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.: **7/19/2021**
45 Day Lock Exp.: **8/2/2021**
60 Day Lock Exp.: **8/17/2021**

W. Rate Sheet Dated: **6/18/2021** **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	101.579	101.579	101.157	2.750	99.501	99.501	99.079	2.250	97.715	97.715	97.415
2.875	101.786	101.786	101.364	2.875	99.675	99.675	99.253	2.500	98.046	98.046	97.746
3.000	101.991	101.991	101.569	3.000	99.844	99.844	99.422	2.625	98.211	98.211	97.911
3.125	102.188	102.188	101.766	3.125	99.975	99.975	99.553	2.750	99.531	99.531	99.231
3.250	102.771	102.771	102.433	3.250	100.633	100.633	100.296	2.875	99.691	99.691	99.391
3.375	102.869	102.869	102.532	3.375	100.789	100.789	100.451	3.000	99.848	99.848	99.548
3.500	103.065	103.065	102.728	3.500	100.933	100.933	100.595	3.125	99.966	99.966	99.666
3.625	103.249	103.249	102.911	3.625	100.977	100.977	100.639	3.250	101.601	101.601	101.301
3.750	103.733	103.733	103.433	3.750	103.053	103.053	102.753	3.375	101.760	101.760	101.460
3.875	103.803	103.803	103.503	3.875	103.178	103.178	102.878	3.500	101.893	101.893	101.593
4.000	103.979	103.979	103.679	4.000	103.296	103.296	102.996	3.625	101.945	101.945	101.645
4.125	104.101	104.101	103.801	4.125	103.388	103.388	103.088	3.750	103.330	103.330	103.030
4.250	103.718	103.718	103.518	4.250	103.058	103.058	102.858	3.875	103.446	103.446	103.146
4.375	103.723	103.723	103.523	4.375	103.182	103.182	102.982	4.000	103.555	103.555	103.255
4.500	103.846	103.846	103.646	4.500	103.301	103.301	103.101	4.125	103.638	103.638	103.338
4.625	104.003	104.003	103.803	4.625	103.392	103.392	103.192	4.250	103.489	103.489	103.189
4.750	103.646	103.646	103.446	4.750	103.000	103.000	102.800	4.375	103.604	103.604	103.304
4.875	103.665	103.665	103.465	4.875	103.125	103.125	102.925	4.500	103.714	103.714	103.414
6.250	106.000	106.000	105.800	6.250	105.130	105.130	104.930	4.625	103.797	103.797	103.497

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	101.804	101.804	101.304
4.125	101.926	101.926	101.426
4.375	102.248	102.248	101.748
4.500	102.371	102.371	101.871
4.625	102.528	102.528	102.028
4.875	102.890	102.890	102.390
5.000	103.013	103.013	102.513
5.125	103.170	103.170	102.670
5.500	104.327	104.327	103.827
5.625	104.485	104.485	103.985
6.250	104.901	104.901	104.401

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	101.779	101.679	101.679	101.257	2.750	101.181	101.081	101.081	100.659	2.250	99.845	99.745	99.745	99.445
2.875	101.986	101.886	101.886	101.464	2.875	101.355	101.255	101.255	100.833	2.375	100.015	99.915	99.915	99.615
3.000	102.191	102.091	102.091	101.669	3.000	101.524	101.424	101.424	101.002	2.500	100.176	100.076	100.076	99.776
3.125	102.388	102.288	102.288	101.866	3.125	101.655	101.555	101.555	101.133	2.625	100.341	100.241	100.241	99.941
3.250	102.871	102.771	102.771	102.433	3.250	102.313	102.213	102.213	101.876	2.750	100.561	100.461	100.461	100.161
3.375	103.069	102.969	102.969	102.632	3.375	102.469	102.369	102.369	102.031	2.875	100.721	100.621	100.621	100.321
3.500	103.265	103.165	103.165	102.828	3.500	102.613	102.513	102.513	102.175	3.000	100.878	100.778	100.778	100.478
3.625	103.449	103.349	103.349	103.011	3.625	102.657	102.557	102.557	102.219	3.125	100.996	100.896	100.896	100.596
3.750	103.933	103.833	103.833	103.533	3.750	103.683	103.583	103.583	103.283	3.250	103.231	103.131	103.131	102.831
3.875	104.103	104.003	104.003	103.703	3.875	103.808	103.708	103.708	103.408	3.375	103.390	103.290	103.290	102.990
4.000	104.279	104.179	104.179	103.879	4.000	103.926	103.826	103.826	103.526	3.500	103.523	103.423	103.423	103.123
4.125	104.401	104.301	104.301	104.001	4.125	104.018	103.918	103.918	103.618	3.625	103.575	103.475	103.475	103.175
4.250	104.618	104.518	104.518	104.318	4.250	104.388	104.288	104.288	104.088	3.750	105.460	105.360	105.360	105.060

