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.: **6/10/2021**
45 Day Lock Exp.: **6/25/2021**
60 Day Lock Exp.: **7/12/2021**

W. Rate Sheet Dated: **5/11/2021** **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	102.201	102.201	101.795	2.750	100.153	100.153	99.747	2.250	98.477	98.477	98.177	3.125	96.202	96.202	95.902
2.875	102.407	102.407	102.001	2.875	100.324	100.324	99.917	2.500	98.807	98.807	98.507	3.250	97.780	97.780	97.480
3.000	102.607	102.607	102.201	3.000	100.465	100.465	100.058	2.625	98.971	98.971	98.671	3.375	97.858	97.858	97.558
3.125	102.795	102.795	102.389	3.125	100.619	100.619	100.213	2.750	100.594	100.594	100.294	3.500	97.936	97.936	97.636
3.250	102.971	102.971	102.671	3.250	100.867	100.867	100.567	2.875	100.752	100.752	100.452	3.625	97.702	97.702	97.402
3.375	103.069	103.069	102.769	3.375	101.012	101.012	100.712	3.000	100.881	100.881	100.581	Margin = 2.250		Index = 0.050	
3.500	103.257	103.257	102.957	3.500	101.085	101.085	100.785	3.125	101.023	101.023	100.723	30 Year OTC			
3.625	103.443	103.443	103.143	3.625	101.194	101.194	100.894	3.250	102.602	102.602	102.302	Rate	30 Day	45 Day	60 Day
3.750	103.719	103.719	103.419	3.750	103.075	103.075	102.775	3.375	102.736	102.736	102.436	4.000	101.760	101.760	101.260
3.875	103.798	103.798	103.498	3.875	103.195	103.195	102.895	3.500	102.805	102.805	102.505	4.125	101.919	101.919	101.419
4.000	103.935	103.935	103.635	4.000	103.293	103.293	102.993	3.625	102.905	102.905	102.605	4.375	102.494	102.494	101.994
4.125	104.094	104.094	103.794	4.125	103.402	103.402	103.102	3.750	103.739	103.739	103.439	4.500	102.641	102.641	102.141
4.250	103.944	103.944	103.744	4.250	103.330	103.330	103.130	3.875	103.850	103.850	103.550	4.625	102.772	102.772	102.272
4.375	103.969	103.969	103.769	4.375	103.449	103.449	103.249	4.000	103.940	103.940	103.640	4.875	103.808	103.808	103.308
4.500	104.116	104.116	103.916	4.500	103.548	103.548	103.348	4.125	104.039	104.039	103.739	5.000	103.955	103.955	103.455
4.625	104.247	104.247	104.047	4.625	103.656	103.656	103.456	4.250	104.183	104.183	103.883	5.125	104.086	104.086	103.586
4.750	104.558	104.558	104.358	4.750	103.944	103.944	103.744	4.375	104.294	104.294	103.994	5.500	103.488	103.488	102.988
4.875	104.583	104.583	104.383	4.875	104.063	104.063	103.863	4.500	104.384	104.384	104.084	5.625	103.619	103.619	103.119
6.250	106.000	106.000	105.800	6.250	105.511	105.511	105.311	4.625	104.483	104.483	104.183	6.250	105.250	105.250	104.750

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	102.401	102.301	102.301	101.895	2.750	101.833	101.733	101.733	101.327	2.250	100.607	100.507	100.507	100.207
2.875	102.607	102.507	102.507	102.101	2.875	102.004	101.904	101.904	101.497	2.375	100.771	100.671	100.671	100.371
3.000	102.807	102.707	102.707	102.301	3.000	102.145	102.045	102.045	101.638	2.500	100.937	100.837	100.837	100.537
3.125	102.995	102.895	102.895	102.489	3.125	102.299	102.199	102.199	101.793	2.625	101.101	101.001	101.001	100.701
3.250	103.071	102.971	102.971	102.671	3.250	102.547	102.447	102.447	102.147	2.750	101.624	101.524	101.524	101.224
3.375	103.269	103.169	103.169	102.869	3.375	102.692	102.592	102.592	102.292	2.875	101.782	101.682	101.682	101.382
3.500	103.457	103.357	103.357	103.057	3.500	102.765	102.665	102.665	102.365	3.000	101.911	101.811	101.811	101.511
3.625	103.643	103.543	103.543	103.243	3.625	102.874	102.774	102.774	102.474	3.125	102.053	101.953	101.953	101.653
3.750	103.919	103.819	103.819	103.519	3.750	103.705	103.605	103.605	103.305	3.250	104.232	104.132	104.132	103.832
3.875	104.098	103.998	103.998	103.698	3.875	103.825	103.725	103.725	103.425	3.375	104.366	104.266	104.266	103.966
4.000	104.235	104.135	104.135	103.835	4.000	103.923	103.823	103.823	103.523	3.500	104.435	104.335	104.335	104.035
4.125	104.394	104.294	104.294	103.994	4.125	104.032	103.932	103.932	103.632	3.625	104.535	104.435	104.435	104.135
4.250	104.844	104.744	104.744	104.544	4.250	104.660	104.560	104.560	104.360	3.750	105.869	105.769	105.769	105.469

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	99.740	99.740	99.240	6.250	103.750	103.750	103.500
4.000	99.603	99.603	99.103				
4.125	99.444	99.444	98.944				
4.250	100.931	100.931	100.431				
4.375	100.806	100.806	100.306				
4.500	100.659	100.659	100.159				
4.625	100.528	100.528	100.028				
4.750	102.273	102.273	101.773				
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	99.010	99.010	98.510
4.125	99.169	99.169	98.669
4.375	99.744	99.744	99.244
4.500	99.891	99.891	99.391
4.625	100.022	100.022	99.522
4.875	101.058	101.058	100.558
5.000	101.205	101.205	100.705
5.125	101.336	101.336	100.836
5.500	100.738	100.738	100.238
5.625	100.869	100.869	100.369
6.250	102.500	102.500	102.000

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.

