	[AFR Loan Center](#)		
	Lockdesk e-mail:	Lockdesk@afrwholesale.com	
	Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.: 6/6/2022
	Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.: 6/20/2022
			60 Day Lock Exp.: 7/5/2022

W. Rate Sheet Dated: 5/6/2022 **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	97.399	97.118	96.884	4.000	97.049	96.768	96.534	2.875	93.749	93.589	93.429	3.125	N/A	N/A	N/A
4.125	98.040	97.759	97.525	4.125	97.690	97.409	97.175	3.000	94.070	93.910	93.750	3.250	N/A	N/A	N/A
4.250	98.430	98.280	97.999	4.250	98.080	97.930	97.649	3.125	94.393	94.233	94.073	3.375	N/A	N/A	N/A
4.375	99.045	98.895	98.614	4.375	98.695	98.545	98.264	3.250	95.816	95.546	95.277	3.500	N/A	N/A	N/A
4.500	99.647	99.497	99.216	4.500	99.297	99.147	98.866	3.375	96.128	95.859	95.589	3.625	N/A	N/A	N/A
4.625	100.219	100.069	99.788	4.625	99.869	99.719	99.438	3.500	96.437	96.167	95.898	Margin = 2.250		Index = 2.030	
4.750	99.784	99.634	99.119	4.750	99.434	99.284	98.769	3.625	96.734	96.465	96.195	30 Year OTC			
4.875	100.331	100.181	99.666	4.875	99.981	99.831	99.316	3.750	96.895	96.520	96.145	Rate	30 Day	45 Day	60 Day
5.000	100.838	100.688	100.173	5.000	100.488	100.338	99.823	3.875	97.179	96.804	96.429	5.000	99.746	99.105	98.589
5.125	101.306	101.156	100.641	5.125	100.956	100.806	100.291	4.000	97.447	97.072	96.697	5.125	100.214	99.573	99.057
5.250	101.041	100.891	100.172	5.250	100.691	100.541	99.822	4.125	97.692	97.317	96.942	5.250	99.949	99.293	98.574
5.375	101.488	101.338	100.619	5.375	101.138	100.988	100.269	4.250	98.611	98.299	97.986	5.375	100.396	99.740	99.021
5.500	101.891	101.741	101.022	5.500	101.541	101.391	100.672	4.375	98.849	98.536	98.224	5.500	100.799	100.143	99.424
5.625	102.245	102.095	101.376	5.625	101.895	101.745	101.026	4.500	99.062	98.750	98.437	5.625	101.153	100.497	99.778
5.750	101.609	101.459	100.959	5.750	101.259	101.109	100.609	4.625	99.253	98.941	98.628	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	98.972	98.659	98.347	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	99.162	98.850	98.537	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	99.341	99.028	98.716	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	99.515	99.202	98.890	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	97.199	97.099	96.818	96.584	4.000	96.849	96.749	96.468	96.234	2.875	92.879	92.779	92.619	92.459
4.125	97.840	97.740	97.459	97.225	4.125	97.490	97.390	97.109	96.875	3.000	93.200	93.100	92.940	92.780
4.250	98.230	98.130	97.980	97.699	4.250	97.880	97.780	97.630	97.349	3.125	93.523	93.423	93.263	93.103
4.375	98.845	98.745	98.595	98.314	4.375	98.495	98.395	98.245	97.964	3.250	95.546	95.446	95.176	94.907
4.500	99.447	99.347	99.197	98.916	4.500	99.097	98.997	98.847	98.566	3.375	95.858	95.758	95.489	95.219
4.625	100.019	99.919	99.769	99.488	4.625	99.669	99.569	99.419	99.138	3.500	96.167	96.067	95.797	95.528
4.750	99.584	99.484	99.334	98.819	4.750	99.234	99.134	98.984	98.469	3.625	96.464	96.364	96.095	95.825
4.875	100.131	100.031	99.881	99.366	4.875	99.781	99.681	99.531	99.016	3.750	97.125	97.025	96.650	96.275
5.000	100.638	100.538	100.388	99.873	5.000	100.288	100.188	100.038	99.523	3.875	97.409	97.309	96.934	96.559
5.125	101.106	101.006	100.856	100.341	5.125	100.756	100.656	100.506	99.991	4.000	97.677	97.577	97.202	96.827
5.250	100.841	100.741	100.591	99.872	5.250	100.491	100.391	100.241	99.522	4.125	97.922	97.822	97.447	97.072
5.375	101.288	101.188	101.038	100.319	5.375	100.938	100.838	100.688	99.969	4.250	98.141	98.041	97.729	97.416
5.500	101.691	101.591	101.441	100.722	5.500	101.341	101.241	101.091	100.372	4.375	98.379	98.279	97.966	97.654

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
6.250	100.750	100.500	100.250	6.250	N/A	N/A	N/A
6.750	101.750	101.500	101.250				
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	96.996	96.355	95.839
5.125	97.464	96.823	96.307
5.250	97.199	96.543	95.824
5.375	97.646	96.990	96.271
5.500	98.049	97.393	96.674
5.625	98.403	97.747	97.028
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	N/A	N/A	N/A
6.750	N/A	N/A	N/A

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.: **6/6/2022**
45 Day Lock Exp.: **6/20/2022**
60 Day Lock Exp.: **7/5/2022**

