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.: **6/4/2021**
45 Day Lock Exp.: **6/21/2021**
60 Day Lock Exp.: **7/5/2021**

W. Rate Sheet Dated: 5/5/2021 **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
2.750	102.533	102.533	102.111	2.750	100.445	100.445	100.023	2.250	98.518	98.518	98.218	3.125	96.536	96.536	96.236
2.875	102.740	102.740	102.318	2.875	100.618	100.618	100.196	2.500	98.849	98.849	98.549	3.250	97.802	97.802	97.502
3.000	102.944	102.944	102.522	3.000	100.788	100.788	100.366	2.625	99.014	99.014	98.714	3.375	97.880	97.880	97.580
3.125	103.142	103.142	102.720	3.125	100.918	100.918	100.496	2.750	100.588	100.588	100.288	3.500	97.958	97.958	97.658
3.250	103.537	103.537	103.237	3.250	101.389	101.389	101.089	2.875	100.749	100.749	100.449	3.625	98.036	98.036	97.736
3.375	103.635	103.635	103.335	3.375	101.545	101.545	101.245	3.000	100.905	100.905	100.605	Margin = 2.250		Index = 0.050	
3.500	103.831	103.831	103.531	3.500	101.689	101.689	101.389	3.125	101.024	101.024	100.724	30 Year OTC			
3.625	104.015	104.015	103.715	3.625	101.733	101.733	101.433	3.250	102.768	102.768	102.468	Rate	30 Day	45 Day	60 Day
3.750	104.375	104.375	104.075	3.750	103.685	103.685	103.385	3.375	102.912	102.912	102.612	4.000	102.345	102.345	101.845
3.875	104.444	104.444	104.144	3.875	103.809	103.809	103.509	3.500	103.045	103.045	102.745	4.125	102.466	102.466	101.966
4.000	104.620	104.620	104.320	4.000	103.927	103.927	103.627	3.625	103.082	103.082	102.782	4.375	102.958	102.958	102.458
4.125	104.741	104.741	104.441	4.125	104.019	104.019	103.719	3.750	103.932	103.932	103.632	4.500	103.081	103.081	102.581
4.250	104.530	104.530	104.330	4.250	103.861	103.861	103.661	3.875	104.048	104.048	103.748	4.625	103.238	103.238	102.738
4.375	104.533	104.533	104.333	4.375	103.986	103.986	103.786	4.000	104.158	104.158	103.858	4.875	103.975	103.975	103.475
4.500	104.656	104.656	104.456	4.500	104.104	104.104	103.904	4.125	104.240	104.240	103.940	5.000	104.098	104.098	103.598
4.625	104.813	104.813	104.613	4.625	104.196	104.196	103.996	4.250	104.009	104.009	103.709	5.125	104.256	104.256	103.756
4.750	104.831	104.831	104.575	4.750	104.178	104.178	103.922	4.375	104.124	104.124	103.824	5.500	104.006	104.006	103.506
4.875	104.850	104.850	104.594	4.875	104.303	104.303	104.047	4.500	104.234	104.234	103.934	5.625	104.163	104.163	103.663
6.250	106.000	106.000	105.800	6.250	105.965	105.965	105.765	4.625	104.317	104.317	104.017	6.250	105.642	105.642	105.142

FHA Streamline

30/25 Year					20 Year					15/10 Year				
Rate	15 Day	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day	60 Day
2.750	102.633	102.533	102.533	102.111	2.750	102.025	101.925	101.925	101.503	2.250	100.548	100.448	100.448	100.148
2.875	102.840	102.740	102.740	102.318	2.875	102.198	102.098	102.098	101.676	2.375	100.719	100.619	100.619	100.319
3.000	103.044	102.944	102.944	102.522	3.000	102.368	102.268	102.268	101.846	2.500	100.879	100.779	100.779	100.479
3.125	103.242	103.142	103.142	102.720	3.125	102.498	102.398	102.398	101.976	2.625	101.044	100.944	100.944	100.644
3.250	103.537	103.437	103.437	103.137	3.250	102.969	102.869	102.869	102.569	2.750	101.518	101.418	101.418	101.118
3.375	103.735	103.635	103.635	103.335	3.375	103.125	103.025	103.025	102.725	2.875	101.679	101.579	101.579	101.279
3.500	103.931	103.831	103.831	103.531	3.500	103.269	103.169	103.169	102.869	3.000	101.835	101.735	101.735	101.435
3.625	104.115	104.015	104.015	103.715	3.625	103.313	103.213	103.213	102.913	3.125	101.954	101.854	101.854	101.554
3.750	104.475	104.375	104.375	104.075	3.750	104.215	104.115	104.115	103.815	3.250	104.298	104.198	104.198	103.898
3.875	104.644	104.544	104.544	104.244	3.875	104.339	104.239	104.239	103.939	3.375	104.442	104.342	104.342	104.042
4.000	104.820	104.720	104.720	104.420	4.000	104.457	104.357	104.357	104.057	3.500	104.575	104.475	104.475	104.175
4.125	104.941	104.841	104.841	104.541	4.125	104.549	104.449	104.449	104.149	3.625	104.612	104.512	104.512	104.212
4.250	105.330	105.230	105.230	105.030	4.250	105.091	104.991	104.991	104.791	3.750	105.962	105.862	105.862	105.562

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	-0.500	$125,001 - $175,000	0.000
FICO 620 - 639	-0.500	$175,001 - $275,000	0.000
FICO 600 - 619	N/A	$275,001 up to HB	0.000
FICO 580 - 599	N/A	No loan size LLPA on =< 15 yr term	
NY	-0.250	Non Owner Occupancy	-2.000
2 Unit	0.000	VA Jumbo	-0.350
USDA Streamline-Assist Refinance Option			-0.250
VA C/O Refi with an LTV >90.000		Max Note Rate = 4.750	N/A

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

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

Loan Amount → / Note Rate ↓	0-85000	85001-110000	110001-125000	125001-150000	150001-175000	175001-200000	200001-225000	225001-High Balance
2.75-3.125	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
3.25-3.625	1.375	1.125	0.875	0.750	0.625	0.625	0.625	0.500
3.75-4.125	1.625	1.375	1.125	1.000	0.875	0.625	0.500	0.500
4.25-4.625	1.875	1.625	1.375	1.250	1.000	0.875	0.875	0.625
4.75-5.125	0.750	0.625	0.500	0.500	0.375	0.250	0.250	0.250
5.25-5.625	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
5.75-6.125	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
6.25-6.625	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
No Loan Size LLPA for =< 15 Year Term ; Not eligible on OTC and DPA loans								

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

30/25 Year				30/25 Year Lender Paid			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.875	100.356	100.356	99.856	6.250	103.750	103.750	103.500
4.000	100.180	100.180	99.680				
4.125	100.059	100.059	99.559				
4.250	101.452	101.452	100.952				
4.375	101.349	101.349	100.849				
4.500	101.225	101.225	100.725				
4.625	101.068	101.068	100.568				
4.750	102.513	102.513	102.013				
Borrower Paid Comp Only				Lender Paid Only			

