



Wholesale Rate Sheet

Price Indications - Live Prices on Website

Date	5/16/2025	Time	9:07 AM
Lock Cut-Off Time: 8:30 PM Central			
Lock Desk Opens 8:00 AM, Closes 4:30 PM Central			

See page 5 for the new SRP Conventional format

Lock Desk	225-214-5061 LockDesk@GMFSLending.com
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Bulletin Board

-We now offer Rates on the .99% or .49% for ex, 5.99% or 5.49% contact our lock desk to see what we can offer!

-FHA FICO 580 & VA FICO down to 600!

[Check out the latest LPA Announcement on our GMFS Partners website](#)

Underwriting Turn Times	
Non Agency	5/15/2025
Conv Purchase	5/15/2025
Conv Refinance	5/15/2025
FHA Purchase	5/15/2025
FHA Refinance	5/15/2025
VA	5/15/2025
USDA	5/15/2025
Processing files submitted on:	
5/15/2025	

Click Here

to View Live Pricing and Lock Loans

Max Lender Credit

105.00

Conforming 30 Fixed					FHA 30 Fixed				
Rate	15 Day	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day	60 Day
7.625	104.288	104.229	104.170	104.099	7.250	104.241	104.155	104.014	103.828
7.500	103.976	103.917	103.857	103.779	7.125	104.040	103.954	103.813	103.627
7.375	103.683	103.625	103.565	103.487	7.000	103.657	103.571	103.430	103.244
7.250	103.348	103.289	103.229	103.151	6.875	103.223	103.137	102.996	102.810
7.125	103.054	102.996	102.936	102.866	6.750	103.409	103.346	103.230	103.067
7.000	102.656	102.598	102.538	102.468	6.625	103.068	103.005	102.889	102.726
6.875	102.203	102.144	102.085	102.015	6.500	102.645	102.582	102.466	102.303
6.750	101.744	101.686	101.626	101.556	6.375	102.161	102.098	101.982	101.819
6.625	101.418	101.374	101.329	101.274	6.250	101.691	101.582	101.415	101.206
6.500	100.954	100.910	100.865	100.810	6.125	101.200	101.091	100.924	100.715
6.375	100.466	100.422	100.378	100.323	6.000	100.737	100.628	100.461	100.252
6.250	99.920	99.876	99.831	99.776	5.875	100.213	100.104	99.937	99.728

VA 30 Fixed					USDA RD 30 Fixed				
Rate	15 Day	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day	60 Day
7.250	103.741	103.655	103.514	103.328	7.250	104.391	104.305	104.164	103.978
7.125	103.540	103.454	103.313	103.127	7.125	104.290	104.204	104.063	103.877
7.000	103.157	103.071	102.930	102.744	7.000	103.907	103.821	103.680	103.494
6.875	102.723	102.637	102.496	102.310	6.875	103.473	103.387	103.246	103.060
6.750	102.909	102.846	102.730	102.567	6.750	103.659	103.596	103.480	103.317
6.625	102.668	102.605	102.489	102.326	6.625	103.418	103.355	103.239	103.076
6.500	102.245	102.182	102.066	101.903	6.500	102.995	102.932	102.816	102.653
6.375	101.761	101.698	101.582	101.419	6.375	102.511	102.448	102.332	102.169
6.250	101.291	101.182	101.015	100.806	6.250	101.791	101.682	101.515	101.306
6.125	101.000	100.891	100.724	100.515	6.125	101.200	101.091	100.924	100.715
6.000	100.537	100.428	100.261	100.052	6.000	100.737	100.628	100.461	100.252
5.875	100.013	99.904	99.737	99.528	5.875	100.213	100.104	99.937	99.728

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Wholesale Rate Sheet

Conventional Fixed Programs

Date	5/16/2025	Time	9:07 AM
Lock Cut-Off Time: 8:30 PM Central			
Lock Desk Opens 8:00 AM, Closes 4:30 PM Central			

