To:	Delegated Correspondents	From:	Lock Desk
Date:	07/20/21	Memo#:	21096
Subject:	**Agency Adverse Market Refinance Fee Clarification**		

Pursuant to the Elimination of the Adverse Market Refinance Fee of -0.500 that was effective with new rate locks on or after July 19, 2021, Flagstar would like to announce changes the following actions:

- For loans locked as either best efforts or mandatory prior to July 19th, Flagstar will credit half of the Adverse Market Fee or 25 bps to loan pricing assuming the loan was originally assessed the full -0.500. Rate lock pricing to be corrected by the morning of Friday, July 23rd.
- For loans purchased on or after July 16th where the loan was purchased with the -0.500 Adverse Market Fee, those loans will be reimbursed a credit of half the fee (25 bps). Credit reimbursement expected to be completed by Friday, July 30th.

Please contact your Flagstar Account Executive for additional details.