 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.: 6/10/2021
45 Day Lock Exp.: 6/25/2021
60 Day Lock Exp.: 7/12/2021

W. Rate Sheet Dated: 5/11/2021 **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	95.952	95.952	95.652
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	97.530	97.530	97.230
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	97.608	97.608	97.308
3.125	N/A	N/A	N/A	3.125	N/A	N/A	N/A	2.750	102.086	102.086	101.786	3.500	97.686	97.686	97.386
3.250	N/A	N/A	N/A	3.250	N/A	N/A	N/A	2.875	102.245	102.245	101.945	3.625	97.452	97.452	97.152
3.375	N/A	N/A	N/A	3.375	N/A	N/A	N/A	3.000	102.373	102.373	102.073	Margin = 2.250		Index = .050	
3.500	N/A	N/A	N/A	3.500	102.328	102.328	102.028	3.125	102.515	102.515	102.215	**30 Year OTC**			
3.625	N/A	N/A	N/A	3.625	102.436	102.436	102.136	3.250	103.844	103.844	103.544	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.750	103.219	103.219	102.919	3.750	103.005	103.005	102.705	3.375	103.979	103.979	103.679	3.250	98.459	98.459	97.959
3.875	103.298	103.298	102.998	3.875	103.125	103.125	102.825	3.500	104.048	104.048	103.748	3.375	98.656	98.656	98.156
4.000	103.435	103.435	103.135	4.000	103.223	103.223	102.923	3.625	104.147	104.147	103.847	3.500	98.844	98.844	98.344
4.125	103.594	103.594	103.294	4.125	103.332	103.332	103.032	3.750	103.669	103.669	103.369	3.625	99.031	99.031	98.531
4.250	103.381	103.381	103.181	4.250	103.197	103.197	102.997	3.875	N/A	N/A	N/A	3.750	99.294	99.294	98.794
4.375	103.406	103.406	103.206	4.375	103.317	103.317	103.117	4.000	N/A	N/A	N/A	3.875	99.473	99.473	98.973
4.500	103.554	103.554	103.354	4.500	103.415	103.415	103.215	4.125	N/A	N/A	N/A	4.000	99.610	99.610	99.110
4.625	103.684	103.684	103.484	4.625	N/A	N/A	N/A	4.250	N/A	N/A	N/A	4.125	99.769	99.769	99.269
4.750	103.371	103.371	103.171	4.750	N/A	N/A	N/A	4.375	N/A	N/A	N/A	4.250	100.156	100.156	99.656
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	101.884	101.784	101.784	101.484	3.250	101.360	101.260	101.260	100.960	2.750	98.843	98.743	98.743	98.443
3.375	102.081	101.981	101.981	101.681	3.375	101.505	101.405	101.405	101.105	2.875	99.001	98.901	98.901	98.601
3.500	102.269	102.169	102.169	101.869	3.500	101.578	101.478	101.478	101.178	3.000	99.129	99.029	99.029	98.729
3.625	102.456	102.356	102.356	102.056	3.625	101.686	101.586	101.586	101.286	3.125	99.272	99.172	99.172	98.872
3.750	101.419	101.319	101.319	101.019	3.750	101.205	101.105	101.105	100.805	3.250	101.107	101.007	101.007	100.707
3.875	101.598	101.498	101.498	101.198	3.875	101.325	101.225	101.225	100.925	3.375	101.241	101.141	101.141	100.841
4.000	101.735	101.635	101.635	101.335	4.000	101.423	101.323	101.323	101.023	3.500	101.310	101.210	101.210	100.910
4.125	101.894	101.794	101.794	101.494	4.125	101.532	101.432	101.432	101.132	3.625	101.410	101.310	101.310	101.010
4.250	102.281	102.181	102.181	101.981	4.250	102.097	101.997	101.997	101.797	3.750	102.744	102.644	102.644	102.344

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

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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	30 Day Lock Exp.:	6/10/2021
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	6/25/2021
		60 Day Lock Exp.:	7/12/2021

W. Rate Sheet Dated: 5/11/2021 **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	97.387	97.387	97.187
2.625	98.484	98.484	98.284
2.750	99.420	99.420	99.220
2.875	100.108	100.108	99.908
2.990	100.635	100.635	100.435
3.000	100.735	100.735	100.535
3.125	101.093	101.093	100.893
3.250	101.926	101.926	101.726
3.375	102.413	102.413	102.213
3.500	102.758	102.758	102.558
3.625	103.156	103.156	102.956
3.750	103.050	103.050	102.850
3.875	103.562	103.562	103.362
3.990	103.907	103.907	103.707
4.000	104.007	104.007	103.807
4.125	104.139	104.139	103.939
4.250	104.134	104.134	103.934
4.375	104.526	104.526	104.326
4.500	104.890	104.890	104.690

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	94.073	94.073	93.873
2.375	95.232	95.232	95.032
2.500	96.410	96.410	96.210
2.625	97.555	97.555	97.355
2.750	98.574	98.574	98.374
2.875	99.331	99.331	99.131
2.990	99.967	99.967	99.767
3.000	100.067	100.067	99.867
3.125	101.318	101.318	101.118
3.250	102.276	102.276	102.076
3.375	102.920	102.920	102.720
3.500	103.466	103.466	103.266
3.625	103.907	103.907	103.707
3.750	104.521	104.521	104.321
3.875	105.083	105.083	104.883
3.990	105.420	105.420	105.220
4.000	105.520	105.520	105.320

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	93.992	93.992	93.792
2.375	95.004	95.004	94.804
2.500	96.248	96.248	96.048
2.625	97.455	97.455	97.255
2.750	98.512	98.512	98.312
2.875	99.268	99.268	99.068
2.990	99.861	99.861	99.661
3.000	99.961	99.961	99.761
3.125	101.280	101.280	101.080
3.250	102.276	102.276	102.076
3.375	102.920	102.920	102.720
3.500	103.466	103.466	103.266
3.625	103.907	103.907	103.707
3.750	104.521	104.521	104.321
3.875	105.083	105.083	104.883
3.990	105.420	105.420	105.220
4.000	105.520	105.520	105.320

