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.: **5/23/2022**
45 Day Lock Exp.: **6/6/2022**
60 Day Lock Exp.: **6/20/2022**

W. Rate Sheet Dated: **4/21/2022** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT

30/25 Year				20 Year				15/10 Year			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.000	98.431	98.281	98.015	4.000	98.331	98.181	97.915	2.250	91.016	90.866	90.716
4.125	99.072	98.922	98.656	4.125	98.972	98.822	98.556	2.375	91.333	91.183	91.033
4.250	99.071	98.921	98.483	4.250	98.971	98.821	98.383	2.500	91.654	91.504	91.354
4.375	99.686	99.536	99.098	4.375	99.586	99.436	98.998	2.625	91.977	91.827	91.677
4.500	100.288	100.138	99.700	4.500	100.188	100.038	99.600	2.750	94.140	93.936	93.733
4.625	100.860	100.710	100.272	4.625	100.760	100.610	100.172	2.875	94.456	94.253	94.050
4.750	100.347	100.197	99.540	4.750	100.247	100.097	99.440	3.000	94.778	94.574	94.371
4.875	100.894	100.744	100.087	4.875	100.794	100.644	99.987	3.125	95.100	94.897	94.694
5.000	101.401	101.251	100.594	5.000	101.301	101.151	100.494	3.250	96.374	96.054	95.734
5.125	101.869	101.719	101.062	5.125	101.769	101.619	100.962	3.375	96.687	96.367	96.046
5.250	101.259	101.109	100.609	5.250	101.159	101.009	100.509	3.500	96.995	96.675	96.355
5.375	101.706	101.556	101.056	5.375	101.606	101.456	100.956	3.625	97.293	96.973	96.652
5.500	102.109	101.959	101.459	5.500	102.009	101.859	101.359	3.750	97.473	97.051	96.629
5.625	102.463	102.313	101.813	5.625	102.363	102.213	101.713	3.875	97.757	97.335	96.913
5.750	101.859	101.709	101.209	5.750	101.759	101.609	101.109	4.000	98.025	97.603	97.181
5.875	102.229	102.079	101.579	5.875	102.129	101.979	101.479	4.125	98.270	97.848	97.426
6.000	102.584	102.434	101.934	6.000	102.484	102.334	101.834	4.250	99.486	99.299	99.111
6.125	102.932	102.782	102.282	6.125	102.832	102.682	102.182	4.375	99.724	99.536	99.349
6.250	104.545	104.395	103.895	6.250	101.704	101.554	101.054	4.500	99.937	99.750	99.562

5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**
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
Margin = 2.250		Index = 1.810	

30 Year OTC			
Rate	**30 Day**	**45 Day**	**60 Day**
4.000	97.339	97.027	96.761
4.125	97.980	97.668	97.402
4.500	99.196	98.805	98.368
4.625	99.768	99.377	98.940
4.750	99.255	98.786	98.130
4.875	99.802	99.333	98.677
5.000	100.309	99.840	99.184
5.125	100.777	100.308	99.652
5.500	101.017	100.517	100.017
5.625	101.371	100.871	100.371
6.250	100.712	100.462	100.212

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	98.231	98.131	97.981	97.715	4.000	98.131	98.031	97.881	97.615	2.250	91.246	91.146	90.996	90.846
4.125	98.872	98.772	98.622	98.356	4.125	98.772	98.672	98.522	98.256	2.375	91.563	91.463	91.313	91.163
4.250	98.871	98.771	98.621	98.183	4.250	98.771	98.671	98.521	98.083	2.500	91.884	91.784	91.634	91.484
4.375	99.486	99.386	99.236	98.798	4.375	99.386	99.286	99.136	98.698	2.625	92.207	92.107	91.957	91.807
4.500	100.088	99.988	99.838	99.400	4.500	99.988	99.888	99.738	99.300	2.750	93.270	93.170	92.966	92.763
4.625	100.660	100.560	100.410	99.972	4.625	100.560	100.460	100.310	99.872	2.875	93.586	93.486	93.283	93.080
4.750	100.147	100.047	99.897	99.240	4.750	100.047	99.947	99.797	99.140	3.000	93.908	93.808	93.604	93.401
4.875	100.694	100.594	100.444	99.787	4.875	100.594	100.494	100.344	99.687	3.125	94.230	94.130	93.927	93.724
5.000	101.201	101.101	100.951	100.294	5.000	101.101	101.001	100.851	100.194	3.250	96.104	96.004	95.684	95.364
5.125	101.669	101.569	101.419	100.762	5.125	101.569	101.469	101.319	100.662	3.375	96.417	96.317	95.997	95.676
5.250	101.059	100.959	100.809	100.309	5.250	100.959	100.859	100.709	100.209	3.500	96.725	96.625	96.305	95.985
5.375	101.506	101.406	101.256	100.756	5.375	101.406	101.306	101.156	100.656	3.625	97.023	96.923	96.603	96.282
5.500	101.909	101.809	101.659	101.159	5.500	101.809	101.709	101.559	101.059	3.750	97.703	97.603	97.181	96.759