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	99.734	99.734	99.234	6.250	103.750	103.750	103.500
4.000	99.558	99.558	99.058				
4.125	99.436	99.436	98.936				
4.250	100.657	100.657	100.157				
4.375	100.552	100.552	100.052				
4.500	100.429	100.429	99.929				
4.625	100.272	100.272	99.772				
4.750	101.342	101.342	100.842				
Borrower Paid Comp Only				Lender Paid Only			

30 yr DPA OTC "FHA Only ; Borrower Paid Only"			
Rate	**30 Day**	**45 Day**	**60 Day**
4.000	99.054	99.054	98.554
4.125	99.176	99.176	98.676
4.375	99.498	99.498	98.998
4.500	99.621	99.621	99.121
4.625	99.778	99.778	99.278
4.875	100.140	100.140	99.640
5.000	100.263	100.263	99.763
5.125	100.420	100.420	99.920
5.500	101.577	101.577	101.077
5.625	101.735	101.735	101.235
6.250	102.151	102.151	101.651

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.:	7/19/2021
	Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	8/2/2021
			60 Day Lock Exp.:	8/17/2021

W. Rate Sheet Dated: 6/18/2021 **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	100.523	100.523	100.223	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	100.684	100.684	100.384	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	100.841	100.841	100.541	Margin = 2.250		Index = .050	
3.500	N/A	N/A	N/A	3.500	101.956	101.956	101.619	3.125	100.959	100.959	100.659	30 Year OTC			
3.625	N/A	N/A	N/A	3.625	102.000	102.000	101.663	3.250	102.625	102.625	102.325	Rate	30 Day	45 Day	60 Day
3.750	103.358	103.358	103.058	3.750	103.108	103.108	102.808	3.375	102.783	102.783	102.483	3.250	98.039	98.039	97.539
3.875	103.428	103.428	103.128	3.875	103.233	103.233	102.933	3.500	102.917	102.917	102.617	3.375	98.238	98.238	97.738
4.000	103.604	103.604	103.304	4.000	103.351	103.351	103.051	3.625	102.969	102.969	102.669	3.500	98.434	98.434	97.934
4.125	103.726	103.726	103.426	4.125	103.443	103.443	103.143	3.750	103.385	103.385	103.085	3.625	98.618	98.618	98.118
4.250	102.655	102.655	102.455	4.250	102.426	102.426	102.226	3.875	N/A	N/A	N/A	3.750	99.433	99.433	98.933
4.375	102.660	102.660	102.460	4.375	102.550	102.550	102.350	4.000	N/A	N/A	N/A	3.875	99.603	99.603	99.103
4.500	102.783	102.783	102.583	4.500	102.668	102.668	102.468	4.125	N/A	N/A	N/A	4.000	99.779	99.779	99.279
4.625	102.941	102.941	102.741	4.625	N/A	N/A	N/A	4.250	N/A	N/A	N/A	4.125	99.901	99.901	99.401
4.750	102.146	102.146	101.946	4.750	N/A	N/A	N/A	4.375	N/A	N/A	N/A	4.250	99.430	99.430	98.930
4.875	N/A	N/A	N/A	4.875	N/A	N/A	N/A	4.500	N/A	N/A	N/A	4.375	N/A	N/A	N/A
6.250	N/A	N/A	N/A	6.250	N/A	N/A	N/A	4.625	N/A	N/A	N/A	4.500	N/A	N/A	N/A

FHA High Balance Streamline

30/25 Year					20 Year					15/10 Year				
Rate	15 Day	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day	60 Day
2.750	N/A	N/A	N/A	N/A	2.750	N/A	N/A	N/A	N/A	2.250	N/A	N/A	N/A	N/A
2.875	N/A	N/A	N/A	N/A	2.875	N/A	N/A	N/A	N/A	2.375	N/A	N/A	N/A	N/A
3.000	N/A	N/A	N/A	N/A	3.000	N/A	N/A	N/A	N/A	2.500	N/A	N/A	N/A	N/A
3.125	N/A	N/A	N/A	N/A	3.125	N/A	N/A	N/A	N/A	2.625	N/A	N/A	N/A	N/A
3.250	101.464	101.364	101.364	101.027	3.250	100.907	100.807	100.807	100.469	2.750	97.779	97.679	97.679	97.379
3.375	101.663	101.563	101.563	101.225	3.375	101.062	100.962	100.962	100.625	2.875	97.940	97.840	97.840	97.540
3.500	101.859	101.759	101.759	101.421	3.500	101.206	101.106	101.106	100.769	3.000	98.097	97.997	97.997	97.697
3.625	102.043	101.943	101.943	101.605	3.625	101.250	101.150	101.150	100.813	3.125	98.215	98.115	98.115	97.815
3.750	101.558	101.458	101.458	101.158	3.750	101.308	101.208	101.208	100.908	3.250	100.106	100.006	100.006	99.706
3.875	101.728	101.628	101.628	101.328	3.875	101.433	101.333	101.333	101.033	3.375	100.265	100.165	100.165	99.865
4.000	101.904	101.804	101.804	101.504	4.000	101.551	101.451	101.451	101.151	3.500	100.398	100.298	100.298	99.998
4.125	102.026	101.926	101.926	101.626	4.125	101.643	101.543	101.543	101.243	3.625	100.450	100.350	100.350	100.050
4.250	101.555	101.455	101.455	101.255	4.250	101.326	101.226	101.226	101.026	3.750	102.335	102.235	102.235	101.935

