[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.: **6/14/2021**
45 Day Lock Exp.: **6/28/2021**
60 Day Lock Exp.: **7/12/2021**

W. Rate Sheet Dated: 5/13/2021 **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	102.048	102.048	101.657	2.750	100.000	100.000	99.609	2.250	98.305	98.305	98.005	3.125	96.436	96.436	96.136
2.875	102.255	102.255	101.864	2.875	100.173	100.173	99.783	2.500	98.636	98.636	98.336	3.250	97.702	97.702	97.402
3.000	102.459	102.459	102.069	3.000	100.343	100.343	99.952	2.625	98.801	98.801	98.501	3.375	97.780	97.780	97.480
3.125	102.657	102.657	102.266	3.125	100.473	100.473	100.083	2.750	100.461	100.461	100.161	3.500	97.858	97.858	97.558
3.250	103.208	103.208	102.908	3.250	101.101	101.101	100.801	2.875	100.621	100.621	100.321	3.625	97.936	97.936	97.636
3.375	103.307	103.307	103.007	3.375	101.252	101.252	100.952	3.000	100.778	100.778	100.478	Margin = 2.250		Index = 0.050	
3.500	103.503	103.503	103.203	3.500	101.396	101.396	101.096	3.125	100.896	100.896	100.596	**30 Year OTC**			
3.625	103.686	103.686	103.386	3.625	101.435	101.435	101.135	3.250	102.606	102.606	102.306	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.750	103.593	103.593	103.293	3.750	102.934	102.934	102.634	3.375	102.749	102.749	102.449	4.000	101.664	101.664	101.164
3.875	103.662	103.662	103.362	3.875	103.058	103.058	102.758	3.500	102.882	102.882	102.582	4.125	101.786	101.786	101.286
4.000	103.839	103.839	103.539	4.000	103.177	103.177	102.877	3.625	102.920	102.920	102.620	4.375	102.498	102.498	101.998
4.125	103.961	103.961	103.661	4.125	103.268	103.268	102.968	3.750	103.754	103.754	103.454	4.500	102.621	102.621	102.121
4.250	103.968	103.968	103.768	4.250	103.329	103.329	103.129	3.875	103.870	103.870	103.570	4.625	102.778	102.778	102.278
4.375	103.973	103.973	103.773	4.375	103.453	103.453	103.253	4.000	103.979	103.979	103.679	4.875	103.734	103.734	103.234
4.500	104.096	104.096	103.896	4.500	103.572	103.572	103.372	4.125	104.062	104.062	103.762	5.000	103.857	103.857	103.357
4.625	104.253	104.253	104.053	4.625	103.663	103.663	103.463	4.250	104.038	104.038	103.738	5.125	104.014	104.014	103.514
4.750	104.490	104.490	104.290	4.750	103.865	103.865	103.665	4.375	104.153	104.153	103.853	5.500	105.218	105.218	104.718
4.875	104.509	104.509	104.309	4.875	103.989	103.989	103.789	4.500	104.263	104.263	103.963	5.625	105.375	105.375	104.875
6.250	106.000	106.000	105.800	6.250	105.479	105.479	105.279	4.625	104.346	104.346	104.046	6.250	105.229	105.229	104.729

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	102.248	102.148	102.148	101.757	2.750	101.680	101.580	101.580	101.189	2.250	100.435	100.335	100.335	100.035
2.875	102.455	102.355	102.355	101.964	2.875	101.853	101.753	101.753	101.363	2.375	100.606	100.506	100.506	100.206
3.000	102.659	102.559	102.559	102.169	3.000	102.023	101.923	101.923	101.532	2.500	100.766	100.666	100.666	100.366
3.125	102.857	102.757	102.757	102.366	3.125	102.153	102.053	102.053	101.663	2.625	100.931	100.831	100.831	100.531
3.250	103.308	103.208	103.208	102.908	3.250	102.781	102.681	102.681	102.381	2.750	101.491	101.391	101.391	101.091
3.375	103.507	103.407	103.407	103.107	3.375	102.932	102.832	102.832	102.532	2.875	101.651	101.551	101.551	101.251
3.500	103.703	103.603	103.603	103.303	3.500	103.076	102.976	102.976	102.676	3.000	101.808	101.708	101.708	101.408
3.625	103.886	103.786	103.786	103.486	3.625	103.115	103.015	103.015	102.715	3.125	101.926	101.826	101.826	101.526
3.750	103.793	103.693	103.693	103.393	3.750	103.564	103.464	103.464	103.164	3.250	104.236	104.136	104.136	103.836
3.875	103.962	103.862	103.862	103.562	3.875	103.688	103.588	103.588	103.288	3.375	104.379	104.279	104.279	103.979
4.000	104.139	104.039	104.039	103.739	4.000	103.807	103.707	103.707	103.407	3.500	104.512	104.412	104.412	104.112
4.125	104.261	104.161	104.161	103.861	4.125	103.898	103.798	103.798	103.498	3.625	104.550	104.450	104.450	104.150
4.250	104.868	104.768	104.768	104.568	4.250	104.659	104.559	104.559	104.359	3.750	105.884	105.784	105.784	105.484

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	99.594	99.594	99.094	6.250	103.750	103.750	103.500
4.000	99.418	99.418	98.918				
4.125	99.296	99.296	98.796				
4.250	100.907	100.907	100.407				
4.375	100.802	100.802	100.302				
4.500	100.679	100.679	100.179				
4.625	100.522	100.522	100.022				
4.750	102.185	102.185	101.685				
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	98.914	98.914	98.414
4.125	99.036	99.036	98.536
4.375	99.748	99.748	99.248
4.500	99.871	99.871	99.371
4.625	100.028	100.028	99.528
4.875	100.984	100.984	100.484
5.000	101.107	101.107	100.607
5.125	101.264	101.264	100.764
5.500	102.468	102.468	101.968
5.625	102.625	102.625	102.125
6.250	102.479	102.479	101.979

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

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

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

Rate	30 Day	45 Day	60 Day
6.250	102.750	102.750	102.250

DPA Advantage Adjustment

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

Lock Desk Policy

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

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

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

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

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	6/14/2021
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	6/28/2021
		60 Day Lock Exp.:	7/12/2021