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**
5.375	98.046	97.546	97.046	6.250	100.750	100.500	100.000
5.500	97.643	97.143	96.643				
5.625	97.289	96.789	96.289				
5.750	99.331	99.081	98.831				
5.875	98.961	98.711	98.461				
6.000	98.606	98.356	98.106				
6.125	98.258	98.008	97.758				
6.250	99.386	99.136	98.886				
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	94.589	94.277	94.011
4.125	95.230	94.918	94.652
4.500	96.446	96.055	95.618
4.625	97.018	96.627	96.190
4.750	96.505	96.036	95.380
4.875	97.052	96.583	95.927
5.000	97.559	97.090	96.434
5.125	98.027	97.558	96.902
5.500	98.267	97.767	97.267
5.625	98.621	98.121	97.621
6.250	97.962	97.712	97.462

30 yr DPA "3.5% DPA ; Borrower Paid Only"			
Rate	**30 Day**	**45 Day**	**60 Day**
6.250	99.250	99.000	98.750
6.750	100.250	100.000	99.750

30 yr DPA "3.5% DPA ; Lender Paid Only"			
Rate	**30 Day**	**45 Day**	**60 Day**
6.250	99.250	99.000	98.750
6.750	100.250	100.000	99.750

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.

 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.:	5/23/2022
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	6/6/2022
		60 Day Lock Exp.:	6/20/2022

W. Rate Sheet Dated: 4/21/2022 **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	90.788	90.585	90.382	3.500	N/A	N/A	N/A
4.500	97.825	97.675	97.238	4.500	97.825	97.675	97.238	2.875	91.105	90.902	90.699	3.625	N/A	N/A	N/A
4.625	98.397	98.247	97.810	4.625	98.397	98.247	97.810	3.000	91.426	91.223	91.020	Margin = 2.250		Index = 1.810	
4.750	97.884	97.734	97.078	4.750	97.884	97.734	97.078	3.125	91.749	91.546	91.343	30 Year OTC			
4.875	98.431	98.281	97.625	4.875	98.431	98.281	97.625	3.250	93.279	92.959	92.638	Rate	30 Day	45 Day	60 Day
5.000	98.938	98.788	98.132	5.000	98.938	98.788	98.132	3.375	93.592	93.272	92.951	3.250	90.192	89.942	89.692
5.125	99.406	99.256	98.600	5.125	99.406	99.256	98.600	3.500	93.900	93.580	93.259	3.375	90.825	90.575	90.325
5.250	96.422	96.272	95.772	5.250	96.422	96.272	95.772	3.625	94.198	93.878	93.557	3.500	91.468	91.218	90.968
5.375	96.869	96.719	96.219	5.375	96.869	96.719	96.219	3.750	94.878	94.456	94.034	3.625	92.113	91.863	91.613
5.500	97.272	97.122	96.622	5.500	97.272	97.122	96.622	3.875	N/A	N/A	N/A	3.750	94.380	94.068	93.802
5.625	97.626	97.476	96.976	5.625	97.626	97.476	96.976	4.000	N/A	N/A	N/A	3.875	95.013	94.701	94.435
5.750	97.459	97.309	96.809	5.750	97.459	97.309	96.809	4.125	N/A	N/A	N/A	4.000	95.656	95.344	95.078
5.875	97.829	97.679	97.179	5.875	97.829	97.679	97.179	4.250	N/A	N/A	N/A	4.125	96.297	95.985	95.719
6.000	98.184	98.034	97.534	6.000	N/A	N/A	N/A	4.375	N/A	N/A	N/A	4.250	96.608	96.217	95.780
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	97.925	97.825	97.675	97.238	4.500	97.925	97.825	97.675	97.238	2.750	87.670	87.570	87.367	87.164
4.625	98.497	98.397	98.247	97.810	4.625	98.497	98.397	98.247	97.810	2.875	87.986	87.886	87.683	87.480
4.750	97.984	97.884	97.734	97.078	4.750	97.984	97.884	97.734	97.078	3.000	88.308	88.208	88.005	87.802
4.875	98.531	98.431	98.281	97.625	4.875	98.531	98.431	98.281	97.625	3.125	88.630	88.530	88.327	88.124
5.000	99.038	98.938	98.788	98.132	5.000	99.038	98.938	98.788	98.132	3.250	91.754	91.654	91.334	91.013
5.125	99.506	99.406	99.256	98.600	5.125	99.506	99.406	99.256	98.600	3.375	92.067	91.967	91.647	91.326
5.250	96.522	96.422	96.272	95.772	5.250	96.522	96.422	96.272	95.772	3.500	92.375	92.275	91.955	91.634
5.375	96.969	96.869	96.719	96.219	5.375	96.969	96.869	96.719	96.219	3.625	92.673	92.573	92.253	91.932
5.500	97.372	97.272	97.122	96.622	5.500	97.372	97.272	97.122	96.622	3.750	95.228	95.128	94.706	94.284

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
5.375	N/A	N/A	N/A	6.250	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				
5.875	N/A	N/A	N/A				
6.000	N/A	N/A	N/A				
6.125	N/A	N/A	N/A				
6.250	N/A	N/A	N/A				
Borrower Paid Comp Only				Lender Paid Only			

30 yr DPA OTC "FHA Only ; Borrower Paid Only ; 2.0% DPA"			
Rate	30 Day	45 Day	60 Day
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
4.000	N/A	N/A	N/A
4.125	N/A	N/A	N/A
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A

30 yr DPA "3.5% DPA ; Borrower Paid Only"			
Rate	30 Day	45 Day	60 Day
4.250	N/A	N/A	N/A
4.750	N/A	N/A	N/A