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

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.: 7/19/2021
45 Day Lock Exp.: 8/2/2021
60 Day Lock Exp.: 8/17/2021

W. Rate Sheet Dated: 6/18/2021 **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	97.341	97.341	97.141
2.625	98.415	98.415	98.215
2.750	99.226	99.226	99.026
2.875	99.888	99.888	99.688
2.990	100.336	100.336	100.136
3.000	100.436	100.436	100.236
3.125	100.810	100.810	100.610
3.250	101.561	101.561	101.361
3.375	102.165	102.165	101.965
3.500	102.476	102.476	102.276
3.625	102.829	102.829	102.629
3.750	102.689	102.689	102.489
3.875	103.167	103.167	102.967
3.990	103.436	103.436	103.236
4.000	103.536	103.536	103.336
4.125	103.768	103.768	103.568
4.250	103.915	103.915	103.715
4.375	104.310	104.310	104.110
4.500	104.676	104.676	104.476

30/25 Year 105-125

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

30/25 Year >125

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

30/25 Year High Balance

Rate	30 Day	45 Day	60 Day
2.500	97.915	97.915	97.715
2.625	98.715	98.715	98.515
2.750	99.452	99.452	99.252
2.875	100.059	100.059	99.859
2.990	100.406	100.406	100.206
3.000	100.506	100.506	100.306
3.125	101.017	101.017	100.817
3.250	101.708	101.708	101.508
3.375	102.376	102.376	102.176
3.500	102.694	102.694	102.494
3.625	102.871	102.871	102.671
3.750	102.007	102.007	101.807
3.875	102.454	102.454	102.254
3.990	102.676	102.676	102.476
4.000	102.776	102.776	102.576
4.125	102.980	102.980	102.780
4.250	101.736	101.736	101.536
4.375	102.163	102.163	101.963
4.500	102.484	102.484	102.284

30/25 Year 105-125 High Balance

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

30/25/20 Year Investment

Rate	30 Day	45 Day	60 Day
2.500	97.517	97.362	97.256
2.625	98.391	98.236	98.130
2.750	99.002	98.847	98.741
2.875	99.864	99.709	99.603
2.990	100.312	100.157	100.051
3.000	100.412	100.257	100.151
3.125	100.875	100.720	100.630
3.250	101.625	101.470	101.380
3.375	102.229	102.074	101.984
3.500	102.641	102.486	102.396
3.625	102.894	102.739	102.649
3.750	102.313	102.213	102.113
3.875	102.790	102.690	102.590
3.990	103.060	102.960	102.860
4.000	103.160	103.060	102.960
4.125	103.492	103.392	103.292
4.250	103.270	103.170	103.070
4.375	103.565	103.465	103.365
4.500	104.331	104.231	104.131

30/25 Year >125 High Balance

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

20 Year

Rate	30 Day	45 Day	60 Day
2.875	101.171	101.171	100.971
2.990	101.580	101.580	101.380
3.000	101.680	101.680	101.480
3.125	102.123	102.123	101.923
3.250	102.518	102.518	102.318
3.375	103.242	103.242	103.042
3.500	103.621	103.621	103.421
3.625	103.972	103.972	103.772
3.750	103.323	103.323	103.123
3.875	103.797	103.797	103.597
3.990	104.035	104.035	103.835
4.000	104.135	104.135	103.935
4.125	104.464	104.464	104.264
4.250	104.223	104.223	104.023
4.375	104.613	104.613	104.413
4.500	104.959	104.959	104.759
4.625	105.189	105.189	104.989
4.750	105.306	105.306	105.106
4.875	105.650	105.650	105.450

20 Year 105-125

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

20 Year >125

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

15 Year

Rate	30 Day	45 Day	60 Day
2.000	98.783	98.783	98.583
2.125	99.372	99.372	99.172
2.250	99.886	99.886	99.686
2.375	100.326	100.326	100.126
2.500	100.816	100.816	100.616
2.625	101.355	101.355	101.155
2.750	101.858	101.858	101.658
2.875	102.251	102.251	102.051
2.990	102.591	102.591	102.391
3.000	102.691	102.691	102.491
3.125	103.091	103.091	102.891
3.250	103.597	103.597	103.397
3.375	104.087	104.087	103.887
3.500	104.436	104.436	104.236
3.625	104.857	104.857	104.657
3.750	104.284	104.284	104.084
3.875	104.728	104.728	104.528
3.990	105.059	105.059	104.859
4.000	105.159	105.159	104.959