W. Rate Sheet Dated: 5/13/2021 **Release Time:** 10:00 am ET Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
2.750	N/A	N/A	N/A	2.750	N/A	N/A	N/A	2.375	N/A	N/A	N/A	3.125	96.186	96.186	95.886
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	97.452	97.452	97.152
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	97.530	97.530	97.230
3.125	N/A	N/A	N/A	3.125	N/A	N/A	N/A	2.750	101.953	101.953	101.653	3.500	97.608	97.608	97.308
3.250	N/A	N/A	N/A	3.250	N/A	N/A	N/A	2.875	102.114	102.114	101.814	3.625	97.686	97.686	97.386
3.375	N/A	N/A	N/A	3.375	N/A	N/A	N/A	3.000	102.271	102.271	101.971	Margin = 2.250		Index = .050	
3.500	N/A	N/A	N/A	3.500	102.638	102.638	102.338	3.125	102.389	102.389	102.089	**30 Year OTC**			
3.625	N/A	N/A	N/A	3.625	102.678	102.678	102.378	3.250	103.848	103.848	103.548	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.750	103.093	103.093	102.793	3.750	102.864	102.864	102.564	3.375	103.992	103.992	103.692	3.250	98.696	98.696	98.196
3.875	103.162	103.162	102.862	3.875	102.988	102.988	102.688	3.500	104.125	104.125	103.825	3.375	98.894	98.894	98.394
4.000	103.339	103.339	103.039	4.000	103.107	103.107	102.807	3.625	104.162	104.162	103.862	3.500	99.090	99.090	98.590
4.125	103.461	103.461	103.161	4.125	103.198	103.198	102.898	3.750	103.684	103.684	103.384	3.625	99.274	99.274	98.774
4.250	103.405	103.405	103.205	4.250	103.197	103.197	102.997	3.875	N/A	N/A	N/A	3.750	99.168	99.168	98.668
4.375	103.410	103.410	103.210	4.375	103.321	103.321	103.121	4.000	N/A	N/A	N/A	3.875	99.337	99.337	98.837
4.500	103.533	103.533	103.333	4.500	103.439	103.439	103.239	4.125	N/A	N/A	N/A	4.000	99.514	99.514	99.014
4.625	103.691	103.691	103.491	4.625	N/A	N/A	N/A	4.250	N/A	N/A	N/A	4.125	99.636	99.636	99.136
4.750	103.302	103.302	103.102	4.750	N/A	N/A	N/A	4.375	N/A	N/A	N/A	4.250	100.180	100.180	99.680
4.875	N/A	N/A	N/A	4.875	N/A	N/A	N/A	4.500	N/A	N/A	N/A	4.375	N/A	N/A	N/A
6.250	N/A	N/A	N/A	6.250	N/A	N/A	N/A	4.625	N/A	N/A	N/A	4.500	N/A	N/A	N/A

FHA High Balance Streamline

30/25 Year					20 Year					15/10 Year				
Rate	**15 Day**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**15 Day**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**15 Day**	**30 Day**	**45 Day**	**60 Day**
2.750	N/A	N/A	N/A	N/A	2.750	N/A	N/A	N/A	N/A	2.250	N/A	N/A	N/A	N/A
2.875	N/A	N/A	N/A	N/A	2.875	N/A	N/A	N/A	N/A	2.375	N/A	N/A	N/A	N/A
3.000	N/A	N/A	N/A	N/A	3.000	N/A	N/A	N/A	N/A	2.500	N/A	N/A	N/A	N/A
3.125	N/A	N/A	N/A	N/A	3.125	N/A	N/A	N/A	N/A	2.625	N/A	N/A	N/A	N/A
3.250	102.121	102.021	102.021	101.721	3.250	101.593	101.493	101.493	101.193	2.750	98.709	98.609	98.609	98.309
3.375	102.319	102.219	102.219	101.919	3.375	101.744	101.644	101.644	101.344	2.875	98.870	98.770	98.770	98.470
3.500	102.515	102.415	102.415	102.115	3.500	101.888	101.788	101.788	101.488	3.000	99.027	98.927	98.927	98.627
3.625	102.699	102.599	102.599	102.299	3.625	101.928	101.828	101.828	101.528	3.125	99.145	99.045	99.045	98.745
3.750	101.293	101.193	101.193	100.893	3.750	101.064	100.964	100.964	100.664	3.250	101.111	101.011	101.011	100.711
3.875	101.462	101.362	101.362	101.062	3.875	101.188	101.088	101.088	100.788	3.375	101.254	101.154	101.154	100.854
4.000	101.639	101.539	101.539	101.239	4.000	101.307	101.207	101.207	100.907	3.500	101.387	101.287	101.287	100.987
4.125	101.761	101.661	101.661	101.361	4.125	101.398	101.298	101.298	100.998	3.625	101.425	101.325	101.325	101.025
4.250	102.305	102.205	102.205	102.005	4.250	102.097	101.997	101.997	101.797	3.750	102.759	102.659	102.659	102.359

GOVERNMENT ADJUSTMENTS - Applies to all Government Programs

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

Specialty Adjustment

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

DPA Advantage Adjustment

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

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

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

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

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

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

Rate	30 Day	45 Day	60 Day
4.250	N/A	N/A	N/A
4.750	N/A	N/A	N/A

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

Rate	30 Day	45 Day	60 Day
6.250	N/A	N/A	N/A

Lock Desk Policy

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

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

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

AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
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Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 6/14/2021
45 Day Lock Exp.: 6/28/2021
60 Day Lock Exp.: 7/12/2021

W. Rate Sheet Dated: 5/13/2021 **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	97.036	97.036	96.836
2.625	98.095	98.095	97.895
2.750	99.041	99.041	98.841
2.875	99.741	99.741	99.541
2.990	100.278	100.278	100.078
3.000	100.378	100.378	100.178
3.125	100.688	100.688	100.488
3.250	101.538	101.538	101.338
3.375	102.040	102.040	101.840
3.500	102.401	102.401	102.201
3.625	102.813	102.813	102.613
3.750	102.925	102.925	102.725
3.875	103.453	103.453	103.253
3.990	103.813	103.813	103.613
4.000	103.913	103.913	103.713
4.125	104.055	104.055	103.855
4.250	104.072	104.072	103.872
4.375	104.477	104.477	104.277
4.500	104.851	104.851	104.651

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	93.672	93.672	93.472
2.375	94.830	94.830	94.630
2.500	96.011	96.011	95.811
2.625	97.165	97.165	96.965
2.750	98.195	98.195	97.995
2.875	98.964	98.964	98.764
2.990	99.537	99.537	99.337
3.000	99.637	99.637	99.437
3.125	100.909	100.909	100.709
3.250	101.888	101.888	101.688
3.375	102.550	102.550	102.350
3.500	103.113	103.113	102.913
3.625	103.567	103.567	103.367
3.750	104.397	104.397	104.197
3.875	104.977	104.977	104.777
3.990	105.329	105.329	105.129
4.000	105.429	105.429	105.229

