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.: **6/1/2022**
45 Day Lock Exp.: **6/16/2022**
60 Day Lock Exp.: **7/1/2022**

W. Rate Sheet Dated: **5/2/2022** **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	97.837	97.571	97.337	4.000	97.487	97.221	96.987	2.875	93.647	93.464	93.280	3.125	N/A	N/A	N/A
4.125	98.478	98.212	97.978	4.125	98.128	97.862	97.628	3.000	93.969	93.785	93.602	3.250	N/A	N/A	N/A
4.250	98.727	98.577	98.264	4.250	98.377	98.227	97.914	3.125	94.291	94.108	93.924	3.375	N/A	N/A	N/A
4.375	99.342	99.192	98.879	4.375	98.992	98.842	98.529	3.250	96.046	95.757	95.468	3.500	N/A	N/A	N/A
4.500	99.944	99.794	99.481	4.500	99.594	99.444	99.131	3.375	96.359	96.070	95.781	3.625	N/A	N/A	N/A
4.625	100.516	100.366	100.053	4.625	100.166	100.016	99.703	3.500	96.667	96.378	96.089	Margin = 2.250		Index = 1.960	
4.750	100.097	99.947	99.415	4.750	99.747	99.597	99.065	3.625	96.965	96.676	96.387	**30 Year OTC**			
4.875	100.644	100.494	99.962	4.875	100.294	100.144	99.612	3.750	97.160	96.785	96.410	Rate	30 Day	45 Day	60 Day
5.000	101.151	101.001	100.469	5.000	100.801	100.651	100.119	3.875	97.444	97.069	96.694	5.000	100.059	99.528	98.997
5.125	101.619	101.469	100.937	5.125	101.269	101.119	100.587	4.000	97.713	97.338	96.963	5.125	100.527	99.996	99.465
5.250	100.572	100.422	99.609	5.250	100.222	100.072	99.259	4.125	97.957	97.582	97.207	5.250	99.480	98.730	97.918
5.375	101.019	100.869	100.056	5.375	100.669	100.519	99.706	4.250	98.767	98.455	98.142	5.375	99.927	99.177	98.365
5.500	101.422	101.272	100.459	5.500	101.072	100.922	100.109	4.375	99.005	98.692	98.380	5.500	100.330	99.580	98.768
5.625	101.776	101.626	100.813	5.625	101.426	101.276	100.463	4.500	99.218	98.906	98.593	5.625	100.684	99.934	99.122
5.750	101.609	101.459	100.959	5.750	101.259	101.109	100.609	4.625	99.409	99.097	98.784	5.750	100.517	100.017	99.517
5.875	101.979	101.829	101.329	5.875	101.629	101.479	100.979	4.750	99.988	99.838	99.688	5.875	100.887	100.387	99.887
6.000	102.334	102.184	101.684	6.000	101.984	101.834	101.334	4.875	100.178	100.028	99.878	6.000	101.242	100.742	100.242
6.125	102.682	102.532	102.032	6.125	102.332	102.182	101.682	5.000	100.357	100.207	100.057	6.125	101.590	101.090	100.590
6.250	102.982	102.832	102.332	6.250	101.204	101.054	100.554	5.125	100.531	100.381	100.231	6.250	101.890	101.640	101.390

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	97.637	97.537	97.271	97.037	4.000	97.287	97.187	96.921	96.687	2.875	92.777	92.677	92.494	92.310
4.125	98.278	98.178	97.912	97.678	4.125	97.928	97.828	97.562	97.328	3.000	93.099	92.999	92.815	92.632
4.250	98.527	98.427	98.277	97.964	4.250	98.177	98.077	97.927	97.614	3.125	93.421	93.321	93.138	92.954
4.375	99.142	99.042	98.892	98.579	4.375	98.792	98.692	98.542	98.229	3.250	95.776	95.676	95.387	95.098
4.500	99.744	99.644	99.494	99.181	4.500	99.394	99.294	99.144	98.831	3.375	96.089	95.989	95.700	95.411
4.625	100.316	100.216	100.066	99.753	4.625	99.966	99.866	99.716	99.403	3.500	96.397	96.297	96.008	95.719
4.750	99.897	99.797	99.647	99.115	4.750	99.547	99.447	99.297	98.765	3.625	96.695	96.595	96.306	96.017
4.875	100.444	100.344	100.194	99.662	4.875	100.094	99.994	99.844	99.312	3.750	97.390	97.290	96.915	96.540
5.000	100.951	100.851	100.701	100.169	5.000	100.601	100.501	100.351	99.819	3.875	97.674	97.574	97.199	96.824
5.125	101.419	101.319	101.169	100.637	5.125	101.069	100.969	100.819	100.287	4.000	97.943	97.843	97.468	97.093
5.250	100.372	100.272	100.122	99.309	5.250	100.022	99.922	99.772	98.959	4.125	98.187	98.087	97.712	97.337
5.375	100.819	100.719	100.569	99.756	5.375	100.469	100.369	100.219	99.406	4.250	98.297	98.197	97.885	97.572
5.500	101.222	101.122	100.972	100.159	5.500	100.872	100.772	100.622	99.809	4.375	98.535	98.435	98.122	97.810

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	97.359	96.609	95.797	6.250	100.750	100.500	100.000
5.500	96.956	96.206	95.394				
5.625	96.602	95.852	95.040				
5.750	99.081	98.831	98.581				
5.875	98.711	98.461	98.211				
6.000	98.356	98.106	97.856				
6.125	98.008	97.758	97.508				
6.250	99.136	98.886	98.636				
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
5.000	97.309	96.778	96.247
5.125	97.777	97.246	96.715
5.250	96.730	95.980	95.168
5.375	97.177	96.427	95.615
5.500	97.580	96.830	96.018
5.625	97.934	97.184	96.372
5.750	97.767	97.267	96.767
5.875	98.137	97.637	97.137
6.000	98.492	97.992	97.492
6.125	98.840	98.340	97.840
6.250	99.140	98.890	98.640

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.

