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.: **8/2/2021**
45 Day Lock Exp.: **8/16/2021**
60 Day Lock Exp.: **8/30/2021**

W. Rate Sheet Dated: 7/1/2021 **Release Time:** 10:00 am ET Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	101.860	101.860	101.492	2.750	99.950	99.950	99.581	2.250	98.156	98.156	97.856	3.125	96.384	96.384	96.084
2.875	102.067	102.067	101.699	2.875	100.123	100.123	99.754	2.500	98.488	98.488	98.188	3.250	97.650	97.650	97.350
3.000	102.272	102.272	101.903	3.000	100.292	100.292	99.923	2.625	98.652	98.652	98.352	3.375	97.728	97.728	97.428
3.125	102.469	102.469	102.101	3.125	100.423	100.423	100.054	2.750	100.148	100.148	99.848	3.500	97.806	97.806	97.506
3.250	102.943	102.943	102.643	3.250	100.972	100.972	100.672	2.875	100.309	100.309	100.009	3.625	97.884	97.884	97.584
3.375	103.041	103.041	102.741	3.375	101.103	101.103	100.803	3.000	100.466	100.466	100.166	Margin = 2.250		Index = 0.090	
3.500	103.237	103.237	102.937	3.500	101.247	101.247	100.947	3.125	100.584	100.584	100.284	30 Year OTC			
3.625	103.421	103.421	103.121	3.625	101.265	101.265	100.965	3.250	102.063	102.063	101.763	Rate	30 Day	45 Day	60 Day
3.750	103.218	103.218	102.918	3.750	102.655	102.655	102.355	3.375	102.231	102.231	101.931	4.000	101.289	101.289	100.789
3.875	103.287	103.287	102.987	3.875	102.779	102.779	102.479	3.500	102.364	102.364	102.064	4.125	101.411	101.411	100.911
4.000	103.464	103.464	103.164	4.000	102.898	102.898	102.598	3.625	102.426	102.426	102.126	4.375	101.576	101.576	101.076
4.125	103.586	103.586	103.286	4.125	102.989	102.989	102.689	3.750	103.491	103.491	103.191	4.500	101.699	101.699	101.199
4.250	103.046	103.046	102.846	4.250	102.503	102.503	102.303	3.875	103.606	103.606	103.306	4.625	101.856	101.856	101.356
4.375	103.051	103.051	102.851	4.375	102.627	102.627	102.427	4.000	103.716	103.716	103.416	4.875	102.374	102.374	101.874
4.500	103.174	103.174	102.974	4.500	102.746	102.746	102.546	4.125	103.799	103.799	103.499	5.000	102.497	102.497	101.997
4.625	103.331	103.331	103.131	4.625	102.837	102.837	102.637	4.250	103.778	103.778	103.478	5.125	102.655	102.655	102.155
4.750	103.130	103.130	102.930	4.750	102.602	102.602	102.402	4.375	103.894	103.894	103.594	5.500	102.249	102.249	101.749
4.875	103.149	103.149	102.949	4.875	102.726	102.726	102.526	4.500	104.004	104.004	103.704	5.625	102.406	102.406	101.906
6.250	106.000	106.000	105.800	6.250	105.138	105.138	104.938	4.625	104.087	104.087	103.787	6.250	104.791	104.791	104.291

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	102.060	101.960	101.960	101.592	2.750	101.630	101.530	101.530	101.161	2.250	100.286	100.186	100.186	99.886
2.875	102.267	102.167	102.167	101.799	2.875	101.803	101.703	101.703	101.334	2.375	100.457	100.357	100.357	100.057
3.000	102.472	102.372	102.372	102.003	3.000	101.972	101.872	101.872	101.503	2.500	100.618	100.518	100.518	100.218
3.125	102.669	102.569	102.569	102.201	3.125	102.103	102.003	102.003	101.634	2.625	100.782	100.682	100.682	100.382
3.250	103.043	102.943	102.943	102.643	3.250	102.652	102.552	102.552	102.252	2.750	101.178	101.078	101.078	100.778
3.375	103.241	103.141	103.141	102.841	3.375	102.783	102.683	102.683	102.383	2.875	101.339	101.239	101.239	100.939
3.500	103.437	103.337	103.337	103.037	3.500	102.927	102.827	102.827	102.527	3.000	101.496	101.396	101.396	101.096
3.625	103.621	103.521	103.521	103.221	3.625	102.945	102.845	102.845	102.545	3.125	101.614	101.514	101.514	101.214
3.750	103.418	103.318	103.318	103.018	3.750	103.285	103.185	103.185	102.885	3.250	103.693	103.593	103.593	103.293
3.875	103.587	103.487	103.487	103.187	3.875	103.409	103.309	103.309	103.009	3.375	103.861	103.761	103.761	103.461
4.000	103.764	103.664	103.664	103.364	4.000	103.528	103.428	103.428	103.128	3.500	103.994	103.894	103.894	103.594
4.125	103.886	103.786	103.786	103.486	4.125	103.619	103.519	103.519	103.219	3.625	104.056	103.956	103.956	103.656
4.250	103.946	103.846	103.846	103.646	4.250	103.833	103.733	103.733	103.533	3.750	105.621	105.521	105.521	105.221