W. Rate Sheet Dated: **5/6/2022** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT

30/25 Year				20 Year				15/10 Year			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.000	N/A	N/A	N/A	4.000	N/A	N/A	N/A	2.375	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
4.250	N/A	N/A	N/A	4.250	N/A	N/A	N/A	2.625	N/A	N/A	N/A
4.375	N/A	N/A	N/A	4.375	N/A	N/A	N/A	2.750	90.081	89.921	89.761
4.500	98.153	98.003	97.722	4.500	97.903	97.753	97.472	2.875	90.398	90.238	90.078
4.625	98.725	98.575	98.294	4.625	98.475	98.325	98.044	3.000	90.719	90.559	90.399
4.750	97.103	96.953	96.437	4.750	96.853	96.703	96.187	3.125	91.042	90.882	90.722
4.875	97.650	97.500	96.984	4.875	97.400	97.250	96.734	3.250	92.721	92.451	92.182
5.000	98.157	98.007	97.491	5.000	97.907	97.757	97.241	3.375	93.033	92.763	92.494
5.125	98.625	98.475	97.959	5.125	98.375	98.225	97.709	3.500	93.342	93.072	92.803
5.250	97.859	97.709	96.990	5.250	97.609	97.459	96.740	3.625	93.639	93.369	93.100
5.375	98.306	98.156	97.437	5.375	98.056	97.906	97.187	3.750	94.300	93.925	93.550
5.500	98.709	98.559	97.840	5.500	98.459	98.309	97.590	3.875	N/A	N/A	N/A
5.625	99.063	98.913	98.194	5.625	98.813	98.663	97.944	4.000	N/A	N/A	N/A
5.750	97.209	97.059	96.559	5.750	96.959	96.809	96.309	4.125	N/A	N/A	N/A
5.875	97.579	97.429	96.929	5.875	97.329	97.179	96.679	4.250	N/A	N/A	N/A
6.000	97.934	97.784	97.284	6.000	N/A	N/A	N/A	4.375	N/A	N/A	N/A
6.125	N/A	N/A	N/A	6.125	N/A	N/A	N/A	4.500	N/A	N/A	N/A
6.250	N/A	N/A	N/A	6.250	N/A	N/A	N/A	4.625	N/A	N/A	N/A

5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
Margin = 2.250		Index = 2.030	

30 Year OTC			
Rate	**30 Day**	**45 Day**	**60 Day**
4.250	96.936	96.530	96.249
4.375	97.551	97.145	96.864
4.500	98.153	97.747	97.466
4.625	98.725	98.319	98.038
4.750	97.103	96.462	95.947
4.875	97.650	97.009	96.494
5.000	98.157	97.516	97.001
5.125	98.625	97.984	97.469
5.250	97.859	97.203	96.484
5.375	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	98.253	98.153	98.003	97.722	4.500	98.003	97.903	97.753	97.472	2.750	88.275	88.175	88.015	87.855
4.625	98.825	98.725	98.575	98.294	4.625	98.575	98.475	98.325	98.044	2.875	88.591	88.491	88.331	88.171
4.750	97.203	97.103	96.953	96.437	4.750	96.953	96.853	96.703	96.187	3.000	88.913	88.813	88.653	88.493
4.875	97.750	97.650	97.500	96.984	4.875	97.500	97.400	97.250	96.734	3.125	89.235	89.135	88.975	88.815
5.000	98.257	98.157	98.007	97.491	5.000	98.007	97.907	97.757	97.241	3.250	92.758	92.658	92.388	92.119
5.125	98.725	98.625	98.475	97.959	5.125	98.475	98.375	98.225	97.709	3.375	93.071	92.971	92.701	92.432
5.250	97.959	97.859	97.709	96.990	5.250	97.709	97.609	97.459	96.740	3.500	93.379	93.279	93.009	92.740
5.375	98.406	98.306	98.156	97.437	5.375	98.156	98.056	97.906	97.187	3.625	93.677	93.577	93.307	93.038
5.500	98.809	98.709	98.559	97.840	5.500	98.559	98.459	98.309	97.590	3.750	95.431	95.331	94.956	94.581

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**
6.250	N/A	N/A	N/A	6.250	N/A	N/A	N/A
6.750	N/A	N/A	N/A				
0.000	N/A	N/A	N/A				
0.000	N/A	N/A	N/A				
0.000	N/A	N/A	N/A				
0.000	N/A	N/A	N/A				
0.000	N/A	N/A	N/A				
0.000	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.

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.: 6/6/2022
45 Day Lock Exp.: 6/20/2022
60 Day Lock Exp.: 7/5/2022

W. Rate Sheet Dated: 5/6/2022 **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	95.660	95.543	95.460
4.375	96.253	96.136	96.053
4.500	96.800	96.654	96.600
4.625	97.439	97.293	97.239
4.750	98.060	97.914	97.860
4.875	98.609	98.463	98.409
4.990	98.715	98.473	98.494
5.000	98.815	98.573	98.594
5.125	99.496	99.254	99.275
5.250	100.066	99.824	99.845
5.375	100.422	100.180	100.201
5.500	100.508	100.200	100.210
5.625	101.114	100.806	100.816
5.750	101.604	101.296	101.306
5.875	101.984	101.676	101.686
5.990	101.059	100.605	100.672
6.000	101.159	100.705	100.772
6.125	101.840	101.386	101.453
6.250	102.357	101.903	101.970

30/25 Year 105-125

Rate	30 Day	45 Day	60 Day
2.000	N/A	N/A	N/A
2.125	N/A	N/A	N/A
2.250	N/A	N/A	N/A
2.375	N/A	N/A	N/A
2.500	N/A	N/A	N/A
2.625	N/A	N/A	N/A
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A

30/25 Year >125

Rate	30 Day	45 Day	60 Day
2.000	N/A	N/A	N/A
2.125	N/A	N/A	N/A
2.250	N/A	N/A	N/A
2.375	N/A	N/A	N/A
2.500	N/A	N/A	N/A
2.625	N/A	N/A	N/A
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A

30/25 Year High Balance

Rate	30 Day	45 Day	60 Day
4.250	95.876	95.715	95.676
4.375	96.531	96.370	96.331
4.500	97.165	97.004	96.965
4.625	97.698	97.537	97.498
4.750	98.223	98.062	98.023
4.875	98.685	98.524	98.485
4.990	98.924	98.763	98.724
5.000	99.024	98.863	98.824
5.125	99.164	98.994	98.964
5.250	99.599	99.350	99.353
5.375	99.882	99.633	99.636
5.500	100.153	99.904	99.907
5.625	100.255	99.947	99.973
5.750	100.662	100.354	100.343
5.875	100.979	100.671	100.660
5.990	101.110	100.802	100.791
6.000	101.210	100.902	100.891
6.125	101.340	101.032	101.021
6.250	101.119	100.665	100.715

30/25 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
2.000	N/A	N/A	N/A
2.125	N/A	N/A	N/A
2.250	N/A	N/A	N/A
2.375	N/A	N/A	N/A
2.500	N/A	N/A	N/A
2.625	N/A	N/A	N/A
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A

