Non-QM Rate Sheet

Date: 8/27/2025 7:45

Lock Desk Hours

8am to 5pm (PST)

Initial lock requests submitted by 5:00 PST will be processed same day.
Rush Change Requests submitted by 4:30 PST will be processed same day.
If Lockdesk will not be available during business hours the field will be notified.

Home Office Address

Change Lending, LLC dba Change Wholesale
175 N. Riverview Dr., Suite C
Anaheim, CA 92808

Closing Protection Letter (CPL) Clause

Change Home Mortgage, Its Successors and/or Assigns
175 N. Riverview Dr., Suite C
Anaheim, CA 92808

Loss Payee

Non-Traditional Products

Change Home Mortgage c/o Shellpoint Mortgage Servicing
ISAOA/ATIMA
PO Box 7050
Troy, MI 48007-7050

Loan Fees

Underwriting Fee*	$1,795
Credit Report	Actual
Financial Literary Education	$75 POC
Appraisal Desk Review	$250
Tax Service (All Loans):	$69
Flood Check:	$12

Loan Fee Buyout

Basis Point Equivalent

*Not applicable to Closed End Second program. Refer to rate sheet.

Broker Compensation

Lender Paid Compensation permitted on all programs, except Community Mortgage.
Price caps, where applicable, apply prior to LPC adjustment.

Support

Concierge@ChangeWholesale.com
Call 888-340-4010 Option 2

Licensing Information

See our website for full licensing details
ChangeWholesale.com/licensing

This rate sheet is indicative pricing only

For true pricing visit us at: ChangeWholesale.com
Log in Required - Must be an approved Broker

Date: 8/27/2025

Change WHOLESALE

ALT-DOC PRIME PROGRAM

30-Day Lock Period

NOTE RATE	5/6 SOFR ARM	10/6 SOFR ARM	FIXED 30 YR
9.500	108.602	108.402	108.402
9.375	108.332	108.132	108.132
9.250	108.062	107.862	107.862
9.125	107.792	107.592	107.592
9.000	107.522	107.322	107.322
8.990	107.522	107.322	107.322
8.875	107.252	107.052	107.052
8.750	106.982	106.782	106.782
8.625	106.712	106.512	106.512
8.500	106.442	106.242	106.242
8.375	106.172	105.972	105.972
8.250	105.902	105.702	105.702
8.125	105.598	105.398	105.398
8.000	105.294	105.094	105.094
7.990	105.294	105.094	105.094
7.875	104.957	104.757	104.757
7.750	104.619	104.419	104.419
7.625	104.214	104.014	104.014
7.500	103.809	103.609	103.609
7.375	103.404	103.204	103.204
7.250	102.999	102.799	102.799
7.125	102.594	102.394	102.394
7.000	102.189	101.989	101.989
6.990	102.189	101.989	101.989
6.875	101.752	101.552	101.552
6.750	101.314	101.114	101.114
6.625	100.814	100.614	100.614
6.500	100.314	100.114	100.114
6.375	99.752	99.552	99.552

PRICE ADJUSTMENTS

CLTV/FICO LLPA

Credit Score	00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%
>=780	0.875	0.750	0.750	0.625	0.500	0.250	-0.125	-2.000	-3.500
760-779	0.750	0.625	0.500	0.500	0.375	0.125	-0.250	-2.250	-4.000
740-759	0.625	0.500	0.375	0.375	0.250	0.000	-0.375	-2.500	-4.500
720-739	0.500	0.375	0.250	0.125	0.125	-0.125	-0.500	-2.750	-5.000
700-719	0.250	0.125	0.000	-0.125	-0.375	-0.750	-0.750	-3.000	-
680-699	0.250	0.000	-0.250	-0.500	-0.875	-1.000	-1.000	-	-
660-679	-0.250	-0.500	-0.875	-1.375	-1.500	-1.500	-1.500	-	-
640-659	-	-	-	-	-	-	-	-	-
620-639	-	-	-	-	-	-	-	-	-

Loan Balance LLPAs

	00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%
UPB <=$250k	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-1.000	-1.500
>$250k, <=$1.5mm	0.125	0.125	0.125	0.125	0.125	0.125	0.000	-0.375	-0.375
>$1.5mm, <=$2.5mm	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.375	-
>$2.5mm, <=$3.0mm	-0.125	-0.125	-0.250	-0.250	-0.250	-0.250	-	-	-
>$3.0mm, <=$3.5mm	-0.375	-0.375	-0.375	-0.375	-0.375	-0.500	-	-	-