30/25 Year High Balance

Rate	30 Day	45 Day	60 Day
2.500	98.067	98.067	97.867
2.625	98.878	98.878	98.678
2.750	99.632	99.632	99.432
2.875	100.258	100.258	100.058
2.990	100.621	100.621	100.421
3.000	100.721	100.721	100.521
3.125	101.380	101.380	101.180
3.250	102.096	102.096	101.896
3.375	102.641	102.641	102.441
3.500	103.036	103.036	102.836
3.625	103.257	103.257	103.057
3.750	102.222	102.222	102.022
3.875	102.697	102.697	102.497
3.990	102.942	102.942	102.742
4.000	103.042	103.042	102.842
4.125	103.240	103.240	103.040
4.250	101.953	101.953	101.753
4.375	102.374	102.374	102.174
4.500	102.687	102.687	102.487

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	94.161	94.161	93.961
2.375	95.363	95.363	95.163
2.500	96.890	96.890	96.690
2.625	97.749	97.749	97.549
2.750	98.586	98.586	98.386
2.875	99.281	99.281	99.081
2.990	99.753	99.753	99.553
3.000	99.853	99.853	99.653
3.125	101.180	101.180	100.980
3.250	101.896	101.896	101.696
3.375	102.441	102.441	102.241
3.500	102.836	102.836	102.636
3.625	103.057	103.057	102.857
3.750	102.022	102.022	101.822
3.875	102.497	102.497	102.297
3.990	102.742	102.742	102.542
4.000	102.842	102.842	102.642

30/25 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	98.524	98.524	98.324
2.875	99.218	99.218	99.018
2.990	99.647	99.647	99.447
3.000	99.747	99.747	99.547
3.125	101.180	101.180	100.980
3.250	101.896	101.896	101.696
3.375	102.441	102.441	102.241
3.500	102.836	102.836	102.636
3.625	103.057	103.057	102.857
3.750	102.022	102.022	101.822
3.875	102.497	102.497	102.297
3.990	102.742	102.742	102.542
4.000	102.842	102.842	102.642
4.125	103.040	103.040	102.840
4.250	95.831	95.831	95.631
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	100.907	100.907	100.707
2.990	101.344	101.344	101.144
3.000	101.444	101.444	101.244
3.125	101.905	101.905	101.705
3.250	102.452	102.452	102.252
3.375	103.034	103.034	102.834
3.500	103.495	103.495	103.295
3.625	103.891	103.891	103.691
3.750	103.463	103.463	103.263
3.875	103.970	103.970	103.770
3.990	104.234	104.234	104.034
4.000	104.334	104.334	104.134
4.125	104.663	104.663	104.463
4.250	104.364	104.364	104.164
4.375	104.751	104.751	104.551
4.500	105.095	105.095	104.895
4.625	105.343	105.343	105.143
4.750	105.373	105.373	105.173
4.875	105.731	105.731	105.531

20 Year 105-125

Rate	30 Day	45 Day	60 Day
2.875	100.388	100.388	100.188
2.990	100.876	100.876	100.676
3.000	100.976	100.976	100.776
3.125	101.652	101.652	101.452
3.250	102.499	102.499	102.299
3.375	103.136	103.136	102.936
3.500	103.646	103.646	103.446
3.625	104.083	104.083	103.883
3.750	103.722	103.722	103.522
3.875	104.279	104.279	104.079
3.990	104.581	104.581	104.381
4.000	104.681	104.681	104.481
4.125	105.041	105.041	104.841
4.250	104.648	104.648	104.448
4.375	105.073	105.073	104.873
4.500	105.451	105.451	105.251
4.625	105.724	105.724	105.524
4.750	105.715	105.715	105.515
4.875	106.109	106.109	105.909

20 Year >125

Rate	30 Day	45 Day	60 Day
2.875	100.388	100.388	100.188
2.990	100.876	100.876	100.676
3.000	100.976	100.976	100.776
3.125	101.629	101.629	101.429
3.250	102.499	102.499	102.299
3.375	103.136	103.136	102.936
3.500	103.646	103.646	103.446
3.625	104.083	104.083	103.883
3.750	103.910	103.910	103.710
3.875	104.466	104.466	104.266
3.990	104.769	104.769	104.569
4.000	104.869	104.869	104.669
4.125	105.229	105.229	105.029
4.250	104.835	104.835	104.635
4.375	105.260	105.260	105.060
4.500	105.639	105.639	105.439
4.625	105.911	105.911	105.711
4.750	105.902	105.902	105.702
4.875	98.208	98.208	98.008

15 Year

Rate	30 Day	45 Day	60 Day
2.000	99.167	99.167	98.967
2.125	99.779	99.779	99.579
2.250	100.318	100.318	100.118
2.375	100.805	100.805	100.605
2.500	101.262	101.262	101.062
2.625	101.839	101.839	101.639
2.750	102.383	102.383	102.183
2.875	102.807	102.807	102.607
2.990	103.184	103.184	102.984
3.000	103.284	103.284	103.084
3.125	103.707	103.707	103.507
3.250	103.841	103.841	103.641
3.375	104.258	104.258	104.058
3.500	104.612	104.612	104.412
3.625	105.040	105.040	104.840
3.750	104.638	104.638	104.438
3.875	105.093	105.093	104.893
3.990	105.431	105.431	105.231
4.000	105.531	105.531	105.331

