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.: **5/16/2022**
45 Day Lock Exp.: **5/30/2022**
60 Day Lock Exp.: **6/14/2022**

W. Rate Sheet Dated: **4/15/2022** **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
4.000	98.654	98.373	98.029	4.000	98.210	97.929	97.585	2.250	90.282	90.132	89.982	3.125	N/A	N/A	N/A
4.125	99.131	98.850	98.506	4.125	98.613	98.332	97.988	2.375	89.833	89.683	89.533	3.250	N/A	N/A	N/A
4.250	99.505	99.355	98.949	4.250	99.242	99.092	98.686	2.500	89.742	89.592	89.442	3.375	N/A	N/A	N/A
4.375	99.897	99.747	99.341	4.375	99.551	99.401	98.995	2.625	90.742	90.592	90.442	3.500	N/A	N/A	N/A
4.500	100.387	100.237	99.830	4.500	99.891	99.741	99.335	2.750	93.413	93.218	93.022	3.625	N/A	N/A	N/A
4.625	100.821	100.671	100.264	4.625	100.245	100.095	99.689	2.875	94.044	93.848	93.653	Margin = 2.250		Index = 1.770	
4.750	100.531	100.381	99.865	4.750	100.221	100.071	99.555	3.000	94.512	94.316	94.121	**30 Year OTC**			
4.875	100.891	100.741	100.226	4.875	100.487	100.337	99.821	3.125	94.965	94.770	94.575	Rate	30 Day	45 Day	60 Day
5.000	101.339	101.189	100.673	5.000	100.735	100.585	100.070	3.250	95.282	94.969	94.657	4.000	97.562	97.281	96.937
5.125	101.747	101.597	101.081	5.125	101.036	100.886	100.370	3.375	95.732	95.419	95.107	4.125	98.039	97.758	97.414
5.250	101.647	101.350	100.897	5.250	101.221	100.925	100.471	3.500	96.159	95.846	95.534	4.500	99.295	98.904	98.498
5.375	101.942	101.645	101.192	5.375	101.377	101.080	100.627	3.625	96.577	96.264	95.952	4.625	99.729	99.338	98.932
5.500	102.344	102.047	101.594	5.500	101.679	101.382	100.929	3.750	96.276	95.963	95.651	4.750	99.339	98.855	98.339
5.625	102.688	102.391	101.938	5.625	101.927	101.630	101.177	3.875	96.685	96.372	96.060	4.875	99.799	99.315	98.799
5.750	100.673	100.517	100.361	5.750	100.301	100.145	99.989	4.000	97.083	96.770	96.458	5.000	100.247	99.763	99.247
5.875	100.969	100.812	100.656	5.875	100.557	100.401	100.244	4.125	97.461	97.148	96.836	5.125	100.655	100.171	99.655
6.000	101.310	101.154	100.998	6.000	100.859	100.703	100.547	4.250	98.378	98.198	98.018	5.500	101.252	100.955	100.502
6.125	101.344	101.188	101.031	6.125	101.107	100.950	100.794	4.375	98.762	98.582	98.402	5.625	101.596	101.299	100.846
6.250	103.034	102.884	102.384	6.250	100.287	100.137	99.637	4.500	99.077	98.897	98.718	6.250	100.806	100.556	100.306

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
4.000	98.704	98.604	98.323	97.979	4.000	98.260	98.160	97.879	97.535	2.250	92.162	92.062	91.912	91.762
4.125	99.181	99.081	98.800	98.456	4.125	98.663	98.563	98.282	97.938	2.375	91.713	91.613	91.463	91.313
4.250	99.455	99.355	99.205	98.799	4.250	99.192	99.092	98.942	98.536	2.500	91.622	91.522	91.372	91.222
4.375	99.947	99.847	99.697	99.291	4.375	99.601	99.501	99.351	98.945	2.625	92.622	92.522	92.372	92.222
4.500	100.437	100.337	100.187	99.780	4.500	99.941	99.841	99.691	99.285	2.750	94.193	94.093	93.898	93.702
4.625	100.871	100.771	100.621	100.214	4.625	100.295	100.195	100.045	99.639	2.875	94.824	94.724	94.528	94.333
4.750	100.481	100.381	100.231	99.715	4.750	100.171	100.071	99.921	99.405	3.000	95.292	95.192	94.996	94.801
4.875	100.941	100.841	100.691	100.176	4.875	100.537	100.437	100.287	99.771	3.125	95.745	95.645	95.450	95.255
5.000	101.389	101.289	101.139	100.623	5.000	100.785	100.685	100.535	100.020	3.250	96.662	96.562	96.249	95.937
5.125	101.797	101.697	101.547	101.031	5.125	101.086	100.986	100.836	100.320	3.375	97.112	97.012	96.699	96.387
5.250	101.597	101.497	101.200	100.747	5.250	101.171	101.071	100.775	100.321	3.500	97.539	97.439	97.126	96.814
5.375	101.992	101.892	101.595	101.142	5.375	101.427	101.327	101.030	100.577	3.625	97.957	97.857	97.544	97.232
5.500	102.394	102.294	101.997	101.544	5.500	101.729	101.629	101.332	100.879	3.750	98.156	98.056	97.743	97.431

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	-0.750	No loan size LLPA on =< 15 yr term	
IA, 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 = 3.750%-4.625%			-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	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
3.75-4.125	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
4.25-4.625	0.250	0.125	0.125	0.125	0.000	0.000	0.000	0.000
4.75-5.125	0.375	0.250	0.250	0.125	0.125	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
4.875	94.709	94.224	93.709	6.250	102.250	102.000	101.500
5.000	94.261	93.777	93.261				
5.125	93.853	93.369	92.853				
5.250	94.378	94.081	93.628				
5.375	95.939	95.642	95.189				
5.500	95.537	95.240	94.787				
5.625	95.193	94.896	94.443				
5.750	96.995	96.745	96.495				
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	94.812	94.531	94.187
4.125	95.289	95.008	94.664
4.500	96.545	96.154	95.748
4.625	96.979	96.588	96.182
4.750	96.589	96.105	95.589
4.875	97.049	96.565	96.049
5.000	97.497	97.013	96.497
5.125	97.905	97.421	96.905
5.500	98.502	98.205	97.752
5.625	98.846	98.549	98.096
6.250	98.056	97.806	97.556

