	100.468	100.190	3.875	99.207	99.207	98.936	3.250	98.929	98.929	98.651
3.990	100.738	100.738	100.469	3.990	101.571	101.571	101.230	3.375	101.125	101.125	100.847	3.990	99.414	99.414	99.145	3.375	99.589	99.589	99.311
4.000	100.838	100.838	100.569	4.000	101.671	101.671	101.330	3.500	101.503	101.503	101.225	4.000	99.514	99.514	99.245	3.500	99.970	99.970	99.692
4.125	101.352	101.352	101.093	4.125	101.938	101.938	101.609	3.625	101.298	101.298	101.098	4.125	99.911	99.911	99.652	3.625	100.376	100.376	100.176
4.250	101.982	101.982	101.723	4.250	102.067	102.067	101.738	3.750	101.722	101.722	101.522	4.250	100.534	100.534	100.275	3.750	99.787	99.787	99.587
4.375	102.382	102.382	102.125	4.375	102.371	102.371	102.137	3.875	102.133	102.133	101.933	4.375	100.940	100.940	100.683	3.875	100.202	100.202	100.002
4.500	102.804	102.804	102.545	4.500	102.675	102.675	102.475	3.990	102.410	102.410	102.210	4.500	101.284	101.284	101.025	3.990	100.486	100.486	100.286
4.625	103.029	103.029	102.774	4.625	103.190	103.190	102.990	4.000	102.510	102.510	102.310	4.625	101.438	101.438	101.183	4.000	100.586	100.586	100.386
4.750	103.290	103.290	103.090	4.750	104.238	104.238	104.038	4.125	101.916	101.916	101.716	4.750	100.801	100.801	100.601	4.125	100.944	100.944	100.744
4.875	103.626	103.626	103.426	4.875	104.564	104.564	104.364	4.250	102.292	102.292	102.092	4.875	101.300	101.300	101.100	4.250	100.276	100.276	100.076
4.990	103.785	103.785	103.585	4.990	104.661	104.661	104.461	4.375	102.640	102.640	102.440	4.990	101.483	101.483	101.283	4.375	100.631	100.631	100.431
5.000	103.885	103.885	103.685	5.000	104.761	104.761	104.561	4.500	102.976	102.976	102.776	5.000	101.583	101.583	101.383	4.500	100.972	100.972	100.772

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.:	**3/21/2022**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	**4/4/2022**
			60 Day Lock Exp.:	**4/18/2022**

W. Rate Sheet Dated: **2/17/2022** **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	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 Refi¹	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 Only²	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investor¹	0.000	0.000	-0.250	-0.375	-0.500	n/a	n/a	n/a	n/a
> 80 LTV NO MI¹	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)

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.: **3/21/2022**

45 Day Lock Exp.: **4/4/2022**

60 Day Lock Exp.: **4/18/2022**

W. Rate Sheet Dated: **2/17/2022** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Non QM

Bank Statement 15 year			
OO & 2ndH / NOO with PPP*			101.800
NOO without PPP*			101.300
Rate	**30 Day**	**45 Day**	**60 Day**
4.125	96.800	96.675	96.550
4.250	97.675	97.550	97.425
4.375	98.175	98.050	97.925
4.500	98.675	98.550	98.425
4.625	99.300	99.175	99.050
4.750	99.925	99.800	99.675
4.875	100.300	100.175	100.050
4.990	100.530	100.405	100.280
5.125	100.800	100.675	100.550
5.250	101.175	101.050	100.925
5.375	101.550	101.425	101.300
5.500	101.800	101.675	101.550
5.625	102.050	101.925	101.800
5.750	102.300	102.175	102.050
5.875	102.550	102.425	102.300
5.990	102.780	102.655	102.530
6.125	103.050	102.925	102.800
6.250	103.300	103.175	103.050
6.375	103.550	103.425	103.300
6.500	103.800	103.675	103.550
6.625	104.050	103.925	103.800
6.750	104.300	104.175	104.050
6.875	104.550	104.425	104.300
6.990	104.780	104.655	104.530
7.125	105.050	104.925	104.800
7.250	105.300	105.175	105.050
7.375	105.550	105.425	105.300
7.500	105.800	105.675	105.550
7.625	N/A	N/A	N/A
* Max Price after LLPA & before Comp Plan			

Bank Statement 30 year & 30 year IO			
OO & 2ndH / NOO with PPP*			101.800
NOO without PPP*			101.300
Rate	**30 Day**	**45 Day**	**60 Day**
4.125	96.550	96.425	96.300
4.250	97.425	97.300	97.175
4.375	97.925	97.800	97.675
4.500	98.425	98.300	98.175
4.625	99.050	98.925	98.800
4.750	99.675	99.550	99.425
4.875	100.050	99.925	99.800
4.990	100.280	100.155	100.030
5.125	100.550	100.425	100.300
5.250	100.925	100.800	100.675
5.375	101.300	101.175	101.050
5.500	101.550	101.425	101.300
5.625	101.800	101.675	101.550
5.750	102.050	101.925	101.800
5.875	102.300	102.175	102.050
5.990	102.530	102.405	102.280
6.125	102.800	102.675	102.550
6.250	103.050	102.925	102.800
6.375	103.300	103.175	103.050
6.500	103.550	103.425	103.300
6.625	103.800	103.675	103.550
6.750	104.050	103.925	103.800
6.875	104.300	104.175	104.050
6.990	104.530	104.405	104.280
7.125	104.800	104.675	104.550
7.250	105.050	104.925	104.800
7.375	105.300	105.175	105.050
7.500	105.550	105.425	105.300
7.625	N/A	N/A	N/A
* Max Price after LLPA & before Comp Plan			

