Non-QM Rate Sheet

Date: 9/15/2025 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: 9/15/2025

Change WHOLESALE

ALT-DOC PRIME PROGRAM

30-Day Lock Period

NOTE RATE	5/6 SOFR ARM	10/6 SOFR ARM	FIXED 30 YR
9.375	107.777	107.577	107.577
9.250	107.527	107.327	107.327
9.125	107.277	107.077	107.077
9.000	107.027	106.827	106.827
8.990	107.027	106.827	106.827
8.875	106.777	106.577	106.577
8.750	106.527	106.327	106.327
8.625	106.277	106.077	106.077
8.500	106.027	105.827	105.827
8.375	105.777	105.577	105.577
8.250	105.527	105.327	105.327
8.125	105.245	105.045	105.045
8.000	104.964	104.764	104.764
7.990	104.964	104.764	104.764
7.875	104.652	104.452	104.452
7.750	104.339	104.139	104.139
7.625	103.964	103.764	103.764
7.500	103.589	103.389	103.389
7.375	103.214	103.014	103.014
7.250	102.839	102.639	102.639
7.125	102.464	102.264	102.264
7.000	102.089	101.889	101.889
6.990	102.089	101.889	101.889
6.875	101.652	101.452	101.452
6.750	101.214	101.014	101.014
6.625	100.714	100.514	100.514
6.500	100.214	100.014	100.014
6.375	99.652	99.452	99.452
6.250	99.089	98.889	98.889

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	-2.125	-3.625
760-779	0.750	0.625	0.500	0.500	0.375	0.125	-0.250	-2.375	-4.125
740-759	0.625	0.500	0.375	0.375	0.250	0.000	-0.375	-2.625	-4.625
720-739	0.500	0.375	0.250	0.125	0.125	-0.125	-0.500	-2.875	-5.125
700-719	0.250	0.125	0.000	-0.125	-0.375	-0.750	-0.750	-3.125	-
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	1.250	1.250	1.250	1.250	1.250	1.250	1.250	1.250	-
4 year	0.750	0.750	0.750	0.750	0.750	0.750	0.750	0.750	-
3 year	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	-
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: 9/15/2025

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	107.227	107.027	107.027
9.875	106.977	106.777	106.777
9.750	106.727	106.527	106.527
9.625	106.477	106.277	106.277
9.500	106.227	106.027	106.027
9.375	105.977	105.777	105.777
9.250	105.727	105.527	105.527
9.125	105.477	105.277	105.277
9.000	105.227	105.027	105.027
8.875	104.977	104.777	104.777
8.750	104.727	104.527	104.527
8.625	104.477	104.277	104.277
8.500	104.227	104.027	104.027
8.375	103.977	103.777	103.777
8.250	103.727	103.527	103.527
8.125	103.445	103.245	103.245
8.000	103.164	102.964	102.964
7.875	102.852	102.652	102.652
7.750	102.539	102.339	102.339
7.625	102.164	101.964	101.964
7.500	101.789	101.589	101.589
7.375	101.414	101.214	101.214
7.250	101.039	100.839	100.839
7.125	100.664	100.464	100.464
7.000	100.289	100.089	100.089
6.875	99.852	99.652	99.652
6.750	99.414	99.214	99.214
6.625	98.914	98.714	98.714
6.500	98.414	98.214	98.214

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	1.250	1.250	1.250	1.250	1.250	1.250	1.250	1.250	-
4 year	0.750	0.750	0.750	0.750	0.750	0.750	0.750	0.750	-
3 year	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	-
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:	9/15/2025

