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.: **7/12/2021**
45 Day Lock Exp.: **7/26/2021**
60 Day Lock Exp.: **8/9/2021**

W. Rate Sheet Dated: **6/10/2021** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT

30/25 Year				20 Year				15/10 Year			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
2.750	102.142	102.142	101.767	2.750	100.064	100.064	99.689	2.250	98.511	98.511	98.207
2.875	102.349	102.349	101.974	2.875	100.237	100.237	99.862	2.500	98.843	98.843	98.538
3.000	102.553	102.553	102.178	3.000	100.406	100.406	100.031	2.625	99.007	99.007	98.703
3.125	102.751	102.751	102.376	3.125	100.537	100.537	100.162	2.750	100.550	100.550	100.250
3.250	103.239	103.239	102.939	3.250	101.102	101.102	100.802	2.875	100.711	100.711	100.411
3.375	103.338	103.338	103.038	3.375	101.257	101.257	100.957	3.000	100.868	100.868	100.568
3.500	103.534	103.534	103.234	3.500	101.401	101.401	101.101	3.125	100.986	100.986	100.686
3.625	103.718	103.718	103.418	3.625	101.445	101.445	101.145	3.250	102.398	102.398	102.098
3.750	103.655	103.655	103.355	3.750	102.975	102.975	102.675	3.375	102.556	102.556	102.256
3.875	103.725	103.725	103.425	3.875	103.100	103.100	102.800	3.500	102.690	102.690	102.390
4.000	103.901	103.901	103.601	4.000	103.218	103.218	102.918	3.625	102.742	102.742	102.442
4.125	104.023	104.023	103.723	4.125	103.310	103.310	103.010	3.750	103.529	103.529	103.229
4.250	103.905	103.905	103.705	4.250	103.246	103.246	103.046	3.875	103.645	103.645	103.345
4.375	103.910	103.910	103.710	4.375	103.370	103.370	103.170	4.000	103.755	103.755	103.455
4.500	104.033	104.033	103.833	4.500	103.488	103.488	103.288	4.125	103.837	103.837	103.537
4.625	104.191	104.191	103.991	4.625	103.580	103.580	103.380	4.250	103.746	103.746	103.446
4.750	103.943	103.943	103.743	4.750	103.297	103.297	103.097	4.375	103.862	103.862	103.562
4.875	103.962	103.962	103.762	4.875	103.422	103.422	103.222	4.500	103.972	103.972	103.672
6.250	106.000	106.000	105.800	6.250	105.240	105.240	105.040	4.625	104.055	104.055	103.755

5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**
3.125	96.405	96.405	96.105
3.250	97.671	97.671	97.371
3.375	97.749	97.749	97.449
3.500	97.827	97.827	97.527
3.625	97.905	97.905	97.605
Margin = 2.250		Index = 0.050	

30 Year OTC			
Rate	**30 Day**	**45 Day**	**60 Day**
4.000	101.726	101.726	101.226
4.125	101.848	101.848	101.348
4.375	102.435	102.435	101.935
4.500	102.558	102.558	102.058
4.625	102.716	102.716	102.216
4.875	103.187	103.187	102.687
5.000	103.310	103.310	102.810
5.125	103.467	103.467	102.967
5.500	104.812	104.812	104.312
5.625	104.969	104.969	104.469
6.250	105.010	105.010	104.510

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	102.342	102.242	102.242	101.867	2.750	101.744	101.644	101.644	101.269	2.250	100.641	100.541	100.541	100.237
2.875	102.549	102.449	102.449	102.074	2.875	101.917	101.817	101.817	101.442	2.375	100.812	100.712	100.712	100.408
3.000	102.753	102.653	102.653	102.278	3.000	102.086	101.986	101.986	101.611	2.500	100.973	100.873	100.873	100.568
3.125	102.951	102.851	102.851	102.476	3.125	102.217	102.117	102.117	101.742	2.625	101.137	101.037	101.037	100.733
3.250	103.339	103.239	103.239	102.939	3.250	102.782	102.682	102.682	102.382	2.750	101.580	101.480	101.480	101.180
3.375	103.538	103.438	103.438	103.138	3.375	102.937	102.837	102.837	102.537	2.875	101.741	101.641	101.641	101.341
3.500	103.734	103.634	103.634	103.334	3.500	103.081	102.981	102.981	102.681	3.000	101.898	101.798	101.798	101.498
3.625	103.918	103.818	103.818	103.518	3.625	103.125	103.025	103.025	102.725	3.125	102.016	101.916	101.916	101.616
3.750	103.855	103.755	103.755	103.455	3.750	103.605	103.505	103.505	103.205	3.250	104.028	103.928	103.928	103.628
3.875	104.025	103.925	103.925	103.625	3.875	103.730	103.630	103.630	103.330	3.375	104.186	104.086	104.086	103.786
4.000	104.201	104.101	104.101	103.801	4.000	103.848	103.748	103.748	103.448	3.500	104.320	104.220	104.220	103.920
4.125	104.323	104.223	104.223	103.923	4.125	103.940	103.840	103.840	103.540	3.625	104.372	104.272	104.272	103.972
4.250	104.805	104.705	104.705	104.505	4.250	104.576	104.476	104.476	104.276	3.750	105.659	105.559	105.559	105.259

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	-0.500	$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	99.656	99.656	99.156	6.250	103.750	103.750	103.500
4.000	99.480	99.480	98.980				
4.125	99.358	99.358	98.858				
4.250	100.845	100.845	100.345				
4.375	100.740	100.740	100.240				
4.500	100.617	100.617	100.117				
4.625	100.459	100.459	99.959				
4.750	101.638	101.638	101.138				
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	98.976	98.976	98.476
4.125	99.098	99.098	98.598
4.375	99.685	99.685	99.185
4.500	99.808	99.808	99.308
4.625	99.966	99.966	99.466
4.875	100.437	100.437	99.937
5.000	100.560	100.560	100.060
5.125	100.717	100.717	100.217
5.500	102.062	102.062	101.562
5.625	102.219	102.219	101.719
6.250	102.260	102.260	101.760

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.:	**7/12/2021**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**7/26/2021**
		60 Day Lock Exp.:	**8/9/2021**