15/10 Year Investment

Rate	30 Day	45 Day	60 Day
2.000	98.847	98.712	98.623
2.125	99.435	99.300	99.211
2.250	99.950	99.815	99.726
2.375	100.389	100.254	100.165
2.500	100.865	100.744	100.665
2.625	101.404	101.283	101.204
2.750	101.907	101.786	101.707
2.875	102.300	102.179	102.100
2.990	102.640	102.519	102.440
3.000	102.740	102.619	102.540
3.125	103.140	103.019	102.940
3.250	103.224	103.112	103.024
3.375	103.714	103.602	103.514
3.500	104.063	103.951	103.863
3.625	104.484	104.372	104.284
3.750	103.958	103.858	103.758
3.875	104.401	104.301	104.201
3.990	104.732	104.632	104.532
4.000	104.832	104.732	104.632

15 Year 105-125

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

15 Year >125

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

15 Year High Balance

Rate	30 Day	45 Day	60 Day
2.000	98.939	98.939	98.739
2.125	99.390	99.390	99.190
2.250	99.750	99.750	99.550
2.375	100.236	100.236	100.036
2.500	100.744	100.744	100.544
2.625	101.145	101.145	100.945
2.750	101.494	101.494	101.294
2.875	101.767	101.767	101.567
2.990	101.970	101.970	101.770
3.000	102.070	102.070	101.870
3.125	102.348	102.348	102.148
3.250	102.378	102.378	102.178
3.375	102.747	102.747	102.547
3.500	102.991	102.991	102.791
3.625	103.283	103.283	103.083
3.750	102.123	102.123	101.923
3.875	102.435	102.435	102.235
3.990	102.634	102.634	102.434
4.000	102.734	102.734	102.534

15 Year 105-125 High Balance

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

15 Year >125 High Balance

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

10 Year

Rate	30 Day	45 Day	60 Day
2.000	99.721	99.721	99.521
2.125	100.309	100.309	100.109
2.250	100.824	100.824	100.624
2.375	101.264	101.264	101.064
2.500	101.666	101.666	101.466
2.625	102.104	102.104	101.904
2.750	102.171	102.171	101.971
2.875	102.563	102.563	102.363
2.990	102.904	102.904	102.704
3.000	103.004	103.004	102.804
3.125	103.404	103.404	103.204
3.250	103.332	103.332	103.132
3.375	103.821	103.821	103.621
3.500	104.171	104.171	103.971
3.625	104.592	104.592	104.392
3.750	104.159	104.159	103.959
3.875	104.603	104.603	104.403
3.990	104.934	104.934	104.734
4.000	105.034	105.034	104.834

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	-12.125	-12.125	-12.125	-13.375	-14.125	-14.125	-14.125	-14.125	-14.125
Second Home	-10.000	-10.000	-10.000	-10.000	-10.000	-10.250	-10.250	-10.250	-10.250
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%	12.000	13.000
		>105.00%	11.500	12.000
Investment	1-4	80.01 -90.00%	12.000	13.000
		>90.00%	11.500	12.000

HomeReady LLPA Caps*

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

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

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

Mortgages with Subordinate Financing *

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

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

Lock Desk Policy

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

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

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

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com			
Lockdesk Phone:	1-877-588-2706		30 Day Lock Exp.:	**7/19/2021**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	**8/2/2021**
			60 Day Lock Exp.:	**8/17/2021**