Loan Type LLPAs

	00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%
DTI 50.01 - 55	0.000	-0.125	-0.250	-0.250	-0.250	-0.375	-0.375	-	-
Interest Only/Step Payment	-0.250	-0.250	-0.250	-0.250	-0.250	-0.375	-0.375	-0.375	-0.500
Escrow Waiver	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125
Purchase	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125
Cashout / Debt Consolidation	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.500	-	-
Second Home Occ.	0.000	0.000	-0.125	-0.125	-0.125	-0.125	-0.375	-0.750	-
Investor Occ.	0.000	0.000	-0.125	-0.250	-0.250	-0.250	-0.375	-0.750	-

Property Type LLPAs

	00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%
Warrantable Condo (Attached)	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-0.500	-0.750	-
Multi Unit	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500	-0.500	-0.500	-
Non-Warrantable Condo	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-0.750	-	-
Florida Condo (Additional LLPA)	0.000	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-	-

INCOME DOC TYPE LLPAs

	00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%
Asset Depletion 60 Mos	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-
Asset Depletion 84 Mos	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-
Asset Qualifier	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-
1 Yr Tax Return/W2 (Streamline)	0.000	0.000	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125
Bank Statement	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Profit and Loss	0.000	0.000	0.000	0.000	-0.250	-0.375	-0.375	-	-
Standard Full Doc	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
1099	0.000	0.000	-0.125	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

PREPAYMENT PENALTY (Investment Occupancy)

	00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%
5 year	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	-
4 year	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	-
3 year	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	-
2 year	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-
1 year	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-
No Prepay Penalty	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	-

LOCK/PRICING NOTES

EXTENSION FEES:	Minimum Price	Max Price (After LLPA)	NOTES
5 Days = -0.075; 10 Days = -0.150 15 Days = -0.225; 20 Days = -0.30 30 Days = -0.450	**95.000**	**101.000**	**101.00 Max Price Cap (After LLPA, Before LPC)**

Date: 8/27/2025

Change WHOLESALE

ALT-DOC ADVANTAGE/EXPANDED

30-Day Lock Period

NOTE RATE	5/6 SOFR ARM	10/6 SOFR ARM	FIXED 30 YR
10.000	107.127	106.927	106.927
9.875	106.877	106.677	106.677
9.750	106.627	106.427	106.427
9.625	106.377	106.177	106.177
9.500	106.127	105.927	105.927
9.375	105.877	105.677	105.677
9.250	105.627	105.427	105.427
9.125	105.377	105.177	105.177
9.000	105.127	104.927	104.927
8.875	104.877	104.677	104.677
8.750	104.627	104.427	104.427
8.625	104.377	104.177	104.177
8.500	104.127	103.927	103.927
8.375	103.877	103.677	103.677
8.250	103.627	103.427	103.427
8.125	103.345	103.145	103.145
8.000	103.064	102.864	102.864
7.875	102.752	102.552	102.552
7.750	102.439	102.239	102.239
7.625	102.064	101.864	101.864
7.500	101.689	101.489	101.489
7.375	101.314	101.114	101.114
7.250	100.939	100.739	100.739
7.125	100.564	100.364	100.364
7.000	100.189	99.989	99.989
6.875	99.752	99.552	99.552
6.750	99.314	99.114	99.114
6.625	98.814	98.614	98.614
6.500	98.314	98.114	98.114

PRICE ADJUSTMENTS

CLTV/FICO LLPA

Credit Score	00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%
>=780	0.750	0.625	0.500	0.375	0.250	0.125	-0.250	-2.375	-4.250
760-779	0.625	0.500	0.375	0.250	0.125	0.000	-0.375	-2.500	-4.375
740-759	0.500	0.375	0.250	0.125	0.000	0.000	-0.500	-3.375	-5.625
720-739	0.375	0.250	0.125	0.000	-0.125	-0.500	-0.750	-4.000	-
700-719	0.250	0.125	0.000	-0.125	-0.375	-1.000	-1.000	-5.125	-
680-699	0.250	0.000	-0.250	-0.500	-1.375	-2.000	-2.000	-	-
660-679	-0.250	-0.500	-1.125	-1.500	-2.375	-3.000	-3.000	-	-
640-659	-0.375	-0.625	-1.250	-1.750	-2.500	-3.000	-	-	-
620-639	-	-	-	-	-	-	-	-	-