30 yr DPA "3.5% DPA ; Lender Paid Only"			
Rate	30 Day	45 Day	60 Day
5.750	N/A	N/A	N/A
6.250	N/A	N/A	N/A

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

[AFR Loan Center](#)

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**5/23/2022**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**6/6/2022**
		60 Day Lock Exp.:	**6/20/2022**

W. Rate Sheet Dated: 4/21/2022 **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
3.750	94.241	94.141	94.041
3.875	94.867	94.767	94.667
3.990	95.468	95.342	95.268
4.000	95.568	95.442	95.368
4.125	96.324	96.198	96.124
4.250	96.996	96.870	96.796
4.375	97.581	97.455	97.381
4.500	98.164	98.009	97.964
4.625	98.797	98.628	98.597
4.750	99.410	99.241	99.210
4.875	99.956	99.787	99.756
4.990	100.347	100.178	100.147
5.000	100.447	100.278	100.247
5.125	100.747	100.578	100.547
5.250	101.112	100.892	100.848
5.375	101.458	101.238	101.194
5.500	101.770	101.550	101.506
5.625	101.887	101.667	101.623
5.750	102.335	102.109	102.071

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
3.750	93.613	93.478	93.413
3.875	94.382	94.247	94.182
3.990	95.008	94.873	94.808
4.000	95.108	94.973	94.908
4.125	95.750	95.615	95.550
4.250	96.875	96.701	96.675
4.375	97.518	97.344	97.318
4.500	98.116	97.942	97.916
4.625	98.642	98.468	98.442
4.750	99.160	98.986	98.960
4.875	99.619	99.445	99.419
4.990	99.865	99.691	99.665
5.000	99.965	99.791	99.765
5.125	100.089	99.915	99.889
5.250	100.321	100.101	100.057
5.375	100.598	100.378	100.334
5.500	100.797	100.577	100.533
5.625	100.794	100.574	100.530
5.750	100.894	100.668	100.630

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
3.750	94.192	94.092	93.992
3.875	94.818	94.718	94.618
3.990	95.391	95.267	95.147
4.000	95.491	95.367	95.247
4.125	96.247	96.123	96.003
4.250	96.919	96.795	96.675
4.375	97.505	97.381	97.261
4.500	98.119	97.921	97.760
4.625	98.751	98.553	98.374
4.750	99.365	99.167	98.988
4.875	99.911	99.713	99.534
4.990	100.301	100.103	99.924
5.000	100.401	100.203	100.024
5.125	100.701	100.503	100.324
5.250	101.139	100.890	100.678
5.375	101.484	101.235	101.023
5.500	101.796	101.547	101.335
5.625	101.914	101.665	101.453
5.750	102.293	102.044	101.807

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	95.530	95.380	95.330
3.875	96.277	96.127	96.077
3.990	96.896	96.746	96.696
4.000	96.996	96.846	96.796
4.125	97.689	97.539	97.489
4.250	98.277	98.127	98.077
4.375	98.814	98.664	98.614
4.500	99.232	99.082	99.032
4.625	99.653	99.492	99.453
4.750	100.190	100.001	99.978
4.875	100.687	100.498	100.475
4.990	101.013	100.824	100.801
5.000	101.113	100.924	100.901
5.125	101.381	101.192	101.169
5.250	101.415	101.187	101.137
5.375	101.670	101.442	101.392
5.500	101.928	101.700	101.650
5.625	102.026	101.798	101.748
5.750	102.232	102.015	101.983

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	93.628	93.528	93.428
2.875	94.125	94.025	93.925
2.990	94.599	94.499	94.399
3.000	94.699	94.599	94.499
3.125	95.222	95.122	95.022
3.250	95.680	95.580	95.480
3.375	96.441	96.341	96.241
3.500	96.901	96.801	96.701
3.625	97.554	97.443	97.354
3.750	98.119	98.008	97.919
3.875	98.695	98.584	98.495
3.990	99.169	99.058	98.969
4.000	99.269	99.158	99.069
4.125	99.796	99.685	99.596
4.250	100.198	100.056	99.932
4.375	100.578	100.436	100.312
4.500	100.702	100.560	100.436
4.625	100.964	100.822	100.698
4.750	100.860	100.679	100.626

15/10 Year Investment

Rate	30 Day	45 Day	60 Day
2.750	93.553	93.453	93.353
2.875	94.051	93.951	93.851
2.990	94.524	94.424	94.324
3.000	94.624	94.524	94.424
3.125	95.148	95.048	94.948
3.250	95.595	95.486	95.378
3.375	96.356	96.247	96.139
3.500	96.813	96.704	96.596
3.625	97.443	97.295	97.156
3.750	98.008	97.860	97.708
3.875	98.585	98.437	98.285
3.990	99.058	98.910	98.758
4.000	99.158	99.010	98.858
4.125	99.686	99.538	99.386
4.250	100.056	99.790	99.529
4.375	100.437	100.171	99.910
4.500	100.561	100.295	100.034
4.625	100.822	100.556	100.295
4.750	100.764	100.498	100.239

