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.: **8/31/2021**

W. Rate Sheet Dated: **7/2/2021** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT

30/25 Year

Rate	30 Day	45 Day	60 Day
2.750	101.985	101.985	101.595
2.875	102.192	102.192	101.802
3.000	102.397	102.397	102.006
3.125	102.594	102.594	102.204
3.250	103.052	103.052	102.752
3.375	103.150	103.150	102.850
3.500	103.346	103.346	103.046
3.625	103.530	103.530	103.230
3.750	103.030	103.030	102.724
3.875	103.100	103.100	102.794
4.000	103.276	103.276	102.970
4.125	103.398	103.398	103.092
4.250	103.140	103.140	102.940
4.375	103.144	103.144	102.944
4.500	103.268	103.268	103.068
4.625	103.425	103.425	103.225
4.750	103.115	103.115	102.915
4.875	103.134	103.134	102.934
6.250	106.000	106.000	105.800

20 Year

Rate	30 Day	45 Day	60 Day
2.750	100.075	100.075	99.684
2.875	100.248	100.248	99.857
3.000	100.417	100.417	100.027
3.125	100.548	100.548	100.157
3.250	101.081	101.081	100.781
3.375	101.212	101.212	100.912
3.500	101.356	101.356	101.056
3.625	101.375	101.375	101.075
3.750	102.467	102.467	102.161
3.875	102.591	102.591	102.285
4.000	102.710	102.710	102.404
4.125	102.801	102.801	102.495
4.250	102.597	102.597	102.397
4.375	102.721	102.721	102.521
4.500	102.840	102.840	102.640
4.625	102.931	102.931	102.731
4.750	102.586	102.586	102.386
4.875	102.710	102.710	102.510
6.250	105.669	105.669	105.469

15/10 Year

Rate	30 Day	45 Day	60 Day
2.250	98.223	98.223	97.923
2.500	98.554	98.554	98.254
2.625	98.719	98.719	98.419
2.750	100.254	100.254	99.954
2.875	100.414	100.414	100.114
3.000	100.571	100.571	100.271
3.125	100.689	100.689	100.389
3.250	102.063	102.063	101.763
3.375	102.231	102.231	101.931
3.500	102.364	102.364	102.064
3.625	102.426	102.426	102.126
3.750	103.085	103.085	102.785
3.875	103.200	103.200	102.900
4.000	103.310	103.310	103.010
4.125	103.393	103.393	103.093
4.250	103.388	103.388	103.088
4.375	103.503	103.503	103.203
4.500	103.613	103.613	103.313
4.625	103.696	103.696	103.396

5/1 Arm

Rate	30 Day	45 Day	60 Day
3.125	96.384	96.384	96.084
3.250	97.650	97.650	97.350
3.375	97.728	97.728	97.428
3.500	97.806	97.806	97.506
3.625	97.884	97.884	97.584
Margin = 2.250		Index = 0.090	

30 Year OTC

Rate	30 Day	45 Day	60 Day
4.000	101.101	101.101	100.601
4.125	101.223	101.223	100.723
4.375	101.669	101.669	101.169
4.500	101.793	101.793	101.293
4.625	101.950	101.950	101.450
4.875	102.359	102.359	101.859
5.000	102.482	102.482	101.982
5.125	102.639	102.639	102.139
5.500	102.280	102.280	101.780
5.625	102.438	102.438	101.938
6.250	105.323	105.323	104.823

FHA Streamline

30/25 Year

Rate	15 Day	30 Day	45 Day	60 Day
2.750	102.185	102.085	102.085	101.695
2.875	102.392	102.292	102.292	101.902
3.000	102.597	102.497	102.497	102.106
3.125	102.794	102.694	102.694	102.304
3.250	103.152	103.052	103.052	102.752
3.375	103.350	103.250	103.250	102.950
3.500	103.546	103.446	103.446	103.146
3.625	103.730	103.630	103.630	103.330
3.750	103.230	103.130	103.130	102.824
3.875	103.400	103.300	103.300	102.994
4.000	103.576	103.476	103.476	103.170
4.125	103.698	103.598	103.598	103.292
4.250	104.040	103.940	103.940	103.740