Loan Balance LLPAs

	00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%
UPB <=$250k	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-1.000	-1.500
>$2.0mm, <=$2.5mm	0.000	0.000	-0.125	-0.250	-0.250	-0.375	-0.500	-	-
>$2.5mm, <=$3.0mm	0.000	0.000	-0.250	-0.375	-0.375	-	-	-	-

Loan Type LLPAs

	00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%
Interest Only/Step Payment	-0.250	-0.375	-0.500	-0.500	-0.625	-0.750	-1.000	-1.000	-1.000
Escrow Waiver	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125
Purchase	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125
Cashout / Debt Consolidation	-0.250	-0.250	-0.250	-0.500	-0.500	-0.500	-	-	-
Second Home Occ.	0.000	0.000	-0.125	-0.125	-0.125	-0.125	-0.375	-0.750	-
Investor Occ.	0.000	0.000	-0.125	-0.250	-0.250	-0.250	-0.375	-0.750	-

Property Type LLPAs

	00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%
Warrantable Condo (Attached)	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-0.500	-	-
Multi Unit	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500	-0.750	-	-
Non-Warrantble Condo	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-	-	-
Florida Condo (Additional LLPA)	0.000	-0.125	-0.125	-0.250	-0.250	-0.375	-	-	-

INCOME DOC TYPE LLPAs

	00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%
Asset Depletion	0.000	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-
1 Yr Tax Return/W2 (Streamline)	0.000	0.000	-0.125	-0.250	-0.250	-0.250	-0.250	-0.250	-0.875
Bank Statement	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-1.000
Profit and Loss	0.000	0.000	0.000	0.000	-0.250	-0.375	-	-	-
1099	0.000	0.000	-0.125	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500

PREPAYMENT PENALTY (Investment Occupancy)

	00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%
5 year	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	-
4 year	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	-
3 year	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	-
2 year	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-
1 year	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-
No Prepay Penalty	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	-

CREDIT EVENT

	00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%
1x30x12	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2x30x12 or 1x60x24	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-
FC/SS/DIL/BK7 37 - 48mo	-0.500	-0.500	-0.500	-0.500	-0.750	-0.750	-0.750	-1.000	-1.250
FC/SS/DIL/BK7 25 - 36mo	-1.000	-1.000	-1.000	-1.000	-1.250	-1.500	-1.500	-1.500	-

LOCK/PRICING NOTES

EXTENSION FEES:	Minimum Price	Max Price (After LLPA)	NOTES
5 Days = -0.075; 10 Days = -0.150 15 Days = -0.225; 20 Days = -0.30 30 Days = -0.450	**95.000**	**101.000**	**101.00 Max Price Cap (After LLPA, Before LPC)**

Date:	8/27/2025

Change WHOLESALE

ALT-DOC EXPRESS

30-Day Lock

5/6 SOFR ARM

Rate	30 day
7.125%	99.063
7.250%	99.375
7.375%	99.688
7.500%	100.000
7.625%	100.313
7.750%	100.625
7.875%	100.938
8.000%	101.250
8.125%	101.563
8.250%	101.875
8.375%	102.188
8.500%	102.500

30 Yr Fix & 10/6 SOFR ARM

Rate	30 day
7.250%	99.063
7.375%	99.375
7.500%	99.688
7.625%	100.000
7.750%	100.313
7.875%	100.625
8.000%	100.938
8.125%	101.250
8.250%	101.563
8.375%	101.875
8.500%	102.188
8.625%	102.500