Fannie Conforming 30/25 Year Fixed					Fannie Conforming 15 Year Fixed					Fannie Conforming Investment Property				
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
7.625	104.288	104.229	104.170	104.099	7.000	103.656	103.627	103.595	103.540	7.500	105.380	105.307	105.232	105.138
7.500	103.976	103.917	103.857	103.779	6.875	103.389	103.360	103.328	103.273	7.375	104.982	104.909	104.834	104.741
7.375	103.683	103.625	103.565	103.487	6.750	103.094	103.066	103.033	102.978	7.250	104.517	104.444	104.369	104.275
7.250	103.348	103.289	103.229	103.151	6.625	103.173	103.143	103.110	103.055	7.125	104.315	104.242	104.168	104.082
7.125	103.054	102.996	102.936	102.866	6.500	102.874	102.844	102.812	102.756	7.000	103.845	103.771	103.697	103.611
7.000	102.656	102.598	102.538	102.468	6.375	102.428	102.398	102.365	102.310	6.875	103.304	103.231	103.156	103.071
6.875	102.203	102.144	102.085	102.015	6.250	102.093	102.063	102.031	101.976	6.750	102.773	102.699	102.625	102.539
6.750	101.744	101.686	101.626	101.556	6.125	101.872	101.835	101.795	101.745	6.625	102.520	102.461	102.402	102.331
6.625	101.418	101.374	101.329	101.274	6.000	101.479	101.443	101.402	101.353	6.500	101.982	101.923	101.864	101.794
6.500	100.954	100.910	100.865	100.810	5.875	101.225	101.189	101.148	101.098	6.375	101.416	101.357	101.298	101.228
6.375	100.466	100.422	100.378	100.323	5.750	100.899	100.862	100.822	100.772	6.250	100.823	100.764	100.705	100.635
6.250	99.920	99.876	99.831	99.776	5.625	100.582	100.546	100.505	100.456	6.125	99.703	99.652	99.600	99.537
					5.500	100.266	100.230	100.189	100.139					

Freddie Conforming 30/25 Year Fixed					Freddie Conforming 15 Year Fixed				
Rate	15 Day	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day	60 Day
7.250	103.196	103.148	102.986	102.894	6.875	103.243	103.211	103.178	103.138
7.125	102.928	102.879	102.844	102.804	6.750	102.981	102.948	102.916	102.876
7.000	102.495	102.446	102.412	102.374	6.625	102.698	102.661	102.632	102.597
6.875	102.130	102.081	102.048	102.010	6.500	102.557	102.540	102.505	102.481
6.750	101.568	101.521	101.493	101.459	6.375	102.437	102.421	102.387	102.363
6.625	101.293	101.278	101.179	101.143	6.250	102.139	102.123	102.089	102.066
6.500	100.864	100.850	100.753	100.716	6.125	101.773	101.761	101.733	101.711
6.375	100.371	100.358	100.261	100.225	6.000	101.451	101.441	101.425	101.407
6.250	99.766	99.758	99.665	99.629	5.875	101.146	101.136	101.122	101.104
6.125	99.369	99.349	99.244	99.224	5.750	100.838	100.829	100.817	100.799
6.000	98.845	98.826	98.721	98.700	5.625	100.466	100.459	100.459	100.441
5.875	98.333	98.314	98.209	98.189	5.500	100.174	100.169	100.149	100.141
5.750	97.483	97.465	97.362	97.342	5.375	99.822	99.816	99.798	99.790

*20 Year and 10 Year pricing available in OB for both Fannie and Freddie

Purchase Money Loans – LLPA by Credit Score/LTV Ratio									
FICO / LTV	<= 30	30.01-60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
>=780	0.0	0.0	0.0	0.0	.375	.375	.25	.25	.125
760 - 779	0.0	0.0	0.0	.25	.625	.625	.50	.50	.25
740 - 759	0.0	0.0	.125	.375	.875	1.00	.75	.625	.50
720 - 739	0.0	0.0	.25	.75	1.25	1.25	1.00	.875	.75
700 - 719	0.0	0.0	.375	.875	1.375	1.50	1.25	1.125	.875
680 - 699	0.0	0.0	.625	1.125	1.75	1.875	1.50	1.375	1.125
660 - 679	0.0	0.0	.75	1.375	1.875	2.125	1.75	1.625	1.25
640 - 659	0.0	0.0	1.125	1.5	2.25	2.50	2.00	1.875	1.50
<=639	0.0	.125	1.50	2.125	2.75	2.875	2.625	2.25	1.75