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	93.828	93.628	93.628
2.875	94.430	94.230	94.230
2.990	94.898	94.698	94.698
3.000	94.998	94.798	94.798
3.125	95.479	95.279	95.279
3.250	95.879	95.679	95.679
3.375	96.487	96.287	96.287
3.500	96.805	96.605	96.605
3.625	97.186	96.986	96.986
3.750	97.476	97.276	97.276
3.875	97.876	97.676	97.676
3.990	98.177	97.977	97.977
4.000	98.277	98.077	98.077
4.125	98.646	98.446	98.446
4.250	98.359	98.159	98.078
4.375	98.625	98.425	98.344
4.500	98.712	98.512	98.431
4.625	98.887	98.687	98.606
4.750	98.960	98.760	98.710

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
2.750	94.846	94.646	94.646
2.875	95.344	95.144	95.144
2.990	95.817	95.617	95.617
3.000	95.917	95.717	95.717
3.125	96.441	96.241	96.241
3.250	96.864	96.664	96.664
3.375	97.377	97.177	97.177
3.500	97.834	97.634	97.634
3.625	98.388	98.188	98.188
3.750	98.934	98.734	98.734
3.875	99.769	99.569	99.569
3.990	100.253	100.053	100.053
4.000	100.353	100.153	100.153
4.125	100.873	100.673	100.673
4.250	100.346	100.146	100.065
4.375	100.621	100.421	100.340
4.500	100.792	100.592	100.511
4.625	101.388	101.188	101.107
4.750	101.337	101.137	101.087

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.

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.: **5/23/2022**
45 Day Lock Exp.: **6/6/2022**
60 Day Lock Exp.: **6/20/2022**

W. Rate Sheet Dated: **4/21/2022** **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	94.241	94.141	94.041	3.750	93.613	93.478	93.413	3.750	95.530	95.380	95.330	2.750	93.628	93.528	93.428	2.750	93.828	93.628	93.628
3.875	94.867	94.767	94.667	3.875	94.382	94.247	94.182	3.875	96.277	96.127	96.077	2.875	94.125	94.025	93.925	2.875	94.430	94.230	94.230
3.990	95.468	95.342	95.268	3.990	95.008	94.873	94.808	3.990	96.896	96.746	96.696	2.990	94.599	94.499	94.399	2.990	94.898	94.698	94.698
4.000	95.568	95.442	95.368	4.000	95.108	94.973	94.908	4.000	96.996	96.846	96.796	3.000	94.699	94.599	94.499	3.000	94.998	94.798	94.798
4.125	96.324	96.198	96.124	4.125	95.750	95.615	95.550	4.125	97.689	97.539	97.489	3.125	95.222	95.122	95.022	3.125	95.479	95.279	95.279
4.250	96.996	96.870	96.796	4.250	96.875	96.701	96.675	4.250	98.277	98.127	98.077	3.250	95.680	95.580	95.480	3.250	95.879	95.679	95.679
4.375	97.581	97.455	97.381	4.375	97.518	97.344	97.318	4.375	98.814	98.664	98.614	3.375	96.441	96.341	96.241	3.375	96.487	96.287	96.287
4.500	98.164	98.009	97.964	4.500	98.116	97.942	97.916	4.500	99.232	99.082	99.032	3.500	96.901	96.801	96.701	3.500	96.805	96.605	96.605
4.625	98.797	98.628	98.597	4.625	98.642	98.468	98.442	4.625	99.653	99.492	99.453	3.625	97.554	97.443	97.354	3.625	97.186	96.986	96.986
4.750	99.410	99.241	99.210	4.750	99.160	98.986	98.960	4.750	100.190	100.001	99.978	3.750	98.119	98.008	97.919	3.750	97.476	97.276	97.276
4.875	99.956	99.787	99.756	4.875	99.619	99.445	99.419	4.875	100.687	100.498	100.475	3.875	98.695	98.584	98.495	3.875	97.876	97.676	97.676
4.990	100.347	100.178	100.147	4.990	99.865	99.691	99.665	4.990	101.013	100.824	100.801	3.990	99.169	99.058	98.969	3.990	98.177	97.977	97.977
5.000	100.447	100.278	100.247	5.000	99.965	99.791	99.765	5.000	101.113	100.924	100.901	4.000	99.269	99.158	99.069	4.000	98.277	98.077	98.077
5.125	100.747	100.578	100.547	5.125	100.089	99.915	99.889	5.125	101.381	101.192	101.169	4.125	99.796	99.685	99.596	4.125	98.646	98.446	98.446
5.250	101.112	100.892	100.848	5.250	100.321	100.101	100.057	5.250	101.415	101.187	101.137	4.250	100.198	100.056	99.932	4.250	98.359	98.159	98.078
5.375	101.458	101.238	101.194	5.375	100.598	100.378	100.334	5.375	101.670	101.442	101.392	4.375	100.578	100.436	100.312	4.375	98.625	98.425	98.344
5.500	101.770	101.550	101.506	5.500	100.797	100.577	100.533	5.500	101.928	101.700	101.650	4.500	100.702	100.560	100.436	4.500	98.712	98.512	98.431
5.625	101.887	101.667	101.623	5.625	100.794	100.574	100.530	5.625	102.026	101.798	101.748	4.625	100.964	100.822	100.698	4.625	98.887	98.687	98.606
5.750	102.335	102.109	102.071	5.750	100.894	100.668	100.630	5.750	102.232	102.015	101.983	4.750	100.860	100.679	100.626	4.750	98.960	98.760	98.710

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

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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	30 Day Lock Exp.:	5/23/2022
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	6/6/2022
		60 Day Lock Exp.:	6/20/2022