ADJUSTMENTS TO PRICE

FICO	≤ 50%	50.01 - 60%	60.01 - 65%	65.01 - 70%	70.01 - 75%	75.01 - 80%	80.01 - 85%
780+	0.500	0.500	0.375	0.250	-0.125	-0.375	-1.500
740-779	0.250	0.250	0.125	0.000	-0.250	-0.500	-1.625
720-739	0.125	0.000	-0.125	-0.250	-0.500	-0.750	-1.750
700-719	0.000	-0.250	-0.375	-0.500	-0.625	-1.000	
680-699	-0.250	-0.500	-0.625	-0.875	-1.250	-1.250	
660-679	-0.500	-0.625	-0.875	-1.250	-1.625		
LOAN BALANCE	**≤ 50%**	**50.01 - 60%**	**60.01 - 65%**	**65.01 - 70%**	**70.01 - 75%**	**75.01 - 80%**	**80.01 - 85%**
$1,500,001 - $2,000,000	0.000	0.000	0.000	0.000	-0.125	-0.250	-0.375
$2,000,001 - $2,500,000	0.000	0.000	0.000	0.000	-0.125	-0.250	
$2,500,001 - $3,000,000	0.000	-0.125	-0.125	-0.125	-0.250	-0.375	
PURPOSE	**≤ 50%**	**50.01 - 60%**	**60.01 - 65%**	**65.01 - 70%**	**70.01 - 75%**	**75.01 - 80%**	**80.01 - 85%**
Cash-Out	-0.125	-0.125	-0.250	-0.250	-0.250	-0.500	
PROPERTY TYPE	**≤ 50%**	**50.01 - 60%**	**60.01 - 65%**	**65.01 - 70%**	**70.01 - 75%**	**75.01 - 80%**	**80.01 - 85%**
2-4 Unit	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	
Condominium (Attached)	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
Non-Warrantable Condo	-0.250	-0.500	-0.500	-0.500			
AMORTIZATION	**≤ 50%**	**50.01 - 60%**	**60.01 - 65%**	**65.01 - 70%**	**70.01 - 75%**	**75.01 - 80%**	**80.01 - 85%**
Interest-Only/Step Payment	-0.125	-0.125	-0.125	-0.250	-0.250	-0.250	-0.500
OCCUPANCY	**≤ 50%**	**50.01 - 60%**	**60.01 - 65%**	**65.01 - 70%**	**70.01 - 75%**	**75.01 - 80%**	**80.01 - 85%**
Investment	0.000	0.000	-0.250	-0.500	-0.500	-0.500	
QUALIFYING	**≤ 50%**	**50.01 - 60%**	**60.01 - 65%**	**65.01 - 70%**	**70.01 - 75%**	**75.01 - 80%**	**80.01 - 85%**
DTI > 50% - 55%	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	
PREPAY PENALTY (INV Only)	**≤ 50%**	**50.01 - 60%**	**60.01 - 65%**	**65.01 - 70%**	**70.01 - 75%**	**75.01 - 80%**	**80.01 - 85%**
60 Months	1.000	1.000	1.000	1.000	1.000	1.000	
48 Months	0.500	0.500	0.500	0.500	0.500	0.500	
36 Months	0.250	0.250	0.250	0.250	0.250	0.250	
24 Months	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	
12 Months	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	
None (Incl No Prepay State)	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	

PRICE ADJUSTMENTS

Impound Waiver (Non-HPML)	-0.150

ARM LOAN FEATURES

SOFR Index	30-day Avg
ARM Floor = Start Rate	

ARM Type:	**5/6m**	**10/6m**
ARM CAPs:	2/1/5	5/1/5
ARM Margin:	4.50	4.50

NOTES

101.00 Max Price Cap (After LLPA, Before LPC)

LOCK EXTENSIONS

5 Days = -0.075; 10 Days = -0.150; 15 Days = -0.225;
20 Days = -0.30; 30 Days = -0.450

Date: 8/27/2025

Change WHOLESALE

INVESTOR DSCR PROGRAM

30-Day Lock Period

NOTE RATE	5/6 SOFR ARM	10/6 SOFR ARM	FIXED 30 YR
9.500	108.806	108.606	108.606
9.375	108.540	108.340	108.340
9.250	108.275	108.075	108.075
9.125	108.009	107.809	107.809
9.000	107.744	107.544	107.544
8.990	107.744	107.544	107.544
8.875	107.462	107.262	107.262
8.750	107.181	106.981	106.981
8.625	106.900	106.700	106.700
8.500	106.619	106.419	106.419
8.375	106.337	106.137	106.137
8.250	106.056	105.856	105.856
8.125	105.774	105.574	105.574
8.000	105.493	105.293	105.293
7.990	105.493	105.293	105.293
7.875	105.181	104.981	104.981
7.750	104.868	104.668	104.668
7.625	104.493	104.293	104.293
7.500	104.118	103.918	103.918
7.375	103.743	103.543	103.543
7.250	103.306	103.106	103.106
7.125	102.868	102.668	102.668
7.000	102.368	102.168	102.168
6.990	102.368	102.168	102.168
6.875	101.868	101.668	101.668
6.750	101.306	101.106	101.106
6.625	100.743	100.543	100.543
6.500	100.181	99.981	99.981
6.375	99.556	99.356	99.356