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	99.219	99.219	98.719	6.250	103.750	103.750	103.500
4.000	99.043	99.043	98.543				
4.125	98.921	98.921	98.421				
4.250	99.985	99.985	99.485				
4.375	99.881	99.881	99.381				
4.500	99.757	99.757	99.257				
4.625	99.600	99.600	99.100				
4.750	100.826	100.826	100.326				
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	98.539	98.539	98.039
4.125	98.661	98.661	98.161
4.375	98.826	98.826	98.326
4.500	98.949	98.949	98.449
4.625	99.106	99.106	98.606
4.875	99.624	99.624	99.124
5.000	99.747	99.747	99.247
5.125	99.905	99.905	99.405
5.500	99.499	99.499	98.999
5.625	99.656	99.656	99.156
6.250	102.041	102.041	101.541

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	105.750	105.750	105.250

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

30 Day Lock Exp.: **8/2/2021**
45 Day Lock Exp.: **8/16/2021**
60 Day Lock Exp.: **8/30/2021**

W. Rate Sheet Dated: **7/1/2021** **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	96.134	96.134	95.834
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	97.400	97.400	97.100
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	97.478	97.478	97.178
3.125	N/A	N/A	N/A	3.125	N/A	N/A	N/A	2.750	98.697	98.697	98.397	3.500	97.556	97.556	97.256
3.250	N/A	N/A	N/A	3.250	N/A	N/A	N/A	2.875	98.858	98.858	98.558	3.625	97.634	97.634	97.334
3.375	N/A	N/A	N/A	3.375	N/A	N/A	N/A	3.000	99.014	99.014	98.714	Margin = 2.250		Index = .090	
3.500	N/A	N/A	N/A	3.500	102.077	102.077	101.777	3.125	99.133	99.133	98.833	30 Year OTC			
3.625	N/A	N/A	N/A	3.625	102.095	102.095	101.795	3.250	100.868	100.868	100.568	Rate	30 Day	45 Day	60 Day
3.750	101.468	101.468	101.168	3.750	101.435	101.435	101.135	3.375	101.036	101.036	100.736	3.250	101.793	101.793	101.293
3.875	101.637	101.637	101.337	3.875	101.559	101.559	101.259	3.500	101.169	101.169	100.869	3.375	101.991	101.991	101.491
4.000	101.814	101.814	101.514	4.000	101.678	101.678	101.378	3.625	101.231	101.231	100.931	3.500	102.187	102.187	101.687
4.125	101.936	101.936	101.636	4.125	101.769	101.769	101.469	3.750	102.796	102.796	102.496	3.625	102.371	102.371	101.871
4.250	101.184	101.184	100.984	4.250	101.171	101.171	100.971	3.875	N/A	N/A	N/A	3.750	101.468	101.468	100.968
4.375	101.288	101.288	101.088	4.375	101.295	101.295	101.095	4.000	N/A	N/A	N/A	3.875	101.637	101.637	101.137
4.500	101.411	101.411	101.211	4.500	101.414	101.414	101.214	4.125	N/A	N/A	N/A	4.000	101.814	101.814	101.314
4.625	101.569	101.569	101.369	4.625	N/A	N/A	N/A	4.250	N/A	N/A	N/A	4.125	101.936	101.936	101.436
4.750	101.530	101.530	101.330	4.750	N/A	N/A	N/A	4.375	N/A	N/A	N/A	4.250	101.184	101.184	100.684
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	101.893	101.793	101.793	101.493	3.250	101.902	101.802	101.802	101.502	2.750	100.328	100.228	100.228	99.928
3.375	102.091	101.991	101.991	101.691	3.375	102.033	101.933	101.933	101.633	2.875	100.489	100.389	100.389	100.089
3.500	102.287	102.187	102.187	101.887	3.500	102.177	102.077	102.077	101.777	3.000	100.646	100.546	100.546	100.246
3.625	102.471	102.371	102.371	102.071	3.625	102.195	102.095	102.095	101.795	3.125	100.764	100.664	100.664	100.364
3.750	101.568	101.468	101.468	101.168	3.750	101.535	101.435	101.435	101.135	3.250	102.843	102.743	102.743	102.443
3.875	101.737	101.637	101.637	101.337	3.875	101.659	101.559	101.559	101.259	3.375	103.011	102.911	102.911	102.611
4.000	101.914	101.814	101.814	101.514	4.000	101.778	101.678	101.678	101.378	3.500	103.144	103.044	103.044	102.744
4.125	102.036	101.936	101.936	101.636	4.125	101.869	101.769	101.769	101.469	3.625	103.206	103.106	103.106	102.806
4.250	101.284	101.184	101.184	100.984	4.250	101.271	101.171	101.171	100.971	3.750	103.771	103.671	103.671	103.371