20 Year

Rate	15 Day	30 Day	45 Day	60 Day
2.750	101.755	101.655	101.655	101.264
2.875	101.928	101.828	101.828	101.437
3.000	102.097	101.997	101.997	101.607
3.125	102.228	102.128	102.128	101.737
3.250	102.761	102.661	102.661	102.361
3.375	102.892	102.792	102.792	102.492
3.500	103.036	102.936	102.936	102.636
3.625	103.055	102.955	102.955	102.655
3.750	103.097	102.997	102.997	102.691
3.875	103.221	103.121	103.121	102.815
4.000	103.340	103.240	103.240	102.934
4.125	103.431	103.331	103.331	103.025
4.250	103.927	103.827	103.827	103.627

15/10 Year

Rate	15 Day	30 Day	45 Day	60 Day
2.250	100.353	100.253	100.253	99.953
2.375	100.524	100.424	100.424	100.124
2.500	100.684	100.584	100.584	100.284
2.625	100.849	100.749	100.749	100.449
2.750	101.284	101.184	101.184	100.884
2.875	101.444	101.344	101.344	101.044
3.000	101.601	101.501	101.501	101.201
3.125	101.719	101.619	101.619	101.319
3.250	103.693	103.593	103.593	103.293
3.375	103.861	103.761	103.761	103.461
3.500	103.994	103.894	103.894	103.594
3.625	104.056	103.956	103.956	103.656
3.750	105.215	105.115	105.115	104.815

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	99.031	99.031	98.531	6.250	103.750	103.750	103.500
4.000	98.855	98.855	98.355				
4.125	98.733	98.733	98.233				
4.250	100.079	100.079	99.579				
4.375	99.974	99.974	99.474				
4.500	99.851	99.851	99.351				
4.625	99.694	99.694	99.194				
4.750	100.810	100.810	100.310				
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	98.351	98.351	97.851
4.125	98.473	98.473	97.973
4.375	98.919	98.919	98.419
4.500	99.043	99.043	98.543
4.625	99.200	99.200	98.700
4.875	99.609	99.609	99.109
5.000	99.732	99.732	99.232
5.125	99.889	99.889	99.389
5.500	99.530	99.530	99.030
5.625	99.688	99.688	99.188
6.250	102.573	102.573	102.073

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.:	**8/31/2021**

W. Rate Sheet Dated: **7/2/2021** **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			
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
2.875	N/A	N/A	N/A	2.875	N/A	N/A	N/A	2.500	N/A	N/A	N/A
3.000	N/A	N/A	N/A	3.000	N/A	N/A	N/A	2.625	N/A	N/A	N/A
3.125	N/A	N/A	N/A	3.125	N/A	N/A	N/A	2.750	98.802	98.802	98.502
3.250	N/A	N/A	N/A	3.250	N/A	N/A	N/A	2.875	98.963	98.963	98.663
3.375	N/A	N/A	N/A	3.375	N/A	N/A	N/A	3.000	99.120	99.120	98.820
3.500	N/A	N/A	N/A	3.500	102.186	102.186	101.886	3.125	99.238	99.238	98.938
3.625	N/A	N/A	N/A	3.625	102.205	102.205	101.905	3.250	100.868	100.868	100.568
3.750	101.280	101.280	100.974	3.750	101.247	101.247	100.941	3.375	101.036	101.036	100.736
3.875	101.450	101.450	101.144	3.875	101.371	101.371	101.065	3.500	101.169	101.169	100.869
4.000	101.626	101.626	101.320	4.000	101.490	101.490	101.184	3.625	101.231	101.231	100.931
4.125	101.748	101.748	101.442	4.125	101.581	101.581	101.275	3.750	102.390	102.390	102.090
4.250	101.277	101.277	101.077	4.250	101.264	101.264	101.064	3.875	N/A	N/A	N/A
4.375	101.382	101.382	101.182	4.375	101.389	101.389	101.189	4.000	N/A	N/A	N/A
4.500	101.505	101.505	101.305	4.500	101.507	101.507	101.307	4.125	N/A	N/A	N/A
4.625	101.663	101.663	101.463	4.625	N/A	N/A	N/A	4.250	N/A	N/A	N/A
4.750	101.515	101.515	101.315	4.750	N/A	N/A	N/A	4.375	N/A	N/A	N/A
4.875	N/A	N/A	N/A	4.875	N/A	N/A	N/A	4.500	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