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

Rate	30 Day	45 Day	60 Day
6.250	100.750	100.500	100.250
6.750	101.750	101.500	101.250

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

Rate	30 Day	45 Day	60 Day
6.250	100.750	100.500	100.250
6.750	101.750	101.500	101.250

DPA Advantage Adjustment	
203(k) / 203(k)s	-0.250
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
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 5/16/2022
45 Day Lock Exp.: 5/30/2022
60 Day Lock Exp.: 6/14/2022

W. Rate Sheet Dated: 4/15/2022 **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				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
4.000	N/A	N/A	N/A	4.000	N/A	N/A	N/A	2.375	N/A	N/A	N/A	3.125	N/A	N/A	N/A
4.125	N/A	N/A	N/A	4.125	N/A	N/A	N/A	2.500	N/A	N/A	N/A	3.250	N/A	N/A	N/A
4.250	N/A	N/A	N/A	4.250	N/A	N/A	N/A	2.625	N/A	N/A	N/A	3.375	N/A	N/A	N/A
4.375	N/A	N/A	N/A	4.375	N/A	N/A	N/A	2.750	91.712	91.517	91.321	3.500	N/A	N/A	N/A
4.500	99.174	99.024	98.618	4.500	98.779	98.629	98.223	2.875	92.343	92.148	91.952	3.625	N/A	N/A	N/A
4.625	99.608	99.458	99.052	4.625	99.132	98.982	98.576	3.000	92.811	92.616	92.420	Margin = 2.250		Index = 1.770	
4.750	98.718	98.568	98.052	4.750	98.509	98.359	97.843	3.125	93.264	93.069	92.873	30 Year OTC			
4.875	99.179	99.029	98.513	4.875	98.874	98.724	98.208	3.250	93.837	93.525	93.212	Rate	30 Day	45 Day	60 Day
5.000	99.626	99.476	98.960	5.000	99.123	98.973	98.457	3.375	94.287	93.975	93.662	3.250	91.789	91.539	91.289
5.125	100.034	99.884	99.368	5.125	99.424	99.274	98.758	3.500	94.714	94.402	94.089	3.375	92.617	92.367	92.117
5.250	96.960	96.663	96.210	5.250	96.634	96.337	95.884	3.625	95.132	94.820	94.507	3.500	91.269	91.019	90.769
5.375	97.355	97.058	96.605	5.375	96.890	96.593	96.140	3.750	95.331	95.019	94.706	3.625	92.309	92.059	91.809
5.500	97.757	97.460	97.007	5.500	97.192	96.895	96.442	3.875	N/A	N/A	N/A	3.750	96.332	96.051	95.707
5.625	98.101	97.804	97.351	5.625	97.439	97.142	96.689	4.000	N/A	N/A	N/A	3.875	96.863	96.582	96.238
5.750	97.923	97.767	97.611	5.750	97.651	97.495	97.339	4.125	N/A	N/A	N/A	4.000	97.379	97.098	96.754
5.875	98.219	98.063	97.907	5.875	97.907	97.751	97.595	4.250	N/A	N/A	N/A	4.125	97.856	97.575	97.231
6.000	98.560	98.404	98.248	6.000	N/A	N/A	N/A	4.375	N/A	N/A	N/A	4.250	98.193	97.802	97.396
6.125	N/A	N/A	N/A	6.125	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
4.000	N/A	N/A	N/A	N/A	4.000	N/A	N/A	N/A	N/A	2.250	N/A	N/A	N/A	N/A
4.125	N/A	N/A	N/A	N/A	4.125	N/A	N/A	N/A	N/A	2.375	N/A	N/A	N/A	N/A
4.250	N/A	N/A	N/A	N/A	4.250	N/A	N/A	N/A	N/A	2.500	N/A	N/A	N/A	N/A
4.375	N/A	N/A	N/A	N/A	4.375	N/A	N/A	N/A	N/A	2.625	N/A	N/A	N/A	N/A
4.500	99.274	99.174	99.024	98.618	4.500	98.879	98.779	98.629	98.223	2.750	89.281	89.181	88.986	88.790
4.625	99.708	99.608	99.458	99.052	4.625	99.232	99.132	98.982	98.576	2.875	89.911	89.811	89.616	89.420
4.750	98.818	98.718	98.568	98.052	4.750	98.609	98.509	98.359	97.843	3.000	90.379	90.279	90.084	89.888
4.875	99.279	99.179	99.029	98.513	4.875	98.974	98.874	98.724	98.208	3.125	90.833	90.733	90.538	90.342
5.000	99.726	99.626	99.476	98.960	5.000	99.223	99.123	98.973	98.457	3.250	93.499	93.399	93.087	92.774
5.125	100.134	100.034	99.884	99.368	5.125	99.524	99.424	99.274	98.758	3.375	93.949	93.849	93.537	93.224
5.250	97.060	96.960	96.663	96.210	5.250	96.734	96.634	96.337	95.884	3.500	94.376	94.276	93.964	93.651
5.375	97.455	97.355	97.058	96.605	5.375	96.990	96.890	96.593	96.140	3.625	94.794	94.694	94.382	94.069
5.500	97.857	97.757	97.460	97.007	5.500	97.292	97.192	96.895	96.442	3.750	96.931	96.831	96.519	96.206

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	-0.750
FICO 640 - 659	0.000		
IA, 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 = 3.750%-4.625%			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	-0.250
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
4.875	N/A	N/A	N/A	6.250	N/A	N/A	N/A
5.000	N/A	N/A	N/A				
5.125	N/A	N/A	N/A				
5.250	N/A	N/A	N/A				
5.375	N/A	N/A	N/A				
5.500	N/A	N/A	N/A				
5.625	N/A	N/A	N/A				
5.750	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 Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