Bank Statement 40 year IO			
OO & 2ndH / NOO with PPP*			101.800
NOO without PPP*			101.300
Rate	**30 Day**	**45 Day**	**60 Day**
4.250	97.175	97.050	96.925
4.375	97.675	97.550	97.425
4.500	98.175	98.050	97.925
4.625	98.800	98.675	98.550
4.750	99.425	99.300	99.175
4.875	99.800	99.675	99.550
4.990	100.030	99.905	99.780
5.125	100.300	100.175	100.050
5.250	100.675	100.550	100.425
5.375	101.050	100.925	100.800
5.500	101.300	101.175	101.050
5.625	101.550	101.425	101.300
5.750	101.800	101.675	101.550
5.875	102.050	101.925	101.800
5.990	102.280	102.155	102.030
6.125	102.550	102.425	102.300
6.250	102.800	102.675	102.550
6.375	103.050	102.925	102.800
6.500	103.300	103.175	103.050
6.625	103.550	103.425	103.300
6.750	103.800	103.675	103.550
6.875	104.050	103.925	103.800
6.990	104.280	104.155	104.030
7.125	104.550	104.425	104.300
7.250	104.800	104.675	104.550
7.375	105.050	104.925	104.800
7.500	105.300	105.175	105.050
7.625	N/A	N/A	N/A
7.750	N/A	N/A	N/A
* Max Price after LLPA & before Comp Plan			

FICO/CLTV Adjuster

Adjuster	LTV								
	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
FICO 760+	1.250	1.250	1.000	0.750	0.750	0.375	0.000	-0.500	-1.500
FICO 740 - 759	1.250	1.250	1.000	0.500	0.500	0.250	0.000	-0.750	-2.000
FICO 720 - 739	0.750	0.750	0.500	0.250	0.000	0.000	-0.250	-1.250	-2.500
FICO 700 - 719	0.500	0.500	0.250	0.000	-0.250	-0.250	-0.500	-2.000	-3.500
FICO 680 - 699	0.250	0.250	0.000	-0.500	-0.750	-1.000	-1.250	-2.750	-4.000
FICO 660 - 679	NA	NA	NA	NA	NA	NA	NA	NA	NA
FICO 640 - 659	NA	NA	NA	NA	NA	NA	NA	NA	NA
FICO 620 - 639	NA	NA	NA	NA	NA	NA	NA	NA	NA
Loan Amt $100K < $150K	-2.000	-2.000	-2.000	-2.000	-2.000	-2.750	-2.750	-2.750	-2.750
Loan Amt $150K < $250K	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500
Loan Amt $250K <= $1.0M	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Purchase	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500
C/O Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.500	NA	NA
2nd Home	0.000	0.000	-0.250	-0.500	-0.500	-0.500	NA	NA	NA
Non-Owner ***	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	NA	NA	NA
2-4 units	0.000	0.000	-0.250	-0.250	-0.250	-0.500	-0.500	-1.000	-1.500
Non-Warrantable Condo	-0.250	-0.500	-0.750	-1.000	-1.500	-2.250	NA	NA	NA
Interest Only (30 Yr Term)	0.000	0.000	0.000	-0.250	-0.250	-0.500	-0.750	-1.250	-1.500
Interest Only (40 Yr Term)	-0.500	-0.500	-0.500	-0.750	-0.750	-1.000	-1.250	NA	NA
24 Mos Bank Stmt	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250
DTI > 43 - 50	0.000	0.000	0.000	0.000	-0.250	-0.500	-0.875	-1.125	-1.375
DTI > 50 - 55	-0.500	-0.500	-0.500	-1.000	-1.000	NA	NA	NA	NA
Recent Credit Event**** <2 years ago	-2.000	-2.250	-2.500	-2.750	-3.000	NA	NA	NA	NA
Recent Credit Event*** 2-4 years ago	-0.500	-0.625	-0.750	-0.875	-1.000	-1.125	NA	NA	NA
2 Year PPP (applies to NOO Only)	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	NA	NA	NA
1 Year PPP (applies to NOO Only)	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	NA	NA	NA
No PPP (applies to NOO only)	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	NA	NA	NA
Escrow Waiver **	0.000	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA

** Not allowed on HPML - Any loan that meets the definition of a HPML per 12 CFR 1026.35 (except ICF, which are exempt by definition)

*** All investment pricing based on a three year PPP at 2% of the original principal balance, to the extent permitted by state & federal law

**** See Underwriting Guidelines

***** Bank Statement & 1099

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