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

Rate	30 Day	45 Day	60 Day
4.000	99.595	99.595	99.095
4.125	99.716	99.716	99.216
4.375	100.208	100.208	99.708
4.500	100.331	100.331	99.831
4.625	100.488	100.488	99.988
4.875	101.225	101.225	100.725
5.000	101.348	101.348	100.848
5.125	101.506	101.506	101.006
5.500	101.256	101.256	100.756
5.625	101.413	101.413	100.913
6.250	102.892	102.892	102.392

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

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

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

Rate	30 Day	45 Day	60 Day
6.250	102.750	102.750	102.250

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

Lock Desk Policy

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

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

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

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

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

30 Day Lock Exp.: 6/4/2021
45 Day Lock Exp.: 6/21/2021
60 Day Lock Exp.: 7/5/2021

W. Rate Sheet Dated: 5/5/2021 **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
2.750	N/A	N/A	N/A	2.750	N/A	N/A	N/A	2.375	N/A	N/A	N/A	3.125	96.286	96.286	95.986
2.875	N/A	N/A	N/A	2.875	N/A	N/A	N/A	2.500	N/A	N/A	N/A	3.250	97.552	97.552	97.252
3.000	N/A	N/A	N/A	3.000	N/A	N/A	N/A	2.625	N/A	N/A	N/A	3.375	97.630	97.630	97.330
3.125	N/A	N/A	N/A	3.125	N/A	N/A	N/A	2.750	101.980	101.980	101.680	3.500	97.708	97.708	97.408
3.250	N/A	N/A	N/A	3.250	N/A	N/A	N/A	2.875	102.141	102.141	101.841	3.625	97.786	97.786	97.486
3.375	N/A	N/A	N/A	3.375	N/A	N/A	N/A	3.000	102.298	102.298	101.998	Margin = 2.250		Index = .050	
3.500	N/A	N/A	N/A	3.500	102.831	102.831	102.531	3.125	102.416	102.416	102.116	30 Year OTC			
3.625	N/A	N/A	N/A	3.625	102.875	102.875	102.575	3.250	103.911	103.911	103.611	Rate	30 Day	45 Day	60 Day
3.750	103.775	103.775	103.475	3.750	103.515	103.515	103.215	3.375	104.054	104.054	103.754	3.250	98.924	98.924	98.424
3.875	103.844	103.844	103.544	3.875	103.639	103.639	103.339	3.500	104.187	104.187	103.887	3.375	99.123	99.123	98.623
4.000	104.020	104.020	103.720	4.000	103.757	103.757	103.457	3.625	104.225	104.225	103.925	3.500	99.319	99.319	98.819
4.125	104.141	104.141	103.841	4.125	103.849	103.849	103.549	3.750	103.762	103.762	103.462	3.625	99.503	99.503	99.003
4.250	103.867	103.867	103.667	4.250	103.629	103.629	103.429	3.875	N/A	N/A	N/A	3.750	99.850	99.850	99.350
4.375	103.870	103.870	103.670	4.375	103.753	103.753	103.553	4.000	N/A	N/A	N/A	3.875	100.019	100.019	99.519
4.500	103.993	103.993	103.793	4.500	103.872	103.872	103.672	4.125	N/A	N/A	N/A	4.000	100.195	100.195	99.695
4.625	104.151	104.151	103.951	4.625	N/A	N/A	N/A	4.250	N/A	N/A	N/A	4.125	100.316	100.316	99.816
4.750	103.544	103.544	103.287	4.750	N/A	N/A	N/A	4.375	N/A	N/A	N/A	4.250	100.642	100.642	100.142
4.875	N/A	N/A	N/A	4.875	N/A	N/A	N/A	4.500	N/A	N/A	N/A	4.375	N/A	N/A	N/A
6.250	N/A	N/A	N/A	6.250	N/A	N/A	N/A	4.625	N/A	N/A	N/A	4.500	N/A	N/A	N/A

FHA High Balance Streamline

30/25 Year					20 Year					15/10 Year				
Rate	15 Day	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day	60 Day
2.750	N/A	N/A	N/A	N/A	2.750	N/A	N/A	N/A	N/A	2.250	N/A	N/A	N/A	N/A
2.875	N/A	N/A	N/A	N/A	2.875	N/A	N/A	N/A	N/A	2.375	N/A	N/A	N/A	N/A
3.000	N/A	N/A	N/A	N/A	3.000	N/A	N/A	N/A	N/A	2.500	N/A	N/A	N/A	N/A
3.125	N/A	N/A	N/A	N/A	3.125	N/A	N/A	N/A	N/A	2.625	N/A	N/A	N/A	N/A
3.250	102.349	102.249	102.249	101.949	3.250	101.782	101.682	101.682	101.382	2.750	98.737	98.637	98.637	98.337
3.375	102.548	102.448	102.448	102.148	3.375	101.937	101.837	101.837	101.537	2.875	98.897	98.797	98.797	98.497
3.500	102.744	102.644	102.644	102.344	3.500	102.081	101.981	101.981	101.681	3.000	99.054	98.954	98.954	98.654
3.625	102.928	102.828	102.828	102.528	3.625	102.125	102.025	102.025	101.725	3.125	99.172	99.072	99.072	98.772
3.750	101.975	101.875	101.875	101.575	3.750	101.715	101.615	101.615	101.315	3.250	101.173	101.073	101.073	100.773
3.875	102.144	102.044	102.044	101.744	3.875	101.839	101.739	101.739	101.439	3.375	101.317	101.217	101.217	100.917
4.000	102.320	102.220	102.220	101.920	4.000	101.957	101.857	101.857	101.557	3.500	101.450	101.350	101.350	101.050
4.125	102.441	102.341	102.341	102.041	4.125	102.049	101.949	101.949	101.649	3.625	101.487	101.387	101.387	101.087
4.250	102.767	102.667	102.667	102.467	4.250	102.529	102.429	102.429	102.229	3.750	102.837	102.737	102.737	102.437

GOVERNMENT ADJUSTMENTS - Applies to all Government Programs

FICO Adjuster		FICO Adjuster	
FICO 720 +	0.250	FICO 620 - 639	-0.500
FICO 680- 719	0.000	FICO 600 - 619	N/A
FICO 660 - 679	0.000	FICO 580 - 599	N/A
FICO 640 - 659	-0.500		
NY	-0.250	Non Owner Occupancy	-2.000
2 Unit	0.000	VA Jumbo	-0.350
USDA Streamline-Assist Refinance Option			-0.250
VA C/O Refi with an LTV >90.000	Max Note Rate = 4.750		N/A

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

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

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

30/25 Year				30/25 Year Lender Paid			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.875	N/A	N/A	N/A	6.250	N/A	N/A	N/A
4.000	N/A	N/A	N/A				
4.125	N/A	N/A	N/A				
4.250	N/A	N/A	N/A				
4.375	N/A	N/A	N/A				
4.500	N/A	N/A	N/A				
4.625	N/A	N/A	N/A				
4.750	N/A	N/A	N/A				
Borrower Paid Comp Only				Lender Paid Only			

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

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
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.