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
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30 Day Lock Exp.: 8/2/2021
45 Day Lock Exp.: 8/16/2021
60 Day Lock Exp.: 8/30/2021

W. Rate Sheet Dated: 7/1/2021 **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	98.230	98.230	98.030
2.625	99.123	99.123	98.923
2.750	99.925	99.925	99.725
2.875	100.573	100.573	100.373
2.990	101.002	101.002	100.802
3.000	101.102	101.102	100.902
3.125	101.540	101.540	101.340
3.250	102.240	102.240	102.040
3.375	102.885	102.885	102.685
3.500	103.190	103.190	102.990
3.625	103.536	103.536	103.336
3.750	103.179	103.179	102.979
3.875	103.647	103.647	103.447
3.990	103.911	103.911	103.711
4.000	104.011	104.011	103.811
4.125	104.238	104.238	104.038
4.250	104.174	104.174	103.974
4.375	104.565	104.565	104.365
4.500	104.929	104.929	104.729

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

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

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
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

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

20 Year

Rate	30 Day	45 Day	60 Day
2.875	101.595	101.595	101.395
2.990	101.986	101.986	101.786
3.000	102.086	102.086	101.886
3.125	102.519	102.519	102.319
3.250	102.821	102.821	102.621
3.375	103.499	103.499	103.299
3.500	103.873	103.873	103.673
3.625	104.216	104.216	104.016
3.750	103.546	103.546	103.346
3.875	104.010	104.010	103.810
3.990	104.244	104.244	104.044
4.000	104.344	104.344	104.144
4.125	104.667	104.667	104.467
4.250	104.366	104.366	104.166
4.375	104.752	104.752	104.552
4.500	105.096	105.096	104.896
4.625	105.323	105.323	105.123
4.750	105.439	105.439	105.239
4.875	105.779	105.779	105.579

15 Year High Balance

Rate	30 Day	45 Day	60 Day
2.000	99.766	99.766	99.566
2.125	100.213	100.213	100.013
2.250	100.568	100.568	100.368
2.375	100.951	100.951	100.751
2.500	101.451	101.451	101.251
2.625	101.844	101.844	101.644
2.750	102.185	102.185	101.985
2.875	102.455	102.455	102.255
2.990	102.656	102.656	102.456
3.000	102.756	102.756	102.556
3.125	103.025	103.025	102.825
3.250	102.842	102.842	102.642
3.375	103.204	103.204	103.004
3.500	103.447	103.447	103.247
3.625	103.734	103.734	103.534
3.750	102.699	102.699	102.499
3.875	103.007	103.007	102.807
3.990	103.208	103.208	103.008
4.000	103.308	103.308	103.108

30/25 Year High Balance

Rate	30 Day	45 Day	60 Day
2.500	98.558	98.558	98.358
2.625	99.358	99.358	99.158
2.750	100.088	100.088	99.888
2.875	100.681	100.681	100.481
2.990	101.009	101.009	100.809
3.000	101.109	101.109	100.909
3.125	101.611	101.611	101.411
3.250	102.286	102.286	102.086
3.375	102.944	102.944	102.744
3.500	103.260	103.260	103.060
3.625	103.430	103.430	103.230
3.750	102.347	102.347	102.147
3.875	102.785	102.785	102.585
3.990	103.003	103.003	102.803
4.000	103.103	103.103	102.903
4.125	103.303	103.303	103.103
4.250	101.994	101.994	101.794
4.375	102.417	102.417	102.217
4.500	102.735	102.735	102.535