5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**
3.125	96.134	96.134	95.834
3.250	97.400	97.400	97.100
3.375	97.478	97.478	97.178
3.500	97.556	97.556	97.256
3.625	97.634	97.634	97.334
Margin = 2.250		Index = .090	
30 Year OTC			
Rate	**30 Day**	**45 Day**	**60 Day**
3.250	101.902	101.902	101.402
3.375	102.100	102.100	101.600
3.500	102.296	102.296	101.796
3.625	102.480	102.480	101.980
3.750	101.280	101.280	100.780
3.875	101.450	101.450	100.950
4.000	101.626	101.626	101.126
4.125	101.748	101.748	101.248
4.250	101.277	101.277	100.777
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A

FHA High Balance Streamline

30/25 Year					20 Year					15/10 Year				
Rate	**15 Day**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**15 Day**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**15 Day**	**30 Day**	**45 Day**	**60 Day**
2.750	N/A	N/A	N/A	N/A	2.750	N/A	N/A	N/A	N/A	2.250	N/A	N/A	N/A	N/A
2.875	N/A	N/A	N/A	N/A	2.875	N/A	N/A	N/A	N/A	2.375	N/A	N/A	N/A	N/A
3.000	N/A	N/A	N/A	N/A	3.000	N/A	N/A	N/A	N/A	2.500	N/A	N/A	N/A	N/A
3.125	N/A	N/A	N/A	N/A	3.125	N/A	N/A	N/A	N/A	2.625	N/A	N/A	N/A	N/A
3.250	102.002	101.902	101.902	101.602	3.250	102.011	101.911	101.911	101.611	2.750	100.434	100.334	100.334	100.034
3.375	102.200	102.100	102.100	101.800	3.375	102.142	102.042	102.042	101.742	2.875	100.594	100.494	100.494	100.194
3.500	102.396	102.296	102.296	101.996	3.500	102.286	102.186	102.186	101.886	3.000	100.751	100.651	100.651	100.351
3.625	102.580	102.480	102.480	102.180	3.625	102.305	102.205	102.205	101.905	3.125	100.869	100.769	100.769	100.469
3.750	101.380	101.280	101.280	100.974	3.750	101.347	101.247	101.247	100.941	3.250	102.843	102.743	102.743	102.443
3.875	101.550	101.450	101.450	101.144	3.875	101.471	101.371	101.371	101.065	3.375	103.011	102.911	102.911	102.611
4.000	101.726	101.626	101.626	101.320	4.000	101.590	101.490	101.490	101.184	3.500	103.144	103.044	103.044	102.744
4.125	101.848	101.748	101.748	101.442	4.125	101.681	101.581	101.581	101.275	3.625	103.206	103.106	103.106	102.806
4.250	101.377	101.277	101.277	101.077	4.250	101.364	101.264	101.264	101.064	3.750	103.365	103.265	103.265	102.965

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

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

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

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

AFR Loan Center

Lockdesk e-mail: Lockdesk@afrwholesale.com

Lockdesk Phone: 1-877-588-2706

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.: 8/31/2021

W. Rate Sheet Dated: 7/2/2021 **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	98.498	98.498	98.298
2.625	99.327	99.327	99.127
2.750	100.118	100.118	99.918
2.875	100.754	100.754	100.554
2.990	101.175	101.175	100.975
3.000	101.275	101.275	101.075
3.125	101.699	101.699	101.499
3.250	102.384	102.384	102.184
3.375	103.108	103.108	102.908
3.500	103.504	103.504	103.304
3.625	103.805	103.805	103.605
3.750	103.512	103.512	103.312
3.875	103.953	103.953	103.753
3.990	104.198	104.198	103.998
4.000	104.298	104.298	104.098
4.125	104.581	104.581	104.381
4.250	104.304	104.304	104.104
4.375	104.676	104.676	104.476
4.500	105.020	105.020	104.820

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	98.678	98.678	98.478
2.625	99.461	99.461	99.261
2.750	100.180	100.180	99.980
2.875	100.763	100.763	100.563
2.990	101.085	101.085	100.885
3.000	101.185	101.185	100.985
3.125	101.754	101.754	101.554
3.250	102.423	102.423	102.223
3.375	103.112	103.112	102.912
3.500	103.419	103.419	103.219
3.625	103.557	103.557	103.357
3.750	102.531	102.531	102.331
3.875	102.941	102.941	102.741
3.990	103.145	103.145	102.945
4.000	103.245	103.245	103.045
4.125	103.404	103.404	103.204
4.250	102.124	102.124	101.924
4.375	102.527	102.527	102.327
4.500	102.828	102.828	102.628