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	93.628	93.628	93.428
2.375	94.602	94.602	94.402
2.500	95.847	95.847	95.647
2.625	97.063	97.063	96.863
2.750	98.133	98.133	97.933
2.875	98.901	98.901	98.701
2.990	99.450	99.450	99.250
3.000	99.550	99.550	99.350
3.125	100.871	100.871	100.671
3.250	101.888	101.888	101.688
3.375	102.550	102.550	102.350
3.500	103.113	103.113	102.913
3.625	103.567	103.567	103.367
3.750	104.397	104.397	104.197
3.875	104.977	104.977	104.777
3.990	105.329	105.329	105.129
4.000	105.429	105.429	105.229

30/25 Year High Balance

Rate	30 Day	45 Day	60 Day
2.500	97.672	97.672	97.472
2.625	98.489	98.489	98.289
2.750	99.252	99.252	99.052
2.875	99.889	99.889	99.689
2.990	100.263	100.263	100.063
3.000	100.363	100.363	100.163
3.125	100.977	100.977	100.777
3.250	101.708	101.708	101.508
3.375	102.266	102.266	102.066
3.500	102.675	102.675	102.475
3.625	102.903	102.903	102.703
3.750	102.097	102.097	101.897
3.875	102.587	102.587	102.387
3.990	102.847	102.847	102.647
4.000	102.947	102.947	102.747
4.125	103.150	103.150	102.950
4.250	101.891	101.891	101.691
4.375	102.326	102.326	102.126
4.500	102.648	102.648	102.448

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	93.728	93.728	93.528
2.375	94.923	94.923	94.723
2.500	96.447	96.447	96.247
2.625	97.359	97.359	97.159
2.750	98.206	98.206	98.006
2.875	98.912	98.912	98.712
2.990	99.322	99.322	99.122
3.000	99.422	99.422	99.222
3.125	100.777	100.777	100.577
3.250	101.508	101.508	101.308
3.375	102.066	102.066	101.866
3.500	102.475	102.475	102.275
3.625	102.703	102.703	102.503
3.750	101.897	101.897	101.697
3.875	102.387	102.387	102.187
3.990	102.647	102.647	102.447
4.000	102.747	102.747	102.547

30/25 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
2.750	98.144	98.144	97.944
2.875	98.849	98.849	98.649
2.990	99.235	99.235	99.035
3.000	99.335	99.335	99.135
3.125	100.777	100.777	100.577
3.250	101.508	101.508	101.308
3.375	102.066	102.066	101.866
3.500	102.475	102.475	102.275
3.625	102.703	102.703	102.503
3.750	101.897	101.897	101.697
3.875	102.387	102.387	102.187
3.990	102.647	102.647	102.447
4.000	102.747	102.747	102.547
4.125	102.950	102.950	102.750
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	100.543	100.543	100.343
2.990	100.990	100.990	100.790
3.000	101.090	101.090	100.890
3.125	101.563	101.563	101.363
3.250	102.068	102.068	101.868
3.375	102.664	102.664	102.464
3.500	103.142	103.142	102.942
3.625	103.551	103.551	103.351
3.750	103.343	103.343	103.143
3.875	103.865	103.865	103.665
3.990	104.144	104.144	103.944
4.000	104.244	104.244	104.044
4.125	104.582	104.582	104.382
4.250	104.305	104.305	104.105
4.375	104.704	104.704	104.504
4.500	105.059	105.059	104.859
4.625	105.309	105.309	105.109
4.750	105.311	105.311	105.111
4.875	105.679	105.679	105.479

20 Year 105-125

Rate	30 Day	45 Day	60 Day
2.875	100.023	100.023	99.823
2.990	100.528	100.528	100.328
3.000	100.628	100.628	100.428
3.125	101.249	101.249	101.049
3.250	102.114	102.114	101.914
3.375	102.771	102.771	102.571
3.500	103.296	103.296	103.096
3.625	103.747	103.747	103.547
3.750	103.603	103.603	103.403
3.875	104.176	104.176	103.976
3.990	104.495	104.495	104.295
4.000	104.595	104.595	104.395
4.125	104.964	104.964	104.764
4.250	104.589	104.589	104.389
4.375	105.028	105.028	104.828
4.500	105.418	105.418	105.218
4.625	105.694	105.694	105.494
4.750	105.654	105.654	105.454
4.875	106.059	106.059	105.859

20 Year >125

Rate	30 Day	45 Day	60 Day
2.875	100.023	100.023	99.823
2.990	100.528	100.528	100.328
3.000	100.628	100.628	100.428
3.125	101.226	101.226	101.026
3.250	102.114	102.114	101.914
3.375	102.771	102.771	102.571
3.500	103.296	103.296	103.096
3.625	103.747	103.747	103.547
3.750	103.790	103.790	103.590
3.875	104.364	104.364	104.164
3.990	104.682	104.682	104.482
4.000	104.782	104.782	104.582
4.125	105.152	105.152	104.952
4.250	104.777	104.777	104.577
4.375	105.216	105.216	105.016
4.500	105.606	105.606	105.406
4.625	105.881	105.881	105.681
4.750	105.842	105.842	105.642
4.875	98.208	98.208	98.008

15 Year

Rate	30 Day	45 Day	60 Day
2.000	98.894	98.894	98.694
2.125	99.512	99.512	99.312
2.250	100.059	100.059	99.859
2.375	100.554	100.554	100.354
2.500	101.026	101.026	100.826
2.625	101.608	101.608	101.408
2.750	102.165	102.165	101.965
2.875	102.601	102.601	102.401
2.990	102.993	102.993	102.793
3.000	103.093	103.093	102.893
3.125	103.533	103.533	103.333
3.250	103.638	103.638	103.438
3.375	104.069	104.069	103.869
3.500	104.437	104.437	104.237
3.625	104.878	104.878	104.678
3.750	104.529	104.529	104.329
3.875	104.997	104.997	104.797
3.990	105.347	105.347	105.147
4.000	105.447	105.447	105.247