30/25/20 Year Investment

Rate	30 Day	45 Day	60 Day
4.250	95.593	95.481	95.375
4.375	96.186	96.074	95.968
4.500	96.836	96.683	96.539
4.625	97.476	97.323	97.179
4.750	98.097	97.944	97.800
4.875	98.645	98.492	98.348
4.990	98.770	98.553	98.357
5.000	98.870	98.653	98.457
5.125	99.550	99.333	99.137
5.250	100.120	99.903	99.707
5.375	100.476	100.259	100.063
5.500	100.555	100.265	99.977
5.625	101.161	100.871	100.583
5.750	101.651	101.361	101.073
5.875	102.031	101.741	101.453
5.990	101.006	100.631	100.328
6.000	101.106	100.731	100.428
6.125	101.787	101.412	101.109
6.250	102.304	101.929	101.626

30/25 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A
4.125	N/A	N/A	N/A
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A
4.625	N/A	N/A	N/A
4.750	N/A	N/A	N/A

20 Year

Rate	30 Day	45 Day	60 Day
4.250	96.779	96.613	96.579
4.375	97.480	97.304	97.280
4.500	98.161	97.985	97.961
4.625	98.792	98.616	98.592
4.750	99.334	99.158	99.134
4.875	99.836	99.660	99.636
4.990	99.201	98.937	98.955
5.000	99.301	99.037	99.055
5.125	99.923	99.659	99.677
5.250	100.405	100.141	100.159
5.375	100.671	100.407	100.425
5.500	100.652	100.359	100.362
5.625	101.223	100.930	100.933
5.750	101.611	101.318	101.321
5.875	101.944	101.651	101.654
5.990	101.183	100.744	100.808
6.000	101.283	100.844	100.908
6.125	101.878	101.439	101.503
6.250	102.263	101.824	101.888

20 Year 105-125

Rate	30 Day	45 Day	60 Day
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A
4.125	N/A	N/A	N/A
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A
4.625	N/A	N/A	N/A
4.750	N/A	N/A	N/A
4.875	N/A	N/A	N/A

20 Year >125

Rate	30 Day	45 Day	60 Day
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A
4.125	N/A	N/A	N/A
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A
4.625	N/A	N/A	N/A
4.750	N/A	N/A	N/A
4.875	N/A	N/A	N/A

15 Year

Rate	30 Day	45 Day	60 Day
3.250	94.767	94.667	94.567
3.375	95.530	95.430	95.330
3.500	96.147	96.006	95.947
3.625	96.821	96.680	96.621
3.750	97.396	97.255	97.196
3.875	97.981	97.840	97.781
3.990	98.457	98.316	98.257
4.000	98.557	98.416	98.357
4.125	99.078	98.937	98.878
4.250	99.441	99.230	99.230
4.375	99.818	99.607	99.607
4.500	99.944	99.733	99.733
4.625	100.331	100.073	100.085
4.750	100.685	100.419	100.416
4.875	100.704	100.438	100.435
4.990	100.751	100.485	100.482
5.000	100.851	100.585	100.582
5.125	100.959	100.693	100.690
5.250	100.730	100.457	100.461

15/10 Year Investment

Rate	30 Day	45 Day	60 Day
3.250	94.681	94.581	94.481
3.375	95.444	95.344	95.244
3.500	96.006	95.869	95.755
3.625	96.680	96.538	96.423
3.750	97.255	97.113	96.998
3.875	97.840	97.698	97.583
3.990	98.316	98.174	98.059
4.000	98.416	98.274	98.159
4.125	98.937	98.795	98.680
4.250	99.210	98.991	98.825
4.375	99.587	99.368	99.202
4.500	99.714	99.495	99.329
4.625	100.086	99.813	99.639
4.750	100.442	100.150	99.903
4.875	100.461	100.169	99.922
4.990	100.508	100.216	99.969
5.000	100.608	100.316	100.069
5.125	100.716	100.424	100.177
5.250	100.468	100.188	99.963

15 Year 105-125

Rate	30 Day	45 Day	60 Day
2.000	N/A	N/A	N/A
2.125	N/A	N/A	N/A
2.250	N/A	N/A	N/A
2.375	N/A	N/A	N/A
2.500	N/A	N/A	N/A
2.625	N/A	N/A	N/A
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A

15 Year >125

Rate	30 Day	45 Day	60 Day
2.000	N/A	N/A	N/A
2.125	N/A	N/A	N/A
2.250	N/A	N/A	N/A
2.375	N/A	N/A	N/A
2.500	N/A	N/A	N/A
2.625	N/A	N/A	N/A
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A

15 Year High Balance

Rate	30 Day	45 Day	60 Day
3.250	94.777	94.577	94.577
3.375	95.608	95.408	95.408
3.500	96.189	95.989	95.989
3.625	96.657	96.457	96.457
3.750	97.057	96.857	96.857
3.875	97.463	97.263	97.263
3.990	97.764	97.564	97.564
4.000	97.864	97.664	97.664
4.125	98.225	98.025	98.025
4.250	98.003	97.776	97.784
4.375	98.267	98.040	98.048
4.500	98.556	98.275	98.283
4.625	98.914	98.633	98.637
4.750	99.153	98.872	98.876
4.875	99.156	98.875	98.879
4.990	99.151	98.870	98.874
5.000	99.251	98.970	98.974
5.125	99.319	99.038	99.043
5.250	98.805	98.532	98.540

15 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
2.000	N/A	N/A	N/A
2.125	N/A	N/A	N/A
2.250	N/A	N/A	N/A
2.375	N/A	N/A	N/A
2.500	N/A	N/A	N/A
2.625	N/A	N/A	N/A
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A

15 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
2.000	N/A	N/A	N/A
2.125	N/A	N/A	N/A
2.250	N/A	N/A	N/A
2.375	N/A	N/A	N/A
2.500	N/A	N/A	N/A
2.625	N/A	N/A	N/A
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A