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

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W. Rate Sheet Dated: 5/5/2021 **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
2.500	97.488	97.488	97.288
2.625	98.610	98.610	98.410
2.750	99.540	99.540	99.340
2.875	100.223	100.223	100.023
2.990	100.745	100.745	100.545
3.000	100.845	100.845	100.645
3.125	101.258	101.258	101.058
3.250	102.087	102.087	101.887
3.375	102.568	102.568	102.368
3.500	102.911	102.911	102.711
3.625	103.307	103.307	103.107
3.750	103.313	103.313	103.113
3.875	103.821	103.821	103.621
3.990	104.166	104.166	103.966
4.000	104.266	104.266	104.066
4.125	104.396	104.396	104.196
4.250	104.908	104.908	104.708
4.375	105.299	105.299	105.099
4.500	105.662	105.662	105.462

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	94.195	94.195	93.995
2.375	95.354	95.354	95.154
2.500	96.528	96.528	96.328
2.625	97.668	97.668	97.468
2.750	98.680	98.680	98.480
2.875	99.432	99.432	99.232
2.990	100.129	100.129	99.929
3.000	100.229	100.229	100.029
3.125	101.470	101.470	101.270
3.250	102.422	102.422	102.222
3.375	103.063	103.063	102.863
3.500	103.603	103.603	103.403
3.625	104.043	104.043	103.843
3.750	104.709	104.709	104.509
3.875	105.267	105.267	105.067
3.990	105.603	105.603	105.403
4.000	105.703	105.703	105.503

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	94.090	94.090	93.890
2.375	95.125	95.125	94.925
2.500	96.366	96.366	96.166
2.625	97.567	97.567	97.367
2.750	98.618	98.618	98.418
2.875	99.370	99.370	99.170
2.990	100.023	100.023	99.823
3.000	100.123	100.123	99.923
3.125	101.434	101.434	101.234
3.250	102.422	102.422	102.222
3.375	103.063	103.063	102.863
3.500	103.603	103.603	103.403
3.625	104.043	104.043	103.843
3.750	104.709	104.709	104.509
3.875	105.267	105.267	105.067
3.990	105.603	105.603	105.403
4.000	105.703	105.703	105.503

30/25 Year High Balance

Rate	30 Day	45 Day	60 Day
2.500	98.158	98.158	97.958
2.625	98.965	98.965	98.765
2.750	99.714	99.714	99.514
2.875	100.335	100.335	100.135
2.990	100.705	100.705	100.505
3.000	100.805	100.805	100.605
3.125	101.680	101.680	101.480
3.250	102.390	102.390	102.190
3.375	102.931	102.931	102.731
3.500	103.323	103.323	103.123
3.625	103.542	103.542	103.342
3.750	102.698	102.698	102.498
3.875	103.168	103.168	102.968
3.990	103.414	103.414	103.214
4.000	103.514	103.514	103.314
4.125	103.710	103.710	103.510
4.250	102.664	102.664	102.464
4.375	103.084	103.084	102.884
4.500	103.397	103.397	103.197

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	94.264	94.264	94.064
2.375	95.472	95.472	95.272
2.500	96.998	96.998	96.798
2.625	97.823	97.823	97.623
2.750	98.654	98.654	98.454
2.875	99.344	99.344	99.144
2.990	99.889	99.889	99.689
3.000	99.989	99.989	99.789
3.125	101.480	101.480	101.280
3.250	102.190	102.190	101.990
3.375	102.731	102.731	102.531
3.500	103.123	103.123	102.923
3.625	103.342	103.342	103.142
3.750	102.498	102.498	102.298
3.875	102.968	102.968	102.768
4.000	103.314	103.314	103.114

30/25 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	98.592	98.592	98.392
2.875	99.282	99.282	99.082
2.990	99.783	99.783	99.583
3.000	99.883	99.883	99.683
3.125	101.480	101.480	101.280
3.250	102.190	102.190	101.990
3.375	102.731	102.731	102.531
3.500	103.123	103.123	102.923
3.625	103.342	103.342	103.142
3.750	102.498	102.498	102.298
3.875	102.968	102.968	102.768
3.990	103.214	103.214	103.014
4.000	103.314	103.314	103.114
4.125	103.510	103.510	103.310
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
2.875	101.132	101.132	100.932
2.990	101.566	101.566	101.366
3.000	101.666	101.666	101.466
3.125	102.123	102.123	101.923
3.250	102.787	102.787	102.587
3.375	103.362	103.362	103.162
3.500	103.822	103.822	103.622
3.625	104.215	104.215	104.015
3.750	103.821	103.821	103.621
3.875	104.325	104.325	104.125
3.990	104.588	104.588	104.388
4.000	104.688	104.688	104.488
4.125	105.016	105.016	104.816
4.250	105.069	105.069	104.869
4.375	105.455	105.455	105.255
4.500	105.798	105.798	105.598
4.625	106.040	106.040	105.840
4.750	105.944	105.944	105.744
4.875	106.303	106.303	106.103

20 Year 105-125

Rate	30 Day	45 Day	60 Day
2.875	100.488	100.488	100.288
2.990	100.973	100.973	100.773
3.000	101.073	101.073	100.873
3.125	101.804	101.804	101.604
3.250	102.645	102.645	102.445
3.375	103.279	103.279	103.079
3.500	103.782	103.782	103.582
3.625	104.220	104.220	104.020
3.750	103.909	103.909	103.709
3.875	104.462	104.462	104.262
3.990	104.764	104.764	104.564
4.000	104.864	104.864	104.664
4.125	105.222	105.222	105.022
4.250	105.352	105.352	105.152
4.375	105.777	105.777	105.577
4.500	106.155	106.155	105.955
4.625	98.309	98.309	98.109
4.750	106.286	106.286	106.086
4.875	98.309	98.309	98.109

20 Year >125

Rate	30 Day	45 Day	60 Day
2.875	100.488	100.488	100.288
2.990	100.973	100.973	100.773
3.000	101.073	101.073	100.873
3.125	101.782	101.782	101.582
3.250	102.645	102.645	102.445
3.375	103.279	103.279	103.079
3.500	103.782	103.782	103.582
3.625	104.220	104.220	104.020
3.750	104.096	104.096	103.896
3.875	104.650	104.650	104.450
3.990	104.952	104.952	104.752
4.000	105.052	105.052	104.852
4.125	105.409	105.409	105.209
4.250	105.540	105.540	105.340
4.375	105.965	105.965	105.765
4.500	98.310	98.310	98.110
4.625	98.309	98.309	98.109
4.750	98.309	98.309	98.109
4.875	98.309	98.309	98.109

15 Year

Rate	30 Day	45 Day	60 Day
2.000	99.223	99.223	99.023
2.125	99.831	99.831	99.631
2.250	100.366	100.366	100.166
2.375	100.850	100.850	100.650
2.500	101.305	101.305	101.105
2.625	101.887	101.887	101.687
2.750	102.427	102.427	102.227
2.875	102.848	102.848	102.648
2.990	103.222	103.222	103.022
3.000	103.322	103.322	103.122
3.125	103.740	103.740	103.540
3.250	103.805	103.805	103.605
3.375	104.218	104.218	104.018
3.500	104.574	104.574	104.374
3.625	104.999	104.999	104.799
3.750	104.707	104.707	104.507
3.875	105.159	105.159	104.959
3.990	105.495	105.495	105.295
4.000	105.595	105.595	105.395