15 Year 105-125

Rate	30 Day	45 Day	60 Day
2.000	97.127	97.127	#N/A
2.125	97.849	97.849	#N/A
2.250	98.449	98.449	98.249
2.375	99.274	99.274	99.074
2.500	100.178	100.178	99.978
2.625	100.879	100.879	100.679
2.750	101.492	101.492	101.292
2.875	101.973	101.973	101.773
2.990	102.413	102.413	102.213
3.000	102.513	102.513	102.313
3.125	102.995	102.995	102.795
3.250	103.364	103.364	103.164
3.375	103.839	103.839	103.639
3.500	104.242	104.242	104.042
3.625	104.725	104.725	104.525
3.750	104.292	104.292	104.092
3.875	104.808	104.808	104.608
3.990	105.203	105.203	105.003
4.000	105.303	105.303	105.103

15 Year >125

Rate	30 Day	45 Day	60 Day
2.000	96.869	96.869	96.669
2.125	97.599	97.599	97.399
2.250	98.345	98.345	98.145
2.375	99.244	99.244	99.044
2.500	100.170	100.170	99.970
2.625	100.879	100.879	100.679
2.750	101.492	101.492	101.292
2.875	101.973	101.973	101.773
2.990	102.413	102.413	102.213
3.000	102.513	102.513	102.313
3.125	102.995	102.995	102.795
3.250	103.364	103.364	103.164
3.375	103.839	103.839	103.639
3.500	104.242	104.242	104.042
3.625	104.725	104.725	104.525
3.750	104.292	104.292	104.092
3.875	104.808	104.808	104.608
3.990	105.203	105.203	105.003
4.000	105.303	105.303	105.103

15 Year High Balance

Rate	30 Day	45 Day	60 Day
2.000	99.139	99.139	98.939
2.125	99.608	99.608	99.408
2.250	99.990	99.990	99.790
2.375	100.376	100.376	100.176
2.500	100.933	100.933	100.733
2.625	101.381	101.381	101.181
2.750	101.770	101.770	101.570
2.875	102.078	102.078	101.878
2.990	102.322	102.322	102.122
3.000	102.422	102.422	102.222
3.125	102.726	102.726	102.526
3.250	102.501	102.501	102.301
3.375	102.803	102.803	102.603
3.500	103.060	103.060	102.860
3.625	103.370	103.370	103.170
3.750	102.215	102.215	102.015
3.875	102.544	102.544	102.344
3.990	102.761	102.761	102.561
4.000	102.861	102.861	102.661

15 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
2.000	97.172	97.172	96.972
2.125	97.745	97.745	97.545
2.250	98.180	98.180	97.980
2.375	98.896	98.896	98.696
2.500	99.885	99.885	99.685
2.625	100.452	100.452	100.252
2.750	100.897	100.897	100.697
2.875	101.250	101.250	101.050
2.990	101.542	101.542	101.342
3.000	101.642	101.642	101.442
3.125	101.988	101.988	101.788
3.250	102.027	102.027	101.827
3.375	102.373	102.373	102.173
3.500	102.665	102.665	102.465
3.625	103.017	103.017	102.817
3.750	101.778	101.778	101.578
3.875	102.155	102.155	101.955
3.990	102.417	102.417	102.217
4.000	102.517	102.517	102.317

15 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
2.000	96.914	96.914	96.714
2.125	97.495	97.495	97.295
2.250	98.076	98.076	97.876
2.375	98.866	98.866	98.666
2.500	99.877	99.877	99.677
2.625	100.452	100.452	100.252
2.750	100.897	100.897	100.697
2.875	101.250	101.250	101.050
2.990	101.542	101.542	101.342
3.000	101.642	101.642	101.442
3.125	101.988	101.988	101.788
3.250	102.027	102.027	101.827
3.375	102.373	102.373	102.173
3.500	102.665	102.665	102.465
3.625	103.017	103.017	102.817
3.750	101.778	101.778	101.578
3.875	102.155	102.155	101.955
3.990	102.417	102.417	102.217
4.000	102.517	102.517	102.317

10 Year

Rate	30 Day	45 Day	60 Day
2.000	99.758	99.758	99.558
2.125	100.377	100.377	100.177
2.250	100.924	100.924	100.724
2.375	101.418	101.418	101.218
2.500	101.890	101.890	101.690
2.625	102.382	102.382	102.182
2.750	102.529	102.529	102.329
2.875	102.965	102.965	102.765
2.990	103.358	103.358	103.158
3.000	103.458	103.458	103.258
3.125	103.898	103.898	103.698
3.250	103.346	103.346	103.146
3.375	103.777	103.777	103.577
3.500	104.145	104.145	103.945
3.625	104.587	104.587	104.387
3.750	104.247	104.247	104.047
3.875	104.716	104.716	104.516
3.990	105.066	105.066	104.866
4.000	105.166	105.166	104.966

Applicable for all mortgages with greater than 15 year terms

FICO ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	-0.750
720 – 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	-1.000
700 – 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	-1.500
680 – 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	-1.500
660 – 679	-0.250	-1.250	-2.500	-3.000	-3.000	-2.500	-2.500	-2.500	-2.500
640 – 659	-0.750	-1.500	-3.000	-3.250	-3.500	-3.000	-3.000	-3.000	-3.000
620 – 639	-0.750	-1.750	-3.250	-3.250	-3.500	-3.500	-3.500	-3.750	-3.750

Cash-Out Refinance*

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

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

Product Features

Product Feature ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
Investment property	-4.125	-4.125	-4.125	-5.375	-6.125	-6.125	-6.125	-6.125	-6.125
Second Home	-1.700	-1.700	-1.700	-1.700	-1.700	-1.950	-1.950	-1.950	-1.950
Manufactured*	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year**	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

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

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
FNMA HomeStyle Renovation	-1.000
Texas Equity 50(a)(6)	0.000
Texas Equity 50(a)(4)	0.000
All Refinances "R/T & C/O" ***	-0.500
Loan Size	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	0.000
$125,001 - $175,000	0.000
$175,001 - $275,000	0.000
$275,001 up to HB	0.125

High LTV Refi Option LLPA Caps

Occupancy	Number of Units	LTV Ratio	<=15 yr Cap	>15 yr Cap
Primary	1	105.01 -115.00%	0.750	2.000
		>115.00%	0.000	0.750
	2	90.01 -100.00%	0.750	2.000
		>100.00%	0.000	0.750
	3-4	80.01 -90.00%	0.750	2.000
		>90.00%	0.000	0.750
Second Home	1	95.01 -105.00%	3.700	4.700
		>105.00%	3.200	3.700
Investment	1-4	80.01 -90.00%	4.000	5.000
		>90.00%	3.500	4.000