Limited Cash out Refinances – LLPA by Credit Score/LTV Ratio									
FICO / LTV	<= 30	30.01-60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
>=780	0.0	0.0	0.0	.125	.50	.625	.50	.375	.375
760 - 779	0.0	0.0	.125	.375	.875	1.00	.75	.625	.625
740 - 759	0.0	0.0	.25	.75	1.125	1.375	1.125	1.00	1.00
720 - 739	0.0	0.0	.50	1.00	1.625	1.75	1.50	1.25	1.25
700 - 719	0.0	0.0	.625	1.25	1.875	2.125	1.75	1.625	1.625
680 - 699	0.0	0.0	.875	1.625	2.25	2.50	2.125	1.75	1.75
660 - 679	0.0	.125	1.125	1.875	2.50	3.00	2.375	2.125	2.125
640 - 659	0.0	.25	1.375	2.125	2.875	3.375	2.875	2.50	2.50
<=639	0.0	.375	1.75	2.50	3.50	3.875	3.625	2.50	2.50

Additional LLPAs									
Loan Feature	<= 30	30.01-60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
Condo*	0.0	0.0	.125	.125	.75	.75	.75	.75	.75
Investment	1.125	1.125	1.625	2.125	3.375	4.125	4.125	4.125	4.125
Second Home	1.125	1.125	1.625	2.125	3.375	4.125	4.125	4.125	4.125
2-4 Unit	0.0	0.0	.375	.375	.625	.625	.625	.625	.625
High Balance	.50	.50	.75	.75	1.00	1.00	1.00	1.00	1.00
HB COR	1.25	1.25	1.50	1.50	1.75	NA	NA	NA	NA
Sub Financing	.625	.625	.625	.875	1.125	1.125	1.125	1.875	1.875

Cash Out Refi Adjustments					
FICO / LTV	<= 30	30.01-60	60.01-70	70.01-75	75.01-80
>=780	.375	.375	.625	0.875	1.375
760 - 779	.375	.375	.875	1.250	1.875
740 - 759	.375	.375	1.00	1.625	2.375
720 - 739	.375	.50	1.375	2.000	2.750
700 - 719	.375	.50	1.625	2.625	3.250
680 - 699	.375	.625	2.00	2.875	3.750
660 - 679	.375	.875	2.75	4.000	4.750
640 - 659	.375	1.375	3.125	4.625	5.125
<=639	.375	1.375	3.375	4.875	5.125

Conf Adjustments- ALL Programs	
Manual Underwrite	.375
Escrow Waiver	.25
Escrow Waiver (IL & TX)	.20
Escrow Waiver (UT)	.15
Loan Amt \$325K+ (fixed only)	+.125
FICO= 0 or <620	0.50
FICO 620 - 639	0.25
See OB for LPMI quotes	
*Applies to Attached Condos	

See page 5 for Loan size adj and No Fee Option



Wholesale Rate Sheet

Government Programs

Date	5/16/2025	Time	9:07 AM
Lock Cut-Off Time: 8:30 PM Central			
Lock Desk Opens 8:00 AM, Closes 4:30 PM Central			

FHA 30 Fixed					FHA 15 Year Fixed					FHA Hi Bal 30 yr Fixed				
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
7.250	104.241	104.155	104.014	103.828										
7.125	104.040	103.954	103.813	103.627										
7.000	103.657	103.571	103.430	103.244										
6.875	103.223	103.137	102.996	102.810										
6.750	103.409	103.346	103.230	103.067										
6.625	103.068	103.005	102.889	102.726										
6.500	102.645	102.582	102.466	102.303										
6.375	102.161	102.098	101.982	101.819										
6.250	101.691	101.582	101.415	101.206										
6.125	101.200	101.091	100.924	100.715										
6.000	100.737	100.628	100.461	100.252										
5.875	100.213	100.104	99.937	99.728										

FHA Adjustments	
FICO 720+ (No Hi Bal)	+.25
FICO 680-719 (No Hi Bal)	+.125
FICO 640 - 659	.375
FICO 620 - 639	.75
FICO 600 - 619	1.75
FICO 580 - 599	3.00
\$60,000 - \$99,999	.50
Any Temporary Buydown	0.375
Manual Underwrite Fee	0.375