15 Year 105-125

Rate	30 Day	45 Day	60 Day
2.000	97.465	97.465	#N/A
2.125	98.175	98.175	#N/A
2.250	98.765	98.765	98.565
2.375	99.599	99.599	99.399
2.500	100.484	100.484	100.284
2.625	101.167	101.167	100.967
2.750	101.761	101.761	101.561
2.875	102.226	102.226	102.026
2.990	102.646	102.646	102.446
3.000	102.746	102.746	102.546
3.125	103.205	103.205	103.005
3.250	103.537	103.537	103.337
3.375	103.993	103.993	103.793
3.500	104.378	104.378	104.178
3.625	104.849	104.849	104.649
3.750	104.466	104.466	104.266
3.875	104.964	104.964	104.764
3.990	105.345	105.345	105.145
4.000	105.445	105.445	105.245

15 Year >125

Rate	30 Day	45 Day	60 Day
2.000	97.207	97.207	97.007
2.125	97.925	97.925	97.725
2.250	98.684	98.684	98.484
2.375	99.569	99.569	99.369
2.500	100.476	100.476	100.276
2.625	101.167	101.167	100.967
2.750	101.761	101.761	101.561
2.875	102.226	102.226	102.026
2.990	102.646	102.646	102.446
3.000	102.746	102.746	102.546
3.125	103.205	103.205	103.005
3.250	103.537	103.537	103.337
3.375	103.993	103.993	103.793
3.500	104.378	104.378	104.178
3.625	104.849	104.849	104.649
3.750	104.466	104.466	104.266
3.875	104.964	104.964	104.764
3.990	105.345	105.345	105.145
4.000	105.445	105.445	105.245

15 Year High Balance

Rate	30 Day	45 Day	60 Day
2.000	99.208	99.208	99.008
2.125	99.672	99.672	99.472
2.250	100.179	100.179	99.979
2.375	100.746	100.746	100.546
2.500	101.297	101.297	101.097
2.625	101.734	101.734	101.534
2.750	102.111	102.111	101.911
2.875	102.408	102.408	102.208
2.990	102.639	102.639	102.439
3.000	102.739	102.739	102.539
3.125	103.031	103.031	102.831
3.250	102.686	102.686	102.486
3.375	102.976	102.976	102.776
3.500	103.223	103.223	103.023
3.625	103.521	103.521	103.321
3.750	102.401	102.401	102.201
3.875	102.716	102.716	102.516
3.990	102.921	102.921	102.721
4.000	103.021	103.021	102.821

15 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
2.000	97.250	97.250	97.050
2.125	97.816	97.816	97.616
2.250	98.378	98.378	98.178
2.375	99.295	99.295	99.095
2.500	100.276	100.276	100.076
2.625	100.814	100.814	100.614
2.750	101.245	101.245	101.045
2.875	101.586	101.586	101.386
2.990	101.863	101.863	101.663
3.000	101.963	101.963	101.763
3.125	102.296	102.296	102.096
3.250	102.218	102.218	102.018
3.375	102.551	102.551	102.351
3.500	102.827	102.827	102.627
3.625	103.171	103.171	102.971
3.750	101.960	101.960	101.760
3.875	102.321	102.321	102.121
3.990	102.571	102.571	102.371
4.000	102.671	102.671	102.471

15 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
2.000	96.992	96.992	96.792
2.125	97.566	97.566	97.366
2.250	98.297	98.297	98.097
2.375	99.265	99.265	99.065
2.500	100.268	100.268	100.068
2.625	100.814	100.814	100.614
2.750	101.245	101.245	101.045
2.875	101.586	101.586	101.386
2.990	101.863	101.863	101.663
3.000	101.963	101.963	101.763
3.125	102.296	102.296	102.096
3.250	102.218	102.218	102.018
3.375	102.551	102.551	102.351
3.500	102.827	102.827	102.627
3.625	103.171	103.171	102.971
3.750	101.960	101.960	101.760
3.875	102.321	102.321	102.121
3.990	102.571	102.571	102.371
4.000	102.671	102.671	102.471

10 Year

Rate	30 Day	45 Day	60 Day
2.000	100.096	100.096	99.896
2.125	100.704	100.704	100.504
2.250	101.239	101.239	101.039
2.375	101.723	101.723	101.523
2.500	102.178	102.178	101.978
2.625	102.650	102.650	102.450
2.750	102.800	102.800	102.600
2.875	103.221	103.221	103.021
2.990	103.594	103.594	103.394
3.000	103.694	103.694	103.494
3.125	104.113	104.113	103.913
3.250	103.615	103.615	103.415
3.375	104.029	104.029	103.829
3.500	104.384	104.384	104.184
3.625	104.810	104.810	104.610
3.750	104.426	104.426	104.226
3.875	104.878	104.878	104.678
3.990	105.213	105.213	105.013
4.000	105.313	105.313	105.113

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	-0.250	-1.250	-2.500	-3.000	-3.000	-2.500	-2.500	-2.500	-2.500
640 – 659	-0.750	-1.500	-3.000	-3.250	-3.500	-3.000	-3.000	-3.000	-3.000
620 – 639	-0.750	-1.750	-3.250	-3.250	-3.500	-3.500	-3.500	-3.750	-3.750

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

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

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	-6.125	-6.125
Second Home	-1.700	-1.700	-1.700	-1.700	-1.700	-1.950	-1.950	-1.950	-1.950
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	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

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

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
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" ***	-0.500
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

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%	3.700	4.700
		>105.00%	3.200	3.700
Investment	1-4	80.01 -90.00%	4.000	5.000
		>90.00%	3.500	4.000

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 or any HomeReady

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.: **6/4/2021**
45 Day Lock Exp.: **6/21/2021**
60 Day Lock Exp.: **7/5/2021**