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 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 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

Rate	30 Day	45 Day	60 Day
2.000	99.510	99.510	99.310
2.125	100.095	100.095	99.895
2.250	100.600	100.600	100.400
2.375	101.026	101.026	100.826
2.500	101.427	101.427	101.227
2.625	101.952	101.952	101.752
2.750	102.444	102.444	102.244
2.875	102.832	102.832	102.632
2.990	103.169	103.169	102.969
3.000	103.269	103.269	103.069
3.125	103.662	103.662	103.462
3.250	104.056	104.056	103.856
3.375	104.541	104.541	104.341
3.500	104.883	104.883	104.683
3.625	105.297	105.297	105.097
3.750	104.856	104.856	104.656
3.875	105.297	105.297	105.097
3.990	105.624	105.624	105.424
4.000	105.724	105.724	105.524

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

15/10 Year Investment

Rate	30 Day	45 Day	60 Day
2.000	99.631	99.492	99.392
2.125	100.217	100.078	99.978
2.250	100.722	100.583	100.483
2.375	101.148	101.009	100.909
2.500	101.558	101.435	101.358
2.625	102.083	101.960	101.883
2.750	102.576	102.453	102.376
2.875	102.964	102.841	102.764
2.990	103.301	103.178	103.101
3.000	103.401	103.278	103.201
3.125	103.794	103.671	103.594
3.250	103.674	103.574	103.474
3.375	104.159	104.059	103.959
3.500	104.501	104.401	104.301
3.625	104.915	104.815	104.715
3.750	104.515	104.415	104.315
3.875	104.956	104.856	104.756
3.990	105.282	105.182	105.082
4.000	105.382	105.282	105.182

30/20/20 Year Investment

Rate	30 Day	45 Day	60 Day
2.500	98.283	98.134	98.028
2.625	99.068	98.913	98.806
2.750	99.670	99.515	99.408
2.875	100.518	100.363	100.256
2.990	100.947	100.792	100.685
3.000	101.047	100.892	100.785
3.125	101.484	101.329	101.222
3.250	102.193	102.044	101.938
3.375	102.788	102.639	102.533
3.500	103.193	103.044	102.938
3.625	103.439	103.290	103.184
3.750	102.666	102.566	102.466
3.875	103.135	103.035	102.935
3.990	103.399	103.299	103.199
4.000	103.499	103.399	103.299
4.125	103.826	103.726	103.626
4.250	103.519	103.419	103.319
4.375	103.810	103.710	103.610
4.500	104.573	104.473	104.373

10 Year

Rate	30 Day	45 Day	60 Day
2.000	100.485	100.485	100.285
2.125	101.070	101.070	100.870
2.250	101.575	101.575	101.375
2.375	102.001	102.001	101.801
2.500	102.382	102.382	102.182
2.625	102.813	102.813	102.613
2.750	102.763	102.763	102.563
2.875	103.151	103.151	102.951
2.990	103.488	103.488	103.288
3.000	103.588	103.588	103.388
3.125	103.981	103.981	103.781
3.250	103.778	103.778	103.578
3.375	104.262	104.262	104.062
3.500	104.605	104.605	104.405
3.625	105.019	105.019	104.819
3.750	104.718	104.718	104.518
3.875	105.159	105.159	104.959
3.990	105.486	105.486	105.286
4.000	105.586	105.586	105.386

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.