Change WHOLESALE

ALT-DOC EXPRESS

30-Day Lock

5/6 SOFR ARM Rate	30 day	30 Yr Fix & 10/6 SOFR ARM Rate	30 day
6.875%	99.063	**7.000%**	99.063
7.000%	99.375	**7.125%**	99.375
7.125%	99.688	**7.250%**	99.688
7.250%	100.000	**7.375%**	100.000
7.375%	100.313	**7.500%**	100.313
7.500%	100.625	**7.625%**	100.625
7.625%	100.938	**7.750%**	100.938
7.750%	101.250	**7.875%**	101.250
7.875%	101.563	**8.000%**	101.563
8.000%	101.875	**8.125%**	101.875
8.125%	102.188	**8.250%**	102.188
8.250%	102.500	**8.375%**	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	1.250	1.250	1.250	1.250	1.250	1.250	
48 Months	0.750	0.750	0.750	0.750	0.750	0.750	
36 Months	0.500	0.500	0.500	0.500	0.500	0.500	
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 Type:	**5/6m**	**10/6m**
ARM Floor = Start Rate		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

NOTE: Prices are subject to change without prior notification.

Date: 9/15/2025

Change WHOLESALE

INVESTOR DSCR PROGRAM

30-Day Lock Period

NOTE RATE	5/6 SOFR ARM	10/6 SOFR ARM	FIXED 30 YR
9.375	108.350	108.150	108.150
9.250	108.085	107.885	107.885
9.125	107.819	107.619	107.619
9.000	107.554	107.354	107.354
8.990	107.554	107.354	107.354
8.875	107.272	107.072	107.072
8.750	106.991	106.791	106.791
8.625	106.710	106.510	106.510
8.500	106.429	106.229	106.229
8.375	106.147	105.947	105.947
8.250	105.866	105.666	105.666
8.125	105.584	105.384	105.384
8.000	105.303	105.103	105.103
7.990	105.303	105.103	105.103
7.875	104.991	104.791	104.791
7.750	104.678	104.478	104.478
7.625	104.303	104.103	104.103
7.500	103.928	103.728	103.728
7.375	103.553	103.353	103.353
7.250	103.116	102.916	102.916
7.125	102.678	102.478	102.478
7.000	102.178	101.978	101.978
6.990	102.178	101.978	101.978
6.875	101.678	101.478	101.478
6.750	101.116	100.916	100.916
6.625	100.553	100.353	100.353
6.500	99.991	99.791	99.791
6.375	99.366	99.166	99.166
6.250	98.678	98.478	98.478

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	-2.125
760-779	0.625	0.625	0.500	0.375	0.250	-0.500	-0.750	-2.375
740-759	0.625	0.625	0.500	0.375	0.250	-0.500	-0.875	-2.625
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	1.000	1.000	1.000	1.000	1.000	1.000	0.875	0.875
4 year	0.750	0.750	0.750	0.750	0.750	0.750	0.625	0.625
3 year	0.625	0.625	0.625	0.625	0.625	0.625	0.375	0.375
2 year	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.500	-0.625
1 year	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.875
No Prepay Penalty	-1.750	-1.750	-1.750	-1.750	-1.750	-1.750	-1.750	-1.750

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: 9/15/2025

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	107.679	107.479	107.479
9.875	107.413	107.213	107.213
9.750	107.147	106.947	106.947
9.625	106.882	106.682	106.682
9.500	106.616	106.416	106.416
9.375	106.350	106.150	106.150
9.250	106.085	105.885	105.885
9.125	105.819	105.619	105.619
9.000	105.554	105.354	105.354
8.875	105.272	105.072	105.072
8.750	104.991	104.791	104.791
8.625	104.710	104.510	104.510
8.500	104.429	104.229	104.229
8.375	104.147	103.947	103.947
8.250	103.866	103.666	103.666
8.125	103.584	103.384	103.384
8.000	103.303	103.103	103.103
7.875	102.991	102.791	102.791
7.750	102.678	102.478	102.478
7.625	102.303	102.103	102.103
7.500	101.928	101.728	101.728
7.375	101.553	101.353	101.353
7.250	101.116	100.916	100.916
7.125	100.678	100.478	100.478
7.000	100.178	99.978	99.978
6.875	99.678	99.478	99.478
6.750	99.116	98.916	98.916
6.625	98.553	98.353	98.353
6.500	97.991	97.791	97.791

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
8.500%	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%	**8.750%**	**100.000**	**1.00%**
≥ 70%	**8.750%**	**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.