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.: 6/1/2022
45 Day Lock Exp.: 6/16/2022
60 Day Lock Exp.: 7/1/2022

W. Rate Sheet Dated: 5/2/2022 **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	89.980	89.796	89.613	3.500	N/A	N/A	N/A
4.500	97.481	97.331	97.019	4.500	97.231	97.081	96.769	2.875	90.296	90.112	89.929	3.625	N/A	N/A	N/A
4.625	98.053	97.903	97.591	4.625	97.803	97.653	97.341	3.000	90.618	90.434	90.251	Margin = 2.250		Index = 1.960	
4.750	97.634	97.484	96.953	4.750	97.384	97.234	96.703	3.125	90.940	90.756	90.573	30 Year OTC			
4.875	98.181	98.031	97.500	4.875	97.931	97.781	97.250	3.250	92.951	92.662	92.373	Rate	30 Day	45 Day	60 Day
5.000	98.688	98.538	98.007	5.000	98.438	98.288	97.757	3.375	93.264	92.975	92.686	4.250	96.264	95.889	95.577
5.125	99.156	99.006	98.475	5.125	98.906	98.756	98.225	3.500	93.572	93.283	92.994	4.375	96.879	96.504	96.192
5.250	98.922	98.772	97.960	5.250	98.672	98.522	97.710	3.625	93.870	93.581	93.292	4.500	97.481	97.106	96.794
5.375	99.369	99.219	98.407	5.375	99.119	98.969	98.157	3.750	94.565	94.190	93.815	4.625	98.053	97.678	97.366
5.500	99.772	99.622	98.810	5.500	99.522	99.372	98.560	3.875	N/A	N/A	N/A	4.750	97.634	97.103	96.572
5.625	100.126	99.976	99.164	5.625	99.876	99.726	98.914	4.000	N/A	N/A	N/A	4.875	98.181	97.650	97.119
5.750	97.209	97.059	96.559	5.750	96.959	96.809	96.309	4.125	N/A	N/A	N/A	5.000	98.688	98.157	97.626
5.875	97.579	97.429	96.929	5.875	97.329	97.179	96.679	4.250	N/A	N/A	N/A	5.125	99.156	98.625	98.094
6.000	97.934	97.784	97.284	6.000	N/A	N/A	N/A	4.375	N/A	N/A	N/A	5.250	98.922	98.172	97.360
6.125	N/A	N/A	N/A	6.125	N/A	N/A	N/A	4.500	N/A	N/A	N/A	5.375	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	5.500	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	97.581	97.481	97.331	97.019	4.500	97.331	97.231	97.081	96.769	2.750	86.861	86.761	86.577	86.394
4.625	98.153	98.053	97.903	97.591	4.625	97.903	97.803	97.653	97.341	2.875	87.177	87.077	86.893	86.710
4.750	97.734	97.634	97.484	96.953	4.750	97.484	97.384	97.234	96.703	3.000	87.499	87.399	87.215	87.032
4.875	98.281	98.181	98.031	97.500	4.875	98.031	97.931	97.781	97.250	3.125	87.821	87.721	87.537	87.354
5.000	98.788	98.688	98.538	98.007	5.000	98.538	98.438	98.288	97.757	3.250	91.426	91.326	91.037	90.748
5.125	99.256	99.156	99.006	98.475	5.125	99.006	98.906	98.756	98.225	3.375	91.739	91.639	91.350	91.061
5.250	99.022	98.922	98.772	97.960	5.250	98.772	98.672	98.522	97.710	3.500	92.047	91.947	91.658	91.369
5.375	99.469	99.369	99.219	98.407	5.375	99.219	99.119	98.969	98.157	3.625	92.345	92.245	91.956	91.667
5.500	99.872	99.772	99.622	98.810	5.500	99.622	99.522	99.372	98.560	3.750	94.915	94.815	94.440	94.065

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
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
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

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

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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.

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W. Rate Sheet Dated: 5/2/2022 **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
4.250	96.026	95.902	95.826
4.375	96.609	96.485	96.409
4.500	97.228	97.067	97.028
4.625	97.854	97.693	97.654
4.750	98.466	98.305	98.266
4.875	99.009	98.848	98.809
4.990	99.390	99.229	99.190
5.000	99.490	99.329	99.290
5.125	100.103	99.883	99.888
5.250	100.665	100.445	100.450
5.375	101.010	100.790	100.795
5.500	101.386	101.166	101.171
5.625	101.579	101.308	101.323
5.750	102.042	101.749	101.753
5.875	102.400	102.107	102.111
5.990	102.615	102.322	102.326
6.000	102.715	102.422	102.426
6.125	102.975	102.682	102.686
6.250	102.447	102.169	102.165

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
4.875	N/A	N/A	N/A
4.990	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
5.875	N/A	N/A	N/A
5.990	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

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
4.875	N/A	N/A	N/A
4.990	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
5.875	N/A	N/A	N/A
5.990	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

30/25 Year High Balance

Rate	30 Day	45 Day	60 Day
4.250	96.337	96.161	96.137
4.375	96.976	96.800	96.776
4.500	97.593	97.417	97.393
4.625	98.116	97.940	97.916
4.750	98.633	98.457	98.433
4.875	99.089	98.913	98.889
4.990	99.326	99.150	99.126
5.000	99.426	99.250	99.226
5.125	99.680	99.460	99.464
5.250	100.156	99.936	99.932
5.375	100.431	100.211	100.207
5.500	100.691	100.471	100.467
5.625	100.673	100.453	100.449
5.750	101.039	100.746	100.744
5.875	101.337	101.044	101.042
5.990	101.451	101.158	101.156
6.000	101.551	101.258	101.256
6.125	101.666	101.373	101.371
6.250	101.195	100.917	100.907

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
4.875	N/A	N/A	N/A
4.990	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
5.875	N/A	N/A	N/A
5.990	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

30/25/20 Year Investment

Rate	30 Day	45 Day	60 Day
4.250	95.951	95.830	95.724
4.375	96.545	96.413	96.308
4.500	97.222	97.053	96.909
4.625	97.849	97.680	97.536
4.750	98.460	98.291	98.147
4.875	99.003	98.834	98.690
4.990	99.384	99.215	99.071
5.000	99.484	99.315	99.171
5.125	100.109	99.906	99.709
5.250	100.672	100.469	100.272
5.375	101.016	100.813	100.616
5.500	101.392	101.189	100.992
5.625	101.546	101.290	101.094
5.750	102.006	101.732	101.475
5.875	102.364	102.090	101.833
5.990	102.579	102.305	102.048
6.000	102.679	102.405	102.148
6.125	102.939	102.665	102.408
6.250	102.519	102.252	101.972