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	98.451	98.302	98.195
2.625	99.272	99.117	99.010
2.750	99.863	99.708	99.601
2.875	100.699	100.544	100.437
2.990	101.120	100.965	100.858
3.000	101.220	101.065	100.958
3.125	101.644	101.489	101.382
3.250	102.329	102.174	102.067
3.375	102.952	102.797	102.690
3.500	103.349	103.194	103.087
3.625	103.550	103.395	103.288
3.750	102.835	102.735	102.635
3.875	103.276	103.176	103.076
3.990	103.521	103.421	103.321
4.000	103.621	103.521	103.421
4.125	103.904	103.804	103.704
4.250	103.650	103.550	103.450
4.375	103.922	103.822	103.722
4.500	104.666	104.566	104.466

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	101.772	101.772	101.572
2.990	102.155	102.155	101.955
3.000	102.255	102.255	102.055
3.125	102.675	102.675	102.475
3.250	102.960	102.960	102.760
3.375	103.666	103.666	103.466
3.500	104.031	104.031	103.831
3.625	104.329	104.329	104.129
3.750	103.723	103.723	103.523
3.875	104.161	104.161	103.961
3.990	104.376	104.376	104.176
4.000	104.476	104.476	104.276
4.125	104.755	104.755	104.555
4.250	104.490	104.490	104.290
4.375	104.857	104.857	104.657
4.500	105.182	105.182	104.982
4.625	105.397	105.397	105.197
4.750	105.563	105.563	105.363
4.875	105.886	105.886	105.686

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	99.684	99.684	99.484
2.125	100.260	100.260	100.060
2.250	100.758	100.758	100.558
2.375	101.180	101.180	100.980
2.500	101.566	101.566	101.366
2.625	102.084	102.084	101.884
2.750	102.563	102.563	102.363
2.875	102.938	102.938	102.738
2.990	103.246	103.246	103.046
3.000	103.346	103.346	103.146
3.125	103.724	103.724	103.524
3.250	104.122	104.122	103.922
3.375	104.588	104.588	104.388
3.500	104.915	104.915	104.715
3.625	105.308	105.308	105.108
3.750	104.885	104.885	104.685
3.875	105.304	105.304	105.104
3.990	105.607	105.607	105.407
4.000	105.707	105.707	105.507

15/10 Year Investment

Rate	30 Day	45 Day	60 Day
2.000	99.602	99.463	99.362
2.125	100.178	100.039	99.938
2.250	100.676	100.537	100.436
2.375	101.098	100.959	100.858
2.500	101.497	101.374	101.297
2.625	102.015	101.892	101.815
2.750	102.494	102.371	102.294
2.875	102.868	102.745	102.668
2.990	103.177	103.054	102.977
3.000	103.277	103.154	103.077
3.125	103.654	103.531	103.454
3.250	103.739	103.639	103.539
3.375	104.205	104.105	104.005
3.500	104.532	104.432	104.332
3.625	104.925	104.825	104.725
3.750	104.542	104.442	104.342
3.875	104.961	104.861	104.761
3.990	105.264	105.164	105.064
4.000	105.364	105.264	105.164

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	99.838	99.838	99.638
2.125	100.280	100.280	100.080
2.250	100.629	100.629	100.429
2.375	100.993	100.993	100.793
2.500	101.490	101.490	101.290
2.625	101.878	101.878	101.678
2.750	102.211	102.211	102.011
2.875	102.467	102.467	102.267
2.990	102.650	102.650	102.450
3.000	102.750	102.750	102.550
3.125	103.013	103.013	102.813
3.250	102.914	102.914	102.714
3.375	103.267	103.267	103.067
3.500	103.495	103.495	103.295
3.625	103.772	103.772	103.572
3.750	102.738	102.738	102.538
3.875	103.030	103.030	102.830
3.990	103.213	103.213	103.013
4.000	103.313	103.313	103.113

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	100.559	100.559	100.359
2.125	101.135	101.135	100.935
2.250	101.633	101.633	101.433
2.375	102.055	102.055	101.855
2.500	102.434	102.434	102.234
2.625	102.849	102.849	102.649
2.750	102.782	102.782	102.582
2.875	103.157	103.157	102.957
2.990	103.465	103.465	103.265
3.000	103.565	103.565	103.365
3.125	103.942	103.942	103.742
3.250	103.843	103.843	103.643
3.375	104.309	104.309	104.109
3.500	104.636	104.636	104.436
3.625	105.028	105.028	104.828
3.750	104.746	104.746	104.546
3.875	105.165	105.165	104.965
3.990	105.468	105.468	105.268
4.000	105.568	105.568	105.368