Change WHOLESALE

DATE 9/15/2025

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
7.375	97.673	97.673	97.673	97.673	97.473	7.750	97.673	97.673	97.673	97.673	97.473
7.500	98.122	98.122	98.122	98.122	97.922	7.875	98.122	98.122	98.122	98.122	97.922
7.625	98.575	98.575	98.575	98.575	98.375	8.000	98.575	98.575	98.575	98.575	98.375
7.750	99.024	99.024	99.024	99.024	98.824	8.125	99.024	99.024	99.024	99.024	98.824
7.875	99.477	99.477	99.477	99.477	99.277	8.250	99.477	99.477	99.477	99.477	99.277
8.000	100.029	100.029	100.029	100.029	99.829	8.375	100.029	100.029	100.029	100.029	99.829
8.125	100.475	100.475	100.475	100.475	100.275	8.500	100.475	100.475	100.475	100.475	100.275
8.250	100.921	100.921	100.921	100.921	100.721	8.625	100.921	100.921	100.921	100.921	100.721
8.375	101.367	101.367	101.367	101.367	101.167	8.750	101.367	101.367	101.367	101.367	101.167
8.500	101.812	101.812	101.812	101.812	101.612	8.875	101.812	101.812	101.812	101.812	101.612
8.625	102.185	102.185	102.185	102.185	101.985	9.000	102.185	102.185	102.185	102.185	101.985
8.750	102.558	102.558	102.558	102.558	102.358	9.125	102.558	102.558	102.558	102.558	102.358
8.875	102.933	102.933	102.933	102.933	102.733	9.250	102.933	102.933	102.933	102.933	102.733
9.000	103.308	103.308	103.308	103.308	103.108	9.375	103.308	103.308	103.308	103.308	103.108
9.125	103.683	103.683	103.683	103.683	103.483	9.500	103.683	103.683	103.683	103.683	103.483
9.250	104.057	104.057	104.057	104.057	103.857	9.625	104.057	104.057	104.057	104.057	103.857
9.375	104.431	104.431	104.431	104.431	104.231	9.750	104.431	104.431	104.431	104.431	104.231
9.500	104.804	104.804	104.804	104.804	104.604	9.875	104.804	104.804	104.804	104.804	104.604
9.625	105.169	105.169	105.169	105.169	104.969	10.000	105.169	105.169	105.169	105.169	104.969
9.750	105.533	105.533	105.533	105.533	105.333	10.125	105.533	105.533	105.533	105.533	105.333
9.875	105.890	105.890	105.890	105.890	105.690	10.250	105.890	105.890	105.890	105.890	105.690
10.000	106.247	106.247	106.247	106.247	106.047	10.375	106.247	106.247	106.247	106.247	106.047
10.125	106.497	106.497	106.497	106.497	106.297	10.500	106.497	106.497	106.497	106.497	106.297
10.250	106.747	106.747	106.747	106.747	106.547	10.625	106.747	106.747	106.747	106.747	106.547
10.375	106.997	106.997	106.997	106.997	106.797	10.750	106.997	106.997	106.997	106.997	106.797
10.500	107.347	107.347	107.347	107.347	107.147	10.875	107.347	107.347	107.347	107.347	107.147
10.625	107.597	107.597	107.597	107.597	107.397	11.000	107.597	107.597	107.597	107.597	107.397
10.750	107.847	107.847	107.847	107.847	107.647	11.125	107.847	107.847	107.847	107.847	107.647
10.875	108.097	108.097	108.097	108.097	107.897	11.250	108.097	108.097	108.097	108.097	107.897
11.000	108.347	108.347	108.347	108.347	108.147	11.375	108.347	108.347	108.347	108.347	108.147
11.125	108.597	108.597	108.597	108.597	108.397	11.500	108.597	108.597	108.597	108.597	108.397
11.250	108.847	108.847	108.847	108.847	108.647	11.625	108.847	108.847	108.847	108.847	108.647
11.375	109.097	109.097	109.097	109.097	108.897	11.750	109.097	109.097	109.097	109.097	108.897

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)	Pricing Expiration
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)	4:00 PST Price Expire/Lock Request Cut-Off