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

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

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

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Conforming FNMA

30/25 Year

Rate	30 Day	45 Day	60 Day
3.750	94.550	94.446	94.350
3.875	95.167	95.063	94.967
3.990	95.653	95.527	95.453
4.000	95.753	95.627	95.553
4.125	96.499	96.367	96.299
4.250	97.138	97.006	96.938
4.375	97.692	97.560	97.492
4.500	98.172	98.040	97.972
4.625	98.648	98.503	98.448
4.750	99.253	99.107	99.048
4.875	99.781	99.635	99.576
4.990	100.136	99.990	99.931
5.000	100.236	100.090	100.031
5.125	100.442	100.296	100.237
5.250	100.766	100.602	100.532
5.375	100.965	100.801	100.731
5.500	101.261	101.097	101.027
5.625	101.551	101.387	101.317
5.750	101.757	101.581	101.537

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
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
2.000	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
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 High Balance

Rate	30 Day	45 Day	60 Day
3.750	93.982	93.849	93.782
3.875	94.736	94.602	94.536
3.990	95.347	95.214	95.147
4.000	95.447	95.314	95.247
4.125	96.081	95.947	95.881
4.250	96.926	96.779	96.714
4.375	97.537	97.390	97.325
4.500	98.127	97.980	97.915
4.625	98.648	98.501	98.436
4.750	99.160	99.013	98.948
4.875	99.606	99.459	99.394
4.990	99.826	99.679	99.614
5.000	99.926	99.779	99.714
5.125	99.983	99.836	99.771
5.250	99.760	99.596	99.526
5.375	99.904	99.740	99.670
5.500	100.105	99.941	99.871
5.625	100.243	100.079	100.009
5.750	100.160	99.984	99.940

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
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
3.750	94.496	94.396	94.296
3.875	95.113	95.013	94.913
3.990	95.576	95.468	95.360
4.000	95.676	95.568	95.460
4.125	96.417	96.271	96.124
4.250	97.056	96.910	96.763
4.375	97.610	97.464	97.317
4.500	98.091	97.945	97.798
4.625	98.691	98.479	98.266
4.750	99.296	99.084	98.871
4.875	99.825	99.613	99.400
4.990	100.179	99.967	99.754
5.000	100.279	100.067	99.854
5.125	100.485	100.273	100.060
5.250	100.904	100.684	100.465
5.375	101.102	100.882	100.663
5.500	101.398	101.178	100.959
5.625	101.689	101.469	101.250
5.750	101.789	101.584	101.379

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
3.750	95.660	95.525	95.460
3.875	96.388	96.253	96.188
3.990	96.994	96.859	96.794
4.000	97.094	96.959	96.894
4.125	97.777	97.642	97.577
4.250	98.332	98.197	98.132
4.375	98.838	98.703	98.638
4.500	99.250	99.115	99.050
4.625	99.622	99.487	99.422
4.750	99.818	99.669	99.591
4.875	100.301	100.152	100.074
4.990	100.594	100.445	100.367
5.000	100.694	100.545	100.467
5.125	100.871	100.722	100.644
5.250	101.060	100.894	100.811
5.375	101.169	101.003	100.920
5.500	101.420	101.254	101.171
5.625	101.662	101.496	101.413
5.750	101.617	101.443	101.412

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
2.750	93.902	93.802	93.702
2.875	94.364	94.264	94.164
2.990	94.792	94.692	94.592
3.000	94.892	94.792	94.692
3.125	95.384	95.284	95.184
3.250	95.839	95.739	95.639
3.375	96.563	96.463	96.363
3.500	97.008	96.908	96.808
3.625	97.620	97.520	97.420
3.750	98.153	98.053	97.953
3.875	98.705	98.605	98.505
3.990	99.152	99.052	98.952
4.000	99.252	99.152	99.052
4.125	99.729	99.629	99.529
4.250	99.687	99.587	99.487
4.375	99.990	99.890	99.790
4.500	100.055	99.955	99.855
4.625	100.313	100.213	100.113
4.750	100.403	100.241	100.203
4.875	100.509	100.347	100.309

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
2.750	94.109	93.909	93.909
2.875	94.682	94.482	94.482
2.990	95.126	94.926	94.926
3.000	95.226	95.026	95.026
3.125	95.680	95.480	95.480
3.250	96.054	95.854	95.854
3.375	96.632	96.432	96.432
3.500	96.925	96.725	96.725
3.625	97.278	97.078	97.078
3.750	97.527	97.327	97.327
3.875	97.911	97.711	97.711
3.990	98.195	97.995	97.995
4.000	98.295	98.095	98.095
4.125	98.627	98.427	98.427
4.250	97.870	97.670	97.663
4.375	98.072	97.872	97.865
4.500	98.107	97.907	97.900
4.625	98.279	98.079	98.072
4.750	98.440	98.240	98.240
4.875	98.606	98.406	98.406

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
2.750	94.871	94.671	94.671
2.875	95.333	95.133	95.133
2.990	95.760	95.560	95.560
3.000	95.860	95.660	95.660
3.125	96.353	96.153	96.153
3.250	96.702	96.502	96.502
3.375	97.187	96.987	96.987
3.500	97.623	97.423	97.423
3.625	98.144	97.944	97.944
3.750	98.705	98.505	98.505
3.875	99.248	99.048	99.048
3.990	99.686	99.486	99.486
4.000	99.786	99.586	99.586
4.125	100.252	100.052	100.052
4.250	99.716	99.516	99.506
4.375	99.971	99.771	99.761
4.500	100.124	99.924	99.914
4.625	100.677	100.477	100.467
4.750	100.685	100.485	100.485

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
IA, 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.