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

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

30 Day Lock Exp.: **8/2/2021**
45 Day Lock Exp.: **8/16/2021**
60 Day Lock Exp.: **8/30/2021**

W. Rate Sheet Dated: **7/1/2021** **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	98.230	98.230	98.030	2.500	98.558	98.558	98.358	2.875	101.595	101.595	101.395	2.000	99.510	99.510	99.310	2.000	99.766	99.766	99.566
2.625	99.123	99.123	98.923	2.625	99.358	99.358	99.158	2.990	101.986	101.986	101.786	2.125	100.095	100.095	99.895	2.125	100.213	100.213	100.013
2.750	99.925	99.925	99.725	2.750	100.088	100.088	99.888	3.000	102.086	102.086	101.886	2.250	100.600	100.600	100.400	2.250	100.568	100.568	100.368
2.875	100.573	100.573	100.373	2.875	100.681	100.681	100.481	3.125	102.519	102.519	102.319	2.375	101.026	101.026	100.826	2.375	100.951	100.951	100.751
2.990	101.002	101.002	100.802	2.990	101.009	101.009	100.809	3.250	102.821	102.821	102.621	2.500	101.427	101.427	101.227	2.500	101.451	101.451	101.251
3.000	101.102	101.102	100.902	3.000	101.109	101.109	100.909	3.375	103.499	103.499	103.299	2.625	101.952	101.952	101.752	2.625	101.844	101.844	101.644
3.125	101.540	101.540	101.340	3.125	101.611	101.611	101.411	3.500	103.873	103.873	103.673	2.750	102.444	102.444	102.244	2.750	102.185	102.185	101.985
3.250	102.240	102.240	102.040	3.250	102.286	102.286	102.086	3.625	104.216	104.216	104.016	2.875	102.832	102.832	102.632	2.875	102.455	102.455	102.255
3.375	102.885	102.885	102.685	3.375	102.944	102.944	102.744	3.750	103.546	103.546	103.346	2.990	103.169	103.169	102.969	2.990	102.656	102.656	102.456
3.500	103.190	103.190	102.990	3.500	103.260	103.260	103.060	3.875	104.010	104.010	103.810	3.000	103.269	103.269	103.069	3.000	102.756	102.756	102.556
3.625	103.536	103.536	103.336	3.625	103.430	103.430	103.230	3.990	104.244	104.244	104.044	3.125	103.662	103.662	103.462	3.125	103.025	103.025	102.825
3.750	103.179	103.179	102.979	3.750	102.347	102.347	102.147	4.000	104.344	104.344	104.144	3.250	104.056	104.056	103.856	3.250	102.842	102.842	102.642
3.875	103.647	103.647	103.447	3.875	102.785	102.785	102.585	4.125	104.667	104.667	104.467	3.375	104.541	104.541	104.341	3.375	103.204	103.204	103.004
3.990	103.911	103.911	103.711	3.990	103.003	103.003	102.803	4.250	104.366	104.366	104.166	3.500	104.883	104.883	104.683	3.500	103.447	103.447	103.247
4.000	104.011	104.011	103.811	4.000	103.103	103.103	102.903	4.375	104.752	104.752	104.552	3.625	105.297	105.297	105.097	3.625	103.734	103.734	103.534
4.125	104.238	104.238	104.038	4.125	103.303	103.303	103.103	4.500	105.096	105.096	104.896	3.750	104.856	104.856	104.656	3.750	102.699	102.699	102.499
4.250	104.174	104.174	103.974	4.250	101.994	101.994	101.794	4.625	105.323	105.323	105.123	3.875	105.297	105.297	105.097	3.875	103.007	103.007	102.807
4.375	104.565	104.565	104.365	4.375	102.417	102.417	102.217	4.750	105.439	105.439	105.239	3.990	105.624	105.624	105.424	3.990	103.208	103.208	103.008
4.500	104.929	104.929	104.729	4.500	102.735	102.735	102.535	4.875	105.779	105.779	105.579	4.000	105.724	105.724	105.524	4.000	103.308	103.308	103.108

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.

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

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

30 Day Lock Exp.: 8/2/2021
45 Day Lock Exp.: 8/16/2021
60 Day Lock Exp.: 8/30/2021

W. Rate Sheet Dated: 7/1/2021 **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	100.080	100.080	99.821
2.875	100.822	100.822	100.569
2.990	101.202	101.202	100.956
3.000	101.302	101.302	101.056
3.125	101.611	101.611	101.383
3.250	102.335	102.335	102.117
3.375	102.931	102.931	102.718
3.500	103.177	103.177	102.964
3.625	103.482	103.482	103.270
3.750	102.969	102.969	102.769
3.875	103.420	103.420	103.220
3.990	103.698	103.698	103.498
4.000	103.798	103.798	103.598
4.125	103.812	103.812	103.612
4.250	104.371	104.371	104.171
4.375	104.733	104.733	104.533
4.500	105.021	105.021	104.821
4.625	104.963	104.963	104.763
4.750	105.374	105.374	105.174