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
4.875	N/A	N/A	N/A
4.990	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
5.875	N/A	N/A	N/A
5.990	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

20 Year

Rate	30 Day	45 Day	60 Day
4.250	97.027	96.873	96.827
4.375	97.691	97.501	97.491
4.500	98.358	98.168	98.158
4.625	98.978	98.788	98.778
4.750	99.512	99.322	99.312
4.875	100.008	99.818	99.808
4.990	100.323	100.133	100.123
5.000	100.423	100.233	100.223
5.125	100.687	100.497	100.487
5.250	100.965	100.731	100.732
5.375	101.220	100.986	100.987
5.500	101.542	101.308	101.309
5.625	101.640	101.406	101.407
5.750	101.981	101.703	101.707
5.875	102.294	102.016	102.020
5.990	102.440	102.162	102.166
6.000	102.540	102.262	102.266
6.125	102.751	102.473	102.477
6.250	102.329	102.065	102.062

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
4.990	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
5.875	N/A	N/A	N/A
5.990	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

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
4.990	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
5.875	N/A	N/A	N/A
5.990	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

15 Year

Rate	30 Day	45 Day	60 Day
3.250	95.003	94.903	94.803
3.375	95.752	95.652	95.552
3.500	96.474	96.318	96.274
3.625	97.131	96.975	96.931
3.750	97.694	97.538	97.494
3.875	98.268	98.112	98.068
3.990	98.737	98.581	98.537
4.000	98.837	98.681	98.637
4.125	99.358	99.202	99.158
4.250	99.735	99.532	99.532
4.375	100.112	99.909	99.909
4.500	100.238	100.035	100.035
4.625	100.533	100.330	100.330
4.750	100.855	100.613	100.613
4.875	100.868	100.626	100.626
4.990	100.909	100.667	100.667
5.000	101.009	100.767	100.767
5.125	101.107	100.865	100.865
5.250	100.902	100.636	100.636

15/10 Year Investment

Rate	30 Day	45 Day	60 Day
3.250	94.917	94.817	94.705
3.375	95.666	95.566	95.454
3.500	96.318	96.162	96.015
3.625	96.975	96.819	96.672
3.750	97.538	97.382	97.235
3.875	98.111	97.955	97.808
3.990	98.581	98.425	98.278
4.000	98.681	98.525	98.378
4.125	99.202	99.046	98.899
4.250	99.516	99.297	99.107
4.375	99.893	99.674	99.484
4.500	100.019	99.800	99.610
4.625	100.332	100.096	99.905
4.750	100.644	100.371	100.122
4.875	100.657	100.384	100.135
4.990	100.698	100.425	100.176
5.000	100.798	100.525	100.276
5.125	100.896	100.623	100.374
5.250	100.652	100.371	100.129

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
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 >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

15 Year High Balance

Rate	30 Day	45 Day	60 Day
3.250	95.121	94.921	94.921
3.375	95.945	95.745	95.745
3.500	96.516	96.316	96.316
3.625	96.974	96.774	96.774
3.750	97.366	97.166	97.166
3.875	97.764	97.564	97.564
3.990	98.061	97.861	97.861
4.000	98.161	97.961	97.961
4.125	98.521	98.321	98.321
4.250	98.303	98.084	98.084
4.375	98.568	98.349	98.349
4.500	98.741	98.483	98.483
4.625	99.096	98.838	98.838
4.750	99.329	99.071	99.071
4.875	99.330	99.072	99.072
4.990	99.323	99.065	99.065
5.000	99.423	99.165	99.165
5.125	99.482	99.224	99.224
5.250	98.977	98.711	98.711

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
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 >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

10 Year

Rate	30 Day	45 Day	60 Day
3.250	96.503	96.303	96.303
3.375	97.014	96.814	96.814
3.500	97.486	97.286	97.286
3.625	98.143	97.943	97.943
3.750	98.715	98.515	98.515
3.875	99.300	99.100	99.100
3.990	100.018	99.818	99.818
4.000	100.118	99.918	99.918
4.125	100.649	100.449	100.449
4.250	99.922	99.703	99.703
4.375	100.198	99.979	99.979
4.500	100.386	100.158	100.158
4.625	100.953	100.734	100.734
4.750	101.269	101.011	101.011
4.875	101.316	101.058	101.058
4.990	101.379	101.121	101.121
5.000	101.479	101.221	101.221
5.125	101.596	101.338	101.338
5.250	101.382	101.132	101.132

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.: 6/1/2022
45 Day Lock Exp.: 6/16/2022
60 Day Lock Exp.: 7/1/2022