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.: 5/16/2022
45 Day Lock Exp.: 5/30/2022
60 Day Lock Exp.: 6/14/2022

W. Rate Sheet Dated: 4/15/2022 **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
3.750	94.550	94.446	94.350	3.750	93.982	93.849	93.782	3.750	95.660	95.525	95.460	2.750	93.902	93.802	93.702	2.750	94.109	93.909	93.909
3.875	95.167	95.063	94.967	3.875	94.736	94.602	94.536	3.875	96.388	96.253	96.188	2.875	94.364	94.264	94.164	2.875	94.682	94.482	94.482
3.990	95.653	95.527	95.453	3.990	95.347	95.214	95.147	3.990	96.994	96.859	96.794	2.990	94.792	94.692	94.592	2.990	95.126	94.926	94.926
4.000	95.753	95.627	95.553	4.000	95.447	95.314	95.247	4.000	97.094	96.959	96.894	3.000	94.892	94.792	94.692	3.000	95.226	95.026	95.026
4.125	96.499	96.367	96.299	4.125	96.081	95.947	95.881	4.125	97.777	97.642	97.577	3.125	95.384	95.284	95.184	3.125	95.680	95.480	95.480
4.250	97.138	97.006	96.938	4.250	96.926	96.779	96.714	4.250	98.332	98.197	98.132	3.250	95.839	95.739	95.639	3.250	96.054	95.854	95.854
4.375	97.692	97.560	97.492	4.375	97.537	97.390	97.325	4.375	98.838	98.703	98.638	3.375	96.563	96.463	96.363	3.375	96.632	96.432	96.432
4.500	98.172	98.040	97.972	4.500	98.127	97.980	97.915	4.500	99.250	99.115	99.050	3.500	97.008	96.908	96.808	3.500	96.925	96.725	96.725
4.625	98.648	98.503	98.448	4.625	98.648	98.501	98.436	4.625	99.622	99.487	99.422	3.625	97.620	97.520	97.420	3.625	97.278	97.078	97.078
4.750	99.253	99.107	99.048	4.750	99.160	99.013	98.948	4.750	99.818	99.669	99.591	3.750	98.153	98.053	97.953	3.750	97.527	97.327	97.327
4.875	99.781	99.635	99.576	4.875	99.606	99.459	99.394	4.875	100.301	100.152	100.074	3.875	98.705	98.605	98.505	3.875	97.911	97.711	97.711
4.990	100.136	99.990	99.931	4.990	99.826	99.679	99.614	4.990	100.594	100.445	100.367	3.990	99.152	99.052	98.952	3.990	98.195	97.995	97.995
5.000	100.236	100.090	100.031	5.000	99.926	99.779	99.714	5.000	100.694	100.545	100.467	4.000	99.252	99.152	99.052	4.000	98.295	98.095	98.095
5.125	100.442	100.296	100.237	5.125	99.983	99.836	99.771	5.125	100.871	100.722	100.644	4.125	99.729	99.629	99.529	4.125	98.627	98.427	98.427
5.250	100.766	100.602	100.532	5.250	99.760	99.596	99.526	5.250	101.060	100.894	100.811	4.250	99.687	99.587	99.487	4.250	97.870	97.670	97.663
5.375	100.965	100.801	100.731	5.375	99.904	99.740	99.670	5.375	101.169	101.003	100.920	4.375	99.990	99.890	99.790	4.375	98.072	97.872	97.865
5.500	101.261	101.097	101.027	5.500	100.105	99.941	99.871	5.500	101.420	101.254	101.171	4.500	100.055	99.955	99.855	4.500	98.107	97.907	97.900
5.625	101.551	101.387	101.317	5.625	100.243	100.079	100.009	5.625	101.662	101.496	101.413	4.625	100.313	100.213	100.113	4.625	98.279	98.079	98.072
5.750	101.757	101.581	101.537	5.750	100.160	99.984	99.940	5.750	101.617	101.443	101.412	4.750	100.403	100.241	100.203	4.750	98.440	98.240	98.240

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	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
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	N/A	N/A	N/A	N/A	N/A	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
IA, 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.

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

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

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

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

30 Day Lock Exp.: **5/16/2022**
45 Day Lock Exp.: **5/30/2022**
60 Day Lock Exp.: **6/14/2022**

W. Rate Sheet Dated: **4/15/2022** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Conforming FHLMC

30/25 Year

Rate	30 Day	45 Day	60 Day
3.750	94.705	94.552	94.428
3.875	95.377	95.226	95.104
3.990	95.878	95.729	95.608
4.000	95.978	95.829	95.708
4.125	96.513	96.360	96.241
4.250	97.188	97.025	96.908
4.375	97.762	97.600	97.483
4.500	98.351	98.190	98.073
4.625	98.620	98.459	98.343
4.750	99.194	98.997	98.797
4.875	99.732	99.536	99.336
4.990	100.129	99.935	99.734
5.000	100.229	100.035	99.834
5.125	100.432	100.239	100.038
5.250	100.602	100.458	100.257
5.375	100.902	100.758	100.557
5.500	101.266	101.122	100.921
5.625	101.690	101.546	101.345
5.750	101.498	101.398	101.298

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
3.750	92.037	91.884	91.760
3.875	92.733	92.582	92.460
3.990	93.464	93.315	93.194
4.000	93.564	93.415	93.294
4.125	94.091	93.938	93.819
4.250	94.420	94.257	94.140
4.375	94.816	94.654	94.537
4.500	95.315	95.154	95.037
4.625	95.682	95.521	95.405
4.750	96.122	95.925	95.725
4.875	96.662	96.466	96.266
4.990	96.719	96.525	96.324
5.000	96.819	96.625	96.424
5.125	96.948	96.755	96.554
5.250	96.388	96.244	96.043
5.375	97.380	97.236	97.035
5.500	97.744	97.600	97.399
5.625	98.168	98.024	97.823
5.750	96.676	96.576	96.476

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
3.750	95.340	95.187	95.063
3.875	95.991	95.840	95.718
3.990	96.468	96.319	96.198
4.000	96.568	96.419	96.298
4.125	97.173	97.020	96.901
4.250	97.824	97.661	97.544
4.375	98.376	98.214	98.097
4.500	98.946	98.785	98.668
4.625	99.208	99.047	98.931
4.750	99.757	99.560	99.360
4.875	100.279	100.083	99.883
4.990	100.664	100.470	100.269
5.000	100.764	100.570	100.369
5.125	100.957	100.764	100.563
5.250	101.356	101.212	101.011
5.375	101.644	101.500	101.299
5.500	101.993	101.849	101.648
5.625	102.399	102.255	102.054
5.750	102.205	102.105	102.005

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
3.750	95.924	95.820	95.641
3.875	96.415	96.311	96.133
3.990	96.888	96.784	96.606
4.000	96.988	96.884	96.706
4.125	97.608	97.504	97.325
4.250	98.167	98.063	97.885
4.375	98.681	98.577	98.399
4.500	99.172	99.067	98.889
4.625	99.012	98.888	98.585
4.750	99.464	99.339	99.037
4.875	99.989	99.864	99.562
4.990	100.196	100.072	99.769
5.000	100.296	100.172	99.869
5.125	100.276	100.132	99.838
5.250	100.810	100.666	100.372
5.375	100.865	100.721	100.426
5.500	101.253	101.109	100.814
5.625	N/A	N/A	N/A
5.750	N/A	N/A	N/A