W. Rate Sheet Dated: **6/10/2021** **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	96.155	96.155	95.855
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	97.421	97.421	97.121
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	97.499	97.499	97.199
3.125	N/A	N/A	N/A	3.125	N/A	N/A	N/A	2.750	101.793	101.793	101.493	3.500	97.577	97.577	97.277
3.250	N/A	N/A	N/A	3.250	N/A	N/A	N/A	2.875	101.953	101.953	101.653	3.625	97.655	97.655	97.355
3.375	N/A	N/A	N/A	3.375	N/A	N/A	N/A	3.000	102.110	102.110	101.810	Margin = 2.250		Index = .050	
3.500	N/A	N/A	N/A	3.500	102.675	102.675	102.375	3.125	102.228	102.228	101.928	**30 Year OTC**			
3.625	N/A	N/A	N/A	3.625	102.719	102.719	102.419	3.250	103.672	103.672	103.372	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.750	103.530	103.530	103.230	3.750	103.280	103.280	102.980	3.375	103.830	103.830	103.530	3.250	98.758	98.758	98.258
3.875	103.600	103.600	103.300	3.875	103.405	103.405	103.105	3.500	103.964	103.964	103.664	3.375	98.957	98.957	98.457
4.000	103.776	103.776	103.476	4.000	103.523	103.523	103.223	3.625	104.016	104.016	103.716	3.500	99.153	99.153	98.653
4.125	103.898	103.898	103.598	4.125	103.615	103.615	103.315	3.750	103.834	103.834	103.534	3.625	99.336	99.336	98.836
4.250	103.093	103.093	102.893	4.250	102.863	102.863	102.663	3.875	N/A	N/A	N/A	3.750	99.605	99.605	99.105
4.375	103.098	103.098	102.898	4.375	102.987	102.987	102.787	4.000	N/A	N/A	N/A	3.875	99.775	99.775	99.275
4.500	103.221	103.221	103.021	4.500	103.106	103.106	102.906	4.125	N/A	N/A	N/A	4.000	99.951	99.951	99.451
4.625	103.378	103.378	103.178	4.625	N/A	N/A	N/A	4.250	N/A	N/A	N/A	4.125	100.073	100.073	99.573
4.750	102.630	102.630	102.430	4.750	N/A	N/A	N/A	4.375	N/A	N/A	N/A	4.250	99.868	99.868	99.368
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	102.183	102.083	102.083	101.783	3.250	101.626	101.526	101.526	101.226	2.750	98.799	98.699	98.699	98.399
3.375	102.382	102.282	102.282	101.982	3.375	101.781	101.681	101.681	101.381	2.875	98.959	98.859	98.859	98.559
3.500	102.578	102.478	102.478	102.178	3.500	101.925	101.825	101.825	101.525	3.000	99.116	99.016	99.016	98.716
3.625	102.761	102.661	102.661	102.361	3.625	101.969	101.869	101.869	101.569	3.125	99.235	99.135	99.135	98.835
3.750	101.730	101.630	101.630	101.330	3.750	101.480	101.380	101.380	101.080	3.250	100.903	100.803	100.803	100.503
3.875	101.900	101.800	101.800	101.500	3.875	101.605	101.505	101.505	101.205	3.375	101.061	100.961	100.961	100.661
4.000	102.076	101.976	101.976	101.676	4.000	101.723	101.623	101.623	101.323	3.500	101.195	101.095	101.095	100.795
4.125	102.198	102.098	102.098	101.798	4.125	101.815	101.715	101.715	101.415	3.625	101.247	101.147	101.147	100.847
4.250	101.993	101.893	101.893	101.693	4.250	101.763	101.663	101.663	101.463	3.750	102.534	102.434	102.434	102.134

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	-0.500
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

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

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

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

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

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

30 Day Lock Exp.: 7/12/2021
45 Day Lock Exp.: 7/26/2021
60 Day Lock Exp.: 8/9/2021

W. Rate Sheet Dated: 6/10/2021 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Conforming FNMA

30/25 Year | **30/25 Year 105-125** | **30/25 Year >125**

Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.500	97.910	97.910	97.710	2.000	N/A	N/A	N/A	2.000	N/A	N/A	N/A
2.625	99.079	99.079	98.879	2.125	N/A	N/A	N/A	2.125	N/A	N/A	N/A
2.750	99.993	99.993	99.793	2.250	N/A	N/A	N/A	2.250	N/A	N/A	N/A
2.875	100.655	100.655	100.455	2.375	N/A	N/A	N/A	2.375	N/A	N/A	N/A
2.990	101.103	101.103	100.903	2.500	N/A	N/A	N/A	2.500	N/A	N/A	N/A
3.000	101.203	101.203	101.003	2.625	N/A	N/A	N/A	2.625	N/A	N/A	N/A
3.125	101.446	101.446	101.246	2.750	N/A	N/A	N/A	2.750	N/A	N/A	N/A
3.250	102.097	102.097	101.897	2.875	N/A	N/A	N/A	2.875	N/A	N/A	N/A
3.375	102.698	102.698	102.498	2.990	N/A	N/A	N/A	2.990	N/A	N/A	N/A
3.500	102.954	102.954	102.754	3.000	N/A	N/A	N/A	3.000	N/A	N/A	N/A
3.625	103.304	103.304	103.104	3.125	N/A	N/A	N/A	3.125	N/A	N/A	N/A
3.750	103.064	103.064	102.864	3.250	N/A	N/A	N/A	3.250	N/A	N/A	N/A
3.875	103.538	103.538	103.338	3.375	N/A	N/A	N/A	3.375	N/A	N/A	N/A
3.990	103.854	103.854	103.654	3.500	N/A	N/A	N/A	3.500	N/A	N/A	N/A
4.000	103.954	103.954	103.754	3.625	N/A	N/A	N/A	3.625	N/A	N/A	N/A
4.125	104.083	104.083	103.883	3.750	N/A	N/A	N/A	3.750	N/A	N/A	N/A
4.250	104.203	104.203	104.003	3.875	N/A	N/A	N/A	3.875	N/A	N/A	N/A
4.375	104.595	104.595	104.395	3.990	N/A	N/A	N/A	3.990	N/A	N/A	N/A
4.500	104.960	104.960	104.760	4.000	N/A	N/A	N/A	4.000	N/A	N/A	N/A