15 Year 105-125

Rate	30 Day	45 Day	60 Day
2.000	97.403	97.403	#N/A
2.125	98.117	98.117	#N/A
2.250	98.710	98.710	98.510
2.375	99.534	99.534	99.334
2.500	100.425	100.425	100.225
2.625	101.113	101.113	100.913
2.750	101.711	101.711	101.511
2.875	102.179	102.179	101.979
2.990	102.602	102.602	102.402
3.000	102.702	102.702	102.502
3.125	103.165	103.165	102.965
3.250	103.567	103.567	103.367
3.375	104.027	104.027	103.827
3.500	104.415	104.415	104.215
3.625	104.889	104.889	104.689
3.750	104.397	104.397	104.197
3.875	104.898	104.898	104.698
3.990	105.282	105.282	105.082
4.000	105.382	105.382	105.182

15 Year >125

Rate	30 Day	45 Day	60 Day
2.000	97.145	97.145	96.945
2.125	97.867	97.867	97.667
2.250	98.616	98.616	98.416
2.375	99.504	99.504	99.304
2.500	100.417	100.417	100.217
2.625	101.113	101.113	100.913
2.750	101.711	101.711	101.511
2.875	102.179	102.179	101.979
2.990	102.602	102.602	102.402
3.000	102.702	102.702	102.502
3.125	103.165	103.165	102.965
3.250	103.567	103.567	103.367
3.375	104.027	104.027	103.827
3.500	104.415	104.415	104.215
3.625	104.889	104.889	104.689
3.750	104.397	104.397	104.197
3.875	104.898	104.898	104.698
3.990	105.282	105.282	105.082
4.000	105.382	105.382	105.182

15 Year High Balance

Rate	30 Day	45 Day	60 Day
2.000	99.147	99.147	98.947
2.125	99.613	99.613	99.413
2.250	100.117	100.117	99.917
2.375	100.686	100.686	100.486
2.500	101.238	101.238	101.038
2.625	101.680	101.680	101.480
2.750	102.061	102.061	101.861
2.875	102.359	102.359	102.159
2.990	102.591	102.591	102.391
3.000	102.691	102.691	102.491
3.125	102.986	102.986	102.786
3.250	102.714	102.714	102.514
3.375	103.007	103.007	102.807
3.500	103.255	103.255	103.055
3.625	103.556	103.556	103.356
3.750	102.330	102.330	102.130
3.875	102.650	102.650	102.450
3.990	102.858	102.858	102.658
4.000	102.958	102.958	102.758

15 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
2.000	97.183	97.183	96.983
2.125	97.751	97.751	97.551
2.250	98.309	98.309	98.109
2.375	99.215	99.215	99.015
2.500	100.201	100.201	100.001
2.625	100.754	100.754	100.554
2.750	101.189	101.189	100.989
2.875	101.531	101.531	101.331
2.990	101.809	101.809	101.609
3.000	101.909	101.909	101.709
3.125	102.244	102.244	102.044
3.250	102.240	102.240	102.040
3.375	102.576	102.576	102.376
3.500	102.858	102.858	102.658
3.625	103.205	103.205	103.005
3.750	101.889	101.889	101.689
3.875	102.255	102.255	102.055
3.990	102.509	102.509	102.309
4.000	102.609	102.609	102.409

15 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
2.000	96.925	96.925	96.725
2.125	97.501	97.501	97.301
2.250	98.215	98.215	98.015
2.375	99.185	99.185	98.985
2.500	100.193	100.193	99.993
2.625	100.754	100.754	100.554
2.750	101.189	101.189	100.989
2.875	101.531	101.531	101.331
2.990	101.809	101.809	101.609
3.000	101.909	101.909	101.709
3.125	102.244	102.244	102.044
3.250	102.240	102.240	102.040
3.375	102.576	102.576	102.376
3.500	102.858	102.858	102.658
3.625	103.205	103.205	103.005
3.750	101.889	101.889	101.689
3.875	102.255	102.255	102.055
3.990	102.509	102.509	102.309
4.000	102.609	102.609	102.409

10 Year

Rate	30 Day	45 Day	60 Day
2.000	100.034	100.034	99.834
2.125	100.646	100.646	100.446
2.250	101.185	101.185	100.985
2.375	101.672	101.672	101.472
2.500	102.129	102.129	101.929
2.625	102.606	102.606	102.406
2.750	102.750	102.750	102.550
2.875	103.174	103.174	102.974
2.990	103.551	103.551	103.351
3.000	103.651	103.651	103.451
3.125	104.073	104.073	103.873
3.250	103.551	103.551	103.351
3.375	103.968	103.968	103.768
3.500	104.323	104.323	104.123
3.625	104.751	104.751	104.551
3.750	104.357	104.357	104.157
3.875	104.812	104.812	104.612
3.990	105.150	105.150	104.950
4.000	105.250	105.250	105.050

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

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.

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

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.: **6/10/2021**
45 Day Lock Exp.: **6/25/2021**
60 Day Lock Exp.: **7/12/2021**