W. Rate Sheet Dated: **6/18/2021** **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	97.341	97.341	97.141	2.500	97.915	97.915	97.715	2.875	101.171	101.171	100.971	2.000	98.783	98.783	98.583	2.000	98.939	98.939	98.739
2.625	98.415	98.415	98.215	2.625	98.715	98.715	98.515	2.990	101.580	101.580	101.380	2.125	99.372	99.372	99.172	2.125	99.390	99.390	99.190
2.750	99.226	99.226	99.026	2.750	99.452	99.452	99.252	3.000	101.680	101.680	101.480	2.250	99.886	99.886	99.686	2.250	99.750	99.750	99.550
2.875	99.888	99.888	99.688	2.875	100.059	100.059	99.859	3.125	102.123	102.123	101.923	2.375	100.326	100.326	100.126	2.375	100.236	100.236	100.036
2.990	100.336	100.336	100.136	2.990	100.406	100.406	100.206	3.250	102.518	102.518	102.318	2.500	100.816	100.816	100.616	2.500	100.744	100.744	100.544
3.000	100.436	100.436	100.236	3.000	100.506	100.506	100.306	3.375	103.242	103.242	103.042	2.625	101.355	101.355	101.155	2.625	101.145	101.145	100.945
3.125	100.810	100.810	100.610	3.125	101.017	101.017	100.817	3.500	103.621	103.621	103.421	2.750	101.858	101.858	101.658	2.750	101.494	101.494	101.294
3.250	101.561	101.561	101.361	3.250	101.708	101.708	101.508	3.625	103.972	103.972	103.772	2.875	102.251	102.251	102.051	2.875	101.767	101.767	101.567
3.375	102.165	102.165	101.965	3.375	102.376	102.376	102.176	3.750	103.323	103.323	103.123	2.990	102.591	102.591	102.391	2.990	101.970	101.970	101.770
3.500	102.476	102.476	102.276	3.500	102.694	102.694	102.494	3.875	103.797	103.797	103.597	3.000	102.691	102.691	102.491	3.000	102.070	102.070	101.870
3.625	102.829	102.829	102.629	3.625	102.871	102.871	102.671	3.990	104.035	104.035	103.835	3.125	103.091	103.091	102.891	3.125	102.348	102.348	102.148
3.750	102.689	102.689	102.489	3.750	102.007	102.007	101.807	4.000	104.135	104.135	103.935	3.250	103.597	103.597	103.397	3.250	102.378	102.378	102.178
3.875	103.167	103.167	102.967	3.875	102.454	102.454	102.254	4.125	104.464	104.464	104.264	3.375	104.087	104.087	103.887	3.375	102.747	102.747	102.547
3.990	103.436	103.436	103.236	3.990	102.676	102.676	102.476	4.250	104.223	104.223	104.023	3.500	104.436	104.436	104.236	3.500	102.991	102.991	102.791
4.000	103.536	103.536	103.336	4.000	102.776	102.776	102.576	4.375	104.613	104.613	104.413	3.625	104.857	104.857	104.657	3.625	103.283	103.283	103.083
4.125	103.768	103.768	103.568	4.125	102.980	102.980	102.780	4.500	104.959	104.959	104.759	3.750	104.284	104.284	104.084	3.750	102.123	102.123	101.923
4.250	103.915	103.915	103.715	4.250	101.736	101.736	101.536	4.625	105.189	105.189	104.989	3.875	104.728	104.728	104.528	3.875	102.435	102.435	102.235
4.375	104.310	104.310	104.110	4.375	102.163	102.163	101.963	4.750	105.306	105.306	105.106	3.990	105.059	105.059	104.859	3.990	102.634	102.634	102.434
4.500	104.676	104.676	104.476	4.500	102.484	102.484	102.284	4.875	105.650	105.650	105.450	4.000	105.159	105.159	104.959	4.000	102.734	102.734	102.534

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	-12.125	-12.125	-12.125	-13.375	-14.125	-14.125	-14.125	N/A	N/A
Second Home	-10.000	-10.000	-10.000	-10.000	-10.000	-10.250	-10.250	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.:	7/19/2021
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	8/2/2021
			60 Day Lock Exp.:	8/17/2021

W. Rate Sheet Dated: 6/18/2021 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Conforming FHLMC

30/25 Year

Rate	30 Day	45 Day	60 Day
2.750	99.406	99.406	99.158
2.875	100.176	100.176	99.933
2.990	100.573	100.573	100.337
3.000	100.673	100.673	100.437
3.125	101.045	101.045	100.812
3.250	101.772	101.772	101.549
3.375	102.382	102.382	102.162
3.500	102.663	102.663	102.445
3.625	102.993	102.993	102.776
3.750	102.632	102.632	102.432
3.875	103.104	103.104	102.904
3.990	103.406	103.406	103.206
4.000	103.506	103.506	103.306
4.125	103.655	103.655	103.455
4.250	104.219	104.219	104.019
4.375	104.602	104.602	104.402
4.500	104.907	104.907	104.707
4.625	104.922	104.922	104.722
4.750	105.332	105.332	105.132

30/25 Year 105-125

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

30/25 Year >125

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

30/25 Year SC

Rate	30 Day	45 Day	60 Day
2.750	98.084	98.084	97.836
2.875	98.854	98.854	98.611
2.990	99.251	99.251	99.015
3.000	99.351	99.351	99.115
3.125	99.367	99.367	99.134
3.250	100.094	100.094	99.871
3.375	100.704	100.704	100.484
3.500	100.985	100.985	100.767
3.625	101.315	101.315	101.098
3.750	99.788	99.788	99.588
3.875	100.260	100.260	100.060
3.990	100.562	100.562	100.362
4.000	100.662	100.662	100.462
4.125	98.355	98.355	98.155
4.250	98.919	98.919	98.719
4.375	99.302	99.302	99.102
4.500	99.607	99.607	99.407
4.625	99.308	99.308	99.108
4.750	99.718	99.718	99.518