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	98.964	98.964	98.705
2.875	99.706	99.706	99.453
2.990	100.086	100.086	99.840
3.000	100.186	100.186	99.940
3.125	100.373	100.373	100.145
3.250	101.097	101.097	100.879
3.375	101.693	101.693	101.480
3.500	101.939	101.939	101.726
3.625	102.244	102.244	102.032
3.750	100.043	100.043	99.843
3.875	100.494	100.494	100.294
3.990	100.772	100.772	100.572
4.000	100.872	100.872	100.672
4.125	98.324	98.324	98.124
4.250	98.883	98.883	98.683
4.375	99.245	99.245	99.045
4.500	99.533	99.533	99.333
4.625	99.163	99.163	98.963
4.750	99.574	99.574	99.374

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	99.830	99.721	99.571
2.875	100.572	100.464	100.319
2.990	100.952	100.845	100.706
3.000	101.052	100.945	100.806
3.125	101.361	101.192	101.133
3.250	102.085	101.927	101.867
3.375	102.681	102.528	102.468
3.500	102.927	102.774	102.714
3.625	103.232	103.081	103.020
3.750	102.719	102.619	102.519
3.875	103.170	103.070	102.970
3.990	103.448	103.348	103.248
4.000	103.548	103.448	103.348
4.125	103.562	103.451	103.362
4.250	104.121	104.021	103.921
4.375	104.483	104.383	104.283
4.500	104.771	104.671	104.571
4.625	104.713	104.613	104.513
4.750	105.124	105.024	104.924

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	99.131	99.131	98.896
2.625	100.137	100.137	99.900
2.750	100.876	100.876	100.639
2.875	101.500	101.500	101.265
2.990	101.887	101.887	101.653
3.000	101.987	101.987	101.753
3.125	102.251	102.251	102.021
3.250	102.846	102.846	102.619
3.375	103.498	103.498	103.274
3.500	103.885	103.885	103.665
3.625	104.141	104.141	103.919
3.750	103.357	103.357	103.157
3.875	103.649	103.649	103.449
3.990	103.904	103.904	103.704
4.000	104.004	104.004	103.804
4.125	103.531	103.531	103.331
4.250	104.223	104.223	104.023
4.375	104.603	104.603	104.403
4.500	104.947	104.947	104.747

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
4.625	N/A	N/A	N/A
4.750	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
4.625	N/A	N/A	N/A
4.750	N/A	N/A	N/A

15 Year

Rate	30 Day	45 Day	60 Day
2.000	99.484	99.484	99.256
2.125	100.112	100.112	99.885
2.250	100.783	100.783	100.557
2.375	101.261	101.261	101.040
2.500	101.409	101.409	101.209
2.625	102.129	102.129	101.929
2.750	102.609	102.609	102.409
2.875	102.967	102.967	102.767
2.990	103.270	103.270	103.070
3.000	103.370	103.370	103.170
3.125	103.266	103.266	103.066
3.250	103.705	103.705	103.505
3.375	104.113	104.113	103.913
3.500	104.323	104.323	104.123
3.625	104.199	104.199	103.999
3.750	104.558	104.558	104.358
3.875	104.720	104.720	104.520
3.990	105.066	105.066	104.866
4.000	105.166	105.166	104.966

15 Year Investment

Rate	30 Day	45 Day	60 Day
2.000	99.234	99.040	99.006
2.125	99.862	99.667	99.635
2.250	100.533	100.338	100.307
2.375	101.011	100.816	100.790
2.500	101.159	101.059	100.959
2.625	101.879	101.779	101.679
2.750	102.359	102.259	102.159
2.875	102.717	102.617	102.517
2.990	103.020	102.920	102.820
3.000	103.120	103.020	102.920
3.125	103.016	102.916	102.816
3.250	103.455	103.355	103.255
3.375	103.863	103.763	103.663
3.500	104.073	103.973	103.873
3.625	103.949	103.849	103.749
3.750	104.308	104.208	104.108
3.875	104.470	104.370	104.270
3.990	104.816	104.716	104.616
4.000	104.916	104.816	104.716

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	98.258	98.258	98.030
2.125	98.886	98.886	98.659
2.250	99.557	99.557	99.331
2.375	100.035	100.035	99.814
2.500	100.183	100.183	99.983
2.625	99.653	99.653	99.453
2.750	100.133	100.133	99.933
2.875	100.491	100.491	100.291
2.990	100.794	100.794	100.594
3.000	100.894	100.894	100.694
3.125	101.040	101.040	100.840
3.250	101.479	101.479	101.279
3.375	101.887	101.887	101.687
3.500	102.097	102.097	101.897
3.625	100.973	100.973	100.773
3.750	101.332	101.332	101.132
3.875	101.494	101.494	101.294
3.990	101.840	101.840	101.640
4.000	101.940	101.940	101.740