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.:	**8/2/2021**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**8/16/2021**
		60 Day Lock Exp.:	**8/31/2021**

W. Rate Sheet Dated: **7/2/2021** **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	98.498	98.498	98.298	2.500	98.678	98.678	98.478	2.875	101.772	101.772	101.572	2.000	99.684	99.684	99.484	2.000	99.838	99.838	99.638
2.625	99.327	99.327	99.127	2.625	99.461	99.461	99.261	2.990	102.155	102.155	101.955	2.125	100.260	100.260	100.060	2.125	100.280	100.280	100.080
2.750	100.118	100.118	99.918	2.750	100.180	100.180	99.980	3.000	102.255	102.255	102.055	2.250	100.758	100.758	100.558	2.250	100.629	100.629	100.429
2.875	100.754	100.754	100.554	2.875	100.763	100.763	100.563	3.125	102.675	102.675	102.475	2.375	101.180	101.180	100.980	2.375	100.993	100.993	100.793
2.990	101.175	101.175	100.975	2.990	101.085	101.085	100.885	3.250	102.960	102.960	102.760	2.500	101.566	101.566	101.366	2.500	101.490	101.490	101.290
3.000	101.275	101.275	101.075	3.000	101.185	101.185	100.985	3.375	103.666	103.666	103.466	2.625	102.084	102.084	101.884	2.625	101.878	101.878	101.678
3.125	101.699	101.699	101.499	3.125	101.754	101.754	101.554	3.500	104.031	104.031	103.831	2.750	102.563	102.563	102.363	2.750	102.211	102.211	102.011
3.250	102.384	102.384	102.184	3.250	102.423	102.423	102.223	3.625	104.329	104.329	104.129	2.875	102.938	102.938	102.738	2.875	102.467	102.467	102.267
3.375	103.108	103.108	102.908	3.375	103.112	103.112	102.912	3.750	103.723	103.723	103.523	2.990	103.246	103.246	103.046	2.990	102.650	102.650	102.450
3.500	103.504	103.504	103.304	3.500	103.419	103.419	103.219	3.875	104.161	104.161	103.961	3.000	103.346	103.346	103.146	3.000	102.750	102.750	102.550
3.625	103.805	103.805	103.605	3.625	103.557	103.557	103.357	3.990	104.376	104.376	104.176	3.125	103.724	103.724	103.524	3.125	103.013	103.013	102.813
3.750	103.512	103.512	103.312	3.750	102.531	102.531	102.331	4.000	104.476	104.476	104.276	3.250	104.122	104.122	103.922	3.250	102.914	102.914	102.714
3.875	103.953	103.953	103.753	3.875	102.941	102.941	102.741	4.125	104.755	104.755	104.555	3.375	104.588	104.588	104.388	3.375	103.267	103.267	103.067
3.990	104.198	104.198	103.998	3.990	103.145	103.145	102.945	4.250	104.490	104.490	104.290	3.500	104.915	104.915	104.715	3.500	103.495	103.495	103.295
4.000	104.298	104.298	104.098	4.000	103.245	103.245	103.045	4.375	104.857	104.857	104.657	3.625	105.308	105.308	105.108	3.625	103.772	103.772	103.572
4.125	104.581	104.581	104.381	4.125	103.404	103.404	103.204	4.500	105.182	105.182	104.982	3.750	104.885	104.885	104.685	3.750	102.738	102.738	102.538
4.250	104.304	104.304	104.104	4.250	102.124	102.124	101.924	4.625	105.397	105.397	105.197	3.875	105.304	105.304	105.104	3.875	103.030	103.030	102.830
4.375	104.676	104.676	104.476	4.375	102.527	102.527	102.327	4.750	105.563	105.563	105.363	3.990	105.607	105.607	105.407	3.990	103.213	103.213	103.013
4.500	105.020	105.020	104.820	4.500	102.828	102.828	102.628	4.875	105.886	105.886	105.686	4.000	105.707	105.707	105.507	4.000	103.313	103.313	103.113

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.:	8/2/2021
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	8/16/2021
		60 Day Lock Exp.:	8/31/2021