W. Rate Sheet Dated: **5/5/2021** **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
2.500	97.488	97.488	97.288	2.500	98.158	98.158	97.958	2.875	101.132	101.132	100.932	2.000	99.223	99.223	99.023	2.000	99.208	99.208	99.008
2.625	98.610	98.610	98.410	2.625	98.965	98.965	98.765	2.990	101.566	101.566	101.366	2.125	99.831	99.831	99.631	2.125	99.672	99.672	99.472
2.750	99.540	99.540	99.340	2.750	99.714	99.714	99.514	3.000	101.666	101.666	101.466	2.250	100.366	100.366	100.166	2.250	100.179	100.179	99.979
2.875	100.223	100.223	100.023	2.875	100.335	100.335	100.135	3.125	102.123	102.123	101.923	2.375	100.850	100.850	100.650	2.375	100.746	100.746	100.546
2.990	100.745	100.745	100.545	2.990	100.705	100.705	100.505	3.250	102.787	102.787	102.587	2.500	101.305	101.305	101.105	2.500	101.297	101.297	101.097
3.000	100.845	100.845	100.645	3.000	100.805	100.805	100.605	3.375	103.362	103.362	103.162	2.625	101.887	101.887	101.687	2.625	101.734	101.734	101.534
3.125	101.258	101.258	101.058	3.125	101.680	101.680	101.480	3.500	103.822	103.822	103.622	2.750	102.427	102.427	102.227	2.750	102.111	102.111	101.911
3.250	102.087	102.087	101.887	3.250	102.390	102.390	102.190	3.625	104.215	104.215	104.015	2.875	102.848	102.848	102.648	2.875	102.408	102.408	102.208
3.375	102.568	102.568	102.368	3.375	102.931	102.931	102.731	3.750	103.821	103.821	103.621	2.990	103.222	103.222	103.022	2.990	102.639	102.639	102.439
3.500	102.911	102.911	102.711	3.500	103.323	103.323	103.123	3.875	104.325	104.325	104.125	3.000	103.322	103.322	103.122	3.000	102.739	102.739	102.539
3.625	103.307	103.307	103.107	3.625	103.542	103.542	103.342	3.990	104.588	104.588	104.388	3.125	103.740	103.740	103.540	3.125	103.031	103.031	102.831
3.750	103.313	103.313	103.113	3.750	102.698	102.698	102.498	4.000	104.688	104.688	104.488	3.250	103.805	103.805	103.605	3.250	102.686	102.686	102.486
3.875	103.821	103.821	103.621	3.875	103.168	103.168	102.968	4.125	105.016	105.016	104.816	3.375	104.218	104.218	104.018	3.375	102.976	102.976	102.776
3.990	104.166	104.166	103.966	3.990	103.414	103.414	103.214	4.250	105.069	105.069	104.869	3.500	104.574	104.574	104.374	3.500	103.223	103.223	103.023
4.000	104.266	104.266	104.066	4.000	103.514	103.514	103.314	4.375	105.455	105.455	105.255	3.625	104.999	104.999	104.799	3.625	103.521	103.521	103.321
4.125	104.396	104.396	104.196	4.125	103.710	103.710	103.510	4.500	105.798	105.798	105.598	3.750	104.707	104.707	104.507	3.750	102.401	102.401	102.201
4.250	104.908	104.908	104.708	4.250	102.664	102.664	102.464	4.625	106.040	106.040	105.840	3.875	105.159	105.159	104.959	3.875	102.716	102.716	102.516
4.375	105.299	105.299	105.099	4.375	103.084	103.084	102.884	4.750	105.944	105.944	105.744	3.990	105.495	105.495	105.295	3.990	102.921	102.921	102.721
4.500	105.662	105.662	105.462	4.500	103.397	103.397	103.197	4.875	106.303	106.303	106.103	4.000	105.595	105.595	105.395	4.000	103.021	103.021	102.821

Applicable for all mortgages with greater than 15 year terms

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

Product Features

Product Feature ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
Investment property	-4.125	-4.125	-4.125	-5.375	-6.125	-6.125	-6.125	N/A	N/A
Second Home	-1.700	-1.700	-1.700	-1.700	-1.700	-1.950	-1.950	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	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A	N/A

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

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
Texas Equity 50(a)(6)	0.000
Texas Equity 50(a)(4)	0.000
All Refinances "R/T & C/O" ***	-0.500
Conv OTC Placement	-1.000
Loan Size	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	0.000
$125,001 - $175,000	0.000
$175,001 - $275,000	0.000
$275,001 up to HB	0.125
*** Does not apply to loan amt =<$125K	

Mortgages with Subordinate Financing *

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

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

Lock Desk Policy

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

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

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

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

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

30 Day Lock Exp.: 6/4/2021
45 Day Lock Exp.: 6/21/2021
60 Day Lock Exp.: 7/5/2021

W. Rate Sheet Dated: 5/5/2021 **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			
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	99.568	99.568	99.368	2.750	99.568	99.568	99.368	2.750	99.568	99.568	99.368	2.750	98.508	98.508	98.308	2.750	98.508	98.508	98.308
2.875	100.420	100.420	100.220	2.875	100.420	100.420	100.220	2.875	100.420	100.420	100.220	2.875	99.360	99.360	99.160	2.875	99.360	99.360	99.160
2.990	100.856	100.856	100.656	2.990	100.856	100.856	100.656	2.990	100.856	100.856	100.656	2.990	99.796	99.796	99.596	2.990	99.796	99.796	99.596
3.000	100.956	100.956	100.756	3.000	100.956	100.956	100.756	3.000	100.956	100.956	100.756	3.000	99.896	99.896	99.696	3.000	99.896	99.896	99.696
3.125	101.458	101.458	101.227	3.125	101.458	101.458	101.227	3.125	101.458	101.458	101.227	3.125	100.514	100.514	100.283	3.125	100.514	100.514	100.283
3.250	102.293	102.293	102.068	3.250	102.168	102.168	101.943	3.250	102.293	102.293	102.068	3.250	101.349	101.349	101.124	3.250	101.224	101.224	100.999
3.375	102.792	102.792	102.574	3.375	102.667	102.667	102.449	3.375	102.792	102.792	102.574	3.375	101.848	101.848	101.630	3.375	101.723	101.723	101.505
3.500	103.163	103.163	102.949	3.500	103.038	103.038	102.824	3.500	103.163	103.163	102.949	3.500	102.219	102.219	102.005	3.500	102.094	102.094	101.880
3.625	103.528	103.528	103.316	3.625	103.403	103.403	103.191	3.625	103.528	103.528	103.316	3.625	102.584	102.584	102.372	3.625	102.459	102.459	102.247
3.750	103.167	103.167	102.967	3.750	102.542	102.542	102.342	3.750	102.542	102.542	102.342	3.750	100.113	100.113	99.913	3.750	99.488	99.488	99.288
3.875	103.656	103.656	103.456	3.875	103.031	103.031	102.831	3.875	103.031	103.031	102.831	3.875	100.602	100.602	100.402	3.875	99.977	99.977	99.777
3.990	103.990	103.990	103.790	3.990	103.365	103.365	103.165	3.990	103.365	103.365	103.165	3.990	100.936	100.936	100.736	3.990	100.311	100.311	100.111
4.000	104.090	104.090	103.890	4.000	103.465	103.465	103.265	4.000	103.465	103.465	103.265	4.000	101.036	101.036	100.836	4.000	100.411	100.411	100.211
4.125	104.004	104.004	103.804	4.125	103.379	103.379	103.179	4.125	103.379	103.379	103.179	4.125	98.890	98.890	98.690	4.125	98.265	98.265	98.065
4.250	104.602	104.602	104.402	4.250	104.227	104.227	104.027	4.250	104.227	104.227	104.027	4.250	99.488	99.488	99.288	4.250	99.113	99.113	98.913
4.375	104.991	104.991	104.791	4.375	104.616	104.616	104.416	4.375	104.616	104.616	104.416	4.375	99.877	99.877	99.677	4.375	99.502	99.502	99.302
4.500	105.298	105.298	105.098	4.500	104.923	104.923	104.723	4.500	104.923	104.923	104.723	4.500	100.184	100.184	99.984	4.500	99.809	99.809	99.609
4.625	105.177	105.177	104.977	4.625	104.802	104.802	104.602	4.625	104.802	104.802	104.602	4.625	99.813	99.813	99.613	4.625	99.438	99.438	99.238
4.750	105.592	105.592	105.392	4.750	105.592	105.592	105.392	4.750	105.592	105.592	105.392	4.750	100.228	100.228	100.028	4.750	100.228	100.228	100.028