W. Rate Sheet Dated: 5/2/2022 **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
4.250	96.026	95.902	95.826	4.250	96.337	96.161	96.137	4.250	97.027	96.873	96.827	3.250	95.003	94.903	94.803	3.250	95.121	94.921	94.921
4.375	96.609	96.485	96.409	4.375	96.976	96.800	96.776	4.375	97.691	97.501	97.491	3.375	95.752	95.652	95.552	3.375	95.945	95.745	95.745
4.500	97.228	97.067	97.028	4.500	97.593	97.417	97.393	4.500	98.358	98.168	98.158	3.500	96.474	96.318	96.274	3.500	96.516	96.316	96.316
4.625	97.854	97.693	97.654	4.625	98.116	97.940	97.916	4.625	98.978	98.788	98.778	3.625	97.131	96.975	96.931	3.625	96.974	96.774	96.774
4.750	98.466	98.305	98.266	4.750	98.633	98.457	98.433	4.750	99.512	99.322	99.312	3.750	97.694	97.538	97.494	3.750	97.366	97.166	97.166
4.875	99.009	98.848	98.809	4.875	99.089	98.913	98.889	4.875	100.008	99.818	99.808	3.875	98.268	98.112	98.068	3.875	97.764	97.564	97.564
4.990	99.390	99.229	99.190	4.990	99.326	99.150	99.126	4.990	100.323	100.133	100.123	3.990	98.737	98.581	98.537	3.990	98.061	97.861	97.861
5.000	99.490	99.329	99.290	5.000	99.426	99.250	99.226	5.000	100.423	100.233	100.223	4.000	98.837	98.681	98.637	4.000	98.161	97.961	97.961
5.125	100.103	99.883	99.888	5.125	99.680	99.460	99.464	5.125	100.687	100.497	100.487	4.125	99.358	99.202	99.158	4.125	98.521	98.321	98.321
5.250	100.665	100.445	100.450	5.250	100.156	99.936	99.932	5.250	100.965	100.731	100.732	4.250	99.735	99.532	99.532	4.250	98.303	98.084	98.084
5.375	101.010	100.790	100.795	5.375	100.431	100.211	100.207	5.375	101.220	100.986	100.987	4.375	100.112	99.909	99.909	4.375	98.568	98.349	98.349
5.500	101.386	101.166	101.171	5.500	100.691	100.471	100.467	5.500	101.542	101.308	101.309	4.500	100.238	100.035	100.035	4.500	98.741	98.483	98.483
5.625	101.579	101.308	101.323	5.625	100.673	100.453	100.449	5.625	101.640	101.406	101.407	4.625	100.533	100.330	100.330	4.625	99.096	98.838	98.838
5.750	102.042	101.749	101.753	5.750	101.039	100.746	100.744	5.750	101.981	101.703	101.707	4.750	100.855	100.613	100.613	4.750	99.329	99.071	99.071
5.875	102.400	102.107	102.111	5.875	101.337	101.044	101.042	5.875	102.294	102.016	102.020	4.875	100.868	100.626	100.626	4.875	99.330	99.072	99.072
5.990	102.615	102.322	102.326	5.990	101.451	101.158	101.156	5.990	102.440	102.162	102.166	4.990	100.909	100.667	100.667	4.990	99.323	99.065	99.065
6.000	102.715	102.422	102.426	6.000	101.551	101.258	101.256	6.000	102.540	102.262	102.266	5.000	101.009	100.767	100.767	5.000	99.423	99.165	99.165
6.125	102.975	102.682	102.686	6.125	101.666	101.373	101.371	6.125	102.751	102.473	102.477	5.125	101.107	100.865	100.865	5.125	99.482	99.224	99.224
6.250	102.447	102.169	102.165	6.250	101.195	100.917	100.907	6.250	102.329	102.065	102.062	5.250	100.902	100.636	100.636	5.250	98.977	98.711	98.711

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.

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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.: **6/1/2022**
45 Day Lock Exp.: **6/16/2022**
60 Day Lock Exp.: **7/1/2022**

W. Rate Sheet Dated: **5/2/2022** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Conforming FHLMC

30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year SC				30/25 Year SC 105-125				30/25/20 Year Investment			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	94.866	94.742	94.647	2.750	N/A	N/A	N/A	2.750	N/A	N/A	N/A	4.000	92.840	92.716	92.621	2.750	N/A	N/A	N/A	4.000	94.866	94.742	94.647
4.125	95.416	95.288	95.198	2.875	N/A	N/A	N/A	2.875	N/A	N/A	N/A	4.125	93.812	93.684	93.594	2.875	N/A	N/A	N/A	4.125	95.420	95.292	95.202
4.250	96.139	96.039	95.939	2.990	N/A	N/A	N/A	2.990	N/A	N/A	N/A	4.250	94.851	94.751	94.651	2.990	N/A	N/A	N/A	4.250	96.307	96.207	96.107
4.375	96.855	96.679	96.551	3.000	N/A	N/A	N/A	3.000	N/A	N/A	N/A	4.375	95.857	95.681	95.553	3.000	N/A	N/A	N/A	4.375	97.050	96.874	96.746
4.500	97.500	97.319	97.192	3.125	N/A	N/A	N/A	3.125	N/A	N/A	N/A	4.500	96.600	96.419	96.292	3.125	N/A	N/A	N/A	4.500	97.695	97.514	97.387
4.625	97.907	97.723	97.595	3.250	N/A	N/A	N/A	3.250	N/A	N/A	N/A	4.625	97.007	96.823	96.695	3.250	N/A	N/A	N/A	4.625	98.102	97.918	97.790
4.750	98.551	98.364	98.237	3.375	N/A	N/A	N/A	3.375	N/A	N/A	N/A	4.750	97.653	97.466	97.339	3.375	N/A	N/A	N/A	4.750	98.746	98.559	98.432
4.875	99.113	98.925	98.798	3.500	N/A	N/A	N/A	3.500	N/A	N/A	N/A	4.875	98.215	98.027	97.900	3.500	N/A	N/A	N/A	4.875	99.308	99.120	98.993
4.990	99.483	99.293	99.180	3.625	N/A	N/A	N/A	3.625	N/A	N/A	N/A	4.990	98.373	98.183	98.070	3.625	N/A	N/A	N/A	4.990	99.726	99.536	99.423
5.000	99.583	99.393	99.280	3.750	N/A	N/A	N/A	3.750	N/A	N/A	N/A	5.000	98.473	98.283	98.170	3.750	N/A	N/A	N/A	5.000	99.826	99.636	99.523
5.125	99.989	99.796	99.701	3.875	N/A	N/A	N/A	3.875	N/A	N/A	N/A	5.125	98.575	98.382	98.287	3.875	N/A	N/A	N/A	5.125	100.255	100.062	99.967
5.250	100.526	100.327	100.230	3.990	N/A	N/A	N/A	3.990	N/A	N/A	N/A	5.250	98.988	98.789	98.692	3.990	N/A	N/A	N/A	5.250	100.791	100.592	100.495
5.375	100.936	100.733	100.634	4.000	N/A	N/A	N/A	4.000	N/A	N/A	N/A	5.375	99.656	99.453	99.354	4.000	N/A	N/A	N/A	5.375	101.201	100.998	100.899
5.500	101.328	101.119	101.018	4.125	N/A	N/A	N/A	4.125	N/A	N/A	N/A	5.500	100.068	99.859	99.758	4.125	N/A	N/A	N/A	5.500	101.594	101.385	101.284
5.625	101.522	101.304	101.201	4.250	N/A	N/A	N/A	4.250	N/A	N/A	N/A	5.625	100.282	100.064	99.961	4.250	N/A	N/A	N/A	5.625	101.787	101.569	101.466
5.750	101.785	101.359	101.260	4.375	N/A	N/A	N/A	4.375	N/A	N/A	N/A	5.750	98.679	98.253	98.154	4.375	N/A	N/A	N/A	5.750	101.785	101.359	101.260
5.875	102.106	101.677	101.575	4.500	N/A	N/A	N/A	4.500	N/A	N/A	N/A	5.875	99.268	98.839	98.737	4.500	N/A	N/A	N/A	5.875	102.106	101.677	101.575
5.990	102.307	101.879	101.776	4.625	N/A	N/A	N/A	4.625	N/A	N/A	N/A	5.990	99.471	99.043	98.940	4.625	N/A	N/A	N/A	5.990	102.307	101.879	101.776
6.000	102.407	101.979	101.876	4.750	N/A	N/A	N/A	4.750	N/A	N/A	N/A	6.000	99.571	99.143	99.040	4.750	N/A	N/A	N/A	6.000	102.407	101.979	101.876