USDA Rural Development 30 Year Fixed				
Rate	15 Day	30 Day	45 Day	60 Day
7.250	104.391	104.305	104.164	103.978
7.125	104.290	104.204	104.063	103.877
7.000	103.907	103.821	103.680	103.494
6.875	103.473	103.387	103.246	103.060
6.750	103.659	103.596	103.480	103.317
6.625	103.418	103.355	103.239	103.076
6.500	102.995	102.932	102.816	102.653
6.375	102.511	102.448	102.332	102.169
6.250	101.791	101.682	101.515	101.306
6.125	101.200	101.091	100.924	100.715
6.000	100.737	100.628	100.461	100.252
5.875	100.213	100.104	99.937	99.728

VA 30 Year Fixed					VA 15 Year Fixed					VA Hi Bal 30 Year Fixed				
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
7.250	103.741	103.655	103.514	103.328										
7.125	103.540	103.454	103.313	103.127										
7.000	103.157	103.071	102.930	102.744										
6.875	102.723	102.637	102.496	102.310										
6.750	102.909	102.846	102.730	102.567										
6.625	102.668	102.605	102.489	102.326										
6.500	102.245	102.182	102.066	101.903										
6.375	101.761	101.698	101.582	101.419										
6.250	101.291	101.182	101.015	100.806										
6.125	101.000	100.891	100.724	100.515										
6.000	100.537	100.428	100.261	100.052										
5.875	100.013	99.904	99.737	99.528										

VA Adjustments	
VA Refi's	.25
Manual UW- Standard VA	.625
FICO 720+ (No Hi Bal)	+.25
FICO 680-719 (No Hi Bal)	+.125
FICO 640 - 659	.375
FICO 620 - 639	.875
FICO 600-619	2.00
\$60,000 - \$99,999	.50
Any Temporary Buydown	0.375
Min FICO	600

USDA Adjustments	
\$60,000 - \$99,999	.50
Manual UW <640 non streamline	.25
FICO 720+	Improve .25
FICO 680 - 719	Improve .125
FICO 660 - 679	.125
FICO 640 - 659	.375
FICO 620 - 639	1.00
Min FICO	620
Max LTV Purchase	102.0%
Max LTV Refi	102.0%
Any Temporary Buydown	0.375

Additional Comments and Notes

Min FICO for FHA 580/ VA= 600, Min FICO for Manual UW = 660. RD= 620
 No Fee Option- See page 5
 Max DTI in Mobile County = 50%, Max Lender Credit= 105.00.
 FHA ID- 1596200005 VA ID- 849829-00-00

Click Here
to View Live Pricing and Lock Loans

***All Programs- Loan < \$60,000= See OB**



Wholesale Rate Sheet

Conforming ARMs, HomeReady, Home Possible

Date	5/16/2025	Time	9:07 AM
Lock Cut-Off Time: 8:30 PM Central			
Lock Desk Opens 8:00 AM, Closes 4:30 PM Central			

5 /1 Conforming ARM					7/1 Conforming ARM					10/1 Conforming ARM				
Rate	15 Day	30 Day	45 Day	60 Day										

Arm pricing is for LP (see OB for DU)

Click Here
 to View Live Pricing and Lock Loans
www.gmfs.com

HomeReady 30 Fixed					Home Possible 30 Fixed					HomeStyle 30Fixed				
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
					7.125	102.928	102.879	102.844	102.804	7.250	101.979	101.920	101.860	101.782
					7.000	102.495	102.446	102.412	102.374	7.125	101.651	101.593	101.533	101.463
					6.875	102.130	102.081	102.048	102.010	7.000	101.225	101.167	101.107	101.037
					6.750	101.568	101.521	101.493	101.459	6.875	100.754	100.695	100.636	100.566
					6.625	101.293	101.278	101.179	101.143	6.750	100.260	100.202	100.142	100.072
					6.500	100.864	100.850	100.753	100.716	6.625	99.901	99.857	99.812	99.757
					6.375	100.371	100.358	100.261	100.225	6.500	99.406	99.362	99.317	99.262
					6.250	99.766	99.758	99.665	99.629	6.375	98.894	98.850	98.806	98.751
					6.125	99.369	99.349	99.244	99.224	6.250	98.326	98.282	98.237	98.182
					6.000	98.845	98.826	98.721	98.700	6.125	98.013	97.976	97.939	97.892
					5.875	98.333	98.314	98.209	98.189	6.000	97.451	97.415	97.378	97.331