PRICE ADJUSTMENTS

CLTV/FICO LLPA

Credit Score	00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%
>=780	0.750	0.625	0.625	0.500	0.375	-0.375	-0.750	-2.000
760-779	0.625	0.625	0.500	0.375	0.250	-0.500	-0.750	-2.250
740-759	0.625	0.625	0.500	0.375	0.250	-0.500	-0.875	-2.500
720-739	0.500	0.500	0.375	0.250	0.000	-0.625	-1.000	-
700-719	0.375	0.375	0.250	0.000	-0.250	-1.125	-1.250	-
680-699	0.125	-0.250	-0.625	-0.625	-1.375	-1.625	-	-
660-679	-0.125	-0.500	-0.875	-1.125	-1.625	-	-	-

Loan Balance LLPAs

	00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%
UPB <=$250k	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.250
UPB >$250k, <=$1,500,000	0.125	0.125	0.125	0.125	0.125	0.125	0.000	-0.375
UPB >$1,500,000	-0.250	-0.250	-0.250	-0.250	-0.375	-0.500	-	-

Loan Type LLPAs

	00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%
Interest Only	-0.125	-0.125	-0.250	-0.250	-0.250	-0.250	-0.250	-
Escrow Waiver	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-
Purchase	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Cashout / Debt Consolidation	-0.375	-0.375	-0.375	-0.375	-0.375	-0.500	-	-
Rate Refi	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-

Property Type LLPAs

	00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%
Warrantable Condo (Attached)	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-	-
Multi Unit	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-
Non-Warrantable Condo	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-	-
Florida Condo (Additional LLPA)	0.000	-0.125	-0.125	-0.250	-0.250	-	-	-
Short Term Rental	-0.250	-0.250	-0.250	-0.250	-0.250	-0.400	-0.400	-

PREPAYMENT PENALTY

	00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%
5 year	0.750	0.750	0.750	0.750	0.750	0.750	0.625	0.625
4 year	0.500	0.500	0.500	0.500	0.500	0.500	0.375	0.375
3 year	0.375	0.375	0.375	0.375	0.375	0.375	0.125	0.125
2 year	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.375	-0.500
1 year	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	-0.750
No Prepay Penalty	-1.625	-1.625	-1.625	-1.625	-1.625	-1.625	-1.625	-1.625

DSCR

	00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%
DSCR 0.75 - 0.99	-2.000	-2.000	-2.000	-2.000	-2.000	-	-	-
DSCR 1.00 - 1.24	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
DSCR 1.25	0.250	0.250	0.250	0.375	0.375	0.375	0.375	0.375

CREDIT EVENT

	00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%
FC/SS/DIL/BK7 37 - 48mo	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

LOCK/PRICING NOTES

EXTENSION FEES:	NOTES
5 Days = -0.075; 10 Days = -0.150 15 Days = -0.225; 20 Days = -0.30 30 Days = -0.450	**101.00 Max Price Cap (After LLPA, Before LPC)**

MIN/MAX PRICES

TYPE	NO PPP	1 Yr PPP	2-5 Yr PPP
Min Price	**95.000**	**95.000**	**95.000**
Max Price (After LLPA)	**101.000**	**101.000**	**101.000**