30/25 Year High Balance | **30/25 Year 105-125 High Balance** | **30/25/20 Year Investment**

Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.500	98.412	98.412	98.212	2.000	N/A	N/A	N/A	2.500	98.176	98.032	97.935
2.625	99.218	99.218	99.018	2.125	N/A	N/A	N/A	2.625	99.028	98.862	98.741
2.750	99.958	99.958	99.758	2.250	N/A	N/A	N/A	2.750	99.842	99.676	99.555
2.875	100.566	100.566	100.366	2.375	N/A	N/A	N/A	2.875	100.504	100.338	100.217
2.990	100.907	100.907	100.707	2.500	N/A	N/A	N/A	2.990	100.951	100.785	100.664
3.000	101.007	101.007	100.807	2.625	N/A	N/A	N/A	3.000	101.051	100.885	100.764
3.125	101.361	101.361	101.161	2.750	N/A	N/A	N/A	3.125	101.494	101.328	101.207
3.250	102.050	102.050	101.850	2.875	N/A	N/A	N/A	3.250	102.153	101.995	101.882
3.375	102.716	102.716	102.516	2.990	N/A	N/A	N/A	3.375	102.854	102.696	102.583
3.500	103.032	103.032	102.832	3.000	N/A	N/A	N/A	3.500	103.260	103.102	102.989
3.625	103.204	103.204	103.004	3.125	N/A	N/A	N/A	3.625	103.610	103.452	103.339
3.750	102.332	102.332	102.132	3.250	N/A	N/A	N/A	3.750	103.050	102.950	102.850
3.875	102.776	102.776	102.576	3.375	N/A	N/A	N/A	3.875	103.524	103.424	103.324
3.990	102.995	102.995	102.795	3.500	N/A	N/A	N/A	3.990	103.790	103.690	103.590
4.000	103.095	103.095	102.895	3.625	N/A	N/A	N/A	4.000	103.890	103.790	103.690
4.125	103.297	103.297	103.097	3.750	N/A	N/A	N/A	4.125	104.219	104.119	104.019
4.250	102.024	102.024	101.824	3.875	N/A	N/A	N/A	4.250	103.962	103.862	103.762
4.375	102.447	102.447	102.247	3.990	N/A	N/A	N/A	4.375	104.354	104.254	104.154
4.500	102.766	102.766	102.566	4.000	N/A	N/A	N/A	4.500	104.719	104.619	104.519

30/25 Year >125 High Balance | **20 Year** | **20 Year 105-125**

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	2.875	101.629	101.629	101.429	2.875	N/A	N/A	N/A
2.875	N/A	N/A	N/A	2.990	102.038	102.038	101.838	2.990	N/A	N/A	N/A
2.990	N/A	N/A	N/A	3.000	102.138	102.138	101.938	3.000	N/A	N/A	N/A
3.000	N/A	N/A	N/A	3.125	102.576	102.576	102.376	3.125	N/A	N/A	N/A
3.125	N/A	N/A	N/A	3.250	102.719	102.719	102.519	3.250	N/A	N/A	N/A
3.250	N/A	N/A	N/A	3.375	103.440	103.440	103.240	3.375	N/A	N/A	N/A
3.375	N/A	N/A	N/A	3.500	103.814	103.814	103.614	3.500	N/A	N/A	N/A
3.500	N/A	N/A	N/A	3.625	104.161	104.161	103.961	3.625	N/A	N/A	N/A
3.625	N/A	N/A	N/A	3.750	103.647	103.647	103.447	3.750	N/A	N/A	N/A
3.750	N/A	N/A	N/A	3.875	104.117	104.117	103.917	3.875	N/A	N/A	N/A
3.875	N/A	N/A	N/A	3.990	104.352	104.352	104.152	3.990	N/A	N/A	N/A
3.990	N/A	N/A	N/A	4.000	104.452	104.452	104.252	4.000	N/A	N/A	N/A
4.000	N/A	N/A	N/A	4.125	104.778	104.778	104.578	4.125	N/A	N/A	N/A
4.125	N/A	N/A	N/A	4.250	104.510	104.510	104.310	4.250	N/A	N/A	N/A
4.250	N/A	N/A	N/A	4.375	104.897	104.897	104.697	4.375	N/A	N/A	N/A
4.375	N/A	N/A	N/A	4.500	105.243	105.243	105.043	4.500	N/A	N/A	N/A
4.500	N/A	N/A	N/A	4.625	105.470	105.470	105.270	4.625	N/A	N/A	N/A
4.625	N/A	N/A	N/A	4.750	105.602	105.602	105.402	4.750	N/A	N/A	N/A
4.750	N/A	N/A	N/A	4.875	105.944	105.944	105.744	4.875	N/A	N/A	N/A

20 Year >125 | **15 Year** | **15/10 Year Investment**

Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.875	N/A	N/A	N/A	2.000	99.527	99.527	99.327	2.000	99.547	99.413	99.324
2.990	N/A	N/A	N/A	2.125	100.119	100.119	99.919	2.125	100.139	100.005	99.916
3.000	N/A	N/A	N/A	2.250	100.634	100.634	100.434	2.250	100.654	100.520	100.431
3.125	N/A	N/A	N/A	2.375	101.072	101.072	100.872	2.375	101.092	100.958	100.869
3.250	N/A	N/A	N/A	2.500	101.520	101.520	101.320	2.500	101.546	101.423	101.346
3.375	N/A	N/A	N/A	2.625	102.058	102.058	101.858	2.625	102.085	101.962	101.885
3.500	N/A	N/A	N/A	2.750	102.560	102.560	102.360	2.750	102.586	102.463	102.386
3.625	N/A	N/A	N/A	2.875	102.951	102.951	102.751	2.875	102.978	102.855	102.778
3.750	N/A	N/A	N/A	2.990	103.286	103.286	103.086	2.990	103.313	103.190	103.113
3.875	N/A	N/A	N/A	3.000	103.386	103.386	103.186	3.000	103.413	103.290	103.213
3.990	N/A	N/A	N/A	3.125	103.783	103.783	103.583	3.125	103.810	103.687	103.610
4.000	N/A	N/A	N/A	3.250	103.939	103.939	103.739	3.250	103.620	103.520	103.420
4.125	N/A	N/A	N/A	3.375	104.425	104.425	104.225	3.375	104.106	104.006	103.906
4.250	N/A	N/A	N/A	3.500	104.771	104.771	104.571	3.500	104.452	104.352	104.252
4.375	N/A	N/A	N/A	3.625	105.189	105.189	104.989	3.625	104.870	104.770	104.670
4.500	N/A	N/A	N/A	3.750	104.786	104.786	104.586	3.750	104.467	104.367	104.267
4.625	N/A	N/A	N/A	3.875	105.226	105.226	105.026	3.875	104.908	104.808	104.708
4.750	N/A	N/A	N/A	3.990	105.554	105.554	105.354	3.990	105.235	105.135	105.035
4.875	N/A	N/A	N/A	4.000	105.654	105.654	105.454	4.000	105.335	105.235	105.135

