



Non-QM Rate Sheet

Date: 8/28/2025 8:08

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

Loan Fee Buyout

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

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](https://www.changewholesale.com/licensing)

This rate sheet is indicative pricing only

For true pricing visit us at: [ChangeWholesale.com](https://www.ChangeWholesale.com)

Log in Required - Must be an approved Broker

ALT-DOC PRIME PROGRAM

30-Day Lock Period

NOTE RATE 5/6 SOFR ARM 10/6 SOFR ARM FIXED 30 YR

9.500	108.452	108.252	108.252
9.375	108.182	107.982	107.982
9.250	107.912	107.712	107.712
9.125	107.642	107.442	107.442
9.000	107.372	107.172	107.172
8.990	107.372	107.172	107.172
8.875	107.102	106.902	106.902
8.750	106.832	106.632	106.632
8.625	106.562	106.362	106.362
8.500	106.292	106.092	106.092
8.375	106.022	105.822	105.822
8.250	105.752	105.552	105.552
8.125	105.448	105.248	105.248
8.000	105.144	104.944	104.944
7.990	105.144	104.944	104.944
7.875	104.807	104.607	104.607
7.750	104.469	104.269	104.269
7.625	104.064	103.864	103.864
7.500	103.659	103.459	103.459
7.375	103.254	103.054	103.054
7.250	102.849	102.649	102.649
7.125	102.444	102.244	102.244
7.000	102.039	101.839	101.839
6.990	102.039	101.839	101.839
6.875	101.602	101.402	101.402
6.750	101.164	100.964	100.964
6.625	100.664	100.464	100.464
6.500	100.164	99.964	99.964
6.375	99.602	99.402	99.402

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)

ALT-DOC ADVANTAGE/EXPANDED

30-Day Lock Period

NOTE RATE	5/6 SOFR ARM	10/6 SOFR ARM	FIXED 30 YR	PRICE ADJUSTMENTS										
10.000	107.167	106.967	106.967	CLTV/FICO LLPA										
9.875	106.917	106.717	106.717											
9.750	106.667	106.467	106.467											
9.625	106.417	106.217	106.217		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%
9.500	106.167	105.967	105.967		>=780	0.750	0.625	0.500	0.375	0.250	0.125	-0.250	-2.375	-4.250
9.375	105.917	105.717	105.717		760-779	0.625	0.500	0.375	0.250	0.125	0.000	-0.375	-2.500	-4.375
9.250	105.667	105.467	105.467		740-759	0.500	0.375	0.250	0.125	0.000	0.000	-0.500	-3.375	-5.625
9.125	105.417	105.217	105.217		720-739	0.375	0.250	0.125	0.000	-0.125	-0.500	-0.750	-4.000	-
9.000	105.167	104.967	104.967		700-719	0.250	0.125	0.000	-0.125	-0.375	-1.000	-1.000	-5.125	-
8.875	104.917	104.717	104.717		680-699	0.250	0.000	-0.250	-0.500	-1.375	-2.000	-2.000	-	-
8.750	104.667	104.467	104.467		660-679	-0.250	-0.500	-1.125	-1.500	-2.375	-3.000	-3.000	-	-
8.625	104.417	104.217	104.217		640-659	-0.375	-0.625	-1.250	-1.750	-2.500	-3.000	-	-	-
8.500	104.167	103.967	103.967	620-639	-	-	-	-	-	-	-	-	-	
8.375	103.917	103.717	103.717	Loan Balance LLPAs										
8.250	103.667	103.467	103.467		UPB <=\$250k	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-1.000	-1.500
8.125	103.385	103.185	103.185		>\$2.0mm, <=\$2.5mm	0.000	0.000	-0.125	-0.250	-0.250	-0.375	-0.500	-	-
8.000	103.104	102.904	102.904		>\$2.5mm, <=\$3.0mm	0.000	0.000	-0.250	-0.375	-0.375	-	-	-	-
7.875	102.792	102.592	102.592	Loan Type LLPAs										
7.750	102.479	102.279	102.279											
7.625	102.104	101.904	101.904		Interest Only/Step Payment	-0.250	-0.375	-0.500	-0.500	-0.625	-0.750	-1.000	-1.000	-1.000
7.500	101.729	101.529	101.529		Escrow Waiver	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125
7.375	101.354	101.154	101.154		Purchase	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125
7.250	100.979	100.779	100.779		Cashout / Debt Consolidation	-0.250	-0.250	-0.250	-0.500	-0.500	-0.500	-	-	-
7.125	100.604	100.404	100.404		Second Home Occ.	0.000	0.000	-0.125	-0.125	-0.125	-0.125	-0.375	-0.750	-
7.000	100.229	100.029	100.029		Investor Occ.	0.000	0.000	-0.125	-0.250	-0.250	-0.250	-0.375	-0.750	-
6.875	99.792	99.592	99.592	Property Type LLPAs										
6.750	99.354	99.154	99.154		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%	
6.625	98.854	98.654	98.654		Warrantable Condo (Attached)	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-0.500	-	-
6.500	98.354	98.154	98.154		Multi Unit	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500	-0.750	-	-
					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	-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)					