30/25 Year SC 105-125

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

30/25/20 Year Investment

Rate	30 Day	45 Day	60 Day
2.750	99.156	99.056	98.908
2.875	99.926	99.826	99.683
2.990	100.323	100.223	100.087
3.000	100.423	100.323	100.187
3.125	100.795	100.655	100.562
3.250	101.522	101.388	101.299
3.375	102.132	101.999	101.912
3.500	102.413	102.281	102.195
3.625	102.743	102.612	102.526
3.750	102.382	102.282	102.182
3.875	102.854	102.754	102.654
3.990	103.156	103.056	102.956
4.000	103.256	103.156	103.056
4.125	103.405	103.292	103.205
4.250	103.969	103.862	103.769
4.375	104.352	104.248	104.152
4.500	104.657	104.554	104.457
4.625	104.672	104.572	104.472
4.750	105.082	104.982	104.882

30/25 Year SC >125

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

20 Year

Rate	30 Day	45 Day	60 Day
2.500	98.552	98.552	98.327
2.625	99.551	99.551	99.326
2.750	100.308	100.308	100.083
2.875	100.965	100.965	100.740
2.990	101.381	101.381	101.159
3.000	101.481	101.481	101.259
3.125	101.766	101.766	101.531
3.250	102.388	102.388	102.155
3.375	103.109	103.109	102.880
3.500	103.521	103.521	103.299
3.625	103.793	103.793	103.571
3.750	103.134	103.134	102.934
3.875	103.444	103.444	103.244
3.990	103.719	103.719	103.519
4.000	103.819	103.819	103.619
4.125	103.658	103.658	103.447
4.250	104.456	104.456	104.256
4.375	104.820	104.820	104.620
4.500	105.152	105.152	104.952

20 Year 105-125

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

20 Year >125

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

15 Year

Rate	30 Day	45 Day	60 Day
2.000	98.663	98.663	98.463
2.125	99.287	99.287	99.087
2.250	99.973	99.973	99.773
2.375	100.466	100.466	100.266
2.500	100.729	100.729	100.529
2.625	101.454	101.454	101.254
2.750	101.950	101.950	101.750
2.875	102.317	102.317	102.117
2.990	102.637	102.637	102.437
3.000	102.737	102.737	102.537
3.125	102.325	102.325	102.125
3.250	102.778	102.778	102.578
3.375	103.193	103.193	102.993
3.500	103.404	103.404	103.204
3.625	103.329	103.329	103.129
3.750	104.158	104.158	103.958
3.875	104.397	104.397	104.197
3.990	104.759	104.759	104.559
4.000	104.859	104.859	104.659

15 Year Investment

Rate	30 Day	45 Day	60 Day
2.000	98.413	98.313	98.213
2.125	99.037	98.937	98.837
2.250	99.723	99.623	99.523
2.375	100.216	100.116	100.016
2.500	100.479	100.379	100.279
2.625	101.204	101.104	101.004
2.750	101.700	101.600	101.500
2.875	102.067	101.967	101.867
2.990	102.387	102.287	102.187
3.000	102.487	102.387	102.287
3.125	102.075	101.975	101.875
3.250	102.528	102.428	102.328
3.375	102.943	102.843	102.743
3.500	103.154	103.054	102.954
3.625	103.079	102.979	102.879
3.750	103.908	103.801	103.708
3.875	104.147	104.047	103.947
3.990	104.509	104.409	104.309
4.000	104.609	104.509	104.409

15 Year 105-125

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

15 Year >125

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

15 Year SC

Rate	30 Day	45 Day	60 Day
2.000	96.937	96.937	96.737
2.125	97.561	97.561	97.361
2.250	98.247	98.247	98.047
2.375	98.740	98.740	98.540
2.500	99.003	99.003	98.803
2.625	99.728	99.728	99.528
2.750	100.224	100.224	100.024
2.875	100.591	100.591	100.391
2.990	100.911	100.911	100.711
3.000	101.011	101.011	100.811
3.125	100.099	100.099	99.899
3.250	100.552	100.552	100.352
3.375	100.967	100.967	100.767
3.500	101.178	101.178	100.978
3.625	100.141	100.141	99.941
3.750	100.970	100.970	100.770
3.875	101.209	101.209	101.009
3.990	101.571	101.571	101.371
4.000	101.671	101.671	101.471

15 Year SC 105-125

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

15 Year SC >125

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

Applicable for all mortgages with terms greater than 15 years

FICO ↓ \ LTV →	≤ 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	97.01 – 105.00%	>105%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	-0.750	-0.750
720 – 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	-1.000	-1.000
700 – 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	-1.500	-1.500
680 – 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	-1.500	-1.500
660 – 679	-0.250	-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	-12.125	-12.125	-12.125	-13.375	-14.125	-14.125	-14.125	-14.125	-14.125	-14.125
Second Home ***	-10.000	-10.000	-10.000	-10.000	-10.000	-10.250	-10.250	-10.250	-10.250	-10.250
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%	12.000	13.000
		>105.00%	11.500	12.000
Investment	1	90.01-100.00%	12.000	13.000
		>100.00%	11.500	12.000
	2-4	80.01 -90.00%	12.000	13.000
		>90.00%	11.500	12.000