15 Year 105-125 | **15 Year >125** | **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
2.000	N/A	N/A	N/A	2.000	N/A	N/A	N/A	2.000	99.771	99.771	99.571
2.125	N/A	N/A	N/A	2.125	N/A	N/A	N/A	2.125	100.223	100.223	100.023
2.250	N/A	N/A	N/A	2.250	N/A	N/A	N/A	2.250	100.584	100.584	100.384
2.375	N/A	N/A	N/A	2.375	N/A	N/A	N/A	2.375	100.932	100.932	100.732
2.500	N/A	N/A	N/A	2.500	N/A	N/A	N/A	2.500	101.439	101.439	101.239
2.625	N/A	N/A	N/A	2.625	N/A	N/A	N/A	2.625	101.841	101.841	101.641
2.750	N/A	N/A	N/A	2.750	N/A	N/A	N/A	2.750	102.187	102.187	101.987
2.875	N/A	N/A	N/A	2.875	N/A	N/A	N/A	2.875	102.459	102.459	102.259
2.990	N/A	N/A	N/A	2.990	N/A	N/A	N/A	2.990	102.656	102.656	102.456
3.000	N/A	N/A	N/A	3.000	N/A	N/A	N/A	3.000	102.756	102.756	102.556
3.125	N/A	N/A	N/A	3.125	N/A	N/A	N/A	3.125	103.033	103.033	102.833
3.250	N/A	N/A	N/A	3.250	N/A	N/A	N/A	3.250	102.870	102.870	102.670
3.375	N/A	N/A	N/A	3.375	N/A	N/A	N/A	3.375	103.237	103.237	103.037
3.500	N/A	N/A	N/A	3.500	N/A	N/A	N/A	3.500	103.479	103.479	103.279
3.625	N/A	N/A	N/A	3.625	N/A	N/A	N/A	3.625	103.768	103.768	103.568
3.750	N/A	N/A	N/A	3.750	N/A	N/A	N/A	3.750	102.627	102.627	102.427
3.875	N/A	N/A	N/A	3.875	N/A	N/A	N/A	3.875	102.936	102.936	102.736
3.990	N/A	N/A	N/A	3.990	N/A	N/A	N/A	3.990	103.134	103.134	102.934
4.000	N/A	N/A	N/A	4.000	N/A	N/A	N/A	4.000	103.234	103.234	103.034

15 Year 105-125 High Balance | **15 Year >125 High Balance** | **10 Year**

Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.000	N/A	N/A	N/A	2.000	N/A	N/A	N/A	2.000	100.363	100.363	100.163
2.125	N/A	N/A	N/A	2.125	N/A	N/A	N/A	2.125	100.955	100.955	100.755
2.250	N/A	N/A	N/A	2.250	N/A	N/A	N/A	2.250	101.470	101.470	101.270
2.375	N/A	N/A	N/A	2.375	N/A	N/A	N/A	2.375	101.908	101.908	101.708
2.500	N/A	N/A	N/A	2.500	N/A	N/A	N/A	2.500	102.310	102.310	102.110
2.625	N/A	N/A	N/A	2.625	N/A	N/A	N/A	2.625	102.743	102.743	102.543
2.750	N/A	N/A	N/A	2.750	N/A	N/A	N/A	2.750	102.771	102.771	102.571
2.875	N/A	N/A	N/A	2.875	N/A	N/A	N/A	2.875	103.162	103.162	102.962
2.990	N/A	N/A	N/A	2.990	N/A	N/A	N/A	2.990	103.497	103.497	103.297
3.000	N/A	N/A	N/A	3.000	N/A	N/A	N/A	3.000	103.597	103.597	103.397
3.125	N/A	N/A	N/A	3.125	N/A	N/A	N/A	3.125	103.994	103.994	103.794
3.250	N/A	N/A	N/A	3.250	N/A	N/A	N/A	3.250	103.697	103.697	103.497
3.375	N/A	N/A	N/A	3.375	N/A	N/A	N/A	3.375	104.183	104.183	103.983
3.500	N/A	N/A	N/A	3.500	N/A	N/A	N/A	3.500	104.529	104.529	104.329
3.625	N/A	N/A	N/A	3.625	N/A	N/A	N/A	3.625	104.946	104.946	104.746
3.750	N/A	N/A	N/A	3.750	N/A	N/A	N/A	3.750	104.645	104.645	104.445
3.875	N/A	N/A	N/A	3.875	N/A	N/A	N/A	3.875	105.085	105.085	104.885
3.990	N/A	N/A	N/A	3.990	N/A	N/A	N/A	3.990	105.413	105.413	105.213
4.000	N/A	N/A	N/A	4.000	N/A	N/A	N/A	4.000	105.513	105.513	105.313

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.