W. Rate Sheet Dated: 7/2/2021 **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	100.285	100.285	100.036
2.875	101.010	101.010	100.766
2.990	101.395	101.395	101.160
3.000	101.495	101.495	101.260
3.125	101.765	101.765	101.541
3.250	102.490	102.490	102.278
3.375	103.127	103.127	102.921
3.500	103.384	103.384	103.177
3.625	103.663	103.663	103.457
3.750	103.242	103.242	103.042
3.875	103.676	103.676	103.476
3.990	103.950	103.950	103.750
4.000	104.050	104.050	103.850
4.125	103.805	103.805	103.605
4.250	104.361	104.361	104.161
4.375	104.722	104.722	104.522
4.500	105.006	105.006	104.806
4.625	105.010	105.010	104.810
4.750	105.419	105.419	105.219

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	99.113	99.113	98.864
2.875	99.838	99.838	99.594
2.990	100.223	100.223	99.988
3.000	100.323	100.323	100.088
3.125	100.465	100.465	100.241
3.250	101.190	101.190	100.978
3.375	101.827	101.827	101.621
3.500	102.084	102.084	101.877
3.625	102.363	102.363	102.157
3.750	100.316	100.316	100.116
3.875	100.750	100.750	100.550
3.990	101.024	101.024	100.824
4.000	101.124	101.124	100.924
4.125	98.317	98.317	98.117
4.250	98.873	98.873	98.673
4.375	99.234	99.234	99.034
4.500	99.518	99.518	99.318
4.625	99.210	99.210	99.010
4.750	99.619	99.619	99.419

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	100.035	99.935	99.786
2.875	100.760	100.660	100.516
2.990	101.145	101.045	100.910
3.000	101.245	101.145	101.010
3.125	101.515	101.350	101.291
3.250	102.240	102.088	102.028
3.375	102.877	102.732	102.671
3.500	103.134	102.988	102.927
3.625	103.413	103.268	103.207
3.750	102.992	102.892	102.792
3.875	103.426	103.326	103.226
3.990	103.700	103.600	103.500
4.000	103.800	103.700	103.600
4.125	103.555	103.452	103.355
4.250	104.111	104.011	103.911
4.375	104.472	104.372	104.272
4.500	104.756	104.656	104.556
4.625	104.760	104.660	104.560
4.750	105.169	105.069	104.969

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	99.319	99.319	99.080
2.625	100.324	100.324	100.083
2.750	101.063	101.063	100.823
2.875	101.685	101.685	101.444
2.990	102.066	102.066	101.828
3.000	102.166	102.166	101.928
3.125	102.383	102.383	102.163
3.250	102.983	102.983	102.766
3.375	103.679	103.679	103.466
3.500	104.075	104.075	103.865
3.625	104.303	104.303	104.096
3.750	103.564	103.564	103.364
3.875	103.847	103.847	103.647
3.990	104.098	104.098	103.898
4.000	104.198	104.198	103.998
4.125	103.528	103.528	103.328
4.250	104.265	104.265	104.065
4.375	104.648	104.648	104.448
4.500	104.992	104.992	104.792

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	99.625	99.625	99.425
2.125	100.253	100.253	100.053
2.250	100.909	100.909	100.709
2.375	101.386	101.386	101.186
2.500	101.549	101.549	101.349
2.625	102.262	102.262	102.062
2.750	102.741	102.741	102.541
2.875	103.108	103.108	102.908
2.990	103.411	103.411	103.211
3.000	103.511	103.511	103.311
3.125	103.376	103.376	103.176
3.250	103.816	103.816	103.616
3.375	104.225	104.225	104.025
3.500	104.432	104.432	104.232
3.625	104.154	104.154	103.954
3.750	104.514	104.514	104.314
3.875	104.704	104.704	104.504
3.990	105.112	105.112	104.912
4.000	105.212	105.212	105.012

15 Year Investment

Rate	30 Day	45 Day	60 Day
2.000	99.375	99.227	99.175
2.125	100.003	99.855	99.803
2.250	100.659	100.512	100.459
2.375	101.136	100.989	100.936
2.500	101.299	101.199	101.099
2.625	102.012	101.912	101.812
2.750	102.491	102.391	102.291
2.875	102.858	102.758	102.658
2.990	103.161	103.061	102.961
3.000	103.261	103.161	103.061
3.125	103.126	103.026	102.926
3.250	103.566	103.466	103.366
3.375	103.975	103.875	103.775
3.500	104.182	104.082	103.982
3.625	103.904	103.804	103.704
3.750	104.264	104.164	104.064
3.875	104.454	104.354	104.254
3.990	104.862	104.762	104.662
4.000	104.962	104.862	104.762