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.:	7/19/2021
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	8/2/2021
		60 Day Lock Exp.:	8/17/2021

W. Rate Sheet Dated: 6/18/2021 **Release Time:** 10:00 am ET Prices are subject to change without notice.

FHLMC - OTC

30/25 Year				30/25 Year SC				20 Year				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	99.406	99.406	99.158	2.750	98.084	98.084	97.836	2.500	98.552	98.552	98.327	2.000	98.663	98.663	98.463	2.000	96.937	96.937	96.737
2.875	100.176	100.176	99.933	2.875	98.854	98.854	98.611	2.625	99.551	99.551	99.326	2.125	99.287	99.287	99.087	2.125	97.561	97.561	97.361
2.990	100.573	100.573	100.337	2.990	99.251	99.251	99.015	2.750	100.308	100.308	100.083	2.250	99.973	99.973	99.773	2.250	98.247	98.247	98.047
3.000	100.673	100.673	100.437	3.000	99.351	99.351	99.115	2.875	100.965	100.965	100.740	2.375	100.466	100.466	100.266	2.375	98.740	98.740	98.540
3.125	101.045	101.045	100.812	3.125	99.367	99.367	99.134	2.990	101.381	101.381	101.159	2.500	100.729	100.729	100.529	2.500	99.003	99.003	98.803
3.250	101.772	101.772	101.549	3.250	100.094	100.094	99.871	3.000	101.481	101.481	101.259	2.625	101.454	101.454	101.254	2.625	99.728	99.728	99.528
3.375	102.382	102.382	102.162	3.375	100.704	100.704	100.484	3.125	101.766	101.766	101.531	2.750	101.950	101.950	101.750	2.750	100.224	100.224	100.024
3.500	102.663	102.663	102.445	3.500	100.985	100.985	100.767	3.250	102.388	102.388	102.155	2.875	102.317	102.317	102.117	2.875	100.591	100.591	100.391
3.625	102.993	102.993	102.776	3.625	101.315	101.315	101.098	3.375	103.109	103.109	102.880	2.990	102.637	102.637	102.437	2.990	100.911	100.911	100.711
3.750	102.632	102.632	102.432	3.750	99.788	99.788	99.588	3.500	103.521	103.521	103.299	3.000	102.737	102.737	102.537	3.000	101.011	101.011	100.811
3.875	103.104	103.104	102.904	3.875	100.260	100.260	100.060	3.625	103.793	103.793	103.571	3.125	102.325	102.325	102.125	3.125	100.099	100.099	99.899
3.990	103.406	103.406	103.206	3.990	100.562	100.562	100.362	3.750	103.134	103.134	102.934	3.250	102.778	102.778	102.578	3.250	100.552	100.552	100.352
4.000	103.506	103.506	103.306	4.000	100.662	100.662	100.462	3.875	103.444	103.444	103.244	3.375	103.193	103.193	102.993	3.375	100.967	100.967	100.767
4.125	103.655	103.655	103.455	4.125	98.355	98.355	98.155	3.990	103.719	103.719	103.519	3.500	103.404	103.404	103.204	3.500	101.178	101.178	100.978
4.250	104.219	104.219	104.019	4.250	98.919	98.919	98.719	4.000	103.819	103.819	103.619	3.625	103.329	103.329	103.129	3.625	100.141	100.141	99.941
4.375	104.602	104.602	104.402	4.375	99.302	99.302	99.102	4.125	103.658	103.658	103.447	3.750	104.158	104.158	103.958	3.750	100.970	100.970	100.770
4.500	104.907	104.907	104.707	4.500	99.607	99.607	99.407	4.250	104.456	104.456	104.256	3.875	104.397	104.397	104.197	3.875	101.209	101.209	101.009
4.625	104.922	104.922	104.722	4.625	99.308	99.308	99.108	4.375	104.820	104.820	104.620	3.990	104.759	104.759	104.559	3.990	101.571	101.571	101.371
4.750	105.332	105.332	105.132	4.750	99.718	99.718	99.518	4.500	105.152	105.152	104.952	4.000	104.859	104.859	104.659	4.000	101.671	101.671	101.471

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	-12.125	-12.125	-12.125	-13.375	-14.125	-14.125	-14.125	-14.125	N/A	N/A
Second Home ***	-10.000	-10.000	-10.000	-10.000	-10.000	-10.250	-10.250	-10.250	N/A	N/A
SC Purchase & R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A	N/A