See Page 2 for LLPA's

HomeReady Adjustments		Home Possible Adjustments		ARM Terms & Adjustments	
No High Balance		No High Balance			



Wholesale Rate Sheet

Loan Amount Adjustments, No Fee Option

Conventional Pricing only

State Adjusters	Loan Amt Adjusters	up to	30 YR	15 YR
AL	-0.01			
AR	-0.01	100,000	-0.31	-0.19
CO	-0.11	150,000	-0.17	-0.11
FL	-0.02	200,000	-0.11	-0.07
GA	-0.04	250,000	-0.06	-0.04
IL	-0.03	300,000	-0.02	-0.02
KY	-0.04	350,000	0.00	0.00
LA	0.00	400,000	0.01	0.01
MS	-0.03	450,000	0.02	0.01
NC	-0.05	500,000	0.01	0.00
OK	-0.02	550,000	0.00	0.00
SC	-0.05	600,000	-0.01	-0.01
TN	-0.07	806,500	-0.04	-0.04
TX	0.00			
UT	-0.10			
VA	-0.01			

Note: Above Terms 30/25yr & 20/15/10yr

No Fee Option

Loan Amount	Cost	Loan Amount	Cost
\$60,000 - 79,999	1.75	\$220,000 - 239,999	.48
\$80,000 - 99,999	1.31	\$240,000 - 259,999	.44
\$100,000 - 119,999	1.05	\$260,000 - 279,999	.40
\$120,000 - 139,999	.88	\$280,000 - 299,999	.38
\$140,000 - 159,999	.75	\$300,000 - 374,999	.35
\$160,000 - 179,999	.66	\$375,000 - 499,999	.28
\$180,000 - 199,999	.58	\$500,000 - 599,999	.21
\$200,000 - 219,999	.53	\$600,000 - 699,999	.18
		\$700,000 - Fannie Limit	.15

Extensions and Relocks

Conforming Extension		FHA Extension	
5 day extension	.1	5 day extension	.1
7 day extension	.125	7 day extension	.125
15 day extension	.25	15 day extension	.25
30 day extension	.50	30 day extension	.50
VA Extension		USDA Extension	
5 day extension	.1	5 day extension	.1
7 day extension	.125	7 day extension	.125
15 day extension	.25	15 day extension	.25
30 day extension	.50	30 day extension	.50

Date	5/16/2025	Time	9:07 AM
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Lock Cut-Off Time: 8:30 PM Central
Lock Desk Opens 8:00 AM, Closes 4:30 PM Central

Conv low loan balance payups

*Only available on standard, HR & HP programs. See below

	175000	200000	225000	250000	275000	300000
7.625	0.48	0.35	0.27	0.22	0.22	0.18
7.500	0.55	0.43	0.27	0.22	0.22	0.18
7.375	0.52	0.42	0.27	0.22	0.22	0.18
7.250	0.47	0.40	0.27	0.22	0.24	0.22
7.125	0.46	0.42	0.25	0.23	0.19	0.16
7.000	0.41	0.37	0.19	0.29	0.18	0.15
6.875	0.38	0.33	0.30	0.24	0.16	0.12
6.750	0.39	0.34	0.28	0.23	0.15	0.12
6.625	0.34	0.30	0.10	0.09	0.03	0.10
6.500	0.31	0.27	0.25	0.07	0.03	0.09
6.375	0.29	0.24	0.22	0.05	0.03	0.01
6.250	0.29	0.25	0.17	0.05	0.03	0.01
6.125	0.16	0.12	0.05	0.04	0.00	0.00
6.000	0.15	0.11	0.05	0.04	0.00	0.00

adjustments listed by maximum loan amount
*apply to standard, HomeReady & HomePossible 30/25 yr conventional products only
(not investment, homestyle, 15 yr, etc)
adjustment values change regularly

Misc

-Pricing shown is an indication and includes 350k loan amt
-After hour price adjustments (all programs): 5:30-6:29= -.125 & 6:30-8:30= -.25
-Conv- LPMI adjustments may apply, contact Lender for details. Quotes can be found in OB
Locks must fund by the expiration date.
Expired locks are re-priced on worst-case pricing.
Max of 2 extensions or a total of 30 days.
Worst-case pricing will apply to loans exceeding this rule.
A re-commit fee of .125 (15 days) or .375 (30 days) will apply to all worst-case relocks.