W. Rate Sheet Dated: 4/21/2022 **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			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	94.403	94.303	94.175	2.750	N/A	N/A	N/A	2.750	N/A	N/A	N/A
3.875	95.043	94.943	94.812	2.875	N/A	N/A	N/A	2.875	N/A	N/A	N/A
3.990	95.595	95.495	95.379	2.990	N/A	N/A	N/A	2.990	N/A	N/A	N/A
4.000	95.695	95.595	95.479	3.000	N/A	N/A	N/A	3.000	N/A	N/A	N/A
4.125	96.393	96.293	96.174	3.125	N/A	N/A	N/A	3.125	N/A	N/A	N/A
4.250	97.112	97.012	96.886	3.250	N/A	N/A	N/A	3.250	N/A	N/A	N/A
4.375	97.823	97.697	97.557	3.375	N/A	N/A	N/A	3.375	N/A	N/A	N/A
4.500	98.366	98.240	98.095	3.500	N/A	N/A	N/A	3.500	N/A	N/A	N/A
4.625	98.792	98.667	98.517	3.625	N/A	N/A	N/A	3.625	N/A	N/A	N/A
4.750	99.404	99.279	99.124	3.750	N/A	N/A	N/A	3.750	N/A	N/A	N/A
4.875	99.932	99.807	99.650	3.875	N/A	N/A	N/A	3.875	N/A	N/A	N/A
4.990	100.265	100.141	99.983	3.990	N/A	N/A	N/A	3.990	N/A	N/A	N/A
5.000	100.365	100.241	100.083	4.000	N/A	N/A	N/A	4.000	N/A	N/A	N/A
5.125	100.607	100.483	100.325	4.125	N/A	N/A	N/A	4.125	N/A	N/A	N/A
5.250	100.873	100.738	100.483	4.250	N/A	N/A	N/A	4.250	N/A	N/A	N/A
5.375	101.242	101.107	100.850	4.375	N/A	N/A	N/A	4.375	N/A	N/A	N/A
5.500	101.542	101.408	101.150	4.500	N/A	N/A	N/A	4.500	N/A	N/A	N/A
5.625	101.774	101.639	101.405	4.625	N/A	N/A	N/A	4.625	N/A	N/A	N/A
5.750	102.117	102.017	101.917	4.750	N/A	N/A	N/A	4.750	N/A	N/A	N/A

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
3.750	91.537	91.437	91.309	2.750	N/A	N/A	N/A	3.750	94.311	94.211	94.083
3.875	92.487	92.387	92.256	2.875	N/A	N/A	N/A	3.875	94.956	94.856	94.725
3.990	93.585	93.485	93.369	2.990	N/A	N/A	N/A	3.990	95.513	95.413	95.297
4.000	93.685	93.585	93.469	3.000	N/A	N/A	N/A	4.000	95.613	95.513	95.397
4.125	94.551	94.451	94.332	3.125	N/A	N/A	N/A	4.125	96.296	96.196	96.077
4.250	95.280	95.180	95.054	3.250	N/A	N/A	N/A	4.250	97.085	96.985	96.859
4.375	96.263	96.137	95.997	3.375	N/A	N/A	N/A	4.375	97.826	97.700	97.560
4.500	96.816	96.690	96.545	3.500	N/A	N/A	N/A	4.500	98.372	98.246	98.101
4.625	97.340	97.215	97.065	3.625	N/A	N/A	N/A	4.625	98.804	98.679	98.529
4.750	97.960	97.835	97.680	3.750	N/A	N/A	N/A	4.750	99.421	99.296	99.141
4.875	98.414	98.289	98.132	3.875	N/A	N/A	N/A	4.875	99.955	99.830	99.673
4.990	98.525	98.401	98.243	3.990	N/A	N/A	N/A	4.990	100.350	100.226	100.068
5.000	98.625	98.501	98.343	4.000	N/A	N/A	N/A	5.000	100.450	100.326	100.168
5.125	98.853	98.729	98.571	4.125	N/A	N/A	N/A	5.125	100.791	100.667	100.509
5.250	98.999	98.864	98.609	4.250	N/A	N/A	N/A	5.250	101.280	101.145	100.890
5.375	99.752	99.617	99.360	4.375	N/A	N/A	N/A	5.375	101.653	101.518	101.261
5.500	100.066	99.932	99.674	4.500	N/A	N/A	N/A	5.500	101.959	101.825	101.567
5.625	100.316	100.181	99.947	4.625	N/A	N/A	N/A	5.625	102.191	102.056	101.822
5.750	98.703	98.603	98.503	4.750	N/A	N/A	N/A	5.750	102.118	102.018	101.918