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

HP LLPA Cap

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

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

Subordination

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

Home Possible Subordinate Financing

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

Lock Desk Policy

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

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

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

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

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com			
Lockdesk Phone:	1-877-588-2706		30 Day Lock Exp.:	7/19/2021
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	8/2/2021
			60 Day Lock Exp.:	8/17/2021

W. Rate Sheet Dated: 6/18/2021 **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	99.406	99.406	99.158	2.500	98.552	98.552	98.327	2.000	98.663	98.663	98.463	2.750	98.070	98.070	97.822	2.000	97.150	97.150	96.950
2.875	100.176	100.176	99.933	2.625	99.551	99.551	99.326	2.125	99.287	99.287	99.087	2.875	98.840	98.840	98.597	2.125	97.774	97.774	97.574
2.990	100.573	100.573	100.337	2.750	100.308	100.308	100.083	2.250	99.973	99.973	99.773	2.990	99.237	99.237	99.001	2.250	98.460	98.460	98.260
3.000	100.673	100.673	100.437	2.875	100.965	100.965	100.740	2.375	100.466	100.466	100.266	3.000	99.337	99.337	99.101	2.375	98.953	98.953	98.753
3.125	101.045	101.045	100.812	2.990	101.381	101.381	101.159	2.500	100.729	100.729	100.529	3.125	99.531	99.531	99.298	2.500	99.216	99.216	99.016
3.250	101.772	101.772	101.549	3.000	101.481	101.481	101.259	2.625	101.454	101.454	101.254	3.250	100.258	100.258	100.035	2.625	99.941	99.941	99.741
3.375	102.382	102.382	102.162	3.125	101.766	101.766	101.531	2.750	101.950	101.950	101.750	3.375	100.868	100.868	100.648	2.750	100.437	100.437	100.237
3.500	102.663	102.663	102.445	3.250	102.388	102.388	102.155	2.875	102.317	102.317	102.117	3.500	101.149	101.149	100.931	2.875	100.804	100.804	100.604
3.625	102.993	102.993	102.776	3.375	103.109	103.109	102.880	2.990	102.637	102.637	102.437	3.625	101.479	101.479	101.262	2.990	101.124	101.124	100.924
3.750	102.632	102.632	102.432	3.500	103.521	103.521	103.299	3.000	102.737	102.737	102.537	3.750	100.535	100.535	100.335	3.000	101.224	101.224	101.024
3.875	103.104	103.104	102.904	3.625	103.793	103.793	103.571	3.125	102.325	102.325	102.125	3.875	101.007	101.007	100.807	3.125	100.562	100.562	100.362
3.990	103.406	103.406	103.206	3.750	103.134	103.134	102.934	3.250	102.778	102.778	102.578	3.990	101.309	101.309	101.109	3.250	101.015	101.015	100.815
4.000	103.506	103.506	103.306	3.875	103.444	103.444	103.244	3.375	103.193	103.193	102.993	4.000	101.409	101.409	101.209	3.375	101.430	101.430	101.230
4.125	103.655	103.655	103.455	3.990	103.719	103.719	103.519	3.500	103.404	103.404	103.204	4.125	100.330	100.330	100.130	3.500	101.641	101.641	101.441
4.250	104.219	104.219	104.019	4.000	103.819	103.819	103.619	3.625	103.329	103.329	103.129	4.250	100.894	100.894	100.694	3.625	101.085	101.085	100.885
4.375	104.602	104.602	104.402	4.125	103.658	103.658	103.447	3.750	104.158	104.158	103.958	4.375	101.277	101.277	101.077	3.750	101.914	101.914	101.714
4.500	104.907	104.907	104.707	4.250	104.456	104.456	104.256	3.875	104.397	104.397	104.197	4.500	101.582	101.582	101.382	3.875	102.153	102.153	101.953
4.625	104.922	104.922	104.722	4.375	104.820	104.820	104.620	3.990	104.759	104.759	104.559	4.625	101.440	101.440	101.240	3.990	102.515	102.515	102.315
4.750	105.332	105.332	105.132	4.500	105.152	105.152	104.952	4.000	104.859	104.859	104.659	4.750	101.850	101.850	101.650	4.000	102.615	102.615	102.415

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	-12.125	-12.125	-12.125	-13.375	-14.125	-14.125	-14.125	-14.125	-14.125	-14.125
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		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**7/19/2021**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**8/2/2021**
		60 Day Lock Exp.:	**8/17/2021**

W. Rate Sheet Dated: **6/18/2021** **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 Refi¹	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 Only²	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investor¹	0.000	0.000	-0.250	-0.375	-0.500	n/a	n/a	n/a	n/a
> 80 LTV NO MI¹	n/a	n/a	n/a	n/a	n/a	n/a	-0.375	-0.625	n/a

¹Full Am. ²ARMs 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)