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
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 >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
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

15 Year

Rate	30 Day	45 Day	60 Day
2.750	93.863	93.763	93.663
2.875	94.500	94.400	94.300
2.990	94.849	94.749	94.649
3.000	94.949	94.849	94.749
3.125	95.297	95.197	95.097
3.250	95.857	95.757	95.657
3.375	96.567	96.467	96.367
3.500	97.056	96.956	96.856
3.625	97.608	97.508	97.408
3.750	98.097	97.997	97.897
3.875	98.536	98.436	98.336
3.990	98.835	98.735	98.635
4.000	98.935	98.835	98.735
4.125	99.288	99.183	99.088
4.250	99.766	99.657	99.563
4.375	100.231	100.120	100.027
4.500	100.476	100.360	100.267
4.625	100.732	100.608	100.496
4.750	101.140	101.013	100.902

15 Year Investment

Rate	30 Day	45 Day	60 Day
2.750	94.371	94.271	94.171
2.875	95.002	94.902	94.802
2.990	95.343	95.243	95.143
3.000	95.443	95.343	95.243
3.125	95.957	95.857	95.757
3.250	96.313	96.213	96.113
3.375	97.016	96.916	96.816
3.500	97.489	97.389	97.289
3.625	98.008	97.908	97.808
3.750	98.489	98.389	98.289
3.875	98.919	98.819	98.719
3.990	99.211	99.111	99.011
4.000	99.311	99.211	99.111
4.125	99.774	99.669	99.574
4.250	99.957	99.848	99.754
4.375	100.412	100.301	100.208
4.500	100.651	100.535	100.442
4.625	101.126	101.002	100.890
4.750	100.921	100.794	100.683

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
2.750	92.411	92.311	92.211
2.875	93.062	92.962	92.862
2.990	93.421	93.321	93.221
3.000	93.521	93.421	93.321
3.125	94.275	94.175	94.075
3.250	93.769	93.669	93.569
3.375	94.491	94.391	94.291
3.500	94.992	94.892	94.792
3.625	95.608	95.508	95.408
3.750	96.099	95.999	95.899
3.875	96.546	96.446	96.346
3.990	96.849	96.749	96.649
4.000	96.949	96.849	96.749
4.125	98.010	97.905	97.810
4.250	98.532	98.423	98.329
4.375	99.007	98.896	98.803
4.500	99.266	99.150	99.057
4.625	100.520	100.396	100.284
4.750	99.406	99.279	99.168

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
IA, 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

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

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

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.

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.: 5/16/2022
45 Day Lock Exp.: 5/30/2022
60 Day Lock Exp.: 6/14/2022

W. Rate Sheet Dated: 4/15/2022 **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
3.750	94.705	94.552	94.428	3.750	92.037	91.884	91.760	3.750	95.924	95.820	95.641	2.750	93.863	93.763	93.663	2.750	92.411	92.311	92.211
3.875	95.377	95.226	95.104	3.875	92.733	92.582	92.460	3.875	96.415	96.311	96.133	2.875	94.500	94.400	94.300	2.875	93.062	92.962	92.862
3.990	95.878	95.729	95.608	3.990	93.464	93.315	93.194	3.990	96.888	96.784	96.606	2.990	94.849	94.749	94.649	2.990	93.421	93.321	93.221
4.000	95.978	95.829	95.708	4.000	93.564	93.415	93.294	4.000	96.988	96.884	96.706	3.000	94.949	94.849	94.749	3.000	93.521	93.421	93.321
4.125	96.513	96.360	96.241	4.125	94.091	93.938	93.819	4.125	97.608	97.504	97.325	3.125	95.297	95.197	95.097	3.125	94.275	94.175	94.075
4.250	97.188	97.025	96.908	4.250	94.420	94.257	94.140	4.250	98.167	98.063	97.885	3.250	95.857	95.757	95.657	3.250	93.769	93.669	93.569
4.375	97.762	97.600	97.483	4.375	94.816	94.654	94.537	4.375	98.681	98.577	98.399	3.375	96.567	96.467	96.367	3.375	94.491	94.391	94.291
4.500	98.351	98.190	98.073	4.500	95.315	95.154	95.037	4.500	99.172	99.067	98.889	3.500	97.056	96.956	96.856	3.500	94.992	94.892	94.792
4.625	98.620	98.459	98.343	4.625	95.682	95.521	95.405	4.625	99.012	98.888	98.585	3.625	97.608	97.508	97.408	3.625	95.608	95.508	95.408
4.750	99.194	98.997	98.797	4.750	96.122	95.925	95.725	4.750	99.464	99.339	99.037	3.750	98.097	97.997	97.897	3.750	96.099	95.999	95.899
4.875	99.732	99.536	99.336	4.875	96.662	96.466	96.266	4.875	99.989	99.864	99.562	3.875	98.536	98.436	98.336	3.875	96.546	96.446	96.346
4.990	100.129	99.935	99.734	4.990	96.719	96.525	96.324	4.990	100.196	100.072	99.769	3.990	98.835	98.735	98.635	3.990	96.849	96.749	96.649
5.000	100.229	100.035	99.834	5.000	96.819	96.625	96.424	5.000	100.296	100.172	99.869	4.000	98.935	98.835	98.735	4.000	96.949	96.849	96.749
5.125	100.432	100.239	100.038	5.125	96.948	96.755	96.554	5.125	100.276	100.132	99.838	4.125	99.288	99.183	99.088	4.125	98.010	97.905	97.810
5.250	100.602	100.458	100.257	5.250	96.388	96.244	96.043	5.250	100.810	100.666	100.372	4.250	99.766	99.657	99.563	4.250	98.532	98.423	98.329
5.375	100.902	100.758	100.557	5.375	97.380	97.236	97.035	5.375	100.865	100.721	100.426	4.375	100.231	100.120	100.027	4.375	99.007	98.896	98.803
5.500	101.266	101.122	100.921	5.500	97.744	97.600	97.399	5.500	101.253	101.109	100.814	4.500	100.476	100.360	100.267	4.500	99.266	99.150	99.057
5.625	101.690	101.546	101.345	5.625	98.168	98.024	97.823	5.625	N/A	N/A	N/A	4.625	100.732	100.608	100.496	4.625	100.520	100.396	100.284
5.750	101.498	101.398	101.298	5.750	96.676	96.576	96.476	5.750	N/A	N/A	N/A	4.750	101.140	101.013	100.902	4.750	99.406	99.279	99.168

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
IA, 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	N/A	N/A	N/A	N/A	N/A	N/A	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.