30/25 Year SC >125				20 Year				20 Year 105-125				20 Year >125				15 Year				15 Year Investment			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	N/A	N/A	N/A	4.000	95.843	95.679	95.577	2.500	N/A	N/A	N/A	2.500	N/A	N/A	N/A	3.000	94.244	94.133	94.044	3.000	94.196	94.085	93.996
2.875	N/A	N/A	N/A	4.125	96.552	96.385	96.282	2.625	N/A	N/A	N/A	2.625	N/A	N/A	N/A	3.125	94.437	94.301	94.237	3.125	94.736	94.600	94.536
2.990	N/A	N/A	N/A	4.250	97.297	97.079	96.957	2.750	N/A	N/A	N/A	2.750	N/A	N/A	N/A	3.250	95.102	94.882	94.816	3.250	95.118	94.898	94.832
3.000	N/A	N/A	N/A	4.375	98.016	97.794	97.672	2.875	N/A	N/A	N/A	2.875	N/A	N/A	N/A	3.375	95.930	95.706	95.630	3.375	95.946	95.722	95.646
3.125	N/A	N/A	N/A	4.500	98.676	98.450	98.328	2.990	N/A	N/A	N/A	2.990	N/A	N/A	N/A	3.500	96.550	96.326	96.246	3.500	96.566	96.342	96.262
3.250	N/A	N/A	N/A	4.625	99.148	98.920	98.797	3.000	N/A	N/A	N/A	3.000	N/A	N/A	N/A	3.625	97.157	96.933	96.848	3.625	97.172	96.948	96.863
3.375	N/A	N/A	N/A	4.750	99.662	99.430	99.308	3.125	N/A	N/A	N/A	3.125	N/A	N/A	N/A	3.750	97.642	97.418	97.328	3.750	97.658	97.434	97.344
3.500	N/A	N/A	N/A	4.875	100.158	99.922	99.800	3.250	N/A	N/A	N/A	3.250	N/A	N/A	N/A	3.875	98.088	97.864	97.767	3.875	98.104	97.880	97.783
3.625	N/A	N/A	N/A	4.990	100.341	100.102	99.980	3.375	N/A	N/A	N/A	3.375	N/A	N/A	N/A	3.990	98.409	98.186	98.087	3.990	98.425	98.202	98.103
3.750	N/A	N/A	N/A	5.000	100.441	100.202	100.080	3.500	N/A	N/A	N/A	3.500	N/A	N/A	N/A	4.000	98.509	98.286	98.187	4.000	98.525	98.302	98.203
3.875	N/A	N/A	N/A	5.125	100.595	100.245	100.102	3.625	N/A	N/A	N/A	3.625	N/A	N/A	N/A	4.125	98.888	98.592	98.489	4.125	98.999	98.703	98.600
3.990	N/A	N/A	N/A	5.250	101.119	100.764	100.622	3.750	N/A	N/A	N/A	3.750	N/A	N/A	N/A	4.250	99.468	99.172	99.066	4.250	99.273	98.977	98.871
4.000	N/A	N/A	N/A	5.375	101.370	101.013	100.871	3.875	N/A	N/A	N/A	3.875	N/A	N/A	N/A	4.375	99.913	99.617	99.509	4.375	99.717	99.421	99.313
4.125	N/A	N/A	N/A	5.500	101.718	101.358	101.216	3.990	N/A	N/A	N/A	3.990	N/A	N/A	N/A	4.500	100.195	99.899	99.790	4.500	100.000	99.704	99.595
4.250	N/A	N/A	N/A	5.625	N/A	N/A	N/A	4.000	N/A	N/A	N/A	4.000	N/A	N/A	N/A	4.625	100.426	100.215	100.092	4.625	100.626	100.415	100.292
4.375	N/A	N/A	N/A	5.750	N/A	N/A	N/A	4.125	N/A	N/A	N/A	4.125	N/A	N/A	N/A	4.750	100.844	100.632	100.507	4.750	100.618	100.406	100.281
4.500	N/A	N/A	N/A	5.875	N/A	N/A	N/A	4.250	N/A	N/A	N/A	4.250	N/A	N/A	N/A	4.875	101.148	100.937	100.810	4.875	100.923	100.712	100.585
4.625	N/A	N/A	N/A	5.990	.100	.100	.100	4.375	N/A	N/A	N/A	4.375	N/A	N/A	N/A	4.990	101.421	101.210	101.085	4.990	101.195	100.984	100.859
4.750	N/A	N/A	N/A	6.000	N/A	N/A	N/A	4.500	N/A	N/A	N/A	4.500	N/A	N/A	N/A	5.000	101.521	101.310	101.185	5.000	101.295	101.084	100.959