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	98.399	98.399	98.199
2.125	99.027	99.027	98.827
2.250	99.683	99.683	99.483
2.375	100.160	100.160	99.960
2.500	100.323	100.323	100.123
2.625	99.786	99.786	99.586
2.750	100.265	100.265	100.065
2.875	100.632	100.632	100.432
2.990	100.935	100.935	100.735
3.000	101.035	101.035	100.835
3.125	101.150	101.150	100.950
3.250	101.590	101.590	101.390
3.375	101.999	101.999	101.799
3.500	102.206	102.206	102.006
3.625	100.910	100.910	100.710
3.750	101.270	101.270	101.070
3.875	101.460	101.460	101.260
3.990	101.868	101.868	101.668
4.000	101.968	101.968	101.768

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
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.: **8/31/2021**

W. Rate Sheet Dated: **7/2/2021** **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	100.285	100.285	100.036	2.750	99.113	99.113	98.864	2.500	99.319	99.319	99.080	2.000	99.625	99.625	99.425	2.000	98.399	98.399	98.199
2.875	101.010	101.010	100.766	2.875	99.838	99.838	99.594	2.625	100.324	100.324	100.083	2.125	100.253	100.253	100.053	2.125	99.027	99.027	98.827
2.990	101.395	101.395	101.160	2.990	100.223	100.223	99.988	2.750	101.063	101.063	100.823	2.250	100.909	100.909	100.709	2.250	99.683	99.683	99.483
3.000	101.495	101.495	101.260	3.000	100.323	100.323	100.088	2.875	101.685	101.685	101.444	2.375	101.386	101.386	101.186	2.375	100.160	100.160	99.960
3.125	101.765	101.765	101.541	3.125	100.465	100.465	100.241	2.990	102.066	102.066	101.828	2.500	101.549	101.549	101.349	2.500	100.323	100.323	100.123
3.250	102.490	102.490	102.278	3.250	101.190	101.190	100.978	3.000	102.166	102.166	101.928	2.625	102.262	102.262	102.062	2.625	99.786	99.786	99.586
3.375	103.127	103.127	102.921	3.375	101.827	101.827	101.621	3.125	102.383	102.383	102.163	2.750	102.741	102.741	102.541	2.750	100.265	100.265	100.065
3.500	103.384	103.384	103.177	3.500	102.084	102.084	101.877	3.250	102.983	102.983	102.766	2.875	103.108	103.108	102.908	2.875	100.632	100.632	100.432
3.625	103.663	103.663	103.457	3.625	102.363	102.363	102.157	3.375	103.679	103.679	103.466	2.990	103.411	103.411	103.211	2.990	100.935	100.935	100.735
3.750	103.242	103.242	103.042	3.750	100.316	100.316	100.116	3.500	104.075	104.075	103.865	3.000	103.511	103.511	103.311	3.000	101.035	101.035	100.835
3.875	103.676	103.676	103.476	3.875	100.750	100.750	100.550	3.625	104.303	104.303	104.096	3.125	103.376	103.376	103.176	3.125	101.150	101.150	100.950
3.990	103.950	103.950	103.750	3.990	101.024	101.024	100.824	3.750	103.564	103.564	103.364	3.250	103.816	103.816	103.616	3.250	101.590	101.590	101.390
4.000	104.050	104.050	103.850	4.000	101.124	101.124	100.924	3.875	103.847	103.847	103.647	3.375	104.225	104.225	104.025	3.375	101.999	101.999	101.799
4.125	103.805	103.805	103.605	4.125	98.317	98.317	98.117	3.990	104.098	104.098	103.898	3.500	104.432	104.432	104.232	3.500	102.206	102.206	102.006
4.250	104.361	104.361	104.161	4.250	98.873	98.873	98.673	4.000	104.198	104.198	103.998	3.625	104.154	104.154	103.954	3.625	100.910	100.910	100.710
4.375	104.722	104.722	104.522	4.375	99.234	99.234	99.034	4.125	103.528	103.528	103.328	3.750	104.514	104.514	104.314	3.750	101.270	101.270	101.070
4.500	105.006	105.006	104.806	4.500	99.518	99.518	99.318	4.250	104.265	104.265	104.065	3.875	104.704	104.704	104.504	3.875	101.460	101.460	101.260
4.625	105.010	105.010	104.810	4.625	99.210	99.210	99.010	4.375	104.648	104.648	104.448	3.990	105.112	105.112	104.912	3.990	101.868	101.868	101.668
4.750	105.419	105.419	105.219	4.750	99.619	99.619	99.419	4.500	104.992	104.992	104.792	4.000	105.212	105.212	105.012	4.000	101.968	101.968	101.768

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.