10 Year

Rate	30 Day	45 Day	60 Day
3.250	96.357	96.157	96.157
3.375	96.881	96.681	96.681
3.500	97.352	97.152	97.152
3.625	97.911	97.711	97.711
3.750	98.412	98.212	98.212
3.875	99.008	98.808	98.808
3.990	99.496	99.296	99.296
4.000	99.596	99.396	99.396
4.125	100.364	100.164	100.164
4.250	99.620	99.393	99.401
4.375	99.906	99.680	99.687
4.500	100.211	99.930	99.947
4.625	100.731	100.473	100.489
4.750	101.105	100.824	100.829
4.875	101.150	100.869	100.874
4.990	101.219	100.938	100.943
5.000	101.319	101.038	101.043
5.125	101.444	101.163	101.167
5.250	101.214	100.956	100.960

Applicable for all mortgages with greater than 15 year terms

FICO ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	-0.750
720 – 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	-1.000
700 – 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	-1.500
680 – 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	-1.500
660 – 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250	-2.250
640 – 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	-2.750
620 – 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	-3.500
< 620 *	-1.500	-2.500	-4.000	-4.000	-4.250	-4.250	-4.250	-4.750	-4.750

* Applicalbe on FNMA Standard, HomeReady, HomeStyle & TX a(6) /a(4) loans with a DU approve/eligible only

Product Features

Product Feature ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
Investment property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home	-1.125	-1.625	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured*	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year**	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Refi	-1.250	-1.500	-1.500	-1.750	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.500	-0.750	-0.750	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000

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

High LTV Refi Option LLPA Caps

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

HomeReady LLPA Caps*

Product Feature	LLPA Caps
LTV > 80% and credit score ≥ 680	0.000
All other LTV & FICO combos	1.500

*The above caps do not include the following LLPA's: State; Extension; Loan Size ; UW Fee Buyout

*** Does not apply to loan amt =<$125K ; HomeReady or RefiNow =<$300K

Cash-Out Refinance*

FICO ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%
> 740	-0.375	-0.625	-0.625	-0.875
720 – 739	-0.375	-1.000	-1.000	-1.125
700 – 719	-0.375	-1.000	-1.000	-1.125
680 – 699	-0.375	-1.125	-1.125	-1.750
660 – 679	-0.625	-1.125	-1.125	-1.875
640 – 659	-0.625	-1.625	-1.625	-2.625
620 – 639	-0.625	-1.625	-1.625	-3.125
< 620	-1.625	-2.625	-2.625	-3.125

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

All Loan Type Adjustments

Adjusters	All Terms
IA, NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
FNMA HomeStyle Renovation	-1.000
Texas Equity 50(a)(6)	0.000
Texas Equity 50(a)(4)	0.000
All Refinances "R/T & C/O" ***	0.000
Loan Size "doesn't apply to standard conv loans (primary/2nd homes)"	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	0.000
$125,001 - $175,000	0.000
$175,001 - $275,000	0.000
$275,001 up to HB	0.125

Mortgages with Subordinate Financing *

LTV Range	CLTV Range	Credit Score < 720	Credit Score > 720
≤ 65.00%	80.01% – 95.00%	-0.500	-0.250
65.01% – 75.00%	80.01% – 95.00%	-0.750	-0.500
75.01% – 95.00%	90.01% – 95.00%	-1.000	-0.750
75.01% – 90.00%	76.01% – 90.00%	-1.000	-0.750
≤ 95.00%	95.01% – 97.00%	-1.500	-1.500

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

Lock Desk Policy

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

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

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

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com			
Lockdesk Phone:	1-877-588-2706		30 Day Lock Exp.:	**6/6/2022**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	**6/20/2022**
			60 Day Lock Exp.:	**7/5/2022**

W. Rate Sheet Dated: **5/6/2022** **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	95.660	95.543	95.460	4.250	95.876	95.715	95.676	4.250	96.779	96.613	96.579	3.250	94.767	94.667	94.567	3.250	94.777	94.577	94.577
4.375	96.253	96.136	96.053	4.375	96.531	96.370	96.331	4.375	97.480	97.304	97.280	3.375	95.530	95.430	95.330	3.375	95.608	95.408	95.408
4.500	96.800	96.654	96.600	4.500	97.165	97.004	96.965	4.500	98.161	97.985	97.961	3.500	96.147	96.006	95.947	3.500	96.189	95.989	95.989
4.625	97.439	97.293	97.239	4.625	97.698	97.537	97.498	4.625	98.792	98.616	98.592	3.625	96.821	96.680	96.621	3.625	96.657	96.457	96.457
4.750	98.060	97.914	97.860	4.750	98.223	98.062	98.023	4.750	99.334	99.158	99.134	3.750	97.396	97.255	97.196	3.750	97.057	96.857	96.857
4.875	98.609	98.463	98.409	4.875	98.685	98.524	98.485	4.875	99.836	99.660	99.636	3.875	97.981	97.840	97.781	3.875	97.463	97.263	97.263
4.990	98.715	98.473	98.494	4.990	98.924	98.763	98.724	4.990	99.201	98.937	98.955	3.990	98.457	98.316	98.257	3.990	97.764	97.564	97.564
5.000	98.815	98.573	98.594	5.000	99.024	98.863	98.824	5.000	99.301	99.037	99.055	4.000	98.557	98.416	98.357	4.000	97.864	97.664	97.664
5.125	99.496	99.254	99.275	5.125	99.164	98.994	98.964	5.125	99.923	99.659	99.677	4.125	99.078	98.937	98.878	4.125	98.225	98.025	98.025
5.250	100.066	99.824	99.845	5.250	99.599	99.350	99.353	5.250	100.405	100.141	100.159	4.250	99.441	99.230	99.230	4.250	98.003	97.776	97.784
5.375	100.422	100.180	100.201	5.375	99.882	99.633	99.636	5.375	100.671	100.407	100.425	4.375	99.818	99.607	99.607	4.375	98.267	98.040	98.048
5.500	100.508	100.200	100.210	5.500	100.153	99.904	99.907	5.500	100.652	100.359	100.362	4.500	99.944	99.733	99.733	4.500	98.556	98.275	98.283
5.625	101.114	100.806	100.816	5.625	100.255	99.947	99.973	5.625	101.223	100.930	100.933	4.625	100.331	100.073	100.085	4.625	98.914	98.633	98.637
5.750	101.604	101.296	101.306	5.750	100.662	100.354	100.343	5.750	101.611	101.318	101.321	4.750	100.685	100.419	100.416	4.750	99.153	98.872	98.876
5.875	101.984	101.676	101.686	5.875	100.979	100.671	100.660	5.875	101.944	101.651	101.654	4.875	100.704	100.438	100.435	4.875	99.156	98.875	98.879
5.990	101.059	100.605	100.672	5.990	101.110	100.802	100.791	5.990	101.183	100.744	100.808	4.990	100.751	100.485	100.482	4.990	99.151	98.870	98.874
6.000	101.159	100.705	100.772	6.000	101.210	100.902	100.891	6.000	101.283	100.844	100.908	5.000	100.851	100.585	100.582	5.000	99.251	98.970	98.974
6.125	101.840	101.386	101.453	6.125	101.340	101.032	101.021	6.125	101.878	101.439	101.503	5.125	100.959	100.693	100.690	5.125	99.319	99.038	99.043
6.250	102.357	101.903	101.970	6.250	101.119	100.665	100.715	6.250	102.263	101.824	101.888	5.250	100.730	100.457	100.461	5.250	98.805	98.532	98.540