15 Year 105-125				15 Year >125				15 Year SC				15 Year SC 105-125				15 Year SC >125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.000	N/A	N/A	N/A	2.000	N/A	N/A	N/A	3.000	92.168	92.057	91.968	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	3.125	93.169	93.033	92.969	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	3.250	93.184	92.964	92.898	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	3.375	94.022	93.798	93.722	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	3.500	94.644	94.420	94.340	2.500	N/A	N/A	N/A	2.500	N/A	N/A	N/A
2.625	N/A	N/A	N/A	2.625	N/A	N/A	N/A	3.625	95.313	95.089	95.004	2.625	N/A	N/A	N/A	2.625	N/A	N/A	N/A
2.750	N/A	N/A	N/A	2.750	N/A	N/A	N/A	3.750	95.806	95.582	95.492	2.750	N/A	N/A	N/A	2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A	2.875	N/A	N/A	N/A	3.875	96.366	96.142	96.045	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	3.990	96.793	96.570	96.471	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	4.000	96.893	96.670	96.571	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	4.125	98.102	97.806	97.703	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	4.250	98.700	98.404	98.298	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	4.375	99.151	98.855	98.747	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	4.500	99.439	99.143	99.034	3.500	N/A	N/A	N/A	3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A	3.625	N/A	N/A	N/A	4.625	100.296	100.085	99.962	3.625	N/A	N/A	N/A	3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A	3.750	N/A	N/A	N/A	4.750	100.034	99.822	99.697	3.750	N/A	N/A	N/A	3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A	3.875	N/A	N/A	N/A	4.875	100.886	100.675	100.548	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	4.990	101.159	100.948	100.823	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	5.000	101.259	101.048	100.923	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

*** 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.: 6/1/2022
45 Day Lock Exp.: 6/16/2022
60 Day Lock Exp.: 7/1/2022

W. Rate Sheet Dated: 5/2/2022 **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
4.000	94.866	94.742	94.647	4.000	92.840	92.716	92.621	3.500	93.064	92.876	92.792	3.000	94.244	94.133	94.044	3.000	92.168	92.057	91.968
4.125	95.416	95.288	95.198	4.125	93.812	93.684	93.594	3.625	93.828	93.634	93.551	3.125	94.437	94.301	94.237	3.125	93.169	93.033	92.969
4.250	96.139	96.039	95.939	4.250	94.851	94.751	94.651	3.750	94.478	94.279	94.195	3.250	95.102	94.882	94.816	3.250	93.184	92.964	92.898
4.375	96.855	96.679	96.551	4.375	95.857	95.681	95.553	3.875	95.114	94.955	94.852	3.375	95.930	95.706	95.630	3.375	94.022	93.798	93.722
4.500	97.500	97.319	97.192	4.500	96.600	96.419	96.292	3.990	95.743	95.579	95.477	3.500	96.550	96.326	96.246	3.500	94.644	94.420	94.340
4.625	97.907	97.723	97.595	4.625	97.007	96.823	96.695	4.000	95.843	95.679	95.577	3.625	97.157	96.933	96.848	3.625	95.313	95.089	95.004
4.750	98.551	98.364	98.237	4.750	97.653	97.466	97.339	4.125	96.552	96.385	96.282	3.750	97.642	97.418	97.328	3.750	95.806	95.582	95.492
4.875	99.113	98.925	98.798	4.875	98.215	98.027	97.900	4.250	97.297	97.079	96.957	3.875	98.088	97.864	97.767	3.875	96.366	96.142	96.045
4.990	99.483	99.293	99.180	4.990	98.373	98.183	98.070	4.375	98.016	97.794	97.672	3.990	98.409	98.186	98.087	3.990	96.793	96.570	96.471
5.000	99.583	99.393	99.280	5.000	98.473	98.283	98.170	4.500	98.676	98.450	98.328	4.000	98.509	98.286	98.187	4.000	96.893	96.670	96.571
5.125	99.989	99.796	99.701	5.125	98.575	98.382	98.287	4.625	99.148	98.920	98.797	4.125	98.888	98.592	98.489	4.125	98.102	97.806	97.703
5.250	100.526	100.327	100.230	5.250	98.988	98.789	98.692	4.750	99.662	99.430	99.308	4.250	99.468	99.172	99.066	4.250	98.700	98.404	98.298
5.375	100.936	100.733	100.634	5.375	99.656	99.453	99.354	4.875	100.158	99.922	99.800	4.375	99.913	99.617	99.509	4.375	99.151	98.855	98.747
5.500	101.328	101.119	101.018	5.500	100.068	99.859	99.758	4.990	100.341	100.102	99.980	4.500	100.195	99.899	99.790	4.500	99.439	99.143	99.034
5.625	101.522	101.304	101.201	5.625	100.282	100.064	99.961	5.000	100.441	100.202	100.080	4.625	100.426	100.215	100.092	4.625	100.296	100.085	99.962
5.750	101.785	101.359	101.260	5.750	98.679	98.253	98.154	5.125	100.595	100.245	100.102	4.750	100.844	100.632	100.507	4.750	100.034	99.822	99.697
5.875	102.106	101.677	101.575	5.875	99.268	98.839	98.737	5.250	101.119	100.764	100.622	4.875	101.148	100.937	100.810	4.875	100.886	100.675	100.548
5.990	102.307	101.879	101.776	5.990	99.471	99.043	98.940	5.375	101.370	101.013	100.871	4.990	101.421	101.210	101.085	4.990	101.159	100.948	100.823
6.000	102.407	101.979	101.876	6.000	99.571	99.143	99.040	5.500	101.718	101.358	101.216	5.000	101.521	101.310	101.185	5.000	101.259	101.048	100.923

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.: 6/1/2022
45 Day Lock Exp.: 6/16/2022
60 Day Lock Exp.: 7/1/2022

W. Rate Sheet Dated: 5/2/2022 **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
4.250	0.000	0.625	0.375	0.375	0.375	0.125	0.000
4.375	0.000	0.750	0.500	0.500	0.375	0.250	0.000
4.500	0.000	0.750	0.625	0.500	0.500	0.375	0.000
4.625	0.000	0.750	0.625	0.500	0.500	0.375	0.000
4.750	0.000	0.750	0.625	0.500	0.500	0.375	0.000
4.875	0.000	0.750	0.625	0.500	0.500	0.375	0.000
4.990	0.000	0.750	0.625	0.500	0.500	0.375	0.000
5.000	0.000	0.875	0.625	0.500	0.500	0.375	0.000
5.125	0.000	1.000	0.750	0.625	0.500	0.375	0.000
5.250	0.000	1.000	0.875	0.625	0.625	0.375	0.000
5.375	0.000	1.000	0.750	0.625	0.500	0.375	0.000
5.500	0.000	1.000	0.750	0.625	0.500	0.375	0.000
5.625	0.000	1.125	0.750	0.625	0.500	0.375	0.000
5.750	0.000	1.125	0.750	0.625	0.500	0.375	0.000
5.875	0.000	1.125	0.750	0.625	0.500	0.375	0.000
5.990	0.000	1.125	0.750	0.625	0.500	0.375	0.000
6.000	0.000	1.125	0.750	0.625	0.500	0.375	0.000
6.125	0.000	0.000	0.000	0.000	0.000	0.000	0.000
6.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000