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.: **7/12/2021**
45 Day Lock Exp.: **7/26/2021**
60 Day Lock Exp.: **8/9/2021**

W. Rate Sheet Dated: **6/10/2021** **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	97.910	97.910	97.710	2.500	98.412	98.412	98.212	2.875	101.629	101.629	101.429	2.000	99.527	99.527	99.327	2.000	99.771	99.771	99.571
2.625	99.079	99.079	98.879	2.625	99.218	99.218	99.018	2.990	102.038	102.038	101.838	2.125	100.119	100.119	99.919	2.125	100.223	100.223	100.023
2.750	99.993	99.993	99.793	2.750	99.958	99.958	99.758	3.000	102.138	102.138	101.938	2.250	100.634	100.634	100.434	2.250	100.584	100.584	100.384
2.875	100.655	100.655	100.455	2.875	100.566	100.566	100.366	3.125	102.576	102.576	102.376	2.375	101.072	101.072	100.872	2.375	100.932	100.932	100.732
2.990	101.103	101.103	100.903	2.990	100.907	100.907	100.707	3.250	102.719	102.719	102.519	2.500	101.520	101.520	101.320	2.500	101.439	101.439	101.239
3.000	101.203	101.203	101.003	3.000	101.007	101.007	100.807	3.375	103.440	103.440	103.240	2.625	102.058	102.058	101.858	2.625	101.841	101.841	101.641
3.125	101.446	101.446	101.246	3.125	101.361	101.361	101.161	3.500	103.814	103.814	103.614	2.750	102.560	102.560	102.360	2.750	102.187	102.187	101.987
3.250	102.097	102.097	101.897	3.250	102.050	102.050	101.850	3.625	104.161	104.161	103.961	2.875	102.951	102.951	102.751	2.875	102.459	102.459	102.259
3.375	102.698	102.698	102.498	3.375	102.716	102.716	102.516	3.750	103.647	103.647	103.447	2.990	103.286	103.286	103.086	2.990	102.656	102.656	102.456
3.500	102.954	102.954	102.754	3.500	103.032	103.032	102.832	3.875	104.117	104.117	103.917	3.000	103.386	103.386	103.186	3.000	102.756	102.756	102.556
3.625	103.304	103.304	103.104	3.625	103.204	103.204	103.004	3.990	104.352	104.352	104.152	3.125	103.783	103.783	103.583	3.125	103.033	103.033	102.833
3.750	103.064	103.064	102.864	3.750	102.332	102.332	102.132	4.000	104.452	104.452	104.252	3.250	103.939	103.939	103.739	3.250	102.870	102.870	102.670
3.875	103.538	103.538	103.338	3.875	102.776	102.776	102.576	4.125	104.778	104.778	104.578	3.375	104.425	104.425	104.225	3.375	103.237	103.237	103.037
3.990	103.854	103.854	103.654	3.990	102.995	102.995	102.795	4.250	104.510	104.510	104.310	3.500	104.771	104.771	104.571	3.500	103.479	103.479	103.279
4.000	103.954	103.954	103.754	4.000	103.095	103.095	102.895	4.375	104.897	104.897	104.697	3.625	105.189	105.189	104.989	3.625	103.768	103.768	103.568
4.125	104.083	104.083	103.883	4.125	103.297	103.297	103.097	4.500	105.243	105.243	105.043	3.750	104.786	104.786	104.586	3.750	102.627	102.627	102.427
4.250	104.203	104.203	104.003	4.250	102.024	102.024	101.824	4.625	105.470	105.470	105.270	3.875	105.226	105.226	105.026	3.875	102.936	102.936	102.736
4.375	104.595	104.595	104.395	4.375	102.447	102.447	102.247	4.750	105.602	105.602	105.402	3.990	105.554	105.554	105.354	3.990	103.134	103.134	102.934
4.500	104.960	104.960	104.760	4.500	102.766	102.766	102.566	4.875	105.944	105.944	105.744	4.000	105.654	105.654	105.454	4.000	103.234	103.234	103.034

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	30 Day Lock Exp.:	7/12/2021
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	7/26/2021
		60 Day Lock Exp.:	8/9/2021

W. Rate Sheet Dated: 6/10/2021 **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				30/25/20 Year Investment			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	99.968	99.968	99.711	2.750	N/A	N/A	N/A	2.750	N/A	N/A	N/A	2.750	98.796	98.796	98.539	2.750	N/A	N/A	N/A	2.750	99.718	99.618	99.461
2.875	100.769	100.769	100.523	2.875	N/A	N/A	N/A	2.875	N/A	N/A	N/A	2.875	99.597	99.597	99.351	2.875	N/A	N/A	N/A	2.875	100.519	100.419	100.273
2.990	101.143	101.143	100.913	2.990	N/A	N/A	N/A	2.990	N/A	N/A	N/A	2.990	99.971	99.971	99.741	2.990	N/A	N/A	N/A	2.990	100.893	100.793	100.663
3.000	101.243	101.243	101.013	3.000	N/A	N/A	N/A	3.000	N/A	N/A	N/A	3.000	100.071	100.071	99.841	3.000	N/A	N/A	N/A	3.000	100.993	100.893	100.763
3.125	101.537	101.537	101.287	3.125	N/A	N/A	N/A	3.125	N/A	N/A	N/A	3.125	99.977	99.977	99.727	3.125	N/A	N/A	N/A	3.125	101.287	101.147	101.037
3.250	102.269	102.269	102.037	3.250	N/A	N/A	N/A	3.250	N/A	N/A	N/A	3.250	100.709	100.709	100.477	3.250	N/A	N/A	N/A	3.250	102.019	101.895	101.787
3.375	102.857	102.857	102.637	3.375	N/A	N/A	N/A	3.375	N/A	N/A	N/A	3.375	101.297	101.297	101.077	3.375	N/A	N/A	N/A	3.375	102.607	102.494	102.387
3.500	103.122	103.122	102.907	3.500	N/A	N/A	N/A	3.500	N/A	N/A	N/A	3.500	101.562	101.562	101.347	3.500	N/A	N/A	N/A	3.500	102.872	102.763	102.657
3.625	103.450	103.450	103.239	3.625	N/A	N/A	N/A	3.625	N/A	N/A	N/A	3.625	101.890	101.890	101.679	3.625	N/A	N/A	N/A	3.625	103.200	103.094	102.989
3.750	102.907	102.907	102.707	3.750	N/A	N/A	N/A	3.750	N/A	N/A	N/A	3.750	99.787	99.787	99.587	3.750	N/A	N/A	N/A	3.750	102.657	102.557	102.457
3.875	103.357	103.357	103.157	3.875	N/A	N/A	N/A	3.875	N/A	N/A	N/A	3.875	100.237	100.237	100.037	3.875	N/A	N/A	N/A	3.875	103.107	103.007	102.907
3.990	103.640	103.640	103.440	3.990	N/A	N/A	N/A	3.990	N/A	N/A	N/A	3.990	100.520	100.520	100.320	3.990	N/A	N/A	N/A	3.990	103.390	103.290	103.190
4.000	103.740	103.740	103.540	4.000	N/A	N/A	N/A	4.000	N/A	N/A	N/A	4.000	100.620	100.620	100.420	4.000	N/A	N/A	N/A	4.000	103.490	103.390	103.290
4.125	103.622	103.622	103.422	4.125	N/A	N/A	N/A	4.125	N/A	N/A	N/A	4.125	98.322	98.322	98.122	4.125	N/A	N/A	N/A	4.125	103.372	103.272	103.172
4.250	104.204	104.204	104.004	4.250	N/A	N/A	N/A	4.250	N/A	N/A	N/A	4.250	98.904	98.904	98.704	4.250	N/A	N/A	N/A	4.250	103.954	103.854	103.754
4.375	104.582	104.582	104.382	4.375	N/A	N/A	N/A	4.375	N/A	N/A	N/A	4.375	99.282	99.282	99.082	4.375	N/A	N/A	N/A	4.375	104.332	104.232	104.132
4.500	104.880	104.880	104.680	4.500	N/A	N/A	N/A	4.500	N/A	N/A	N/A	4.500	99.580	99.580	99.380	4.500	N/A	N/A	N/A	4.500	104.630	104.530	104.430
4.625	104.948	104.948	104.748	4.625	N/A	N/A	N/A	4.625	N/A	N/A	N/A	4.625	99.398	99.398	99.198	4.625	N/A	N/A	N/A	4.625	104.698	104.598	104.498
4.750	105.354	105.354	105.154	4.750	N/A	N/A	N/A	4.750	N/A	N/A	N/A	4.750	99.804	99.804	99.604	4.750	N/A	N/A	N/A	4.750	105.104	105.004	104.904