W. Rate Sheet Dated: **5/11/2021** **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	97.387	97.387	97.187	2.500	98.067	98.067	97.867	2.875	100.907	100.907	100.707	2.000	99.167	99.167	98.967	2.000	99.147	99.147	98.947
2.625	98.484	98.484	98.284	2.625	98.878	98.878	98.678	2.990	101.344	101.344	101.144	2.125	99.779	99.779	99.579	2.125	99.613	99.613	99.413
2.750	99.420	99.420	99.220	2.750	99.632	99.632	99.432	3.000	101.444	101.444	101.244	2.250	100.318	100.318	100.118	2.250	100.117	100.117	99.917
2.875	100.108	100.108	99.908	2.875	100.258	100.258	100.058	3.125	101.905	101.905	101.705	2.375	100.805	100.805	100.605	2.375	100.686	100.686	100.486
2.990	100.635	100.635	100.435	2.990	100.621	100.621	100.421	3.250	102.452	102.452	102.252	2.500	101.262	101.262	101.062	2.500	101.238	101.238	101.038
3.000	100.735	100.735	100.535	3.000	100.721	100.721	100.521	3.375	103.034	103.034	102.834	2.625	101.839	101.839	101.639	2.625	101.680	101.680	101.480
3.125	101.093	101.093	100.893	3.125	101.380	101.380	101.180	3.500	103.495	103.495	103.295	2.750	102.383	102.383	102.183	2.750	102.061	102.061	101.861
3.250	101.926	101.926	101.726	3.250	102.096	102.096	101.896	3.625	103.891	103.891	103.691	2.875	102.807	102.807	102.607	2.875	102.359	102.359	102.159
3.375	102.413	102.413	102.213	3.375	102.641	102.641	102.441	3.750	103.463	103.463	103.263	2.990	103.184	103.184	102.984	2.990	102.591	102.591	102.391
3.500	102.758	102.758	102.558	3.500	103.036	103.036	102.836	3.875	103.970	103.970	103.770	3.000	103.284	103.284	103.084	3.000	102.691	102.691	102.491
3.625	103.156	103.156	102.956	3.625	103.257	103.257	103.057	3.990	104.234	104.234	104.034	3.125	103.707	103.707	103.507	3.125	102.986	102.986	102.786
3.750	103.050	103.050	102.850	3.750	102.222	102.222	102.022	4.000	104.334	104.334	104.134	3.250	103.841	103.841	103.641	3.250	102.714	102.714	102.514
3.875	103.562	103.562	103.362	3.875	102.697	102.697	102.497	4.125	104.663	104.663	104.463	3.375	104.258	104.258	104.058	3.375	103.007	103.007	102.807
3.990	103.907	103.907	103.707	3.990	102.942	102.942	102.742	4.250	104.364	104.364	104.164	3.500	104.612	104.612	104.412	3.500	103.255	103.255	103.055
4.000	104.007	104.007	103.807	4.000	103.042	103.042	102.842	4.375	104.751	104.751	104.551	3.625	105.040	105.040	104.840	3.625	103.556	103.556	103.356
4.125	104.139	104.139	103.939	4.125	103.240	103.240	103.040	4.500	105.095	105.095	104.895	3.750	104.638	104.638	104.438	3.750	102.330	102.330	102.130
4.250	104.134	104.134	103.934	4.250	101.953	101.953	101.753	4.625	105.343	105.343	105.143	3.875	105.093	105.093	104.893	3.875	102.650	102.650	102.450
4.375	104.526	104.526	104.326	4.375	102.374	102.374	102.174	4.750	105.373	105.373	105.173	3.990	105.431	105.431	105.231	3.990	102.858	102.858	102.658
4.500	104.890	104.890	104.690	4.500	102.687	102.687	102.487	4.875	105.731	105.731	105.531	4.000	105.531	105.531	105.331	4.000	102.958	102.958	102.758

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.

[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.: 6/10/2021
45 Day Lock Exp.: 6/25/2021
60 Day Lock Exp.: 7/12/2021

W. Rate Sheet Dated: 5/11/2021 **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
2.750	99.391	99.391	99.182
2.875	100.241	100.241	100.034
2.990	100.674	100.674	100.470
3.000	100.774	100.774	100.570
3.125	101.314	101.314	101.051
3.250	102.144	102.144	101.888
3.375	102.638	102.638	102.389
3.500	103.009	103.009	102.765
3.625	103.373	103.373	103.132
3.750	102.794	102.794	102.594
3.875	103.284	103.284	103.084
3.990	103.617	103.617	103.417
4.000	103.717	103.717	103.517
4.125	103.458	103.458	103.258
4.250	104.055	104.055	103.855
4.375	104.444	104.444	104.244
4.500	104.751	104.751	104.551
4.625	104.868	104.868	104.668
4.750	105.282	105.282	105.082

30/25 Year 105-125

Rate	30 Day	45 Day	60 Day
2.750	99.391	99.391	99.182
2.875	100.241	100.241	100.034
2.990	100.674	100.674	100.470
3.000	100.774	100.774	100.570
3.125	101.314	101.314	101.051
3.250	102.019	102.019	101.763
3.375	102.513	102.513	102.264
3.500	102.884	102.884	102.640
3.625	103.248	103.248	103.007
3.750	102.169	102.169	101.969
3.875	102.659	102.659	102.459
3.990	102.992	102.992	102.792
4.000	103.092	103.092	102.892
4.125	102.833	102.833	102.633
4.250	103.680	103.680	103.480
4.375	104.069	104.069	103.869
4.500	104.376	104.376	104.176
4.625	104.493	104.493	104.293
4.750	105.282	105.282	105.082

30/25 Year >125

Rate	30 Day	45 Day	60 Day
2.750	99.391	99.391	99.182
2.875	100.241	100.241	100.034
2.990	100.674	100.674	100.470
3.000	100.774	100.774	100.570
3.125	101.314	101.314	101.051
3.250	102.144	102.144	101.888
3.375	102.638	102.638	102.389
3.500	103.009	103.009	102.765
3.625	103.373	103.373	103.132
3.750	102.169	102.169	101.969
3.875	102.659	102.659	102.459
3.990	102.992	102.992	102.792
4.000	103.092	103.092	102.892
4.125	102.833	102.833	102.633
4.250	103.680	103.680	103.480
4.375	104.069	104.069	103.869
4.500	104.376	104.376	104.176
4.625	104.493	104.493	104.293
4.750	105.282	105.282	105.082

30/25 Year SC

Rate	30 Day	45 Day	60 Day
2.750	98.471	98.471	98.262
2.875	99.321	99.321	99.114
2.990	99.754	99.754	99.550
3.000	99.854	99.854	99.650
3.125	99.834	99.834	99.571
3.250	100.664	100.664	100.408
3.375	101.158	101.158	100.909
3.500	101.529	101.529	101.285
3.625	101.893	101.893	101.652
3.750	99.734	99.734	99.534
3.875	100.224	100.224	100.024
3.990	100.557	100.557	100.357
4.000	100.657	100.657	100.457
4.125	98.344	98.344	98.144
4.250	98.941	98.941	98.741
4.375	99.330	99.330	99.130
4.500	99.637	99.637	99.437
4.625	99.504	99.504	99.304
4.750	99.918	99.918	99.718