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	**< 60.00%**	**60.01 – 70.00%**	**70.01 – 75.00%**	**75.01 – 80.00%**	**80.01 – 85.00%**	**85.01 – 90.00%**	**90.01 – 95.00%**	**95.01 – 97.00%**	**>97.00%**
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	N/A	N/A
720 – 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	N/A	N/A
700 – 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	N/A	N/A
680 – 699	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
660 – 679	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
640 – 659	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
620 – 639	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Product Features									
Product Feature ↓ \ LTV →	**< 60.00%**	**60.01 – 70.00%**	**70.01 – 75.00%**	**75.01 – 80.00%**	**80.01 – 85.00%**	**85.01 – 90.00%**	**90.01 – 95.00%**	**95.01 – 97.00%**	**>97.00%**
Investment property	-4.125	-4.125	-4.125	-5.375	-6.125	-6.125	-6.125	N/A	N/A
Second Home	-1.125	-1.625	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Manufactured*	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A	N/A
2-unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A
3-4 unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A
Condo > 15 year**	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	N/A	N/A
HB Purchase or R/T Refi	-0.500	-0.750	-0.750	-1.000	-1.000	-1.000	-1.000	N/A	N/A

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

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

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

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

Lock Desk Policy

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

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

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

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

AFR Loan Center

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Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	6/20/2022
		60 Day Lock Exp.:	7/5/2022

W. Rate Sheet Dated: 5/6/2022 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Conforming FHLMC

30/25 Year

Rate	30 Day	45 Day	60 Day
4.000	94.455	94.336	94.255
4.125	95.092	94.992	94.892
4.250	95.880	95.780	95.680
4.375	96.496	96.394	96.296
4.500	97.080	96.972	96.880
4.625	97.485	97.341	97.247
4.750	98.152	98.004	97.910
4.875	98.732	98.583	98.489
4.990	99.119	98.969	98.874
5.000	99.219	99.069	98.974
5.125	99.554	99.408	99.313
5.250	100.027	99.813	99.713
5.375	100.452	100.233	100.131
5.500	100.857	100.632	100.530
5.625	101.142	100.828	100.725
5.750	101.621	101.252	101.156
5.875	101.954	101.581	101.482
5.990	102.165	101.790	101.691
6.000	102.265	101.890	101.791

30/25 Year 105-125

Rate	30 Day	45 Day	60 Day
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A
4.125	N/A	N/A	N/A
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A
4.625	N/A	N/A	N/A
4.750	N/A	N/A	N/A

30/25 Year >125

Rate	30 Day	45 Day	60 Day
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A
4.125	N/A	N/A	N/A
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A
4.625	N/A	N/A	N/A
4.750	N/A	N/A	N/A

30/25 Year SC

Rate	30 Day	45 Day	60 Day
4.000	92.285	92.166	92.085
4.125	93.314	93.214	93.114
4.250	94.552	94.452	94.352
4.375	95.496	95.394	95.296
4.500	96.180	96.072	95.980
4.625	96.585	96.441	96.347
4.750	97.252	97.104	97.010
4.875	97.832	97.683	97.589
4.990	97.877	97.727	97.632
5.000	97.977	97.827	97.732
5.125	98.000	97.854	97.759
5.250	98.463	98.249	98.149
5.375	99.148	98.929	98.827
5.500	99.577	99.352	99.250
5.625	99.736	99.422	99.319
5.750	100.037	99.668	99.572
5.875	100.648	100.275	100.176
5.990	100.859	100.484	100.385
6.000	100.959	100.584	100.485

30/25 Year SC 105-125

Rate	30 Day	45 Day	60 Day
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A
4.125	N/A	N/A	N/A
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A
4.625	N/A	N/A	N/A
4.750	N/A	N/A	N/A

30/25/20 Year Investment

Rate	30 Day	45 Day	60 Day
4.000	94.465	94.346	94.265
4.125	95.035	94.935	94.835
4.250	95.805	95.705	95.605
4.375	96.569	96.467	96.369
4.500	97.235	97.127	97.035
4.625	97.655	97.511	97.417
4.750	98.324	98.176	98.082
4.875	98.907	98.758	98.664
4.990	99.297	99.147	99.052
5.000	99.397	99.247	99.152
5.125	99.735	99.589	99.494
5.250	100.246	100.032	99.932
5.375	100.674	100.455	100.353
5.500	101.082	100.857	100.755
5.625	101.284	100.970	100.867
5.750	101.621	101.252	101.156
5.875	101.955	101.582	101.483
5.990	102.168	101.793	101.694
6.000	102.268	101.893	101.794

30/25 Year SC >125

Rate	30 Day	45 Day	60 Day
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A
4.125	N/A	N/A	N/A
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A
4.625	N/A	N/A	N/A
4.750	N/A	N/A	N/A

20 Year

Rate	30 Day	45 Day	60 Day
4.000	95.705	95.518	95.431
4.125	96.429	96.237	96.150
4.250	97.105	96.926	96.821
4.375	97.836	97.657	97.552
4.500	98.508	98.324	98.219
4.625	98.989	98.804	98.699
4.750	99.516	99.326	99.221
4.875	100.028	99.833	99.728
4.990	100.217	100.018	99.913
5.000	100.317	100.118	100.013
5.125	100.304	99.960	99.837
5.250	100.840	100.492	100.368
5.375	101.096	100.746	100.623
5.500	101.453	101.100	100.976
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	.100	.100	.100
6.000	N/A	N/A	N/A