[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.: **8/31/2021**

W. Rate Sheet Dated: **7/2/2021** **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	100.285	100.285	100.036	2.500	99.319	99.319	99.080	2.000	99.625	99.625	99.425	2.750	99.024	99.024	98.775	2.000	98.362	98.362	98.162
2.875	101.010	101.010	100.766	2.625	100.324	100.324	100.083	2.125	100.253	100.253	100.053	2.875	99.749	99.749	99.505	2.125	98.990	98.990	98.790
2.990	101.395	101.395	101.160	2.750	101.063	101.063	100.823	2.250	100.909	100.909	100.709	2.990	100.134	100.134	99.899	2.250	99.646	99.646	99.446
3.000	101.495	101.495	101.260	2.875	101.685	101.685	101.444	2.375	101.386	101.386	101.186	3.000	100.234	100.234	99.999	2.375	100.123	100.123	99.923
3.125	101.765	101.765	101.541	2.990	102.066	102.066	101.828	2.500	101.549	101.549	101.349	3.125	100.440	100.440	100.216	2.500	100.286	100.286	100.086
3.250	102.490	102.490	102.278	3.000	102.166	102.166	101.928	2.625	102.262	102.262	102.062	3.250	101.165	101.165	100.953	2.625	100.374	100.374	100.174
3.375	103.127	103.127	102.921	3.125	102.383	102.383	102.163	2.750	102.741	102.741	102.541	3.375	101.802	101.802	101.596	2.750	100.853	100.853	100.653
3.500	103.384	103.384	103.177	3.250	102.983	102.983	102.766	2.875	103.108	103.108	102.908	3.500	102.059	102.059	101.852	2.875	101.220	101.220	101.020
3.625	103.663	103.663	103.457	3.375	103.679	103.679	103.466	2.990	103.411	103.411	103.211	3.625	102.338	102.338	102.132	2.990	101.523	101.523	101.323
3.750	103.242	103.242	103.042	3.500	104.075	104.075	103.865	3.000	103.511	103.511	103.311	3.750	101.104	101.104	100.904	3.000	101.623	101.623	101.423
3.875	103.676	103.676	103.476	3.625	104.303	104.303	104.096	3.125	103.376	103.376	103.176	3.875	101.538	101.538	101.338	3.125	101.613	101.613	101.413
3.990	103.950	103.950	103.750	3.750	103.564	103.564	103.364	3.250	103.816	103.816	103.616	3.990	101.812	101.812	101.612	3.250	102.053	102.053	101.853
4.000	104.050	104.050	103.850	3.875	103.847	103.847	103.647	3.375	104.225	104.225	104.025	4.000	101.912	101.912	101.712	3.375	102.462	102.462	102.262
4.125	103.805	103.805	103.605	3.990	104.098	104.098	103.898	3.500	104.432	104.432	104.232	4.125	100.386	100.386	100.186	3.500	102.669	102.669	102.469
4.250	104.361	104.361	104.161	4.000	104.198	104.198	103.998	3.625	104.154	104.154	103.954	4.250	100.942	100.942	100.742	3.625	101.882	101.882	101.682
4.375	104.722	104.722	104.522	4.125	103.528	103.528	103.328	3.750	104.514	104.514	104.314	4.375	101.303	101.303	101.103	3.750	102.242	102.242	102.042
4.500	105.006	105.006	104.806	4.250	104.265	104.265	104.065	3.875	104.704	104.704	104.504	4.500	101.587	101.587	101.387	3.875	102.432	102.432	102.232
4.625	105.010	105.010	104.810	4.375	104.648	104.648	104.448	3.990	105.112	105.112	104.912	4.625	101.435	101.435	101.235	3.990	102.840	102.840	102.640
4.750	105.419	105.419	105.219	4.500	104.992	104.992	104.792	4.000	105.212	105.212	105.012	4.750	101.844	101.844	101.644	4.000	102.940	102.940	102.740

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.

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.: **8/31/2021**

W. Rate Sheet Dated: **7/2/2021** **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)