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

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

Subordination Enhanced Reflief Refi

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

Enhanced Reflief Refi LLPA Caps

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

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

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

30 Day Lock Exp.: 8/2/2021
45 Day Lock Exp.: 8/16/2021
60 Day Lock Exp.: 8/30/2021

W. Rate Sheet Dated: 7/1/2021 **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	100.080	100.080	99.821	2.750	98.964	98.964	98.705	2.500	99.131	99.131	98.896	2.000	99.484	99.484	99.256	2.000	98.258	98.258	98.030
2.875	100.822	100.822	100.569	2.875	99.706	99.706	99.453	2.625	100.137	100.137	99.900	2.125	100.112	100.112	99.885	2.125	98.886	98.886	98.659
2.990	101.202	101.202	100.956	2.990	100.086	100.086	99.840	2.750	100.876	100.876	100.639	2.250	100.783	100.783	100.557	2.250	99.557	99.557	99.331
3.000	101.302	101.302	101.056	3.000	100.186	100.186	99.940	2.875	101.500	101.500	101.265	2.375	101.261	101.261	101.040	2.375	100.035	100.035	99.814
3.125	101.611	101.611	101.383	3.125	100.373	100.373	100.145	2.990	101.887	101.887	101.653	2.500	101.409	101.409	101.209	2.500	100.183	100.183	99.983
3.250	102.335	102.335	102.117	3.250	101.097	101.097	100.879	3.000	101.987	101.987	101.753	2.625	102.129	102.129	101.929	2.625	99.653	99.653	99.453
3.375	102.931	102.931	102.718	3.375	101.693	101.693	101.480	3.125	102.251	102.251	102.021	2.750	102.609	102.609	102.409	2.750	100.133	100.133	99.933
3.500	103.177	103.177	102.964	3.500	101.939	101.939	101.726	3.250	102.846	102.846	102.619	2.875	102.967	102.967	102.767	2.875	100.491	100.491	100.291
3.625	103.482	103.482	103.270	3.625	102.244	102.244	102.032	3.375	103.498	103.498	103.274	2.990	103.270	103.270	103.070	2.990	100.794	100.794	100.594
3.750	102.969	102.969	102.769	3.750	100.043	100.043	99.843	3.500	103.885	103.885	103.665	3.000	103.370	103.370	103.170	3.000	100.894	100.894	100.694
3.875	103.420	103.420	103.220	3.875	100.494	100.494	100.294	3.625	104.141	104.141	103.919	3.125	103.266	103.266	103.066	3.125	101.040	101.040	100.840
3.990	103.698	103.698	103.498	3.990	100.772	100.772	100.572	3.750	103.357	103.357	103.157	3.250	103.705	103.705	103.505	3.250	101.479	101.479	101.279
4.000	103.798	103.798	103.598	4.000	100.872	100.872	100.672	3.875	103.649	103.649	103.449	3.375	104.113	104.113	103.913	3.375	101.887	101.887	101.687
4.125	103.812	103.812	103.612	4.125	98.324	98.324	98.124	3.990	103.904	103.904	103.704	3.500	104.323	104.323	104.123	3.500	102.097	102.097	101.897
4.250	104.371	104.371	104.171	4.250	98.883	98.883	98.683	4.000	104.004	104.004	103.804	3.625	104.199	104.199	103.999	3.625	100.973	100.973	100.773
4.375	104.733	104.733	104.533	4.375	99.245	99.245	99.045	4.125	103.531	103.531	103.331	3.750	104.558	104.558	104.358	3.750	101.332	101.332	101.132
4.500	105.021	105.021	104.821	4.500	99.533	99.533	99.333	4.250	104.223	104.223	104.023	3.875	104.720	104.720	104.520	3.875	101.494	101.494	101.294
4.625	104.963	104.963	104.763	4.625	99.163	99.163	98.963	4.375	104.603	104.603	104.403	3.990	105.066	105.066	104.866	3.990	101.840	101.840	101.640
4.750	105.374	105.374	105.174	4.750	99.574	99.574	99.374	4.500	104.947	104.947	104.747	4.000	105.166	105.166	104.966	4.000	101.940	101.940	101.740