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	ARM LOAN FEATURES						
Impound Waiver (Non-HPML)	-0.150	SOFR Index	30-day Avg	ARM Type:	5/6m	10/6m	
NOTES		ARM Floor = Start Rate		ARM CAPs:	2/1/5	5/1/5	
101.00 Max Price Cap (After LLPA, Before LPC)				ARM Margin:	4.50	4.50	
LOCK EXTENSIONS							
5 Days = -0.075; 10 Days = -0.150; 15 Days = -0.225; 20 Days = -0.30; 30 Days = -0.450							

NOTE: Prices are subject to change without prior notification.

INVESTOR DSCR PROGRAM

30-Day Lock Period

NOTE RATE	5/6 SOFR ARM	10/6 SOFR ARM	FIXED 30 YR
9.500	108.656	108.456	108.456
9.375	108.390	108.190	108.190
9.250	108.125	107.925	107.925
9.125	107.859	107.659	107.659
9.000	107.594	107.394	107.394
8.990	107.594	107.394	107.394
8.875	107.312	107.112	107.112
8.750	107.031	106.831	106.831
8.625	106.750	106.550	106.550
8.500	106.469	106.269	106.269
8.375	106.187	105.987	105.987
8.250	105.906	105.706	105.706
8.125	105.624	105.424	105.424
8.000	105.343	105.143	105.143
7.990	105.343	105.143	105.143
7.875	105.031	104.831	104.831
7.750	104.718	104.518	104.518
7.625	104.343	104.143	104.143
7.500	103.968	103.768	103.768
7.375	103.593	103.393	103.393
7.250	103.156	102.956	102.956
7.125	102.718	102.518	102.518
7.000	102.218	102.018	102.018
6.990	102.218	102.018	102.018
6.875	101.718	101.518	101.518
6.750	101.156	100.956	100.956
6.625	100.593	100.393	100.393
6.500	100.031	99.831	99.831
6.375	99.406	99.206	99.206

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

FOREIGN NATIONAL DSCR PROGRAM

30-Day Lock Period

NOTE RATE					5/6 SOFR ARM	10/6 SOFR ARM	FIXED 30 YR	PRICE ADJUSTMENTS						
	10.000	107.719	107.519	107.519	LTV LLPA									
	9.875	107.453	107.253	107.253										
	9.750	107.187	106.987	106.987										
	9.625	106.922	106.722	106.722										
	9.500	106.656	106.456	106.456										
	9.375	106.390	106.190	106.190	Loan Balance LLPAs									
	9.250	106.125	105.925	105.925										
	9.125	105.859	105.659	105.659										
	9.000	105.594	105.394	105.394										
	8.875	105.312	105.112	105.112										
	8.750	105.031	104.831	104.831	Loan Type LLPAs									
	8.625	104.750	104.550	104.550										
	8.500	104.469	104.269	104.269										
	8.375	104.187	103.987	103.987										
	8.250	103.906	103.706	103.706										
	8.125	103.624	103.424	103.424	Property Type LLPAs									
	8.000	103.343	103.143	103.143										
	7.875	103.031	102.831	102.831										
	7.750	102.718	102.518	102.518										
	7.625	102.343	102.143	102.143										
	7.500	101.968	101.768	101.768	PREPAYMENT PENALTY LLPAs									
	7.375	101.593	101.393	101.393										
	7.250	101.156	100.956	100.956										
	7.125	100.718	100.518	100.518										
	7.000	100.218	100.018	100.018										
	6.875	99.718	99.518	99.518	DSCR LLPAs									
	6.750	99.156	98.956	98.956										
	6.625	98.593	98.393	98.393										
	6.500	98.031	97.831	97.831										
						LOCK/PRICING NOTES								
						MIN/MAX PRICES								

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 origination fee subject-to the transaction LTV.

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