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.: 5/16/2022
45 Day Lock Exp.: 5/30/2022
60 Day Lock Exp.: 6/14/2022

W. Rate Sheet Dated: 4/15/2022 **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
3.750	0.500	0.375	0.250	0.125	0.125	0.000	0.000
3.875	0.500	0.375	0.250	0.250	0.125	0.000	0.000
3.990	0.500	0.375	0.250	0.250	0.125	0.000	0.000
4.000	0.625	0.500	0.375	0.250	0.125	0.125	0.000
4.125	0.750	0.625	0.500	0.375	0.250	0.125	0.000
4.250	0.750	0.625	0.500	0.375	0.250	0.125	0.000
4.375	0.750	0.500	0.375	0.250	0.125	0.125	0.000
4.500	0.875	0.500	0.375	0.250	0.125	0.125	0.000
4.625	1.000	0.625	0.500	0.500	0.375	0.250	0.000
4.750	1.000	0.625	0.500	0.500	0.375	0.250	0.000
4.875	1.000	0.625	0.500	0.500	0.375	0.250	0.000
4.990	1.000	0.625	0.500	0.500	0.375	0.250	0.000
5.000	1.000	0.625	0.500	0.500	0.375	0.250	0.000
5.125	1.125	0.750	0.625	0.500	0.375	0.250	0.000
5.250	1.500	1.000	0.625	0.625	0.375	0.250	0.000
5.375	1.500	1.000	0.625	0.625	0.375	0.250	0.000
5.500	1.625	1.250	0.750	0.625	0.375	0.250	0.000
5.625	1.750	1.375	0.875	0.625	0.375	0.250	0.000
5.750	1.750	1.375	0.875	0.625	0.375	0.250	0.000

FHLMC 30/25 Year

Loan Amount → / Note Rate ↓	0-85000	85001-110000	110001-125000	125001-150000	150001-175000	175001-200000	200001-225000
3.750	0.625	0.500	0.375	0.375	0.250	0.125	0.125
3.875	0.625	0.500	0.375	0.375	0.250	0.250	0.125
3.990	0.625	0.500	0.375	0.375	0.250	0.250	0.125
4.000	0.625	0.625	0.500	0.375	0.250	0.250	0.125
4.125	0.750	0.500	0.375	0.375	0.250	0.250	0.125
4.250	0.875	0.625	0.500	0.375	0.250	0.250	0.125
4.375	0.875	0.625	0.500	0.375	0.250	0.250	0.125
4.500	0.875	0.625	0.500	0.375	0.250	0.125	0.125
4.625	0.875	0.625	0.500	0.375	0.250	0.125	0.000
4.750	1.000	0.625	0.500	0.500	0.250	0.250	0.125
4.875	1.000	0.625	0.500	0.375	0.250	0.125	0.125
4.990	1.000	0.625	0.500	0.375	0.250	0.125	0.125
5.000	1.000	0.625	0.500	0.375	0.250	0.125	0.125
5.125	1.250	0.875	0.750	0.625	0.500	0.375	0.375
5.250	0.875	0.625	0.500	0.500	0.375	0.125	-0.125
5.375	0.875	0.625	0.500	0.500	0.375	0.125	-0.125
5.500	0.875	0.625	0.500	0.500	0.375	0.125	-0.125
5.625	0.875	0.625	0.500	0.500	0.375	0.125	-0.125
5.750	0.375	0.250	0.250	0.250	0.125	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
3.750	0.250	0.250	0.250	0.125	0.000	0.000	0.000
3.875	0.250	0.250	0.250	0.125	0.000	0.000	0.000
3.990	0.250	0.250	0.250	0.125	0.000	0.000	0.000
4.000	0.250	0.250	0.250	0.125	0.000	0.000	0.000
4.125	0.250	0.250	0.125	0.125	0.000	0.000	0.000
4.250	0.625	0.500	0.000	0.000	-0.125	0.000	0.000
4.375	0.625	0.625	0.125	0.000	-0.125	0.000	0.000
4.500	0.750	0.625	0.250	0.000	-0.125	0.000	0.000
4.625	0.875	0.750	0.375	0.125	0.000	0.000	0.000
4.750	1.000	1.000	0.500	0.375	0.125	0.000	0.000
4.875	1.000	1.000	0.500	0.375	0.125	0.000	0.000
4.990	1.000	1.000	0.500	0.375	0.125	0.000	0.000
5.000	1.000	1.000	0.500	0.375	0.125	0.000	0.000
5.125	1.000	1.000	0.750	0.500	0.375	0.000	0.000
5.250	1.000	1.000	0.750	0.500	0.375	0.000	0.000
5.375	1.000	1.000	0.750	0.500	0.375	0.000	0.000
5.500	1.000	1.000	0.750	0.500	0.375	0.000	0.000
5.625	1.125	1.000	0.750	0.625	0.500	0.000	0.000
5.750	1.125	1.000	0.750	0.625	0.500	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
3.750	0.250	0.125	0.125	0.125	0.000	0.000	0.000
3.875	0.250	0.250	0.125	0.125	0.000	0.000	0.000
3.990	0.250	0.250	0.125	0.125	0.000	0.000	0.000
4.000	0.250	0.250	0.125	0.125	0.000	0.000	0.000
4.125	0.500	0.500	0.375	0.375	0.250	0.125	0.125
4.250	0.500	0.500	0.375	0.375	0.250	0.000	0.000
4.375	0.500	0.500	0.375	0.375	0.250	0.000	0.000
4.500	0.500	0.500	0.375	0.375	0.250	0.000	0.000
4.625	0.875	0.750	0.750	0.750	0.625	0.125	0.125
4.750	0.875	0.750	0.750	0.750	0.625	0.000	0.000
4.875	0.875	0.750	0.750	0.750	0.625	0.000	0.000
4.990	0.875	0.750	0.750	0.750	0.625	0.000	0.000
5.000	0.875	0.750	0.750	0.750	0.625	0.000	0.000
5.125	1.000	1.000	0.875	0.875	0.750	0.125	0.125
5.250	0.000	0.000	0.000	0.000	-0.125	0.000	0.000
5.375	0.000	0.000	0.000	0.000	-0.125	0.000	0.000
5.500	0.000	0.000	0.000	0.000	-0.125	0.000	0.000
5.625	0.000	0.000	0.000	0.000	0.000	0.000	0.000
5.750	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
2.750	0.000	0.000	0.000	0.000	0.000	0.000	0.000
2.875	0.000	0.000	0.000	0.000	0.000	0.000	0.000
2.990	0.000	0.000	0.000	0.000	0.000	0.000	0.000
3.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
3.125	-0.125	-0.125	-0.125	-0.125	-0.125	0.000	0.000
3.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000
3.375	0.000	0.000	0.000	0.000	0.000	0.000	0.000
3.500	0.000	0.000	0.000	0.000	0.000	0.000	0.000
3.625	0.125	0.125	0.000	0.000	0.000	0.000	0.000
3.750	0.125	0.125	0.125	0.000	0.000	0.000	0.000
3.875	0.125	0.125	0.125	0.000	0.000	0.000	0.000
3.990	0.125	0.125	0.125	0.000	0.000	0.000	0.000
4.000	0.125	0.125	0.125	0.000	0.000	0.000	0.000
4.125	0.125	0.125	0.000	-0.125	-0.125	0.000	0.000
4.250	0.500	0.375	0.250	0.125	0.125	0.000	0.000
4.375	0.500	0.375	0.250	0.125	0.125	0.000	0.000
4.500	0.500	0.375	0.250	0.125	0.125	0.000	0.000
4.625	0.500	0.250	0.000	-0.125	-0.250	0.000	0.000
4.750	0.875	0.625	0.250	0.125	0.125	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
2.750	0.000	0.000	0.000	0.000	0.000	0.000	0.000
2.875	0.000	0.000	0.000	0.000	0.000	0.000	0.000
2.990	0.000	0.000	0.000	0.000	0.000	0.000	0.000
3.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
3.125	0.125	0.000	0.000	0.125	0.125	0.125	0.125
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	0.000	0.000	0.000	0.000	0.000	0.000
3.625	0.125	0.125	0.125	0.000	0.000	0.000	0.000
3.750	0.250	0.125	0.125	0.000	0.000	-0.125	0.000
3.875	0.125	0.125	0.125	0.000	0.000	-0.125	0.000
3.990	0.125	0.125	0.125	0.000	0.000	-0.125	0.000
4.000	0.125	0.125	0.000	0.000	0.000	-0.125	0.000
4.125	0.375	0.250	0.250	0.250	0.250	0.125	0.125
4.250	0.375	0.250	0.250	0.250	0.250	0.000	0.000
4.375	0.375	0.250	0.250	0.250	0.250	0.000	0.000
4.500	0.375	0.250	0.250	0.250	0.250	0.000	0.000
4.625	0.750	0.625	0.625	0.625	0.625	0.375	0.375
4.750	0.250	0.125	0.125	0.125	0.125	0.000	-0.125