FHLMC 30/25 Year

Loan Amount → / Note Rate ↓	0-85000	85001-110000	110001-125000	125001-150000	150001-175000	175001-200000	200001-225000
4.000	0.375	0.250	0.250	0.250	0.250	0.125	0.000	0.000
4.125	0.375	0.250	0.250	0.250	0.250	0.125	0.000	0.000
4.250	0.750	0.625	0.500	0.500	0.375	0.125	0.000
4.375	0.750	0.625	0.500	0.500	0.375	0.125	0.000
4.500	0.750	0.500	0.625	0.500	0.375	0.125	0.125
4.625	0.750	0.500	0.500	0.500	0.250	0.250	0.125
4.750	1.125	0.875	0.625	0.500	0.625	0.375	0.125
4.875	1.125	0.875	0.625	0.625	0.500	0.375	0.125
4.990	1.125	0.875	0.625	0.625	0.500	0.375	0.125
5.000	1.000	0.875	0.750	0.625	0.500	0.375	0.250
5.125	1.125	0.875	0.625	0.500	0.500	0.375	0.125
5.250	1.125	0.875	0.625	0.500	0.500	0.375	0.125
5.375	1.125	0.875	0.625	0.500	0.625	0.375	0.125
5.500	1.125	0.875	0.625	0.500	0.500	0.375	0.125
5.625	1.000	0.875	0.625	0.500	0.500	0.375	0.125
5.750	0.500	0.375	0.250	0.250	0.250	0.000	0.000
5.875	0.500	0.375	0.250	0.250	0.250	0.000	0.000
5.990	0.500	0.375	0.250	0.250	0.250	0.000	0.000
6.000	0.500	0.375	0.250	0.250	0.250	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
4.250	0.250	0.125	0.125	0.125	0.000	0.000	0.000
4.375	0.250	0.250	0.125	0.125	0.000	0.000	0.000
4.500	0.375	0.375	0.250	0.125	0.000	0.000	0.000
4.625	0.375	0.375	0.250	0.250	0.125	0.000	0.000
4.750	0.375	0.375	0.250	0.250	0.125	0.000	0.000
4.875	0.375	0.375	0.250	0.250	0.125	0.000	0.000
4.990	0.375	0.375	0.250	0.250	0.125	0.000	0.000
5.000	0.375	0.375	0.250	0.250	0.125	0.000	0.000
5.125	0.500	0.375	0.375	0.375	0.250	0.000	0.000
5.250	0.625	0.500	0.500	0.500	0.375	0.000	0.000
5.375	0.625	0.500	0.500	0.500	0.375	0.000	0.000
5.500	0.625	0.500	0.500	0.500	0.375	0.000	0.000
5.625	0.625	0.500	0.500	0.500	0.375	0.000	0.000
5.750	0.625	0.625	0.625	0.500	0.500	0.000	0.000
5.875	0.625	0.625	0.625	0.500	0.500	0.000	0.000
5.990	0.625	0.625	0.625	0.500	0.500	0.000	0.000
6.000	0.625	0.625	0.625	0.500	0.500	0.000	0.000
6.125	0.875	0.625	0.625	0.500	0.500	0.000	0.000
6.250	1.250	1.000	0.875	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
4.000	0.000	0.000	0.000	0.000	-0.125	0.000	0.000
4.125	0.000	0.000	0.000	0.000	-0.125	0.000	0.000
4.250	0.125	0.125	0.125	0.125	0.000	0.000	0.000
4.375	0.250	0.250	0.250	0.125	0.125	0.000	0.000
4.500	0.250	0.250	0.250	0.250	0.125	0.000	0.000
4.625	0.250	0.250	0.250	0.250	0.125	0.000	0.000
4.750	0.250	0.250	0.250	0.250	0.125	0.000	0.000
4.875	0.250	0.250	0.250	0.250	0.125	0.000	0.000
4.990	0.250	0.250	0.250	0.250	0.125	0.000	0.000
5.000	0.250	0.250	0.250	0.250	0.125	0.000	0.000
5.125	0.250	0.125	0.125	0.125	0.125	0.000	0.000
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	-0.125	0.000	0.000
5.750	0.000	0.000	0.000	0.000	-0.125	0.000	0.000
5.875	0.000	0.000	0.000	0.000	-0.125	0.000	0.000
5.990	0.000	0.000	0.000	0.000	-0.125	0.000	0.000
6.000	0.000	0.000	0.000	0.000	-0.125	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
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	0.000	-0.125	-0.125	0.000	-0.125	0.000	0.000
3.750	0.000	0.000	0.000	0.000	0.000	0.000	0.000
3.875	0.000	0.000	0.000	0.000	0.000	0.000	0.000
3.990	0.000	0.000	0.000	0.000	0.000	0.000	0.000
4.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
4.125	0.000	-0.125	-0.125	0.000	-0.250	0.000	0.000
4.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000
4.375	0.000	0.000	0.000	0.000	0.000	0.000	0.000
4.500	0.000	0.000	0.000	0.000	0.000	0.000	0.000
4.625	0.000	0.000	-0.125	0.000	-0.250	0.000	0.000
4.750	0.000	0.250	0.125	0.000	0.000	0.000	0.000
4.875	0.000	0.250	0.125	0.000	0.000	0.000	0.000
4.990	0.000	0.250	0.125	0.000	0.000	0.000	0.000
5.000	0.000	0.250	0.125	0.000	0.000	0.000	0.000
5.125	0.000	0.000	0.000	0.000	0.000	0.000	0.000
5.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000

FHLMC 15 Year

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

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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.: 6/1/2022
45 Day Lock Exp.: 6/16/2022
60 Day Lock Exp.: 7/1/2022