HomeReady LLPA Caps*

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

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

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

Mortgages with Subordinate Financing *

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

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

Lock Desk Policy

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

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

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

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

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

30 Day Lock Exp.: **6/14/2021**
45 Day Lock Exp.: **6/28/2021**
60 Day Lock Exp.: **7/12/2021**

W. Rate Sheet Dated: **5/13/2021** **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	97.036	97.036	96.836	2.500	97.672	97.672	97.472	2.875	100.543	100.543	100.343	2.000	98.894	98.894	98.694	2.000	99.139	99.139	98.939
2.625	98.095	98.095	97.895	2.625	98.489	98.489	98.289	2.990	100.990	100.990	100.790	2.125	99.512	99.512	99.312	2.125	99.608	99.608	99.408
2.750	99.041	99.041	98.841	2.750	99.252	99.252	99.052	3.000	101.090	101.090	100.890	2.250	100.059	100.059	99.859	2.250	99.990	99.990	99.790
2.875	99.741	99.741	99.541	2.875	99.889	99.889	99.689	3.125	101.563	101.563	101.363	2.375	100.554	100.554	100.354	2.375	100.376	100.376	100.176
2.990	100.278	100.278	100.078	2.990	100.263	100.263	100.063	3.250	102.068	102.068	101.868	2.500	101.026	101.026	100.826	2.500	100.933	100.933	100.733
3.000	100.378	100.378	100.178	3.000	100.363	100.363	100.163	3.375	102.664	102.664	102.464	2.625	101.608	101.608	101.408	2.625	101.381	101.381	101.181
3.125	100.688	100.688	100.488	3.125	100.977	100.977	100.777	3.500	103.142	103.142	102.942	2.750	102.165	102.165	101.965	2.750	101.770	101.770	101.570
3.250	101.538	101.538	101.338	3.250	101.708	101.708	101.508	3.625	103.551	103.551	103.351	2.875	102.601	102.601	102.401	2.875	102.078	102.078	101.878
3.375	102.040	102.040	101.840	3.375	102.266	102.266	102.066	3.750	103.343	103.343	103.143	2.990	102.993	102.993	102.793	2.990	102.322	102.322	102.122
3.500	102.401	102.401	102.201	3.500	102.675	102.675	102.475	3.875	103.865	103.865	103.665	3.000	103.093	103.093	102.893	3.000	102.422	102.422	102.222
3.625	102.813	102.813	102.613	3.625	102.903	102.903	102.703	3.990	104.144	104.144	103.944	3.125	103.533	103.533	103.333	3.125	102.726	102.726	102.526
3.750	102.925	102.925	102.725	3.750	102.097	102.097	101.897	4.000	104.244	104.244	104.044	3.250	103.638	103.638	103.438	3.250	102.501	102.501	102.301
3.875	103.453	103.453	103.253	3.875	102.587	102.587	102.387	4.125	104.582	104.582	104.382	3.375	104.069	104.069	103.869	3.375	102.803	102.803	102.603
3.990	103.813	103.813	103.613	3.990	102.847	102.847	102.647	4.250	104.305	104.305	104.105	3.500	104.437	104.437	104.237	3.500	103.060	103.060	102.860
4.000	103.913	103.913	103.713	4.000	102.947	102.947	102.747	4.375	104.704	104.704	104.504	3.625	104.878	104.878	104.678	3.625	103.370	103.370	103.170
4.125	104.055	104.055	103.855	4.125	103.150	103.150	102.950	4.500	105.059	105.059	104.859	3.750	104.529	104.529	104.329	3.750	102.215	102.215	102.015
4.250	104.072	104.072	103.872	4.250	101.891	101.891	101.691	4.625	105.309	105.309	105.109	3.875	104.997	104.997	104.797	3.875	102.544	102.544	102.344
4.375	104.477	104.477	104.277	4.375	102.326	102.326	102.126	4.750	105.311	105.311	105.111	3.990	105.347	105.347	105.147	3.990	102.761	102.761	102.561
4.500	104.851	104.851	104.651	4.500	102.648	102.648	102.448	4.875	105.679	105.679	105.479	4.000	105.447	105.447	105.247	4.000	102.861	102.861	102.661

Applicable for all mortgages with greater than 15 year terms

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

Product Features

Product Feature ↓ \ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%
Investment property	-4.125	-4.125	-4.125	-5.375	-6.125	-6.125	-6.125	N/A	N/A
Second Home	-1.700	-1.700	-1.700	-1.700	-1.700	-1.950	-1.950	N/A	N/A
Manufactured*	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A	N/A
2-unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A
3-4 unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A
Condo > 15 year**	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	N/A	N/A
HB Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A	N/A

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

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
Texas Equity 50(a)(6)	0.000
Texas Equity 50(a)(4)	0.000
All Refinances "R/T & C/O" ***	-0.500
Conv OTC Placement	-1.000
Loan Size	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	0.000
$125,001 - $175,000	0.000
$175,001 - $275,000	0.000
$275,001 up to HB	0.125

*** Does not apply to loan amt =<$125K

Mortgages with Subordinate Financing *

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

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

Lock Desk Policy

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

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

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

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

AFR

[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.: 6/14/2021
45 Day Lock Exp.: 6/28/2021
60 Day Lock Exp.: 7/12/2021