Date: 8/27/2025

Change WHOLESALE

FOREIGN NATIONAL DSCR PROGRAM

30-Day Lock Period

NOTE RATE	5/6 SOFR ARM	10/6 SOFR ARM	FIXED 30 YR
10.000	107.869	107.669	107.669
9.875	107.603	107.403	107.403
9.750	107.337	107.137	107.137
9.625	107.072	106.872	106.872
9.500	106.806	106.606	106.606
9.375	106.540	106.340	106.340
9.250	106.275	106.075	106.075
9.125	106.009	105.809	105.809
9.000	105.744	105.544	105.544
8.875	105.462	105.262	105.262
8.750	105.181	104.981	104.981
8.625	104.900	104.700	104.700
8.500	104.619	104.419	104.419
8.375	104.337	104.137	104.137
8.250	104.056	103.856	103.856
8.125	103.774	103.574	103.574
8.000	103.493	103.293	103.293
7.875	103.181	102.981	102.981
7.750	102.868	102.668	102.668
7.625	102.493	102.293	102.293
7.500	102.118	101.918	101.918
7.375	101.743	101.543	101.543
7.250	101.306	101.106	101.106
7.125	100.868	100.668	100.668
7.000	100.368	100.168	100.168
6.875	99.868	99.668	99.668
6.750	99.306	99.106	99.106
6.625	98.743	98.543	98.543
6.500	98.181	97.981	97.981

PRICE ADJUSTMENTS

LTV LLPA

	00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%
LTV	0.000	0.000	0.000	-0.250	-0.500	-1.000

Loan Balance LLPAs

	00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%
UPB <=$250k	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125
UPB >$2,000,000	-0.250	-0.250	-0.250	-0.250	-0.500	-0.750

Loan Type LLPAs

	00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%
Interest Only	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
Escrow Waiver	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125
Purchase	0.000	0.000	0.000	0.000	0.000	0.000
Cashout / Debt Consolidation	-0.500	-0.500	-0.500	-0.500	-0.500	-
Rate Refi	0.000	0.000	0.000	0.000	0.000	0.000

Property Type LLPAs

	00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%
Warrantable Condo (Attached)	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500
Multi Unit	-0.250	-0.250	-0.250	-0.250	-0.250	-0.500
Florida Condo (Additional LLPA)	0.000	-0.125	-0.125	-0.250	-0.250	-

PREPAYMENT PENALTY LLPAs

	00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%
5 year	0.625	0.625	0.625	0.625	0.625	0.625
4 year	0.375	0.375	0.375	0.375	0.375	0.375
3 year	0.125	0.125	0.125	0.125	0.125	0.125
2 year	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
1 year	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
No Prepay Penalty	-1.625	-1.625	-1.625	-1.625	-1.625	-1.625

DSCR LLPAs

	00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%
DSCR 0.75 - 0.99	-1.500	-1.500	-1.500	-1.500	-1.500	-
DSCR ≥ 1.00	0.000	0.000	0.000	0.000	0.000	0.000

LOCK/PRICING NOTES

EXTENSION FEES:	NOTES
5 Days = -0.075; 10 Days = -0.150 15 Days = -0.225; 20 Days = -0.30 30 Days = -0.450	101.00 Max Price Cap (After LLPA, Before LPC)

MIN/MAX PRICES

TYPE	NO PPP	1 Yr PPP	2-5 Yr PPP
Min Price	95.000	95.000	95.000
Max Price (After LLPA)	101.000	101.000	101.000

Change WHOLESALE

Community Mortgage

30 Year Fixed

RATE	30-Day Price
8.750%	99.000

For loans in the state of North Carolina, refer to NC section below.

ADJUSTMENTS TO PRICE

FICO	≤ 60%	60.01 - 70%	70.01 - 75%	75.01 - 80%
740+	0.000	-0.250	-0.500	-1.000
720-739	0.000	-0.250	-0.500	-1.250
700-719	0.000	-0.375	-0.625	
680-699	0.000	-0.500	-0.750	
Loan Balance	**≤ 60%**	**60.01 - 70%**	**70.01 - 75%**	**75.01 - 80%**
≤ $1,000,000	0.000	0.000	0.000	0.000
$1,000,001 - $2,000,000	-0.250	-0.250	-0.250	-0.250
Purpose	**≤ 60%**	**60.01 - 70%**	**70.01 - 75%**	**75.01 - 80%**
Cash Out	-0.250	-0.250	-0.250	
Property Type	**≤ 60%**	**60.01 - 70%**	**70.01 - 75%**	**75.01 - 80%**
Condominium (Attached)	-0.250	-0.250		
Non-Warrantable Condo*	-0.500			

Pricing Notes

Borrower Paid Comp Only
MAX PRICE = 99.000

TPO Fee Information

Application Fee	$1,795
Credit Report (Per Borrower)	Actual
Financial Literacy Education	$75 POC
Flood Check	$12
Tax Service	$69
Appraisal Desk Review	$250

Buy-Up/Buy-Downs

2:1 Buy-Up options available in Pricer for Loans with LLPAs (not to exceed 99.000 Price).
Off-Sheet Buy-Up/Buy-Down Not Permitted.