Lock Desk Policy

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

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

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

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

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

30 Day Lock Exp.: 5/16/2022
45 Day Lock Exp.: 5/30/2022
60 Day Lock Exp.: 6/14/2022

W. Rate Sheet Dated: 4/15/2022 **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
3.750	94.705	94.552	94.428	3.750	95.924	95.820	95.641	2.750	93.863	93.763	93.663	3.750	92.696	92.543	92.419	2.750	92.487	92.387	92.287
3.875	95.377	95.226	95.104	3.875	96.415	96.311	96.133	2.875	94.500	94.400	94.300	3.875	93.380	93.229	93.107	2.875	93.131	93.031	92.931
3.990	95.878	95.729	95.608	3.990	96.888	96.784	96.606	2.990	94.849	94.749	94.649	3.990	93.996	93.847	93.726	2.990	93.485	93.385	93.285
4.000	95.978	95.829	95.708	4.000	96.988	96.884	96.706	3.000	94.949	94.849	94.749	4.000	94.096	93.947	93.826	3.000	93.585	93.485	93.385
4.125	96.513	96.360	96.241	4.125	97.608	97.504	97.325	3.125	95.297	95.197	95.097	4.125	94.627	94.474	94.355	3.125	94.136	94.036	93.936
4.250	97.188	97.025	96.908	4.250	98.167	98.063	97.885	3.250	95.857	95.757	95.657	4.250	95.129	94.966	94.849	3.250	94.163	94.063	93.963
4.375	97.762	97.600	97.483	4.375	98.681	98.577	98.399	3.375	96.567	96.467	96.367	4.375	95.614	95.452	95.335	3.375	94.879	94.779	94.679
4.500	98.351	98.190	98.073	4.500	99.172	99.067	98.889	3.500	97.056	96.956	96.856	4.500	96.158	95.997	95.880	3.500	95.374	95.274	95.174
4.625	98.620	98.459	98.343	4.625	99.012	98.888	98.585	3.625	97.608	97.508	97.408	4.625	96.476	96.315	96.199	3.625	95.958	95.858	95.758
4.750	99.194	98.997	98.797	4.750	99.464	99.339	99.037	3.750	98.097	97.997	97.897	4.750	96.983	96.786	96.586	3.750	96.448	96.348	96.248
4.875	99.732	99.536	99.336	4.875	99.989	99.864	99.562	3.875	98.536	98.436	98.336	4.875	97.522	97.326	97.126	3.875	96.891	96.791	96.691
4.990	100.129	99.935	99.734	4.990	100.196	100.072	99.769	3.990	98.835	98.735	98.635	4.990	97.749	97.555	97.354	3.990	97.192	97.092	96.992
5.000	100.229	100.035	99.834	5.000	100.296	100.172	99.869	4.000	98.935	98.835	98.735	5.000	97.849	97.655	97.454	4.000	97.292	97.192	97.092
5.125	100.432	100.239	100.038	5.125	100.276	100.132	99.838	4.125	99.288	99.183	99.088	5.125	98.015	97.822	97.621	4.125	97.999	97.894	97.799
5.250	100.602	100.458	100.257	5.250	100.810	100.666	100.372	4.250	99.766	99.657	99.563	5.250	97.820	97.676	97.475	4.250	98.499	98.390	98.296
5.375	100.902	100.758	100.557	5.375	100.865	100.721	100.426	4.375	100.231	100.120	100.027	5.375	98.466	98.322	98.121	4.375	98.969	98.858	98.765
5.500	N/A	N/A	N/A	5.500	101.253	101.109	100.814	4.500	100.476	100.360	100.267	5.500	N/A	N/A	N/A	4.500	99.221	99.105	99.012
5.625	N/A	N/A	N/A	5.625	N/A	N/A	N/A	4.625	100.732	100.608	100.496	5.625	N/A	N/A	N/A	4.625	99.976	99.852	99.740
5.750	N/A	N/A	N/A	5.750	N/A	N/A	N/A	4.750	101.140	101.013	100.902	5.750	N/A	N/A	N/A	4.750	99.623	99.496	99.385