30/25 Year SC >125				20 Year				20 Year 105-125				20 Year >125				15 Year				15 Year Investment			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	N/A	N/A	N/A	2.500	98.941	98.941	98.741	2.500	N/A	N/A	N/A	2.500	N/A	N/A	N/A	2.000	99.433	99.433	99.233	2.000	99.183	99.045	98.983
2.875	N/A	N/A	N/A	2.625	99.945	99.945	99.745	2.625	N/A	N/A	N/A	2.625	N/A	N/A	N/A	2.125	100.059	100.059	99.859	2.125	99.809	99.673	99.609
2.990	N/A	N/A	N/A	2.750	100.706	100.706	100.506	2.750	N/A	N/A	N/A	2.750	N/A	N/A	N/A	2.250	100.744	100.744	100.544	2.250	100.494	100.359	100.294
3.000	N/A	N/A	N/A	2.875	101.364	101.364	101.164	2.875	N/A	N/A	N/A	2.875	N/A	N/A	N/A	2.375	101.236	101.236	101.036	2.375	100.986	100.856	100.786
3.125	N/A	N/A	N/A	2.990	101.776	101.776	101.576	2.990	N/A	N/A	N/A	2.990	N/A	N/A	N/A	2.500	101.425	101.425	101.225	2.500	101.175	101.075	100.975
3.250	N/A	N/A	N/A	3.000	101.876	101.876	101.676	3.000	N/A	N/A	N/A	3.000	N/A	N/A	N/A	2.625	102.146	102.146	101.946	2.625	101.896	101.796	101.696
3.375	N/A	N/A	N/A	3.125	102.009	102.009	101.809	3.125	N/A	N/A	N/A	3.125	N/A	N/A	N/A	2.750	102.635	102.635	102.435	2.750	102.385	102.285	102.185
3.500	N/A	N/A	N/A	3.250	102.625	102.625	102.425	3.250	N/A	N/A	N/A	3.250	N/A	N/A	N/A	2.875	103.002	103.002	102.802	2.875	102.752	102.652	102.552
3.625	N/A	N/A	N/A	3.375	103.336	103.336	103.136	3.375	N/A	N/A	N/A	3.375	N/A	N/A	N/A	2.990	103.294	103.294	103.094	2.990	103.044	102.944	102.844
3.750	N/A	N/A	N/A	3.500	103.734	103.734	103.534	3.500	N/A	N/A	N/A	3.500	N/A	N/A	N/A	3.000	103.394	103.394	103.194	3.000	103.144	103.044	102.944
3.875	N/A	N/A	N/A	3.625	103.984	103.984	103.784	3.625	N/A	N/A	N/A	3.625	N/A	N/A	N/A	3.125	103.203	103.203	103.003	3.125	102.953	102.853	102.753
3.990	N/A	N/A	N/A	3.750	103.351	103.351	103.151	3.750	N/A	N/A	N/A	3.750	N/A	N/A	N/A	3.250	103.645	103.645	103.445	3.250	103.395	103.295	103.195
4.000	N/A	N/A	N/A	3.875	103.645	103.645	103.445	3.875	N/A	N/A	N/A	3.875	N/A	N/A	N/A	3.375	104.048	104.048	103.848	3.375	103.798	103.698	103.598
4.125	N/A	N/A	N/A	3.990	103.901	103.901	103.701	3.990	N/A	N/A	N/A	3.990	N/A	N/A	N/A	3.500	104.283	104.283	104.083	3.500	104.033	103.933	103.833
4.250	N/A	N/A	N/A	4.000	104.001	104.001	103.801	4.000	N/A	N/A	N/A	4.000	N/A	N/A	N/A	3.625	104.143	104.143	103.943	3.625	103.893	103.793	103.693
4.375	N/A	N/A	N/A	4.125	103.623	103.623	103.423	4.125	N/A	N/A	N/A	4.125	N/A	N/A	N/A	3.750	104.511	104.511	104.311	3.750	104.261	104.161	104.061
4.500	N/A	N/A	N/A	4.250	104.480	104.480	104.280	4.250	N/A	N/A	N/A	4.250	N/A	N/A	N/A	3.875	104.677	104.677	104.477	3.875	104.427	104.327	104.227
4.625	N/A	N/A	N/A	4.375	104.844	104.844	104.644	4.375	N/A	N/A	N/A	4.375	N/A	N/A	N/A	3.990	104.935	104.935	104.735	3.990	104.685	104.585	104.485
4.750	N/A	N/A	N/A	4.500	105.170	105.170	104.970	4.500	N/A	N/A	N/A	4.500	N/A	N/A	N/A	4.000	105.035	105.035	104.835	4.000	104.785	104.685	104.585