20 Year 105-125

Rate	30 Day	45 Day	60 Day
2.500	N/A	N/A	N/A
2.625	N/A	N/A	N/A
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
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

20 Year >125

Rate	30 Day	45 Day	60 Day
2.500	N/A	N/A	N/A
2.625	N/A	N/A	N/A
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
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

15 Year

Rate	30 Day	45 Day	60 Day
3.000	93.821	93.708	93.621
3.125	94.226	94.080	94.026
3.250	94.851	94.666	94.616
3.375	95.687	95.476	95.408
3.500	96.312	96.097	96.029
3.625	96.925	96.705	96.637
3.750	97.417	97.191	97.124
3.875	97.866	97.639	97.571
3.990	98.195	97.965	97.897
4.000	98.295	98.065	97.997
4.125	98.540	98.218	98.131
4.250	99.126	98.802	98.716
4.375	99.577	99.250	99.164
4.500	99.863	99.531	99.444
4.625	100.179	99.958	99.853
4.750	100.600	100.376	100.271
4.875	100.907	100.681	100.577
4.990	101.183	100.959	100.854
5.000	101.283	101.059	100.954

15 Year Investment

Rate	30 Day	45 Day	60 Day
3.000	93.836	93.723	93.636
3.125	94.382	94.236	94.182
3.250	94.882	94.697	94.647
3.375	95.717	95.506	95.438
3.500	96.343	96.128	96.060
3.625	96.957	96.737	96.669
3.750	97.450	97.224	97.157
3.875	97.900	97.673	97.605
3.990	98.231	98.001	97.933
4.000	98.331	98.101	98.033
4.125	98.812	98.490	98.403
4.250	99.142	98.818	98.732
4.375	99.592	99.265	99.179
4.500	99.878	99.546	99.459
4.625	100.513	100.292	100.187
4.750	100.554	100.330	100.225
4.875	100.860	100.634	100.530
4.990	101.136	100.912	100.807
5.000	101.236	101.012	100.907

15 Year 105-125

Rate	30 Day	45 Day	60 Day
2.000	N/A	N/A	N/A
2.125	N/A	N/A	N/A
2.250	N/A	N/A	N/A
2.375	N/A	N/A	N/A
2.500	N/A	N/A	N/A
2.625	N/A	N/A	N/A
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A

15 Year >125

Rate	30 Day	45 Day	60 Day
2.000	N/A	N/A	N/A
2.125	N/A	N/A	N/A
2.250	N/A	N/A	N/A
2.375	N/A	N/A	N/A
2.500	N/A	N/A	N/A
2.625	N/A	N/A	N/A
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A

15 Year SC

Rate	30 Day	45 Day	60 Day
3.000	91.739	91.626	91.539
3.125	92.432	92.286	92.232
3.250	92.925	92.740	92.690
3.375	93.771	93.560	93.492
3.500	94.398	94.183	94.115
3.625	95.073	94.853	94.785
3.750	95.649	95.423	95.356
3.875	96.224	95.997	95.929
3.990	96.647	96.417	96.349
4.000	96.747	96.517	96.449
4.125	97.674	97.352	97.265
4.250	98.282	97.958	97.872
4.375	98.739	98.412	98.326
4.500	99.031	98.699	98.612
4.625	99.955	99.734	99.629
4.750	99.784	99.560	99.455
4.875	100.645	100.419	100.315
4.990	100.921	100.697	100.592
5.000	101.021	100.797	100.692

15 Year SC 105-125

Rate	30 Day	45 Day	60 Day
2.000	N/A	N/A	N/A
2.125	N/A	N/A	N/A
2.250	N/A	N/A	N/A
2.375	N/A	N/A	N/A
2.500	N/A	N/A	N/A
2.625	N/A	N/A	N/A
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A

15 Year SC >125

Rate	30 Day	45 Day	60 Day
2.000	N/A	N/A	N/A
2.125	N/A	N/A	N/A
2.250	N/A	N/A	N/A
2.375	N/A	N/A	N/A
2.500	N/A	N/A	N/A
2.625	N/A	N/A	N/A
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A

Applicable for all mortgages with terms greater than 15 years

FICO ↓ \ LTV →	≤ 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	97.01 – 105.00%	>105%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	-0.750	-0.750
720 – 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	-1.000	-1.000
700 – 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	-1.500	-1.500
680 – 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	-1.500	-1.500
660 – 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250	-2.250	-2.250
640 – 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	-2.750	-2.750
620 – 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	-3.500	-3.500

Cash Out Refi

FICO ↓ \ LTV →	≤ 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%
≥ 740	-0.375	-0.625	-0.625	-0.875
720 – 739	-0.375	-1.000	-1.000	-1.125
700 – 719	-0.375	-1.000	-1.000	-1.125
680 – 699	-0.375	-1.125	-1.125	-1.750
660 – 679	-0.625	-1.125	-1.125	-1.875
640 – 659	-0.625	-1.625	-1.625	-2.625
620 – 639	-0.625	-1.625	-1.625	-3.125

Program Features

Product Feature ↓ \ LTV →	≤ 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	97.01 – 105.00%	>105%
High LTV *	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
Condo **	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
Manufactured ****	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2 Unit	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit	-1.000	-1.000	-1.000	-1.000	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500
Investment	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home ***	-1.125	-1.625	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
SC Purchase & R/T Refi	-0.500	-0.750	-0.750	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
SC C/O Refi	-1.250	-1.500	-1.500	-1.750	N/A	N/A	N/A	N/A	N/A	N/A

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

All Loan Type Adjustments

Adjusters	All Terms
IA, NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	0.000
Texas Equity 50(a)(4)	0.000
OTC "Construction Conversion"	-1.000
All Refinances "R/T & C/O" ***	0.000
CHOICE Renovation	-1.000
Loan Size "doesn't apply to standard conv loans (primary/2nd homes)"	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	0.000
$125,001 - $175,000	0.000
$175,001 - $275,000	0.000
$275,001 up to SC	0.125