Extensions

5 Days = -0.075
10 Days = -0.150
15 Days = -0.225

Notes

*Non-Warrantable Condo Max 50% LTV

State Specific Pricing

North Carolina 30 Year Fixed

LTV/CLTV	Rate	30-Day Price	Origination Fee
< 70%	**9.000%**	**100.000**	**1.00%**
≥ 70%	**9.000%**	**100.000**	**1.50%**

Loans in the state of North Carolina receive pricing in this section. LLPAs do NOT apply. Lender Fee Buy-out not available. No Buy-up or Buy-downs. All NC loans receive a Par (100.00) price with an origiantion fee subject-to the transaction LTV.

Note: Rates & pricing subject to change without prior notificaton **Date: 8/27/2025**

Change WHOLESALE

DATE 8/27/2025

Home Equity Closed End Second

Stand-Alone Second Lien Programs

30-Day Pricing

Standard Doc						Alt Doc					
RATE	10 YR FIX	15 YR FIX	20 YR FIX	25 YR FIX	30 YR FIX	RATE	10 YR FIX	15 YR FIX	20 YR FIX	25 YR FIX	30 YR FIX
7.625	98.075	98.075	98.075	98.075	97.875	8.000	98.075	98.075	98.075	98.075	97.875
7.750	98.524	98.524	98.524	98.524	98.324	8.125	98.524	98.524	98.524	98.524	98.324
7.875	98.977	98.977	98.977	98.977	98.777	8.250	98.977	98.977	98.977	98.977	98.777
8.000	99.529	99.529	99.529	99.529	99.329	8.375	99.529	99.529	99.529	99.529	99.329
8.125	99.975	99.975	99.975	99.975	99.775	8.500	99.975	99.975	99.975	99.975	99.775
8.250	100.421	100.421	100.421	100.421	100.221	8.625	100.421	100.421	100.421	100.421	100.221
8.375	100.867	100.867	100.867	100.867	100.667	8.750	100.867	100.867	100.867	100.867	100.667
8.500	101.312	101.312	101.312	101.312	101.112	8.875	101.312	101.312	101.312	101.312	101.112
8.625	101.685	101.685	101.685	101.685	101.485	9.000	101.685	101.685	101.685	101.685	101.485
8.750	102.058	102.058	102.058	102.058	101.858	9.125	102.058	102.058	102.058	102.058	101.858
8.875	102.433	102.433	102.433	102.433	102.233	9.250	102.433	102.433	102.433	102.433	102.233
9.000	102.808	102.808	102.808	102.808	102.608	9.375	102.808	102.808	102.808	102.808	102.608
9.125	103.183	103.183	103.183	103.183	102.983	9.500	103.183	103.183	103.183	103.183	102.983
9.250	103.557	103.557	103.557	103.557	103.357	9.625	103.557	103.557	103.557	103.557	103.357
9.375	103.931	103.931	103.931	103.931	103.731	9.750	103.931	103.931	103.931	103.931	103.731
9.500	104.304	104.304	104.304	104.304	104.104	9.875	104.304	104.304	104.304	104.304	104.104
9.625	104.669	104.669	104.669	104.669	104.469	10.000	104.669	104.669	104.669	104.669	104.469
9.750	105.033	105.033	105.033	105.033	104.833	10.125	105.033	105.033	105.033	105.033	104.833
9.875	105.390	105.390	105.390	105.390	105.190	10.250	105.390	105.390	105.390	105.390	105.190
10.000	105.747	105.747	105.747	105.747	105.547	10.375	105.747	105.747	105.747	105.747	105.547
10.125	105.997	105.997	105.997	105.997	105.797	10.500	105.997	105.997	105.997	105.997	105.797
10.250	106.247	106.247	106.247	106.247	106.047	10.625	106.247	106.247	106.247	106.247	106.047
10.375	106.497	106.497	106.497	106.497	106.297	10.750	106.497	106.497	106.497	106.497	106.297
10.500	106.847	106.847	106.847	106.847	106.647	10.875	106.847	106.847	106.847	106.847	106.647
10.625	107.097	107.097	107.097	107.097	106.897	11.000	107.097	107.097	107.097	107.097	106.897
10.750	107.347	107.347	107.347	107.347	107.147	11.125	107.347	107.347	107.347	107.347	107.147
10.875	107.597	107.597	107.597	107.597	107.397	11.250	107.597	107.597	107.597	107.597	107.397
11.000	107.847	107.847	107.847	107.847	107.647	11.375	107.847	107.847	107.847	107.847	107.647
11.125	108.097	108.097	108.097	108.097	107.897	11.500	108.097	108.097	108.097	108.097	107.897
11.250	108.347	108.347	108.347	108.347	108.147	11.625	108.347	108.347	108.347	108.347	108.147
11.375	108.597	108.597	108.597	108.597	108.397	11.750	108.597	108.597	108.597	108.597	108.397
11.500	108.847	108.847	108.847	108.847	108.647	11.875	108.847	108.847	108.847	108.847	108.647
11.625	108.972	108.972	108.972	108.972	108.772	12.000	108.972	108.972	108.972	108.972	108.772