15 Year 105-125				15 Year >125				15 Year SC				15 Year SC 105-125				15 Year SC >125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.000	N/A	N/A	N/A	2.000	N/A	N/A	N/A	2.000	97.707	97.707	97.507	2.000	N/A	N/A	N/A	2.000	N/A	N/A	N/A
2.125	N/A	N/A	N/A	2.125	N/A	N/A	N/A	2.125	98.333	98.333	98.133	2.125	N/A	N/A	N/A	2.125	N/A	N/A	N/A
2.250	N/A	N/A	N/A	2.250	N/A	N/A	N/A	2.250	99.018	99.018	98.818	2.250	N/A	N/A	N/A	2.250	N/A	N/A	N/A
2.375	N/A	N/A	N/A	2.375	N/A	N/A	N/A	2.375	99.510	99.510	99.310	2.375	N/A	N/A	N/A	2.375	N/A	N/A	N/A
2.500	N/A	N/A	N/A	2.500	N/A	N/A	N/A	2.500	99.699	99.699	99.499	2.500	N/A	N/A	N/A	2.500	N/A	N/A	N/A
2.625	N/A	N/A	N/A	2.625	N/A	N/A	N/A	2.625	100.420	100.420	100.220	2.625	N/A	N/A	N/A	2.625	N/A	N/A	N/A
2.750	N/A	N/A	N/A	2.750	N/A	N/A	N/A	2.750	100.909	100.909	100.709	2.750	N/A	N/A	N/A	2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A	2.875	N/A	N/A	N/A	2.875	101.276	101.276	101.076	2.875	N/A	N/A	N/A	2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A	2.990	N/A	N/A	N/A	2.990	101.568	101.568	101.368	2.990	N/A	N/A	N/A	2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A	3.000	N/A	N/A	N/A	3.000	101.668	101.668	101.468	3.000	N/A	N/A	N/A	3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A	3.125	N/A	N/A	N/A	3.125	100.977	100.977	100.777	3.125	N/A	N/A	N/A	3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A	3.250	N/A	N/A	N/A	3.250	101.419	101.419	101.219	3.250	N/A	N/A	N/A	3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A	3.375	N/A	N/A	N/A	3.375	101.822	101.822	101.622	3.375	N/A	N/A	N/A	3.375	N/A	N/A	N/A
3.500	N/A	N/A	N/A	3.500	N/A	N/A	N/A	3.500	102.057	102.057	101.857	3.500	N/A	N/A	N/A	3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A	3.625	N/A	N/A	N/A	3.625	100.917	100.917	100.717	3.625	N/A	N/A	N/A	3.625	N/A	N/A	N/A
3.750	N/A	N/A	N/A	3.750	N/A	N/A	N/A	3.750	101.285	101.285	101.085	3.750	N/A	N/A	N/A	3.750	N/A	N/A	N/A
3.875	N/A	N/A	N/A	3.875	N/A	N/A	N/A	3.875	101.451	101.451	101.251	3.875	N/A	N/A	N/A	3.875	N/A	N/A	N/A
3.990	N/A	N/A	N/A	3.990	N/A	N/A	N/A	3.990	101.709	101.709	101.509	3.990	N/A	N/A	N/A	3.990	N/A	N/A	N/A
4.000	N/A	N/A	N/A	4.000	N/A	N/A	N/A	4.000	101.809	101.809	101.609	4.000	N/A	N/A	N/A	4.000	N/A	N/A	N/A

Applicable for all mortgages with terms greater than 15 years

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

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	30 Day Lock Exp.:	7/12/2021
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	7/26/2021
		60 Day Lock Exp.:	8/9/2021

W. Rate Sheet Dated: 6/10/2021 **Release Time:** 10:00 am ET Prices are subject to change without notice.

FHLMC - OTC

30/25 Year				30/25 Year SC				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	99.968	99.968	99.711	2.750	98.796	98.796	98.539	2.500	98.941	98.941	98.741
2.875	100.769	100.769	100.523	2.875	99.597	99.597	99.351	2.625	99.945	99.945	99.745
2.990	101.143	101.143	100.913	2.990	99.971	99.971	99.741	2.750	100.706	100.706	100.506
3.000	101.243	101.243	101.013	3.000	100.071	100.071	99.841	2.875	101.364	101.364	101.164
3.125	101.537	101.537	101.287	3.125	99.977	99.977	99.727	2.990	101.776	101.776	101.576
3.250	102.269	102.269	102.037	3.250	100.709	100.709	100.477	3.000	101.876	101.876	101.676
3.375	102.857	102.857	102.637	3.375	101.297	101.297	101.077	3.125	102.009	102.009	101.809
3.500	103.122	103.122	102.907	3.500	101.562	101.562	101.347	3.250	102.625	102.625	102.425
3.625	103.450	103.450	103.239	3.625	101.890	101.890	101.679	3.375	103.336	103.336	103.136
3.750	102.907	102.907	102.707	3.750	99.787	99.787	99.587	3.500	103.734	103.734	103.534
3.875	103.357	103.357	103.157	3.875	100.237	100.237	100.037	3.625	103.984	103.984	103.784
3.990	103.640	103.640	103.440	3.990	100.520	100.520	100.320	3.750	103.351	103.351	103.151
4.000	103.740	103.740	103.540	4.000	100.620	100.620	100.420	3.875	103.645	103.645	103.445
4.125	103.622	103.622	103.422	4.125	98.322	98.322	98.122	3.990	103.901	103.901	103.701
4.250	104.204	104.204	104.004	4.250	98.904	98.904	98.704	4.000	104.001	104.001	103.801
4.375	104.582	104.582	104.382	4.375	99.282	99.282	99.082	4.125	103.623	103.623	103.423
4.500	104.880	104.880	104.680	4.500	99.580	99.580	99.380	4.250	104.480	104.480	104.280
4.625	104.948	104.948	104.748	4.625	99.398	99.398	99.198	4.375	104.844	104.844	104.644
4.750	105.354	105.354	105.154	4.750	99.804	99.804	99.604	4.500	105.170	105.170	104.970