W. Rate Sheet Dated: 5/13/2021 **Release Time: 10:00 am ET** Prices are subject to change without notice.

Conforming FHLMC

30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year SC				30/25 Year SC 105-125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	99.029	99.029	98.821	2.750	99.029	99.029	98.821	2.750	99.029	99.029	98.821	2.750	98.091	98.091	97.883	2.750	98.091	98.091	97.883
2.875	99.925	99.925	99.722	2.875	99.925	99.925	99.722	2.875	99.925	99.925	99.722	2.875	98.987	98.987	98.784	2.875	98.987	98.987	98.784
2.990	100.336	100.336	100.136	2.990	100.336	100.336	100.136	2.990	100.336	100.336	100.136	2.990	99.398	99.398	99.198	2.990	99.398	99.398	99.198
3.000	100.436	100.436	100.236	3.000	100.436	100.436	100.236	3.000	100.436	100.436	100.236	3.000	99.498	99.498	99.298	3.000	99.498	99.498	99.298
3.125	100.925	100.925	100.679	3.125	100.925	100.925	100.679	3.125	100.925	100.925	100.679	3.125	99.431	99.431	99.185	3.125	99.431	99.431	99.185
3.250	101.745	101.745	101.510	3.250	101.620	101.620	101.385	3.250	101.745	101.745	101.510	3.250	100.251	100.251	100.016	3.250	100.126	100.126	99.891
3.375	102.245	102.245	102.019	3.375	102.120	102.120	101.894	3.375	102.245	102.245	102.019	3.375	100.751	100.751	100.525	3.375	100.626	100.626	100.400
3.500	102.613	102.613	102.394	3.500	102.488	102.488	102.269	3.500	102.613	102.613	102.394	3.500	101.119	101.119	100.900	3.500	100.994	100.994	100.775
3.625	103.003	103.003	102.784	3.625	102.878	102.878	102.659	3.625	103.003	103.003	102.784	3.625	101.509	101.509	101.290	3.625	101.384	101.384	101.165
3.750	102.794	102.794	102.594	3.750	102.169	102.169	101.969	3.750	102.169	102.169	101.969	3.750	99.740	99.740	99.540	3.750	99.115	99.115	98.915
3.875	103.313	103.313	103.113	3.875	102.688	102.688	102.488	3.875	102.688	102.688	102.488	3.875	100.259	100.259	100.059	3.875	99.634	99.634	99.434
3.990	103.675	103.675	103.475	3.990	103.050	103.050	102.850	3.990	103.050	103.050	102.850	3.990	100.621	100.621	100.421	3.990	99.996	99.996	99.796
4.000	103.775	103.775	103.575	4.000	103.150	103.150	102.950	4.000	103.150	103.150	102.950	4.000	100.721	100.721	100.521	4.000	100.096	100.096	99.896
4.125	103.405	103.405	103.205	4.125	102.780	102.780	102.580	4.125	102.780	102.780	102.580	4.125	98.291	98.291	98.091	4.125	97.666	97.666	97.466
4.250	104.034	104.034	103.834	4.250	103.659	103.659	103.459	4.250	103.659	103.659	103.459	4.250	98.920	98.920	98.720	4.250	98.545	98.545	98.345
4.375	104.449	104.449	104.249	4.375	104.074	104.074	103.874	4.375	104.074	104.074	103.874	4.375	99.335	99.335	99.135	4.375	98.960	98.960	98.760
4.500	104.780	104.780	104.580	4.500	104.405	104.405	104.205	4.500	104.405	104.405	104.205	4.500	99.666	99.666	99.466	4.500	99.291	99.291	99.091
4.625	104.849	104.849	104.649	4.625	104.474	104.474	104.274	4.625	104.474	104.474	104.274	4.625	99.485	99.485	99.285	4.625	99.110	99.110	98.910
4.750	105.286	105.286	105.086	4.750	105.286	105.286	105.086	4.750	105.286	105.286	105.086	4.750	99.922	99.922	99.722	4.750	99.922	99.922	99.722

30/25 Year SC >125				20 Year				20 Year 105-125				20 Year >125				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	98.091	98.091	97.883	2.500	97.908	97.908	97.682	2.500	97.908	97.908	97.682	2.500	97.908	97.908	97.682	2.000	98.737	98.737	98.537
2.875	98.987	98.987	98.784	2.625	98.698	98.698	98.473	2.625	98.698	98.698	98.473	2.625	98.698	98.698	98.473	2.125	99.380	99.380	99.180
2.990	99.398	99.398	99.198	2.750	99.800	99.800	99.575	2.750	99.800	99.800	99.575	2.750	99.800	99.800	99.575	2.250	100.088	100.088	99.888
3.000	99.498	99.498	99.298	2.875	100.512	100.512	100.289	2.875	100.512	100.512	100.289	2.875	100.512	100.512	100.289	2.375	100.627	100.627	100.427
3.125	99.431	99.431	99.185	2.990	100.982	100.982	100.760	2.990	100.982	100.982	100.760	2.990	100.982	100.982	100.760	2.500	100.844	100.844	100.644
3.250	100.251	100.251	100.016	3.000	101.082	101.082	100.860	3.000	101.082	101.082	100.860	3.000	101.082	101.082	100.860	2.625	101.620	101.620	101.420
3.375	100.751	100.751	100.525	3.125	101.183	101.183	100.942	3.125	101.183	101.183	100.942	3.125	101.183	101.183	100.942	2.750	102.148	102.148	101.948
3.500	101.119	101.119	100.900	3.250	102.099	102.099	101.860	3.250	102.849	102.849	102.610	3.250	102.099	102.099	101.860	2.875	102.541	102.541	102.341
3.625	101.509	101.509	101.290	3.375	102.701	102.701	102.467	3.375	103.451	103.451	103.217	3.375	102.701	102.701	102.467	2.990	102.860	102.860	102.660
3.750	99.115	99.115	98.915	3.500	103.232	103.232	103.008	3.500	103.982	103.982	103.758	3.500	103.232	103.232	103.008	3.000	102.960	102.960	102.760
3.875	99.634	99.634	99.434	3.625	103.537	103.537	103.317	3.625	104.287	104.287	104.067	3.625	103.537	103.537	103.317	3.125	102.805	102.805	102.605
3.990	99.996	99.996	99.796	3.750	103.106	103.106	102.906	3.750	104.356	104.356	104.156	3.750	104.356	104.356	104.156	3.250	103.285	103.285	103.085
4.000	100.096	100.096	99.896	3.875	103.459	103.459	103.259	3.875	104.709	104.709	104.509	3.875	104.709	104.709	104.509	3.375	103.627	103.627	103.427
4.125	97.666	97.666	97.466	3.990	103.784	103.784	103.584	3.990	105.034	105.034	104.834	3.990	105.034	105.034	104.834	3.500	103.873	103.873	103.673
4.250	98.545	98.545	98.345	4.000	103.884	103.884	103.684	4.000	105.134	105.134	104.934	4.000	105.134	105.134	104.934	3.625	103.892	103.892	103.692
4.375	98.960	98.960	98.760	4.125	103.986	103.986	103.759	4.125	105.236	105.236	105.009	4.125	105.236	105.236	105.009	3.750	104.280	104.280	104.080
4.500	99.291	99.291	99.091	4.250	104.398	104.398	104.175	4.250	105.648	105.648	105.425	4.250	105.648	105.648	105.425	3.875	104.458	104.458	104.258
4.625	99.110	99.110	98.910	4.375	104.639	104.639	104.421	4.375	105.889	105.889	105.671	4.375	105.889	105.889	105.671	3.990	104.744	104.744	104.544
4.750	99.922	99.922	99.722	4.500	104.959	104.959	104.734	4.500	106.209	106.209	105.984	4.500	106.209	106.209	105.984	4.000	104.844	104.844	104.644