30/25 Year SC >125				20 Year				20 Year 105-125			
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	3.750	95.736	95.636	95.444	2.500	N/A	N/A	N/A
2.875	N/A	N/A	N/A	3.875	96.362	96.262	96.065	2.625	N/A	N/A	N/A
2.990	N/A	N/A	N/A	3.990	96.897	96.797	96.594	2.750	N/A	N/A	N/A
3.000	N/A	N/A	N/A	4.000	96.997	96.897	96.694	2.875	N/A	N/A	N/A
3.125	N/A	N/A	N/A	4.125	97.685	97.585	97.377	2.990	N/A	N/A	N/A
3.250	N/A	N/A	N/A	4.250	98.270	98.170	97.960	3.000	N/A	N/A	N/A
3.375	N/A	N/A	N/A	4.375	98.783	98.683	98.470	3.125	N/A	N/A	N/A
3.500	N/A	N/A	N/A	4.500	99.131	99.031	98.816	3.250	N/A	N/A	N/A
3.625	N/A	N/A	N/A	4.625	99.662	99.546	99.287	3.375	N/A	N/A	N/A
3.750	N/A	N/A	N/A	4.750	100.076	99.960	99.698	3.500	N/A	N/A	N/A
3.875	N/A	N/A	N/A	4.875	100.547	100.431	100.165	3.625	N/A	N/A	N/A
3.990	N/A	N/A	N/A	4.990	100.720	100.604	100.339	3.750	N/A	N/A	N/A
4.000	N/A	N/A	N/A	5.000	100.820	100.704	100.439	3.875	N/A	N/A	N/A
4.125	N/A	N/A	N/A	5.125	101.076	100.941	100.594	3.990	N/A	N/A	N/A
4.250	N/A	N/A	N/A	5.250	101.620	101.485	101.135	4.000	N/A	N/A	N/A
4.375	N/A	N/A	N/A	5.375	101.852	101.718	101.366	4.125	N/A	N/A	N/A
4.500	N/A	N/A	N/A	5.500	102.115	101.981	101.630	4.250	N/A	N/A	N/A
4.625	N/A	N/A	N/A	5.625	N/A	N/A	N/A	4.375	N/A	N/A	N/A
4.750	N/A	N/A	N/A	5.750	N/A	N/A	N/A	4.500	N/A	N/A	N/A

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
2.500	N/A	N/A	N/A	2.750	93.498	93.398	93.298	2.750	93.520	93.420	93.320
2.625	N/A	N/A	N/A	2.875	94.137	94.037	93.937	2.875	94.160	94.060	93.960
2.750	N/A	N/A	N/A	2.990	94.494	94.394	94.294	2.990	94.518	94.418	94.318
2.875	N/A	N/A	N/A	3.000	94.594	94.494	94.394	3.000	94.618	94.518	94.418
2.990	N/A	N/A	N/A	3.125	95.116	95.016	94.916	3.125	95.167	95.067	94.967
3.000	N/A	N/A	N/A	3.250	95.690	95.590	95.490	3.250	95.629	95.529	95.429
3.125	N/A	N/A	N/A	3.375	96.424	96.324	96.223	3.375	96.367	96.267	96.166
3.250	N/A	N/A	N/A	3.500	97.058	96.958	96.774	3.500	97.010	96.910	96.726
3.375	N/A	N/A	N/A	3.625	97.619	97.519	97.302	3.625	97.574	97.474	97.257
3.500	N/A	N/A	N/A	3.750	98.071	97.971	97.749	3.750	98.028	97.928	97.706
3.625	N/A	N/A	N/A	3.875	98.501	98.401	98.177	3.875	98.460	98.360	98.136
3.750	N/A	N/A	N/A	3.990	98.811	98.711	98.489	3.990	98.773	98.673	98.451
3.875	N/A	N/A	N/A	4.000	98.911	98.811	98.589	4.000	98.873	98.773	98.551
3.990	N/A	N/A	N/A	4.125	99.367	99.267	98.821	4.125	99.343	99.243	98.797
4.000	N/A	N/A	N/A	4.250	99.854	99.754	99.306	4.250	99.607	99.507	99.059
4.125	N/A	N/A	N/A	4.375	100.332	100.232	99.781	4.375	100.085	99.985	99.534
4.250	N/A	N/A	N/A	4.500	100.684	100.584	100.132	4.500	100.442	100.342	99.890
4.375	N/A	N/A	N/A	4.625	100.541	100.425	100.301	4.625	100.978	100.862	100.738
4.500	N/A	N/A	N/A	4.750	100.985	100.869	100.743	4.750	100.924	100.808	100.682

15 Year 105-125				15 Year >125				15 Year SC			
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	2.750	91.222	91.122	91.022
2.125	N/A	N/A	N/A	2.125	N/A	N/A	N/A	2.875	91.869	91.769	91.669
2.250	N/A	N/A	N/A	2.250	N/A	N/A	N/A	2.990	92.236	92.136	92.036
2.375	N/A	N/A	N/A	2.375	N/A	N/A	N/A	3.000	92.336	92.236	92.136
2.500	N/A	N/A	N/A	2.500	N/A	N/A	N/A	3.125	93.092	92.992	92.892
2.625	N/A	N/A	N/A	2.625	N/A	N/A	N/A	3.250	93.546	93.446	93.346
2.750	N/A	N/A	N/A	2.750	N/A	N/A	N/A	3.375	94.466	94.366	94.265
2.875	N/A	N/A	N/A	2.875	N/A	N/A	N/A	3.500	95.162	95.062	94.878
2.990	N/A	N/A	N/A	2.990	N/A	N/A	N/A	3.625	95.783	95.683	95.466
3.000	N/A	N/A	N/A	3.000	N/A	N/A	N/A	3.750	96.241	96.141	95.919
3.125	N/A	N/A	N/A	3.125	N/A	N/A	N/A	3.875	96.805	96.705	96.481
3.250	N/A	N/A	N/A	3.250	N/A	N/A	N/A	3.990	97.223	97.123	96.901
3.375	N/A	N/A	N/A	3.375	N/A	N/A	N/A	4.000	97.323	97.223	97.001
3.500	N/A	N/A	N/A	3.500	N/A	N/A	N/A	4.125	98.399	98.299	97.853
3.625	N/A	N/A	N/A	3.625	N/A	N/A	N/A	4.250	98.904	98.804	98.356
3.750	N/A	N/A	N/A	3.750	N/A	N/A	N/A	4.375	99.388	99.288	98.837
3.875	N/A	N/A	N/A	3.875	N/A	N/A	N/A	4.500	99.744	99.644	99.192
3.990	N/A	N/A	N/A	3.990	N/A	N/A	N/A	4.625	100.421	100.305	100.181
4.000	N/A	N/A	N/A	4.000	N/A	N/A	N/A	4.750	99.999	99.883	99.757