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

30 Day Lock Exp.: 8/2/2021
45 Day Lock Exp.: 8/16/2021
60 Day Lock Exp.: 8/30/2021

W. Rate Sheet Dated: 7/1/2021 **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	100.080	100.080	99.821	2.500	99.131	99.131	98.896	2.000	99.484	99.484	99.256	2.750	98.847	98.847	98.588	2.000	98.221	98.221	97.993
2.875	100.822	100.822	100.569	2.625	100.137	100.137	99.900	2.125	100.112	100.112	99.885	2.875	99.589	99.589	99.336	2.125	98.849	98.849	98.622
2.990	101.202	101.202	100.956	2.750	100.876	100.876	100.639	2.250	100.783	100.783	100.557	2.990	99.969	99.969	99.723	2.250	99.520	99.520	99.294
3.000	101.302	101.302	101.056	2.875	101.500	101.500	101.265	2.375	101.261	101.261	101.040	3.000	100.069	100.069	99.823	2.375	99.998	99.998	99.777
3.125	101.611	101.611	101.383	2.990	101.887	101.887	101.653	2.500	101.409	101.409	101.209	3.125	100.317	100.317	100.089	2.500	100.146	100.146	99.946
3.250	102.335	102.335	102.117	3.000	101.987	101.987	101.753	2.625	102.129	102.129	101.929	3.250	101.041	101.041	100.823	2.625	100.241	100.241	100.041
3.375	102.931	102.931	102.718	3.125	102.251	102.251	102.021	2.750	102.609	102.609	102.409	3.375	101.637	101.637	101.424	2.750	100.721	100.721	100.521
3.500	103.177	103.177	102.964	3.250	102.846	102.846	102.619	2.875	102.967	102.967	102.767	3.500	101.883	101.883	101.670	2.875	101.079	101.079	100.879
3.625	103.482	103.482	103.270	3.375	103.498	103.498	103.274	2.990	103.270	103.270	103.070	3.625	102.188	102.188	101.976	2.990	101.382	101.382	101.182
3.750	102.969	102.969	102.769	3.500	103.885	103.885	103.665	3.000	103.370	103.370	103.170	3.750	100.831	100.831	100.631	3.000	101.482	101.482	101.282
3.875	103.420	103.420	103.220	3.625	104.141	104.141	103.919	3.125	103.266	103.266	103.066	3.875	101.282	101.282	101.082	3.125	101.503	101.503	101.303
3.990	103.698	103.698	103.498	3.750	103.357	103.357	103.157	3.250	103.705	103.705	103.505	3.990	101.560	101.560	101.360	3.250	101.942	101.942	101.742
4.000	103.798	103.798	103.598	3.875	103.649	103.649	103.449	3.375	104.113	104.113	103.913	4.000	101.660	101.660	101.460	3.375	102.350	102.350	102.150
4.125	103.812	103.812	103.612	3.990	103.904	103.904	103.704	3.500	104.323	104.323	104.123	4.125	100.393	100.393	100.193	3.500	102.560	102.560	102.360
4.250	104.371	104.371	104.171	4.000	104.004	104.004	103.804	3.625	104.199	104.199	103.999	4.250	100.952	100.952	100.752	3.625	101.936	101.936	101.736
4.375	104.733	104.733	104.533	4.125	103.531	103.531	103.331	3.750	104.558	104.558	104.358	4.375	101.314	101.314	101.114	3.750	102.295	102.295	102.095
4.500	105.021	105.021	104.821	4.250	104.223	104.223	104.023	3.875	104.720	104.720	104.520	4.500	101.602	101.602	101.402	3.875	102.457	102.457	102.257
4.625	104.963	104.963	104.763	4.375	104.603	104.603	104.403	3.990	105.066	105.066	104.866	4.625	101.388	101.388	101.188	3.990	102.803	102.803	102.603
4.750	105.374	105.374	105.174	4.500	104.947	104.947	104.747	4.000	105.166	105.166	104.966	4.750	101.799	101.799	101.599	4.000	102.903	102.903	102.703

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

30 Day Lock Exp.: **8/2/2021**
45 Day Lock Exp.: **8/16/2021**
60 Day Lock Exp.: **8/30/2021**

W. Rate Sheet Dated: **7/1/2021** **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)