30/25 Year SC >125				20 Year				20 Year 105-125				20 Year >125				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
2.750	98.508	98.508	98.308	2.500	98.521	98.521	98.287	2.500	98.521	98.521	98.287	2.500	98.521	98.521	98.287	2.000	99.081	99.081	98.881
2.875	99.360	99.360	99.160	2.625	99.311	99.311	99.076	2.625	99.311	99.311	99.076	2.625	99.311	99.311	99.076	2.125	99.723	99.723	99.523
2.990	99.796	99.796	99.596	2.750	100.407	100.407	100.172	2.750	100.407	100.407	100.172	2.750	100.407	100.407	100.172	2.250	100.427	100.427	100.227
3.000	99.896	99.896	99.696	2.875	101.113	101.113	100.877	2.875	101.113	101.113	100.877	2.875	101.113	101.113	100.877	2.375	100.960	100.960	100.760
3.125	100.514	100.514	100.283	2.990	101.571	101.571	101.339	2.990	101.571	101.571	101.339	2.990	101.571	101.571	101.339	2.500	101.157	101.157	100.957
3.250	101.349	101.349	101.124	3.000	101.671	101.671	101.439	3.000	101.671	101.671	101.439	3.000	101.671	101.671	101.439	2.625	101.926	101.926	101.726
3.375	101.848	101.848	101.630	3.125	101.887	101.887	101.616	3.125	101.887	101.887	101.616	3.125	101.887	101.887	101.616	2.750	102.450	102.450	102.250
3.500	102.219	102.219	102.005	3.250	102.789	102.789	102.521	3.250	103.539	103.539	103.271	3.250	102.789	102.789	102.521	2.875	102.840	102.840	102.640
3.625	102.584	102.584	102.372	3.375	103.378	103.378	103.117	3.375	104.128	104.128	103.867	3.375	103.378	103.378	103.117	2.990	103.156	103.156	102.956
3.750	99.488	99.488	99.288	3.500	103.897	103.897	103.644	3.500	104.647	104.647	104.394	3.500	103.897	103.897	103.644	3.000	103.256	103.256	103.056
3.875	99.977	99.977	99.777	3.625	104.194	104.194	103.945	3.625	104.944	104.944	104.695	3.625	104.194	104.194	103.945	3.125	103.045	103.045	102.845
3.990	100.311	100.311	100.111	3.750	103.600	103.600	103.400	3.750	104.850	104.850	104.650	3.750	104.850	104.850	104.650	3.250	103.510	103.510	103.310
4.000	100.411	100.411	100.211	3.875	103.944	103.944	103.744	3.875	105.194	105.194	104.994	3.875	105.194	105.194	104.994	3.375	103.829	103.829	103.629
4.125	98.265	98.265	98.065	3.990	104.257	104.257	104.057	3.990	105.507	105.507	105.307	3.990	105.507	105.507	105.307	3.500	104.061	104.061	103.861
4.250	99.113	99.113	98.913	4.000	104.357	104.357	104.157	4.000	105.607	105.607	105.407	4.000	105.607	105.607	105.407	3.625	104.044	104.044	103.844
4.375	99.502	99.502	99.302	4.125	104.430	104.430	104.230	4.125	105.680	105.680	105.480	4.125	105.680	105.680	105.480	3.750	104.413	104.413	104.213
4.500	99.809	99.809	99.609	4.250	104.833	104.833	104.633	4.250	106.083	106.083	105.883	4.250	106.083	106.083	105.883	3.875	104.581	104.581	104.381
4.625	99.438	99.438	99.238	4.375	105.067	105.067	104.867	4.375	106.317	106.317	106.117	4.375	106.317	106.317	106.117	3.990	104.847	104.847	104.647
4.750	100.228	100.228	100.028	4.500	105.269	105.269	105.069	4.500	106.519	106.519	106.319	4.500	106.519	106.519	106.319	4.000	104.947	104.947	104.747

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	99.206	99.206	99.006	2.000	99.206	99.206	99.006	2.000	98.481	98.481	98.281	2.000	98.606	98.606	98.406	2.000	98.606	98.606	98.406
2.125	99.848	99.848	99.648	2.125	99.848	99.848	99.648	2.125	99.123	99.123	98.923	2.125	99.248	99.248	99.048	2.125	99.248	99.248	99.048
2.250	100.552	100.552	100.352	2.250	100.552	100.552	100.352	2.250	99.827	99.827	99.627	2.250	99.952	99.952	99.752	2.250	99.952	99.952	99.752
2.375	101.085	101.085	100.885	2.375	101.085	101.085	100.885	2.375	100.360	100.360	100.160	2.375	100.485	100.485	100.285	2.375	100.485	100.485	100.285
2.500	101.282	101.282	101.082	2.500	101.282	101.282	101.082	2.500	100.557	100.557	100.357	2.500	100.682	100.682	100.482	2.500	100.682	100.682	100.482
2.625	102.051	102.051	101.851	2.625	102.051	102.051	101.851	2.625	100.200	100.200	100.000	2.625	100.325	100.325	100.125	2.625	100.325	100.325	100.125
2.750	102.575	102.575	102.375	2.750	102.575	102.575	102.375	2.750	100.724	100.724	100.524	2.750	100.849	100.849	100.649	2.750	100.849	100.849	100.649
2.875	102.965	102.965	102.765	2.875	102.965	102.965	102.765	2.875	101.114	101.114	100.914	2.875	101.239	101.239	101.039	2.875	101.239	101.239	101.039
2.990	103.281	103.281	103.081	2.990	103.281	103.281	103.081	2.990	101.430	101.430	101.230	2.990	101.555	101.555	101.355	2.990	101.555	101.555	101.355
3.000	103.381	103.381	103.181	3.000	103.381	103.381	103.181	3.000	101.530	101.530	101.330	3.000	101.655	101.655	101.455	3.000	101.655	101.655	101.455
3.125	103.170	103.170	102.970	3.125	103.170	103.170	102.970	3.125	100.819	100.819	100.619	3.125	100.944	100.944	100.744	3.125	100.944	100.944	100.744
3.250	103.635	103.635	103.435	3.250	103.635	103.635	103.435	3.250	101.284	101.284	101.084	3.250	101.409	101.409	101.209	3.250	101.409	101.409	101.209
3.375	103.954	103.954	103.754	3.375	103.954	103.954	103.754	3.375	101.603	101.603	101.403	3.375	101.728	101.728	101.528	3.375	101.728	101.728	101.528
3.500	104.186	104.186	103.986	3.500	104.186	104.186	103.986	3.500	101.835	101.835	101.635	3.500	101.960	101.960	101.760	3.500	101.960	101.960	101.760
3.625	104.169	104.169	103.969	3.625	104.169	104.169	103.969	3.625	100.818	100.818	100.618	3.625	100.943	100.943	100.743	3.625	100.943	100.943	100.743
3.750	104.538	104.538	104.338	3.750	104.538	104.538	104.338	3.750	101.187	101.187	100.987	3.750	101.312	101.312	101.112	3.750	101.312	101.312	101.112
3.875	104.706	104.706	104.506	3.875	104.706	104.706	104.506	3.875	101.355	101.355	101.155	3.875	101.480	101.480	101.280	3.875	101.480	101.480	101.280
3.990	104.972	104.972	104.772	3.990	104.972	104.972	104.772	3.990	101.621	101.621	101.421	3.990	101.746	101.746	101.546	3.990	101.746	101.746	101.546
4.000	105.072	105.072	104.872	4.000	105.072	105.072	104.872	4.000	101.721	101.721	101.521	4.000	101.846	101.846	101.646	4.000	101.846	101.846	101.646