30/25 Year SC 105-125

Rate	30 Day	45 Day	60 Day
2.750	98.471	98.471	98.262
2.875	99.321	99.321	99.114
2.990	99.754	99.754	99.550
3.000	99.854	99.854	99.650
3.125	99.834	99.834	99.571
3.250	100.539	100.539	100.283
3.375	101.033	101.033	100.784
3.500	101.404	101.404	101.160
3.625	101.768	101.768	101.527
3.750	99.109	99.109	98.909
3.875	99.599	99.599	99.399
3.990	99.932	99.932	99.732
4.000	100.032	100.032	99.832
4.125	97.719	97.719	97.519
4.250	98.566	98.566	98.366
4.375	98.955	98.955	98.755
4.500	99.262	99.262	99.062
4.625	99.129	99.129	98.929
4.750	99.918	99.918	99.718

30/25 Year SC >125

Rate	30 Day	45 Day	60 Day
2.750	98.471	98.471	98.262
2.875	99.321	99.321	99.114
2.990	99.754	99.754	99.550
3.000	99.854	99.854	99.650
3.125	99.834	99.834	99.571
3.250	100.664	100.664	100.408
3.375	101.158	101.158	100.909
3.500	101.529	101.529	101.285
3.625	101.893	101.893	101.652
3.750	99.109	99.109	98.909
3.875	99.599	99.599	99.399
3.990	99.932	99.932	99.732
4.000	100.032	100.032	99.832
4.125	97.719	97.719	97.519
4.250	98.566	98.566	98.366
4.375	98.955	98.955	98.755
4.500	99.262	99.262	99.062
4.625	99.129	99.129	98.929
4.750	99.918	99.918	99.718

20 Year

Rate	30 Day	45 Day	60 Day
2.500	98.210	98.210	97.907
2.625	98.999	98.999	98.697
2.750	100.098	100.098	99.795
2.875	100.804	100.804	100.503
2.990	101.266	101.266	100.966
3.000	101.366	101.366	101.066
3.125	101.567	101.567	101.258
3.250	102.471	102.471	102.166
3.375	103.062	103.062	102.762
3.500	103.582	103.582	103.287
3.625	103.879	103.879	103.588
3.750	103.236	103.236	102.958
3.875	103.579	103.579	103.306
3.990	103.893	103.893	103.626
4.000	103.993	103.993	103.726
4.125	103.891	103.891	103.691
4.250	104.292	104.292	104.092
4.375	104.588	104.588	104.388
4.500	104.937	104.937	104.737

20 Year 105-125

Rate	30 Day	45 Day	60 Day
2.500	98.210	98.210	97.907
2.625	98.999	98.999	98.697
2.750	100.098	100.098	99.795
2.875	100.804	100.804	100.503
2.990	101.266	101.266	100.966
3.000	101.366	101.366	101.066
3.125	101.567	101.567	101.258
3.250	103.221	103.221	102.916
3.375	103.812	103.812	103.512
3.500	104.332	104.332	104.037
3.625	104.629	104.629	104.338
3.750	104.486	104.486	104.208
3.875	104.829	104.829	104.556
3.990	105.143	105.143	104.876
4.000	105.243	105.243	104.976
4.125	105.141	105.141	104.941
4.250	105.542	105.542	105.342
4.375	105.838	105.838	105.638
4.500	106.187	106.187	105.987

20 Year >125

Rate	30 Day	45 Day	60 Day
2.500	98.210	98.210	97.907
2.625	98.999	98.999	98.697
2.750	100.098	100.098	99.795
2.875	100.804	100.804	100.503
2.990	101.266	101.266	100.966
3.000	101.366	101.366	101.066
3.125	101.567	101.567	101.258
3.250	102.471	102.471	102.166
3.375	103.062	103.062	102.762
3.500	103.582	103.582	103.287
3.625	103.879	103.879	103.588
3.750	104.486	104.486	104.208
3.875	104.829	104.829	104.556
3.990	105.143	105.143	104.876
4.000	105.243	105.243	104.976
4.125	105.141	105.141	104.941
4.250	105.542	105.542	105.342
4.375	105.838	105.838	105.638
4.500	106.187	106.187	105.987

15 Year

Rate	30 Day	45 Day	60 Day
2.000	98.956	98.956	98.756
2.125	99.598	99.598	99.398
2.250	100.304	100.304	100.104
2.375	100.835	100.835	100.635
2.500	101.054	101.054	100.854
2.625	101.825	101.825	101.625
2.750	102.349	102.349	102.149
2.875	102.739	102.739	102.539
2.990	103.055	103.055	102.855
3.000	103.155	103.155	102.955
3.125	103.015	103.015	102.815
3.250	103.480	103.480	103.280
3.375	103.799	103.799	103.599
3.500	104.028	104.028	103.828
3.625	103.901	103.901	103.701
3.750	104.270	104.270	104.070
3.875	104.438	104.438	104.238
3.990	104.706	104.706	104.506
4.000	104.806	104.806	104.606

15 Year 105-125

Rate	30 Day	45 Day	60 Day
2.000	99.081	99.081	98.881
2.125	99.723	99.723	99.523
2.250	100.429	100.429	100.229
2.375	100.960	100.960	100.760
2.500	101.179	101.179	100.979
2.625	101.950	101.950	101.750
2.750	102.474	102.474	102.274
2.875	102.864	102.864	102.664
2.990	103.180	103.180	102.980
3.000	103.280	103.280	103.080
3.125	103.140	103.140	102.940
3.250	103.605	103.605	103.405
3.375	103.924	103.924	103.724
3.500	104.153	104.153	103.953
3.625	104.026	104.026	103.826
3.750	104.395	104.395	104.195
3.875	104.563	104.563	104.363
3.990	104.831	104.831	104.631
4.000	104.931	104.931	104.731