15 Year 105-125				15 Year >125				15 Year SC				15 Year SC 105-125				15 Year SC >125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.000	98.862	98.862	98.662	2.000	98.862	98.862	98.662	2.000	98.137	98.137	97.937	2.000	98.262	98.262	98.062	2.000	98.262	98.262	98.062
2.125	99.505	99.505	99.305	2.125	99.505	99.505	99.305	2.125	98.780	98.780	98.580	2.125	98.905	98.905	98.705	2.125	98.905	98.905	98.705
2.250	100.213	100.213	100.013	2.250	100.213	100.213	100.013	2.250	99.488	99.488	99.288	2.250	99.613	99.613	99.413	2.250	99.613	99.613	99.413
2.375	100.752	100.752	100.552	2.375	100.752	100.752	100.552	2.375	100.027	100.027	99.827	2.375	100.152	100.152	99.952	2.375	100.152	100.152	99.952
2.500	100.969	100.969	100.769	2.500	100.969	100.969	100.769	2.500	100.244	100.244	100.044	2.500	100.369	100.369	100.169	2.500	100.369	100.369	100.169
2.625	101.745	101.745	101.545	2.625	101.745	101.745	101.545	2.625	99.894	99.894	99.694	2.625	100.019	100.019	99.819	2.625	100.019	100.019	99.819
2.750	102.273	102.273	102.073	2.750	102.273	102.273	102.073	2.750	100.422	100.422	100.222	2.750	100.547	100.547	100.347	2.750	100.547	100.547	100.347
2.875	102.666	102.666	102.466	2.875	102.666	102.666	102.466	2.875	100.815	100.815	100.615	2.875	100.940	100.940	100.740	2.875	100.940	100.940	100.740
2.990	102.985	102.985	102.785	2.990	102.985	102.985	102.785	2.990	101.134	101.134	100.934	2.990	101.259	101.259	101.059	2.990	101.259	101.259	101.059
3.000	103.085	103.085	102.885	3.000	103.085	103.085	102.885	3.000	101.234	101.234	101.034	3.000	101.359	101.359	101.159	3.000	101.359	101.359	101.159
3.125	102.930	102.930	102.730	3.125	102.930	102.930	102.730	3.125	100.579	100.579	100.379	3.125	100.704	100.704	100.504	3.125	100.704	100.704	100.504
3.250	103.410	103.410	103.210	3.250	103.410	103.410	103.210	3.250	101.059	101.059	100.859	3.250	101.184	101.184	100.984	3.250	101.184	101.184	100.984
3.375	103.752	103.752	103.552	3.375	103.752	103.752	103.552	3.375	101.401	101.401	101.201	3.375	101.526	101.526	101.326	3.375	101.526	101.526	101.326
3.500	103.998	103.998	103.798	3.500	103.998	103.998	103.798	3.500	101.647	101.647	101.447	3.500	101.772	101.772	101.572	3.500	101.772	101.772	101.572
3.625	104.017	104.017	103.817	3.625	104.017	104.017	103.817	3.625	100.666	100.666	100.466	3.625	100.791	100.791	100.591	3.625	100.791	100.791	100.591
3.750	104.405	104.405	104.205	3.750	104.405	104.405	104.205	3.750	101.054	101.054	100.854	3.750	101.179	101.179	100.979	3.750	101.179	101.179	100.979
3.875	104.583	104.583	104.383	3.875	104.583	104.583	104.383	3.875	101.232	101.232	101.032	3.875	101.357	101.357	101.157	3.875	101.357	101.357	101.157
3.990	104.869	104.869	104.669	3.990	104.869	104.869	104.669	3.990	101.518	101.518	101.318	3.990	101.643	101.643	101.443	3.990	101.643	101.643	101.443
4.000	104.969	104.969	104.769	4.000	104.969	104.969	104.769	4.000	101.618	101.618	101.418	4.000	101.743	101.743	101.543	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

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

Subordination Enhanced Reflief Refi

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

Enhanced Reflief Refi LLPA Caps

Occupancy	Number of Units	LTV Ratio	<=15 yr Cap	>15 yr Cap
Primary	1	105.01 -115.00%	0.750	2.000
		>115.00%	0.000	0.750
	2	90.01 -100.00%	0.750	2.000
		>100.00%	0.000	0.750
	3-4	85.01-95.00%	0.750	2.000
		>95.00%	0.000	0.750
Second Home	1	95.01 -105.00%	3.700	4.700
		>105.00%	3.200	3.700
Investment	1	90.01-100.00%	4.000	5.000
		>100.00%	3.500	4.000
	2-4	80.01 -90.00%	4.000	5.000
		>90.00%	3.500	4.000

Lock Desk Policy

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

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

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

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	6/14/2021
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	6/28/2021
		60 Day Lock Exp.:	7/12/2021