Subordination

LTV	TLTV	< 720	≥ 720
≤ 75%	≤ 80%	-0.375	-0.375
≤ 65%	>80% & ≤ 95%	-0.875	-0.625
>65% & ≤ 75%	>80% & ≤ 95%	-1.125	-0.875
>75% & ≤ 95%	>75% & ≤ 95%	-1.375	-1.125
≤ 97%	>95% & ≤ 97%	-1.875	-1.875
> 97%	> 97%	N/A	N/A

Subordination Enhanced Reflief Refi

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

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

Enhanced Reflief Refi LLPA Caps

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

Lock Desk Policy

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

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

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

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	6/6/2022
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	6/20/2022
		60 Day Lock Exp.:	7/5/2022

W. Rate Sheet Dated: 5/6/2022 **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	94.455	94.336	94.255	4.000	92.285	92.166	92.085	3.500	92.689	92.492	92.423	3.000	93.821	93.708	93.621	3.000	91.739	91.626	91.539
4.125	95.092	94.992	94.892	4.125	93.314	93.214	93.114	3.625	93.466	93.264	93.195	3.125	94.226	94.080	94.026	3.125	92.432	92.286	92.232
4.250	95.880	95.780	95.680	4.250	94.552	94.452	94.352	3.750	94.264	94.089	94.002	3.250	94.851	94.666	94.616	3.250	92.925	92.740	92.690
4.375	96.496	96.394	96.296	4.375	95.496	95.394	95.296	3.875	94.962	94.781	94.694	3.375	95.687	95.476	95.408	3.375	93.771	93.560	93.492
4.500	97.080	96.972	96.880	4.500	96.180	96.072	95.980	3.990	95.605	95.418	95.331	3.500	96.312	96.097	96.029	3.500	94.398	94.183	94.115
4.625	97.485	97.341	97.247	4.625	96.585	96.441	96.347	4.000	95.705	95.518	95.431	3.625	96.925	96.705	96.637	3.625	95.073	94.853	94.785
4.750	98.152	98.004	97.910	4.750	97.252	97.104	97.010	4.125	96.429	96.237	96.150	3.750	97.417	97.191	97.124	3.750	95.649	95.423	95.356
4.875	98.732	98.583	98.489	4.875	97.832	97.683	97.589	4.250	97.105	96.926	96.821	3.875	97.866	97.639	97.571	3.875	96.224	95.997	95.929
4.990	99.119	98.969	98.874	4.990	97.877	97.727	97.632	4.375	97.836	97.657	97.552	3.990	98.195	97.965	97.897	3.990	96.647	96.417	96.349
5.000	99.219	99.069	98.974	5.000	97.977	97.827	97.732	4.500	98.508	98.324	98.219	4.000	98.295	98.065	97.997	4.000	96.747	96.517	96.449
5.125	99.554	99.408	99.313	5.125	98.000	97.854	97.759	4.625	98.989	98.804	98.699	4.125	98.540	98.218	98.131	4.125	97.674	97.352	97.265
5.250	100.027	99.813	99.713	5.250	98.463	98.249	98.149	4.750	99.516	99.326	99.221	4.250	99.126	98.802	98.716	4.250	98.282	97.958	97.872
5.375	100.452	100.233	100.131	5.375	99.148	98.929	98.827	4.875	100.028	99.833	99.728	4.375	99.577	99.250	99.164	4.375	98.739	98.412	98.326
5.500	100.857	100.632	100.530	5.500	99.577	99.352	99.250	4.990	100.217	100.018	99.913	4.500	99.863	99.531	99.444	4.500	99.031	98.699	98.612
5.625	101.142	100.828	100.725	5.625	99.736	99.422	99.319	5.000	100.317	100.118	100.013	4.625	100.179	99.958	99.853	4.625	99.955	99.734	99.629
5.750	101.621	101.252	101.156	5.750	100.037	99.668	99.572	5.125	100.304	99.960	99.837	4.750	100.600	100.376	100.271	4.750	99.784	99.560	99.455
5.875	101.954	101.581	101.482	5.875	100.648	100.275	100.176	5.250	100.840	100.492	100.368	4.875	100.907	100.681	100.577	4.875	100.645	100.419	100.315
5.990	102.165	101.790	101.691	5.990	100.859	100.484	100.385	5.375	101.096	100.746	100.623	4.990	101.183	100.959	100.854	4.990	100.921	100.697	100.592
6.000	102.265	101.890	101.791	6.000	100.959	100.584	100.485	5.500	101.453	101.100	100.976	5.000	101.283	101.059	100.954	5.000	101.021	100.797	100.692

Applicable for all mortgages with terms greater than 15 years

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

All Loan Type Adjustments

Adjusters	All Terms
IA, NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	0.000
Texas Equity 50(a)(4)	0.000
OTC "Construction Conversion"	-1.000
All Refinances "R/T & C/O" ***	0.000
Loan Size	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	0.000
$125,001 - $175,000	0.000
$175,001 - $275,000	0.000
$275,001 up to SC	0.125

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

Program Features

Product Feature ↓ \ LTV →	≤ 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	97.01 – 105.00%	>105%
High LTV *	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	N/A	N/A
Condo **	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	N/A	N/A
Manufactured ****	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A	N/A
2 Unit	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A
3-4 Unit	-1.000	-1.000	-1.000	-1.000	-1.500	-1.500	-1.500	-1.500	N/A	N/A
Investment	-4.125	-4.125	-4.125	-5.375	-6.125	-6.125	-6.125	-6.125	N/A	N/A
Second Home ***	-1.125	-1.625	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SC Purchase & R/T Refi	-0.500	-0.750	-0.750	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A

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

HP LLPA Cap

FICO ↓ \ LTV →	≤80%	>80%
≥ 680	1.500	0.000
< 680	1.500	1.500

Excluded from Cap: State, Loan Size, LPMI , UW Fee Buyout

Subordination

LTV	TLTV	< 720	≥ 720
≤ 75%	≤ 80%	-0.375	-0.375
≤ 65%	>80% & ≤ 95%	-0.875	-0.625
>65% & ≤ 75%	>80% & ≤ 95%	-1.125	-0.875
>75% & ≤ 95%	>75% & ≤ 95%	-1.375	-1.125
≤ 97%	>95% & ≤ 97%	-1.875	-1.875
> 97%	> 97%	N/A	N/A