15 Year SC 105-125				15 Year SC >125			
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
2.125	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
2.375	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
2.625	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
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
3.000	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
3.250	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
3.500	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
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
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

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

Subordination Enhanced Reflief Refi

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

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

Enhanced Reflief Refi LLPA Caps

Occupancy	Number of Units	LTV Ratio	<=15 yr Cap	>15 yr Cap
Primary	1	105.01 -115.00%	0.750	2.000
		>115.00%	0.000	0.750
	2	90.01 -100.00%	0.750	2.000
		>100.00%	0.000	0.750
	3-4	85.01-95.00%	0.750	2.000
		>95.00%	0.000	0.750
Second Home	1	95.01 -105.00%	2.000	3.000
		>105.00%	1.500	2.000
Investment	1	90.01-100.00%	2.000	3.000
		>100.00%	1.500	2.000
	2-4	80.01 -90.00%	2.000	3.000
		>90.00%	1.500	2.000

Lock Desk Policy

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

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

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

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

30 Day Lock Exp.: 5/23/2022
45 Day Lock Exp.: 6/6/2022
60 Day Lock Exp.: 6/20/2022

W. Rate Sheet Dated: 4/21/2022 **Release Time:** 10:00 am ET Prices are subject to change without notice.

FHLMC - OTC

30/25 Year				30/25 Year SC			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	94.403	94.303	94.175	3.750	91.537	91.437	91.309
3.875	95.043	94.943	94.812	3.875	92.487	92.387	92.256
3.990	95.595	95.495	95.379	3.990	93.585	93.485	93.369
4.000	95.695	95.595	95.479	4.000	93.685	93.585	93.469
4.125	96.393	96.293	96.174	4.125	94.551	94.451	94.332
4.250	97.112	97.012	96.886	4.250	95.280	95.180	95.054
4.375	97.823	97.697	97.557	4.375	96.263	96.137	95.997
4.500	98.366	98.240	98.095	4.500	96.816	96.690	96.545
4.625	98.792	98.667	98.517	4.625	97.340	97.215	97.065
4.750	99.404	99.279	99.124	4.750	97.960	97.835	97.680
4.875	99.932	99.807	99.650	4.875	98.414	98.289	98.132
4.990	100.265	100.141	99.983	4.990	98.525	98.401	98.243
5.000	100.365	100.241	100.083	5.000	98.625	98.501	98.343
5.125	100.607	100.483	100.325	5.125	98.853	98.729	98.571
5.250	100.873	100.738	100.483	5.250	98.999	98.864	98.609
5.375	101.242	101.107	100.850	5.375	99.752	99.617	99.360
5.500	101.542	101.408	101.150	5.500	100.066	99.932	99.674
5.625	101.774	101.639	101.405	5.625	100.316	100.181	99.947
5.750	102.117	102.017	101.917	5.750	98.703	98.603	98.503

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
3.750	95.736	95.636	95.444	2.750	93.498	93.398	93.298	2.750	91.222	91.122	91.022
3.875	96.362	96.262	96.065	2.875	94.137	94.037	93.937	2.875	91.869	91.769	91.669
3.990	96.897	96.797	96.594	2.990	94.494	94.394	94.294	2.990	92.236	92.136	92.036
4.000	96.997	96.897	96.694	3.000	94.594	94.494	94.394	3.000	92.336	92.236	92.136
4.125	97.685	97.585	97.377	3.125	95.116	95.016	94.916	3.125	93.092	92.992	92.892
4.250	98.270	98.170	97.960	3.250	95.690	95.590	95.490	3.250	93.546	93.446	93.346
4.375	98.783	98.683	98.470	3.375	96.424	96.324	96.223	3.375	94.466	94.366	94.265
4.500	99.131	99.031	98.816	3.500	97.058	96.958	96.774	3.500	95.162	95.062	94.878
4.625	99.662	99.546	99.287	3.625	97.619	97.519	97.302	3.625	95.783	95.683	95.466
4.750	100.076	99.960	99.698	3.750	98.071	97.971	97.749	3.750	96.241	96.141	95.919
4.875	100.547	100.431	100.165	3.875	98.501	98.401	98.177	3.875	96.805	96.705	96.481
4.990	100.720	100.604	100.339	3.990	98.811	98.711	98.489	3.990	97.223	97.123	96.901
5.000	100.820	100.704	100.439	4.000	98.911	98.811	98.589	4.000	97.323	97.223	97.001
5.125	101.076	100.941	100.594	4.125	99.367	99.267	98.821	4.125	98.399	98.299	97.853
5.250	101.620	101.485	101.135	4.250	99.854	99.754	99.306	4.250	98.904	98.804	98.356
5.375	101.852	101.718	101.366	4.375	100.332	100.232	99.781	4.375	99.388	99.288	98.837
5.500	102.115	101.981	101.630	4.500	100.684	100.584	100.132	4.500	99.744	99.644	99.192
5.625	N/A	N/A	N/A	4.625	100.541	100.425	100.301	4.625	100.421	100.305	100.181
5.750	N/A	N/A	N/A	4.750	100.985	100.869	100.743	4.750	99.999	99.883	99.757

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.