15 Year				15 Year SC			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.000	99.433	99.433	99.233	2.000	97.707	97.707	97.507
2.125	100.059	100.059	99.859	2.125	98.333	98.333	98.133
2.250	100.744	100.744	100.544	2.250	99.018	99.018	98.818
2.375	101.236	101.236	101.036	2.375	99.510	99.510	99.310
2.500	101.425	101.425	101.225	2.500	99.699	99.699	99.499
2.625	102.146	102.146	101.946	2.625	100.420	100.420	100.220
2.750	102.635	102.635	102.435	2.750	100.909	100.909	100.709
2.875	103.002	103.002	102.802	2.875	101.276	101.276	101.076
2.990	103.294	103.294	103.094	2.990	101.568	101.568	101.368
3.000	103.394	103.394	103.194	3.000	101.668	101.668	101.468
3.125	103.203	103.203	103.003	3.125	100.977	100.977	100.777
3.250	103.645	103.645	103.445	3.250	101.419	101.419	101.219
3.375	104.048	104.048	103.848	3.375	101.822	101.822	101.622
3.500	104.283	104.283	104.083	3.500	102.057	102.057	101.857
3.625	104.143	104.143	103.943	3.625	100.917	100.917	100.717
3.750	104.511	104.511	104.311	3.750	101.285	101.285	101.085
3.875	104.677	104.677	104.477	3.875	101.451	101.451	101.251
3.990	104.935	104.935	104.735	3.990	101.709	101.709	101.509
4.000	105.035	105.035	104.835	4.000	101.809	101.809	101.609

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.:	**7/12/2021**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**7/26/2021**
		60 Day Lock Exp.:	**8/9/2021**

W. Rate Sheet Dated: **6/10/2021** **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	99.968	99.968	99.711	2.500	98.941	98.941	98.741	2.000	99.433	99.433	99.233	2.750	98.707	98.707	98.450	2.000	97.920	97.920	97.720
2.875	100.769	100.769	100.523	2.625	99.945	99.945	99.745	2.125	100.059	100.059	99.859	2.875	99.508	99.508	99.262	2.125	98.546	98.546	98.346
2.990	101.143	101.143	100.913	2.750	100.706	100.706	100.506	2.250	100.744	100.744	100.544	2.990	99.882	99.882	99.652	2.250	99.231	99.231	99.031
3.000	101.243	101.243	101.013	2.875	101.364	101.364	101.164	2.375	101.236	101.236	101.036	3.000	99.982	99.982	99.752	2.375	99.723	99.723	99.523
3.125	101.537	101.537	101.287	2.990	101.776	101.776	101.576	2.500	101.425	101.425	101.225	3.125	100.082	100.082	99.832	2.500	99.912	99.912	99.712
3.250	102.269	102.269	102.037	3.000	101.876	101.876	101.676	2.625	102.146	102.146	101.946	3.250	100.814	100.814	100.582	2.625	100.633	100.633	100.433
3.375	102.857	102.857	102.637	3.125	102.009	102.009	101.809	2.750	102.635	102.635	102.435	3.375	101.402	101.402	101.182	2.750	101.122	101.122	100.922
3.500	103.122	103.122	102.907	3.250	102.625	102.625	102.425	2.875	103.002	103.002	102.802	3.500	101.667	101.667	101.452	2.875	101.489	101.489	101.289
3.625	103.450	103.450	103.239	3.375	103.336	103.336	103.136	2.990	103.294	103.294	103.094	3.625	101.995	101.995	101.784	2.990	101.781	101.781	101.581
3.750	102.907	102.907	102.707	3.500	103.734	103.734	103.534	3.000	103.394	103.394	103.194	3.750	100.672	100.672	100.472	3.000	101.881	101.881	101.681
3.875	103.357	103.357	103.157	3.625	103.984	103.984	103.784	3.125	103.203	103.203	103.003	3.875	101.122	101.122	100.922	3.125	101.440	101.440	101.240
3.990	103.640	103.640	103.440	3.750	103.351	103.351	103.151	3.250	103.645	103.645	103.445	3.990	101.405	101.405	101.205	3.250	101.882	101.882	101.682
4.000	103.740	103.740	103.540	3.875	103.645	103.645	103.445	3.375	104.048	104.048	103.848	4.000	101.505	101.505	101.305	3.375	102.285	102.285	102.085
4.125	103.622	103.622	103.422	3.990	103.901	103.901	103.701	3.500	104.283	104.283	104.083	4.125	100.297	100.297	100.097	3.500	102.520	102.520	102.320
4.250	104.204	104.204	104.004	4.000	104.001	104.001	103.801	3.625	104.143	104.143	103.943	4.250	100.879	100.879	100.679	3.625	101.880	101.880	101.680
4.375	104.582	104.582	104.382	4.125	103.623	103.623	103.423	3.750	104.511	104.511	104.311	4.375	101.257	101.257	101.057	3.750	102.248	102.248	102.048
4.500	104.880	104.880	104.680	4.250	104.480	104.480	104.280	3.875	104.677	104.677	104.477	4.500	101.555	101.555	101.355	3.875	102.414	102.414	102.214
4.625	104.948	104.948	104.748	4.375	104.844	104.844	104.644	3.990	104.935	104.935	104.735	4.625	101.498	101.498	101.298	3.990	102.672	102.672	102.472
4.750	105.354	105.354	105.154	4.500	105.170	105.170	104.970	4.000	105.035	105.035	104.835	4.750	101.904	101.904	101.704	4.000	102.772	102.772	102.572

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.:	7/12/2021
Lockdesk Phone:	1-877-588-2706	45 Day Lock Exp.:	7/26/2021
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	60 Day Lock Exp.:	8/9/2021

W. Rate Sheet Dated: 6/10/2021 **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)