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	-0.250	-1.250	-2.500	-3.000	-3.000	-2.500	-2.500	-2.500	-2.500	-2.500
640 – 659	-0.750	-1.500	-3.000	-3.250	-3.500	-3.000	-3.000	-3.000	-3.000	-3.000
620 – 639	-0.750	-1.750	-3.250	-3.250	-3.500	-3.500	-3.500	-3.750	-3.750	-3.750

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	-2.000	-2.000	-2.000	-2.000	-2.000
Investment	-4.125	-4.125	-4.125	-5.375	-6.125	-6.125	-6.125	-6.125	-6.125	-6.125
Second Home ***	-1.700	-1.700	-1.700	-1.700	-1.700	-1.950	-1.950	-1.950	-1.950	-1.950
SC Purchase & R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
SC C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A	N/A

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

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	0.000
Texas Equity 50(a)(4)	0.000
OTC "Construction Conversion"	-1.000
All Refinances "R/T & C/O" ***	-0.500
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

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%	-1.875	-1.875

*** 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%	3.700	4.700
		>105.00%	3.200	3.700
Investment	1	90.01-100.00%	4.000	5.000
		>100.00%	3.500	4.000
	2-4	80.01 -90.00%	4.000	5.000
		>90.00%	3.500	4.000

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.: **6/4/2021**
45 Day Lock Exp.: **6/21/2021**
60 Day Lock Exp.: **7/5/2021**

W. Rate Sheet Dated: **5/5/2021** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Conforming FHLMC

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
2.750	99.568	99.568	99.368	2.750	98.508	98.508	98.308	2.500	98.521	98.521	98.287	2.000	99.081	99.081	98.881	2.000	98.481	98.481	98.281
2.875	100.420	100.420	100.220	2.875	99.360	99.360	99.160	2.625	99.311	99.311	99.076	2.125	99.723	99.723	99.523	2.125	99.123	99.123	98.923
2.990	100.856	100.856	100.656	2.990	99.796	99.796	99.596	2.750	100.407	100.407	100.172	2.250	100.427	100.427	100.227	2.250	99.827	99.827	99.627
3.000	100.956	100.956	100.756	3.000	99.896	99.896	99.696	2.875	101.113	101.113	100.877	2.375	100.960	100.960	100.760	2.375	100.360	100.360	100.160
3.125	101.458	101.458	101.227	3.125	100.514	100.514	100.283	2.990	101.571	101.571	101.339	2.500	101.157	101.157	100.957	2.500	100.557	100.557	100.357
3.250	102.293	102.293	102.068	3.250	101.349	101.349	101.124	3.000	101.671	101.671	101.439	2.625	101.926	101.926	101.726	2.625	100.200	100.200	100.000
3.375	102.792	102.792	102.574	3.375	101.848	101.848	101.630	3.125	101.887	101.887	101.616	2.750	102.450	102.450	102.250	2.750	100.724	100.724	100.524
3.500	103.163	103.163	102.949	3.500	102.219	102.219	102.005	3.250	102.789	102.789	102.521	2.875	102.840	102.840	102.640	2.875	101.114	101.114	100.914
3.625	103.528	103.528	103.316	3.625	102.584	102.584	102.372	3.375	103.378	103.378	103.117	2.990	103.156	103.156	102.956	2.990	101.430	101.430	101.230
3.750	103.167	103.167	102.967	3.750	100.113	100.113	99.913	3.500	103.897	103.897	103.644	3.000	103.256	103.256	103.056	3.000	101.530	101.530	101.330
3.875	103.656	103.656	103.456	3.875	100.602	100.602	100.402	3.625	104.194	104.194	103.945	3.125	103.045	103.045	102.845	3.125	100.819	100.819	100.619
3.990	103.990	103.990	103.790	3.990	100.936	100.936	100.736	3.750	103.600	103.600	103.400	3.250	103.510	103.510	103.310	3.250	101.284	101.284	101.084
4.000	104.090	104.090	103.890	4.000	101.036	101.036	100.836	3.875	103.944	103.944	103.744	3.375	103.829	103.829	103.629	3.375	101.603	101.603	101.403
4.125	104.004	104.004	103.804	4.125	98.890	98.890	98.690	3.990	104.257	104.257	104.057	3.500	104.061	104.061	103.861	3.500	101.835	101.835	101.635
4.250	104.602	104.602	104.402	4.250	99.488	99.488	99.288	4.000	104.357	104.357	104.157	3.625	104.044	104.044	103.844	3.625	100.818	100.818	100.618
4.375	104.991	104.991	104.791	4.375	99.877	99.877	99.677	4.125	104.430	104.430	104.230	3.750	104.413	104.413	104.213	3.750	101.187	101.187	100.987
4.500	105.298	105.298	105.098	4.500	100.184	100.184	99.984	4.250	104.833	104.833	104.633	3.875	104.581	104.581	104.381	3.875	101.355	101.355	101.155
4.625	105.177	105.177	104.977	4.625	99.813	99.813	99.613	4.375	105.067	105.067	104.867	3.990	104.847	104.847	104.647	3.990	101.621	101.621	101.421
4.750	105.592	105.592	105.392	4.750	100.228	100.228	100.028	4.500	105.269	105.269	105.069	4.000	104.947	104.947	104.747	4.000	101.721	101.721	101.521

Applicable for all mortgages with terms greater than 15 years

FICO ↓ \ LTV →	≤ 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	97.01 – 105.00%	>105%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	N/A	N/A
720 – 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	N/A	N/A
700 – 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	N/A	N/A
680 – 699	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
660 – 679	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
640 – 659	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
620 – 639	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	0.000
Texas Equity 50(a)(4)	0.000
OTC "Construction Conversion"	-1.000
All Refinances "R/T & C/O" ***	-0.500
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	-2.000	-2.000	-2.000	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 ***	-1.700	-1.700	-1.700	-1.700	-1.700	-1.950	-1.950	-1.950	N/A	N/A
SC Purchase & R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	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.: 6/4/2021
45 Day Lock Exp.: 6/21/2021
60 Day Lock Exp.: 7/5/2021