W. Rate Sheet Dated: 5/13/2021 **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	99.029	99.029	98.821	2.750	98.091	98.091	97.883	2.500	97.908	97.908	97.682	2.000	98.737	98.737	98.537	2.000	98.137	98.137	97.937
2.875	99.925	99.925	99.722	2.875	98.987	98.987	98.784	2.625	98.698	98.698	98.473	2.125	99.380	99.380	99.180	2.125	98.780	98.780	98.580
2.990	100.336	100.336	100.136	2.990	99.398	99.398	99.198	2.750	99.800	99.800	99.575	2.250	100.088	100.088	99.888	2.250	99.488	99.488	99.288
3.000	100.436	100.436	100.236	3.000	99.498	99.498	99.298	2.875	100.512	100.512	100.289	2.375	100.627	100.627	100.427	2.375	100.027	100.027	99.827
3.125	100.925	100.925	100.679	3.125	99.431	99.431	99.185	2.990	100.982	100.982	100.760	2.500	100.844	100.844	100.644	2.500	100.244	100.244	100.044
3.250	101.745	101.745	101.510	3.250	100.251	100.251	100.016	3.000	101.082	101.082	100.860	2.625	101.620	101.620	101.420	2.625	99.894	99.894	99.694
3.375	102.245	102.245	102.019	3.375	100.751	100.751	100.525	3.125	101.183	101.183	100.942	2.750	102.148	102.148	101.948	2.750	100.422	100.422	100.222
3.500	102.613	102.613	102.394	3.500	101.119	101.119	100.900	3.250	102.099	102.099	101.860	2.875	102.541	102.541	102.341	2.875	100.815	100.815	100.615
3.625	103.003	103.003	102.784	3.625	101.509	101.509	101.290	3.375	102.701	102.701	102.467	2.990	102.860	102.860	102.660	2.990	101.134	101.134	100.934
3.750	102.794	102.794	102.594	3.750	99.740	99.740	99.540	3.500	103.232	103.232	103.008	3.000	102.960	102.960	102.760	3.000	101.234	101.234	101.034
3.875	103.313	103.313	103.113	3.875	100.259	100.259	100.059	3.625	103.537	103.537	103.317	3.125	102.805	102.805	102.605	3.125	100.579	100.579	100.379
3.990	103.675	103.675	103.475	3.990	100.621	100.621	100.421	3.750	103.106	103.106	102.906	3.250	103.285	103.285	103.085	3.250	101.059	101.059	100.859
4.000	103.775	103.775	103.575	4.000	100.721	100.721	100.521	3.875	103.459	103.459	103.259	3.375	103.627	103.627	103.427	3.375	101.401	101.401	101.201
4.125	103.405	103.405	103.205	4.125	98.291	98.291	98.091	3.990	103.784	103.784	103.584	3.500	103.873	103.873	103.673	3.500	101.647	101.647	101.447
4.250	104.034	104.034	103.834	4.250	98.920	98.920	98.720	4.000	103.884	103.884	103.684	3.625	103.892	103.892	103.692	3.625	100.666	100.666	100.466
4.375	104.449	104.449	104.249	4.375	99.335	99.335	99.135	4.125	103.986	103.986	103.759	3.750	104.280	104.280	104.080	3.750	101.054	101.054	100.854
4.500	104.780	104.780	104.580	4.500	99.666	99.666	99.466	4.250	104.398	104.398	104.175	3.875	104.458	104.458	104.258	3.875	101.232	101.232	101.032
4.625	104.849	104.849	104.649	4.625	99.485	99.485	99.285	4.375	104.639	104.639	104.421	3.990	104.744	104.744	104.544	3.990	101.518	101.518	101.318
4.750	105.286	105.286	105.086	4.750	99.922	99.922	99.722	4.500	104.959	104.959	104.734	4.000	104.844	104.844	104.644	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

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

30 Day Lock Exp.: **6/14/2021**

45 Day Lock Exp.: **6/28/2021**

60 Day Lock Exp.: **7/12/2021**

W. Rate Sheet Dated: 5/13/2021 **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	99.029	99.029	98.821	2.500	97.908	97.908	97.682	2.000	98.737	98.737	98.537	2.750	97.885	97.885	97.677	2.000	97.787	97.787	97.587
2.875	99.925	99.925	99.722	2.625	98.698	98.698	98.473	2.125	99.380	99.380	99.180	2.875	98.781	98.781	98.578	2.125	98.430	98.430	98.230
2.990	100.336	100.336	100.136	2.750	99.800	99.800	99.575	2.250	100.088	100.088	99.888	2.990	99.192	99.192	98.992	2.250	99.138	99.138	98.938
3.000	100.436	100.436	100.236	2.875	100.512	100.512	100.289	2.375	100.627	100.627	100.427	3.000	99.292	99.292	99.092	2.375	99.677	99.677	99.477
3.125	100.925	100.925	100.679	2.990	100.982	100.982	100.760	2.500	100.844	100.844	100.644	3.125	99.503	99.503	99.257	2.500	99.894	99.894	99.694
3.250	101.745	101.745	101.510	3.000	101.082	101.082	100.860	2.625	101.620	101.620	101.420	3.250	100.323	100.323	100.088	2.625	100.107	100.107	99.907
3.375	102.245	102.245	102.019	3.125	101.183	101.183	100.942	2.750	102.148	102.148	101.948	3.375	100.823	100.823	100.597	2.750	100.635	100.635	100.435
3.500	102.613	102.613	102.394	3.250	102.099	102.099	101.860	2.875	102.541	102.541	102.341	3.500	101.191	101.191	100.972	2.875	101.028	101.028	100.828
3.625	103.003	103.003	102.784	3.375	102.701	102.701	102.467	2.990	102.860	102.860	102.660	3.625	101.581	101.581	101.362	2.990	101.347	101.347	101.147
3.750	102.794	102.794	102.594	3.500	103.232	103.232	103.008	3.000	102.960	102.960	102.760	3.750	100.592	100.592	100.392	3.000	101.447	101.447	101.247
3.875	103.313	103.313	103.113	3.625	103.537	103.537	103.317	3.125	102.805	102.805	102.605	3.875	101.111	101.111	100.911	3.125	101.042	101.042	100.842
3.990	103.675	103.675	103.475	3.750	103.106	103.106	102.906	3.250	103.285	103.285	103.085	3.990	101.473	101.473	101.273	3.250	101.522	101.522	101.322
4.000	103.775	103.775	103.575	3.875	103.459	103.459	103.259	3.375	103.627	103.627	103.427	4.000	101.573	101.573	101.373	3.375	101.864	101.864	101.664
4.125	103.405	103.405	103.205	3.990	103.784	103.784	103.584	3.500	103.873	103.873	103.673	4.125	100.173	100.173	99.973	3.500	102.110	102.110	101.910
4.250	104.034	104.034	103.834	4.000	103.884	103.884	103.684	3.625	103.892	103.892	103.692	4.250	100.802	100.802	100.602	3.625	101.629	101.629	101.429
4.375	104.449	104.449	104.249	4.125	103.986	103.986	103.759	3.750	104.280	104.280	104.080	4.375	101.217	101.217	101.017	3.750	102.017	102.017	101.817
4.500	104.780	104.780	104.580	4.250	104.398	104.398	104.175	3.875	104.458	104.458	104.258	4.500	101.548	101.548	101.348	3.875	102.195	102.195	101.995
4.625	104.849	104.849	104.649	4.375	104.639	104.639	104.421	3.990	104.744	104.744	104.544	4.625	101.492	101.492	101.292	3.990	102.481	102.481	102.281
4.750	105.286	105.286	105.086	4.500	104.959	104.959	104.734	4.000	104.844	104.844	104.644	4.750	101.929	101.929	101.729	4.000	102.581	102.581	102.381

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.:	6/14/2021
Lockdesk Phone:	1-877-588-2706	45 Day Lock Exp.:	6/28/2021
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	60 Day Lock Exp.:	7/12/2021

W. Rate Sheet Dated: **5/13/2021** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Non-Conforming "Jumbo"

30 Yr. Fixed

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

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

15 Yr. Fixed

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

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

7/1 Hybrid ARMs

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

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

FICO/CLTV Adjuster

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

[1]Full Am. [2]ARMs Only

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

Lock Desk Policy

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

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

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

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