W. Rate Sheet Dated: 5/2/2022 **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
4.000	94.866	94.742	94.647	4.000	95.843	95.679	95.577	3.000	94.244	94.133	94.044	4.000	93.178	93.054	92.959	3.000	92.556	92.445	92.356
4.125	95.416	95.288	95.198	4.125	96.552	96.385	96.282	3.125	94.437	94.301	94.237	4.125	93.939	93.811	93.721	3.125	93.153	93.017	92.953
4.250	96.139	96.039	95.939	4.250	97.297	97.079	96.957	3.250	95.102	94.882	94.816	4.250	94.820	94.720	94.620	3.250	93.493	93.273	93.207
4.375	96.855	96.679	96.551	4.375	98.016	97.794	97.672	3.375	95.930	95.706	95.630	4.375	95.681	95.505	95.377	3.375	94.326	94.102	94.026
4.500	97.500	97.319	97.192	4.500	98.676	98.450	98.328	3.500	96.550	96.326	96.246	4.500	96.375	96.194	96.067	3.500	94.947	94.723	94.643
4.625	97.907	97.723	97.595	4.625	99.148	98.920	98.797	3.625	97.157	96.933	96.848	4.625	96.782	96.598	96.470	3.625	95.585	95.361	95.276
4.750	98.551	98.364	98.237	4.750	99.662	99.430	99.308	3.750	97.642	97.418	97.328	4.750	97.427	97.240	97.113	3.750	96.074	95.850	95.760
4.875	99.113	98.925	98.798	4.875	100.158	99.922	99.800	3.875	98.088	97.864	97.767	4.875	97.989	97.801	97.674	3.875	96.577	96.353	96.256
4.990	99.483	99.293	99.180	4.990	100.341	100.102	99.980	3.990	98.409	98.186	98.087	4.990	98.253	98.063	97.950	3.990	96.951	96.728	96.629
5.000	99.583	99.393	99.280	5.000	100.441	100.202	100.080	4.000	98.509	98.286	98.187	5.000	98.353	98.163	98.050	4.000	97.051	96.828	96.729
5.125	99.989	99.796	99.701	5.125	100.595	100.245	100.102	4.125	98.888	98.592	98.489	5.125	98.607	98.414	98.319	4.125	97.845	97.549	97.446
5.250	100.526	100.327	100.230	5.250	101.119	100.764	100.622	4.250	99.468	99.172	99.066	5.250	99.082	98.883	98.786	4.250	98.434	98.138	98.032
5.375	100.936	100.733	100.634	5.375	101.370	101.013	100.871	4.375	99.913	99.617	99.509	5.375	99.621	99.418	99.319	4.375	98.882	98.586	98.478
5.500	101.328	101.119	101.018	5.500	101.718	101.358	101.216	4.500	100.195	99.899	99.790	5.500	100.023	99.814	99.713	4.500	99.167	98.871	98.762
5.625	101.522	101.304	101.201	5.625	102.031	101.667	101.525	4.625	100.426	100.215	100.092	5.625	100.227	100.009	99.906	4.625	99.711	99.500	99.377
5.750	101.785	101.359	101.260	5.750	101.995	101.567	101.404	4.750	100.844	100.632	100.507	5.750	99.557	99.131	99.032	4.750	99.789	99.577	99.452
5.875	102.121	101.692	101.590	5.875	102.337	101.907	101.745	4.875	101.148	100.937	100.810	5.875	100.027	99.598	99.496	4.875	100.367	100.156	100.029
5.990	102.344	101.916	101.813	5.990	102.511	102.080	101.917	4.990	101.421	101.210	101.085	5.990	100.251	99.823	99.720	4.990	100.640	100.429	100.304
6.000	102.444	102.016	101.913	6.000	102.611	102.180	102.017	5.000	101.521	101.310	101.185	6.000	100.351	99.923	99.820	5.000	100.740	100.529	100.404

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.

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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.: **6/1/2022**
45 Day Lock Exp.: **6/16/2022**
60 Day Lock Exp.: **7/1/2022**

W. Rate Sheet Dated: **5/2/2022** **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.

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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	95.300	95.175	95.050
5.375	95.800	95.675	95.550
5.500	96.050	95.925	95.800
5.625	96.800	96.675	96.550
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	99.050	98.925	98.800
6.250	99.300	99.175	99.050
6.375	99.550	99.425	99.300
6.500	100.300	100.175	100.050
6.625	100.675	100.550	100.425
6.750	100.925	100.800	100.675
6.875	101.175	101.050	100.925
6.990	101.415	101.290	101.165
7.125	101.675	101.550	101.425
7.250	101.925	101.800	101.675
7.375	102.175	102.050	101.925
7.500	102.300	102.175	102.050
7.625	102.425	102.300	102.175
7.750	102.550	102.425	102.300
7.875	102.675	102.550	102.425
7.990	102.790	102.665	102.540
8.125	102.925	102.800	102.675
8.250	103.050	102.925	102.800
8.375	103.175	103.050	102.925
8.500	103.300	103.175	103.050
8.625	103.425	103.300	103.175
8.750	103.550	103.425	103.300

* 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	95.050	94.925	94.800
5.375	95.550	95.425	95.300
5.500	95.800	95.675	95.550
5.625	96.550	96.425	96.300
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	98.800	98.675	98.550
6.250	99.050	98.925	98.800
6.375	99.300	99.175	99.050
6.500	100.050	99.925	99.800
6.625	100.425	100.300	100.175
6.750	100.675	100.550	100.425
6.875	100.925	100.800	100.675
6.990	101.165	101.040	100.915
7.125	101.425	101.300	101.175
7.250	101.675	101.550	101.425
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	102.540	102.415	102.290
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 40 year IO

OO & 2ndH / NOO with PPP*			99.800
NOO without PPP*			99.800
Rate	**30 Day**	**45 Day**	**60 Day**
5.250	94.800	94.675	94.550
5.375	95.300	95.175	95.050
5.500	95.550	95.425	95.300
5.625	96.300	96.175	96.050
5.750	96.925	96.800	96.675
5.875	97.300	97.175	97.050
5.990	97.625	97.500	97.375
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	99.800	99.675	99.550
6.625	100.175	100.050	99.925
6.750	100.425	100.300	100.175
6.875	100.675	100.550	100.425
6.990	100.915	100.790	100.665
7.125	101.175	101.050	100.925
7.250	101.425	101.300	101.175
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	102.290	102.165	102.040
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

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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