15 Year >125

Rate	30 Day	45 Day	60 Day
2.000	99.081	99.081	98.881
2.125	99.723	99.723	99.523
2.250	100.429	100.429	100.229
2.375	100.960	100.960	100.760
2.500	101.179	101.179	100.979
2.625	101.950	101.950	101.750
2.750	102.474	102.474	102.274
2.875	102.864	102.864	102.664
2.990	103.180	103.180	102.980
3.000	103.280	103.280	103.080
3.125	103.140	103.140	102.940
3.250	103.605	103.605	103.405
3.375	103.924	103.924	103.724
3.500	104.153	104.153	103.953
3.625	104.026	104.026	103.826
3.750	104.395	104.395	104.195
3.875	104.563	104.563	104.363
3.990	104.831	104.831	104.631
4.000	104.931	104.931	104.731

15 Year SC

Rate	30 Day	45 Day	60 Day
2.000	98.356	98.356	98.156
2.125	98.998	98.998	98.798
2.250	99.704	99.704	99.504
2.375	100.235	100.235	100.035
2.500	100.454	100.454	100.254
2.625	100.099	100.099	99.899
2.750	100.623	100.623	100.423
2.875	101.013	101.013	100.813
2.990	101.329	101.329	101.129
3.000	101.429	101.429	101.229
3.125	100.789	100.789	100.589
3.250	101.254	101.254	101.054
3.375	101.573	101.573	101.373
3.500	101.802	101.802	101.602
3.625	100.713	100.713	100.513
3.750	101.082	101.082	100.882
3.875	101.250	101.250	101.050
3.990	101.518	101.518	101.318
4.000	101.618	101.618	101.418

15 Year SC 105-125

Rate	30 Day	45 Day	60 Day
2.000	98.481	98.481	98.281
2.125	99.123	99.123	98.923
2.250	99.829	99.829	99.629
2.375	100.360	100.360	100.160
2.500	100.579	100.579	100.379
2.625	100.224	100.224	100.024
2.750	100.748	100.748	100.548
2.875	101.138	101.138	100.938
2.990	101.454	101.454	101.254
3.000	101.554	101.554	101.354
3.125	100.914	100.914	100.714
3.250	101.379	101.379	101.179
3.375	101.698	101.698	101.498
3.500	101.927	101.927	101.727
3.625	100.838	100.838	100.638
3.750	101.207	101.207	101.007
3.875	101.375	101.375	101.175
3.990	101.643	101.643	101.443
4.000	101.743	101.743	101.543

15 Year SC >125

Rate	30 Day	45 Day	60 Day
2.000	98.481	98.481	98.281
2.125	99.123	99.123	98.923
2.250	99.829	99.829	99.629
2.375	100.360	100.360	100.160
2.500	100.579	100.579	100.379
2.625	100.224	100.224	100.024
2.750	100.748	100.748	100.548
2.875	101.138	101.138	100.938
2.990	101.454	101.454	101.254
3.000	101.554	101.554	101.354
3.125	100.914	100.914	100.714
3.250	101.379	101.379	101.179
3.375	101.698	101.698	101.498
3.500	101.927	101.927	101.727
3.625	100.838	100.838	100.638
3.750	101.207	101.207	101.007
3.875	101.375	101.375	101.175
3.990	101.643	101.643	101.443
4.000	101.743	101.743	101.543

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

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%	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.

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.: **6/10/2021**
45 Day Lock Exp.: **6/25/2021**
60 Day Lock Exp.: **7/12/2021**

W. Rate Sheet Dated: **5/11/2021** **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	99.391	99.391	99.182	2.750	98.471	98.471	98.262	2.500	98.210	98.210	97.907	2.000	98.956	98.956	98.756	2.000	98.356	98.356	98.156
2.875	100.241	100.241	100.034	2.875	99.321	99.321	99.114	2.625	98.999	98.999	98.697	2.125	99.598	99.598	99.398	2.125	98.998	98.998	98.798
2.990	100.674	100.674	100.470	2.990	99.754	99.754	99.550	2.750	100.098	100.098	99.795	2.250	100.304	100.304	100.104	2.250	99.704	99.704	99.504
3.000	100.774	100.774	100.570	3.000	99.854	99.854	99.650	2.875	100.804	100.804	100.503	2.375	100.835	100.835	100.635	2.375	100.235	100.235	100.035
3.125	101.314	101.314	101.051	3.125	99.834	99.834	99.571	2.990	101.266	101.266	100.966	2.500	101.054	101.054	100.854	2.500	100.454	100.454	100.254
3.250	102.144	102.144	101.888	3.250	100.664	100.664	100.408	3.000	101.366	101.366	101.066	2.625	101.825	101.825	101.625	2.625	100.099	100.099	99.899
3.375	102.638	102.638	102.389	3.375	101.158	101.158	100.909	3.125	101.567	101.567	101.258	2.750	102.349	102.349	102.149	2.750	100.623	100.623	100.423
3.500	103.009	103.009	102.765	3.500	101.529	101.529	101.285	3.250	102.471	102.471	102.166	2.875	102.739	102.739	102.539	2.875	101.013	101.013	100.813
3.625	103.373	103.373	103.132	3.625	101.893	101.893	101.652	3.375	103.062	103.062	102.762	2.990	103.055	103.055	102.855	2.990	101.329	101.329	101.129
3.750	102.794	102.794	102.594	3.750	99.734	99.734	99.534	3.500	103.582	103.582	103.287	3.000	103.155	103.155	102.955	3.000	101.429	101.429	101.229
3.875	103.284	103.284	103.084	3.875	100.224	100.224	100.024	3.625	103.879	103.879	103.588	3.125	103.015	103.015	102.815	3.125	100.789	100.789	100.589
3.990	103.617	103.617	103.417	3.990	100.557	100.557	100.357	3.750	103.236	103.236	102.958	3.250	103.480	103.480	103.280	3.250	101.254	101.254	101.054
4.000	103.717	103.717	103.517	4.000	100.657	100.657	100.457	3.875	103.579	103.579	103.306	3.375	103.799	103.799	103.599	3.375	101.573	101.573	101.373
4.125	103.458	103.458	103.258	4.125	98.344	98.344	98.144	3.990	103.893	103.893	103.626	3.500	104.028	104.028	103.828	3.500	101.802	101.802	101.602
4.250	104.055	104.055	103.855	4.250	98.941	98.941	98.741	4.000	103.993	103.993	103.726	3.625	103.901	103.901	103.701	3.625	100.713	100.713	100.513
4.375	104.444	104.444	104.244	4.375	99.330	99.330	99.130	4.125	103.891	103.891	103.691	3.750	104.270	104.270	104.070	3.750	101.082	101.082	100.882
4.500	104.751	104.751	104.551	4.500	99.637	99.637	99.437	4.250	104.292	104.292	104.092	3.875	104.438	104.438	104.238	3.875	101.250	101.250	101.050
4.625	104.868	104.868	104.668	4.625	99.504	99.504	99.304	4.375	104.588	104.588	104.388	3.990	104.706	104.706	104.506	3.990	101.518	101.518	101.318
4.750	105.282	105.282	105.082	4.750	99.918	99.918	99.718	4.500	104.937	104.937	104.737	4.000	104.806	104.806	104.606	4.000	101.618	101.618	101.418