Closed End Second Price Adjustments

Standard Doc CLTV/FICO LLPA

	FICO/CLTV	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
Standard Doc LTV/FICO LLPA	800+	3.000	2.875	2.875	2.750	2.375	1.875	0.750	-2.250	-3.875
	780-799	3.000	2.875	2.875	2.625	2.125	1.250	0.375	-3.125	-4.875
	760-779	2.000	1.875	1.875	1.375	0.875	0.625	-0.625	-4.250	-6.875
	740-759	1.250	1.250	1.250	1.000	0.500	0.125	-1.875	-5.750	-8.875
	720-739	0.875	0.875	0.875	0.500	0.000	-0.625	-2.875	-7.250	NA
	700-719	0.375	0.375	0.375	-0.125	-1.125	-2.125	-5.125	-8.250	NA
	680-699	-0.250	-0.500	-0.750	-1.000	-3.125	-4.125	NA	NA	NA

Alt Doc CLTV/FICO LLPA

	FICO/CLTV	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
Alt Doc LTV/FICO LLPA	800+	3.000	2.875	2.875	2.750	2.375	1.875	0.750	-2.500	NA
	780-799	3.000	2.875	2.875	2.625	2.125	1.250	0.375	-3.375	NA
	760-779	2.000	1.875	1.875	1.375	0.875	0.625	-0.625	-4.500	NA
	740-759	1.250	1.250	1.250	1.000	0.500	0.125	-1.875	-6.250	NA
	720-739	0.875	0.875	0.875	0.500	0.000	-0.625	-2.875	NA	NA
	700-719	0.125	0.125	0.125	-0.375	-1.375	-2.375	-5.625	NA	NA
	680-699	-0.500	-0.750	-1.000	-1.250	-3.375	-4.625	NA	NA	NA

Loan Level Price Adjustments (All)

	CLTV	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
DTI	<= 40%	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	40.01 - 45%	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.500	-0.750	-1.000
	45.01 - 50%	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.750	NA	NA
Loan Balance	$75,000 - 100,000	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.375	-0.375
	$100,001 - 150,000	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.250	-0.250
	$150,001 - 200,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	$200,001 - 350,000	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.000	0.000
	$350,001 - 500,000	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.000	NA
Occupancy	2nd Home	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	NA	NA
	Investor	-1.875	-1.875	-2.375	-2.875	-3.375	-4.000	NA	NA	NA
Property Type	Condo	-0.250	-0.250	-0.250	-0.250	-0.375	-0.375	-0.500	NA	NA
	2-4 Unit	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	NA	NA	NA
State	CT, FL, IL, NJ	-1.000	-1.000	-1.250	-1.250	-1.500	-1.500	-2.000	NA	NA
	MD	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375

Lock/Pricing Notes

Lock Extensions	Fees Information	Min/Max Price (After LLPA)	
5 Days = -0.075; 10 Days = -0.150 15 Days = -0.225; 20 Days = -0.30 30 Days = -0.450	$795 UW Fee Fee buy-out not available	Minimum Price = 97.00 Max Price = 101.00 (before LPC)	