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
IA, 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

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

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

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

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

30 Day Lock Exp.: **5/16/2022**
45 Day Lock Exp.: **5/30/2022**
60 Day Lock Exp.: **6/14/2022**

W. Rate Sheet Dated: **4/15/2022** **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 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)

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.: **5/16/2022**
45 Day Lock Exp.: **5/30/2022**
60 Day Lock Exp.: **6/14/2022**

W. Rate Sheet Dated: **4/15/2022** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Non QM

Bank Statement 15 year

OO & 2ndH / NOO with PPP*	99.800
NOO without PPP*	99.800

Rate	30 Day	45 Day	60 Day
5.250	95.675	95.550	95.425
5.375	96.175	96.050	95.925
5.500	96.425	96.300	96.175
5.625	97.175	97.050	96.925
5.750	97.675	97.550	97.425
5.875	98.050	97.925	97.800
5.990	98.375	98.250	98.125
6.125	99.050	98.925	98.800
6.250	99.300	99.175	99.050
6.375	99.550	99.425	99.300
6.500	99.800	99.675	99.550
6.625	100.550	100.425	100.300
6.750	100.800	100.675	100.550
6.875	101.050	100.925	100.800
6.990	101.530	101.405	101.280
7.125	101.675	101.550	101.425
7.250	101.800	101.675	101.550
7.375	101.925	101.800	101.675
7.500	102.050	101.925	101.800
7.625	102.175	102.050	101.925
7.750	102.300	102.175	102.050
7.875	102.425	102.300	102.175
7.990	102.530	102.405	102.280
8.125	102.675	102.550	102.425
8.250	102.800	102.675	102.550
8.375	102.925	102.800	102.675
8.500	103.050	102.925	102.800
8.625	103.175	103.050	102.925
8.750	103.300	103.175	103.050

* Max Price after LLPA & before Comp Plan

Bank Statement 30 year & 30 year IO

OO & 2ndH / NOO with PPP*	99.800
NOO without PPP*	99.800

Rate	30 Day	45 Day	60 Day
5.250	95.425	95.300	95.175
5.375	95.925	95.800	95.675
5.500	96.175	96.050	95.925
5.625	96.925	96.800	96.675
5.750	97.425	97.300	97.175
5.875	97.800	97.675	97.550
5.990	98.125	98.000	97.875
6.125	98.800	98.675	98.550
6.250	99.050	98.925	98.800
6.375	99.300	99.175	99.050
6.500	99.550	99.425	99.300
6.625	100.300	100.175	100.050
6.750	100.550	100.425	100.300
6.875	100.800	100.675	100.550
6.990	101.280	101.155	101.030
7.125	101.425	101.300	101.175
7.250	101.550	101.425	101.300
7.375	101.675	101.550	101.425
7.500	101.800	101.675	101.550
7.625	101.925	101.800	101.675
7.750	102.050	101.925	101.800
7.875	102.175	102.050	101.925
7.990	102.280	102.155	102.030
8.125	102.425	102.300	102.175
8.250	102.550	102.425	102.300
8.375	102.675	102.550	102.425
8.500	102.800	102.675	102.550
8.625	102.925	102.800	102.675
8.750	103.050	102.925	102.800

* Max Price after LLPA & before Comp Plan

Bank Statement 40 year IO

OO & 2ndH / NOO with PPP*	99.800
NOO without PPP*	99.800

Rate	30 Day	45 Day	60 Day
5.250	95.175	95.050	94.925
5.375	95.675	95.550	95.425
5.500	95.925	95.800	95.675
5.625	96.675	96.550	96.425
5.750	97.175	97.050	96.925
5.875	97.550	97.425	97.300
5.990	97.875	97.750	97.625
6.125	98.550	98.425	98.300
6.250	98.800	98.675	98.550
6.375	99.050	98.925	98.800
6.500	99.300	99.175	99.050
6.625	100.050	99.925	99.800
6.750	100.300	100.175	100.050
6.875	100.550	100.425	100.300
6.990	101.030	100.905	100.780
7.125	101.175	101.050	100.925
7.250	101.300	101.175	101.050
7.375	101.425	101.300	101.175
7.500	101.550	101.425	101.300
7.625	101.675	101.550	101.425
7.750	101.800	101.675	101.550
7.875	101.925	101.800	101.675
7.990	102.030	101.905	101.780
8.125	102.175	102.050	101.925
8.250	102.300	102.175	102.050
8.375	102.425	102.300	102.175
8.500	102.550	102.425	102.300
8.625	102.675	102.550	102.425
8.750	102.800	102.675	102.550

* 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 <= $1.5M	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Loan Amt >$1.5M <= $2.0M	-0.250	-0.250	-0.250	-0.250	-0.250	-0.500	-0.500	-0.500	NA
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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