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.

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	6/10/2021
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	6/25/2021
		60 Day Lock Exp.:	7/12/2021

W. Rate Sheet Dated: 5/11/2021 **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	99.391	99.391	99.182	2.500	98.210	98.210	97.907	2.000	98.956	98.956	98.756	2.750	98.256	98.256	98.047	2.000	98.006	98.006	97.806
2.875	100.241	100.241	100.034	2.625	98.999	98.999	98.697	2.125	99.598	99.598	99.398	2.875	99.106	99.106	98.899	2.125	98.648	98.648	98.448
2.990	100.674	100.674	100.470	2.750	100.098	100.098	99.795	2.250	100.304	100.304	100.104	2.990	99.539	99.539	99.335	2.250	99.354	99.354	99.154
3.000	100.774	100.774	100.570	2.875	100.804	100.804	100.503	2.375	100.835	100.835	100.635	3.000	99.639	99.639	99.435	2.375	99.885	99.885	99.685
3.125	101.314	101.314	101.051	2.990	101.266	101.266	100.966	2.500	101.054	101.054	100.854	3.125	99.899	99.899	99.636	2.500	100.104	100.104	99.904
3.250	102.144	102.144	101.888	3.000	101.366	101.366	101.066	2.625	101.825	101.825	101.625	3.250	100.729	100.729	100.473	2.625	100.312	100.312	100.112
3.375	102.638	102.638	102.389	3.125	101.567	101.567	101.258	2.750	102.349	102.349	102.149	3.375	101.223	101.223	100.974	2.750	100.836	100.836	100.636
3.500	103.009	103.009	102.765	3.250	102.471	102.471	102.166	2.875	102.739	102.739	102.539	3.500	101.594	101.594	101.350	2.875	101.226	101.226	101.026
3.625	103.373	103.373	103.132	3.375	103.062	103.062	102.762	2.990	103.055	103.055	102.855	3.625	101.958	101.958	101.717	2.990	101.542	101.542	101.342
3.750	102.794	102.794	102.594	3.500	103.582	103.582	103.287	3.000	103.155	103.155	102.955	3.750	100.589	100.589	100.389	3.000	101.642	101.642	101.442
3.875	103.284	103.284	103.084	3.625	103.879	103.879	103.588	3.125	103.015	103.015	102.815	3.875	101.079	101.079	100.879	3.125	101.252	101.252	101.052
3.990	103.617	103.617	103.417	3.750	103.236	103.236	102.958	3.250	103.480	103.480	103.280	3.990	101.412	101.412	101.212	3.250	101.717	101.717	101.517
4.000	103.717	103.717	103.517	3.875	103.579	103.579	103.306	3.375	103.799	103.799	103.599	4.000	101.512	101.512	101.312	3.375	102.036	102.036	101.836
4.125	103.458	103.458	103.258	3.990	103.893	103.893	103.626	3.500	104.028	104.028	103.828	4.125	100.226	100.226	100.026	3.500	102.265	102.265	102.065
4.250	104.055	104.055	103.855	4.000	103.993	103.993	103.726	3.625	103.901	103.901	103.701	4.250	100.823	100.823	100.623	3.625	101.657	101.657	101.457
4.375	104.444	104.444	104.244	4.125	103.891	103.891	103.691	3.750	104.270	104.270	104.070	4.375	101.212	101.212	101.012	3.750	102.026	102.026	101.826
4.500	104.751	104.751	104.551	4.250	104.292	104.292	104.092	3.875	104.438	104.438	104.238	4.500	101.519	101.519	101.319	3.875	102.194	102.194	101.994
4.625	104.868	104.868	104.668	4.375	104.588	104.588	104.388	3.990	104.706	104.706	104.506	4.625	101.511	101.511	101.311	3.990	102.462	102.462	102.262
4.750	105.282	105.282	105.082	4.500	104.937	104.937	104.737	4.000	104.806	104.806	104.606	4.750	101.925	101.925	101.725	4.000	102.562	102.562	102.362

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%	97.01 - 105%	> 105%
Investment Property	-4.125	-4.125	-4.125	-5.375	-6.125	-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	-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	-0.250	-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	30 Day Lock Exp.:	**6/10/2021**
Lockdesk Phone:	1-877-588-2706	45 Day Lock Exp.:	**6/25/2021**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	60 Day Lock Exp.:	**7/12/2021**

W. Rate Sheet Dated: **5/11/2021** **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	<=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)