W. Rate Sheet Dated: 5/5/2021 **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
2.750	99.568	99.568	99.368	2.500	98.521	98.521	98.287	2.000	99.081	99.081	98.881	2.750	98.363	98.363	98.163	2.000	98.131	98.131	97.931
2.875	100.420	100.420	100.220	2.625	99.311	99.311	99.076	2.125	99.723	99.723	99.523	2.875	99.215	99.215	99.015	2.125	98.773	98.773	98.573
2.990	100.856	100.856	100.656	2.750	100.407	100.407	100.172	2.250	100.427	100.427	100.227	2.990	99.651	99.651	99.451	2.250	99.477	99.477	99.277
3.000	100.956	100.956	100.756	2.875	101.113	101.113	100.877	2.375	100.960	100.960	100.760	3.000	99.751	99.751	99.551	2.375	100.010	100.010	99.810
3.125	101.458	101.458	101.227	2.990	101.571	101.571	101.339	2.500	101.157	101.157	100.957	3.125	100.311	100.311	100.080	2.500	100.207	100.207	100.007
3.250	102.293	102.293	102.068	3.000	101.671	101.671	101.439	2.625	101.926	101.926	101.726	3.250	101.146	101.146	100.921	2.625	100.413	100.413	100.213
3.375	102.792	102.792	102.574	3.125	101.887	101.887	101.616	2.750	102.450	102.450	102.250	3.375	101.645	101.645	101.427	2.750	100.937	100.937	100.737
3.500	103.163	103.163	102.949	3.250	102.789	102.789	102.521	2.875	102.840	102.840	102.640	3.500	102.016	102.016	101.802	2.875	101.327	101.327	101.127
3.625	103.528	103.528	103.316	3.375	103.378	103.378	103.117	2.990	103.156	103.156	102.956	3.625	102.381	102.381	102.169	2.990	101.643	101.643	101.443
3.750	103.167	103.167	102.967	3.500	103.897	103.897	103.644	3.000	103.256	103.256	103.056	3.750	100.965	100.965	100.765	3.000	101.743	101.743	101.543
3.875	103.656	103.656	103.456	3.625	104.194	104.194	103.945	3.125	103.045	103.045	102.845	3.875	101.454	101.454	101.254	3.125	101.282	101.282	101.082
3.990	103.990	103.990	103.790	3.750	103.600	103.600	103.400	3.250	103.510	103.510	103.310	3.990	101.788	101.788	101.588	3.250	101.747	101.747	101.547
4.000	104.090	104.090	103.890	3.875	103.944	103.944	103.744	3.375	103.829	103.829	103.629	4.000	101.888	101.888	101.688	3.375	102.066	102.066	101.866
4.125	104.004	104.004	103.804	3.990	104.257	104.257	104.057	3.500	104.061	104.061	103.861	4.125	100.772	100.772	100.572	3.500	102.298	102.298	102.098
4.250	104.602	104.602	104.402	4.000	104.357	104.357	104.157	3.625	104.044	104.044	103.844	4.250	101.370	101.370	101.170	3.625	101.781	101.781	101.581
4.375	104.991	104.991	104.791	4.125	104.430	104.430	104.230	3.750	104.413	104.413	104.213	4.375	101.759	101.759	101.559	3.750	102.150	102.150	101.950
4.500	105.298	105.298	105.098	4.250	104.833	104.833	104.633	3.875	104.581	104.581	104.381	4.500	102.066	102.066	101.866	3.875	102.318	102.318	102.118
4.625	105.177	105.177	104.977	4.375	105.067	105.067	104.867	3.990	104.847	104.847	104.647	4.625	101.820	101.820	101.620	3.990	102.584	102.584	102.384
4.750	105.592	105.592	105.392	4.500	105.269	105.269	105.069	4.000	104.947	104.947	104.747	4.750	102.235	102.235	102.035	4.000	102.684	102.684	102.484

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	-0.250	-1.250	-2.500	-3.000	-3.000	-2.500	-2.500	-2.500
640 - 659	-0.750	-1.500	-3.000	-3.250	-3.500	-3.000	-3.000	-3.000
620 - 639	-0.750	-1.750	-3.250	-3.250	-3.500	-3.500	-3.500	-3.750
< 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%	> 105%
Investment Property	-4.125	-4.125	-4.125	-5.375	-6.125	-6.125	-6.125	-6.125	-6.125
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	-1.500	-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
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(4)	0.000
All Refinances "R/T"	0.000
CHOICE Renovation	-1.000
Loan Size	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	0.000
$125,001 - $175,000	0.000
$175,001 - $275,000	0.000
$275,001 up to SC	0.125

Lock Desk Policy

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

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

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

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.: **6/4/2021**
45 Day Lock Exp.: **6/21/2021**
60 Day Lock Exp.: **7/5/2021**

W. Rate Sheet Dated: **5/5/2021** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Non-Conforming "Jumbo"

30 Yr. Fixed

All-in Price Cap "Before Lender Paid Comp - Max = $20,000" **101.850**

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

15 Yr. Fixed

All-in Price Cap "Before Lender Paid Comp - Max = $20,000" **101.850**

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

7/1 Hybrid ARMs

All-in Price Cap "Before Lender Paid Comp - Max = $20,000" **101.850**

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

1 year LIBOR "Wall Street Journal"

Margin	2.250	Cap	5/2/5

FICO/CLTV Adjuster

FICO	CLTV								
	<=55.00%	55.01-60.00%	60.01-65.00%	65.01-70.00%	70.01-75.00%	75.01-80.00%	80.01-85.00%	85.01-90.00%	90.01-95.00%
680-699	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
700-719	0.375	0.250	0.125	0.000	-0.250	-0.625	-1.000	-1.000	n/a
720-739	0.500	0.375	0.250	0.250	0.000	-0.500	-0.750	-0.750	n/a
740-759	0.500	0.375	0.250	0.250	0.000	-0.250	-0.500	-0.500	n/a
760-779	0.500	0.375	0.375	0.375	0.125	-0.125	-0.250	-0.250	n/a
780-850	0.500	0.500	0.500	0.375	0.250	0.000	-0.125	-0.125	n/a
Purpose									
Cash-Out Refi[1]	0.000	0.000	-0.250	-0.500	-0.875	n/a	n/a	n/a	n/a
Purchase	0.375	0.375	0.250	0.250	0.250	0.250	0.500	0.500	n/a
Other									
Interest Only[2]	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investor[1]	0.000	0.000	-0.250	-0.375	-0.500	n/a	n/a	n/a	n/a
> 80 LTV NO MI[1]	n/a	n/a	n/a	n/a	n/a	n/a	-0.375	-0.625	n/a

[1]Full Am. [2]ARMs Only

Locks that expire on a weekend or holiday will be extended to the next business day at .0125/day upon lock.

Lock Desk Policy

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

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

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

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