AFR Loan Center					
Lockdesk e-mail:	Lockdesk@afrwholesale.com				
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	5/23/2022		
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	6/6/2022		
		60 Day Lock Exp.:	6/20/2022		

W. Rate Sheet Dated: 4/21/2022 **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.

AFR

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	5/23/2022
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	6/6/2022
		60 Day Lock Exp.:	6/20/2022

W. Rate Sheet Dated: 4/21/2022 **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	94.403	94.303	94.175	3.750	95.736	95.636	95.444	2.750	93.498	93.398	93.298	3.750	92.295	92.195	92.067	2.750	91.710	91.610	91.510
3.875	95.043	94.943	94.812	3.875	96.362	96.262	96.065	2.875	94.137	94.037	93.937	3.875	93.090	92.990	92.859	2.875	92.353	92.253	92.153
3.990	95.595	95.495	95.379	3.990	96.897	96.797	96.594	2.990	94.494	94.394	94.294	3.990	93.915	93.815	93.699	2.990	92.715	92.615	92.515
4.000	95.695	95.595	95.479	4.000	96.997	96.897	96.694	3.000	94.594	94.494	94.394	4.000	94.015	93.915	93.799	3.000	92.815	92.715	92.615
4.125	96.393	96.293	96.174	4.125	97.685	97.585	97.377	3.125	95.116	95.016	94.916	4.125	94.797	94.697	94.578	3.125	93.454	93.354	93.254
4.250	97.112	97.012	96.886	4.250	98.270	98.170	97.960	3.250	95.690	95.590	95.490	4.250	95.521	95.421	95.295	3.250	93.968	93.868	93.768
4.375	97.823	97.697	97.557	4.375	98.783	98.683	98.470	3.375	96.424	96.324	96.223	4.375	96.368	96.242	96.102	3.375	94.795	94.695	94.594
4.500	98.366	98.240	98.095	4.500	99.131	99.031	98.816	3.500	97.058	96.958	96.774	4.500	96.916	96.790	96.645	3.500	95.460	95.360	95.176
4.625	98.792	98.667	98.517	4.625	99.662	99.546	99.287	3.625	97.619	97.519	97.302	4.625	97.391	97.266	97.116	3.625	96.051	95.951	95.734
4.750	99.404	99.279	99.124	4.750	100.076	99.960	99.698	3.750	98.071	97.971	97.749	4.750	98.007	97.882	97.727	3.750	96.506	96.406	96.184
4.875	99.932	99.807	99.650	4.875	100.547	100.431	100.165	3.875	98.501	98.401	98.177	4.875	98.498	98.373	98.216	3.875	97.003	96.903	96.679
4.990	100.265	100.141	99.983	4.990	100.720	100.604	100.339	3.990	98.811	98.711	98.489	4.990	98.720	98.596	98.438	3.990	97.367	97.267	97.045
5.000	100.365	100.241	100.083	5.000	100.820	100.704	100.439	4.000	98.911	98.811	98.589	5.000	98.820	98.696	98.538	4.000	97.467	97.367	97.145
5.125	100.607	100.483	100.325	5.125	101.076	100.941	100.594	4.125	99.367	99.267	98.821	5.125	99.055	98.931	98.773	4.125	98.233	98.133	97.687
5.250	100.873	100.738	100.483	5.250	101.620	101.485	101.135	4.250	99.854	99.754	99.306	5.250	99.261	99.126	98.871	4.250	98.729	98.629	98.181
5.375	101.242	101.107	100.850	5.375	101.852	101.718	101.366	4.375	100.332	100.232	99.781	5.375	99.822	99.687	99.430	4.375	99.210	99.110	98.659
5.500	N/A	N/A	N/A	5.500	102.115	101.981	101.630	4.500	100.684	100.584	100.132	5.500	N/A	N/A	N/A	4.500	99.564	99.464	99.012
5.625	N/A	N/A	N/A	5.625	N/A	N/A	N/A	4.625	100.541	100.425	100.301	5.625	N/A	N/A	N/A	4.625	99.831	99.715	99.591
5.750	N/A	N/A	N/A	5.750	N/A	N/A	N/A	4.750	100.985	100.869	100.743	5.750	N/A	N/A	N/A	4.750	99.842	99.726	99.600

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

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	30 Day Lock Exp.:	5/23/2022
Lockdesk Phone:	1-877-588-2706	45 Day Lock Exp.:	6/6/2022
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	60 Day Lock Exp.:	6/20/2022

W. Rate Sheet Dated: **4/21/2022** **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

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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
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **5/23/2022**
45 Day Lock Exp.: **6/6/2022**
60 Day Lock Exp.: **6/20/2022**

W. Rate Sheet Dated: **4/21/2022** **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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