Home Possible Subordinate Financing

LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

Lock Desk Policy

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

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

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

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

30 Day Lock Exp.: 6/6/2022
45 Day Lock Exp.: 6/20/2022
60 Day Lock Exp.: 7/5/2022

W. Rate Sheet Dated: 5/6/2022 **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	0.125	0.000	0.000
4.125	0.375	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

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

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	6/6/2022
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	6/20/2022
		60 Day Lock Exp.:	7/5/2022

W. Rate Sheet Dated: 5/6/2022 **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	94.455	94.336	94.255	4.000	95.705	95.518	95.431	3.000	93.821	93.708	93.621	4.000	92.695	92.576	92.495	3.000	92.130	92.017	91.930
4.125	95.092	94.992	94.892	4.125	96.429	96.237	96.150	3.125	94.226	94.080	94.026	4.125	93.528	93.428	93.328	3.125	92.679	92.533	92.479
4.250	95.880	95.780	95.680	4.250	97.105	96.926	96.821	3.250	94.851	94.666	94.616	4.250	94.541	94.441	94.341	3.250	93.238	93.053	93.003
4.375	96.496	96.394	96.296	4.375	97.836	97.657	97.552	3.375	95.687	95.476	95.408	4.375	95.321	95.219	95.121	3.375	94.079	93.868	93.800
4.500	97.080	96.972	96.880	4.500	98.508	98.324	98.219	3.500	96.312	96.097	96.029	4.500	95.955	95.847	95.755	3.500	94.705	94.490	94.422
4.625	97.485	97.341	97.247	4.625	98.989	98.804	98.699	3.625	96.925	96.705	96.637	4.625	96.360	96.216	96.122	3.625	95.349	95.129	95.061
4.750	98.152	98.004	97.910	4.750	99.516	99.326	99.221	3.750	97.417	97.191	97.124	4.750	97.027	96.879	96.785	3.750	95.883	95.657	95.590
4.875	98.732	98.583	98.489	4.875	100.028	99.833	99.728	3.875	97.866	97.639	97.571	4.875	97.607	97.458	97.364	3.875	96.395	96.168	96.100
4.990	99.119	98.969	98.874	4.990	100.217	100.018	99.913	3.990	98.195	97.965	97.897	4.990	97.823	97.673	97.578	3.990	96.771	96.541	96.473
5.000	99.219	99.069	98.974	5.000	100.317	100.118	100.013	4.000	98.295	98.065	97.997	5.000	97.923	97.773	97.678	4.000	96.871	96.641	96.573
5.125	99.554	99.408	99.313	5.125	100.304	99.960	99.837	4.125	98.540	98.218	98.131	5.125	98.102	97.956	97.861	4.125	97.457	97.135	97.048
5.250	100.027	99.813	99.713	5.250	100.840	100.492	100.368	4.250	99.126	98.802	98.716	5.250	98.570	98.356	98.256	4.250	98.054	97.730	97.644
5.375	100.452	100.233	100.131	5.375	101.096	100.746	100.623	4.375	99.577	99.250	99.164	5.375	99.125	98.906	98.804	4.375	98.508	98.181	98.095
5.500	100.857	100.632	100.530	5.500	101.453	101.100	100.976	4.500	99.863	99.531	99.444	5.500	99.542	99.317	99.215	4.500	98.797	98.465	98.378
5.625	101.142	100.828	100.725	5.625	101.771	101.414	101.290	4.625	100.179	99.958	99.853	5.625	99.764	99.450	99.347	4.625	99.417	99.196	99.091
5.750	101.621	101.252	101.156	5.750	101.835	101.445	101.303	4.750	100.600	100.376	100.271	5.750	100.154	99.785	99.689	4.750	99.542	99.318	99.213
5.875	101.969	101.596	101.497	5.875	102.183	101.791	101.649	4.875	100.907	100.681	100.577	5.875	100.641	100.268	100.169	4.875	100.126	99.900	99.796
5.990	102.202	101.827	101.728	5.990	102.360	101.969	101.827	4.990	101.183	100.959	100.854	5.990	100.874	100.499	100.400	4.990	100.402	100.178	100.073
6.000	102.302	101.927	101.828	6.000	102.460	102.069	101.927	5.000	101.283	101.059	100.954	6.000	100.974	100.599	100.500	5.000	100.502	100.278	100.173

Applicable for all mortgages with greater than 15 year terms

FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

Mortgages with Subordinate Financing

LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

HP LLPA Cap

FICO ↓ \ LTV →	≤80%	>80%
≥ 680	1.500	0.000
< 680	1.500	1.500
Excluded from Cap: State, Loan Size, LPMI , UW Fee Buyout		

Product Features

Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105%	> 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC Purchase or R/T Refi	-0.500	-0.750	-0.750	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000

All Loan Type Adjustments

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

Lock Desk Policy

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

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

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

AFR Loan Center		
Lockdesk e-mail:	Lockdesk@afrwholesale.com	
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.: **6/6/2022**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.: **6/20/2022**
		60 Day Lock Exp.: **7/5/2022**

W. Rate Sheet Dated: 5/6/2022 **Release Time: 10:00 am ET** Prices are subject to change without notice.

Non-Conforming "Jumbo"

30 Yr. Fixed

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

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

15 Yr. Fixed

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

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

7/1 Hybrid ARMs

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

Rate	30 Day	45 Day	60 Day
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A
4.000	N/A	N/A	N/A
4.125	N/A	N/A	N/A
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A
1 year LIBOR "Wall Street Journal"			
Margin	2.250	Cap	5/2/5

FICO/CLTV Adjuster

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

[1]Full Am. [2]ARMs Only

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

Lock Desk Policy

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

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

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

AFR

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	6/6/2022
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	6/20/2022
		60 Day Lock Exp.:	7/5/2022

W. Rate Sheet Dated: 5/6/2022 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Non QM

Bank Statement 15 year			
OO & 2ndH / NOO with PPP*			99.800
NOO without PPP*			99.800
Rate	**30 Day**	**45 Day**	**60 Day**
5.250	95.300	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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