



Non-QM Rate Sheet

Date: 9/17/2025 7:25

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					PRICE ADJUSTMENTS										
	5/6 SOFR ARM	10/6 SOFR ARM	FIXED 30 YR												
9.375	107.887	107.687	107.687		CLTV/FICO LLPA										
9.250	107.637	107.437	107.437												
9.125	107.387	107.187	107.187			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%
9.000	107.137	106.937	106.937			>=780	0.875	0.750	0.750	0.625	0.500	0.250	-0.125	-2.125	-3.625
8.990	107.137	106.937	106.937			760-779	0.750	0.625	0.500	0.500	0.375	0.125	-0.250	-2.375	-4.125
8.875	106.887	106.687	106.687			740-759	0.625	0.500	0.375	0.375	0.250	0.000	-0.375	-2.625	-4.625
8.750	106.637	106.437	106.437			720-739	0.500	0.375	0.250	0.125	0.125	-0.125	-0.500	-2.875	-5.125
8.625	106.387	106.187	106.187			700-719	0.250	0.125	0.000	-0.125	-0.375	-0.750	-0.750	-3.125	-
8.500	106.137	105.937	105.937			680-699	0.250	0.000	-0.250	-0.500	-0.875	-1.000	-1.000	-	-
8.375	105.887	105.687	105.687			660-679	-0.250	-0.500	-0.875	-1.375	-1.500	-1.500	-1.500	-	-
8.250	105.637	105.437	105.437			640-659	-	-	-	-	-	-	-	-	-
8.125	105.355	105.155	105.155			620-639	-	-	-	-	-	-	-	-	-
8.000	105.074	104.874	104.874												
7.990	105.074	104.874	104.874		Loan Balance LLPAs										
7.875	104.762	104.562	104.562			UPB <=\$250k	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-1.000	-1.500
7.750	104.449	104.249	104.249			>\$250k, <=\$1.5mm	0.125	0.125	0.125	0.125	0.125	0.125	0.000	-0.375	-0.375
7.625	104.074	103.874	103.874			>\$1.5mm, <=\$2.5mm	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.375	-
7.500	103.699	103.499	103.499			>\$2.5mm, <=\$3.0mm	-0.125	-0.125	-0.250	-0.250	-0.250	-0.250	-	-	-
7.375	103.324	103.124	103.124			>\$3.0mm, <=\$3.5mm	-0.375	-0.375	-0.375	-0.375	-0.375	-0.500	-	-	-
7.250	102.949	102.749	102.749		Loan Type LLPAs										
7.125	102.574	102.374	102.374												
7.000	102.199	101.999	101.999			DTI 50.01 - 55	0.000	-0.125	-0.250	-0.250	-0.250	-0.375	-0.375	-	-
6.990	102.199	101.999	101.999			Interest Only/Step Payment	-0.250	-0.250	-0.250	-0.250	-0.250	-0.375	-0.375	-0.375	-0.500
6.875	101.762	101.562	101.562			Escrow Waiver	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125
6.750	101.324	101.124	101.124	Purchase		0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	
6.625	100.824	100.624	100.624	Cashout / Debt Consolidation		-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.500	-	-	
6.500	100.324	100.124	100.124	Second Home Occ.		0.000	0.000	-0.125	-0.125	-0.125	-0.125	-0.375	-0.750	-	
6.375	99.762	99.562	99.562	Investor Occ.	0.000	0.000	-0.125	-0.250	-0.250	-0.250	-0.375	-0.750	-		
6.250	99.199	98.999	98.999	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	-	
						Asset Depletion 84 Mos	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	-	
						1 Yr Tax Return/W2 (Streamline)	0.000	0.000	-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	
						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	
						1099	0.000	0.000	-0.125	-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	-	
						4 year	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	-	
						2 year	-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	-	
					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)						

30-Day Lock Period																			
NOTE RATE 5/6 SOFR ARM 10/6 SOFR ARM FIXED 30 YR																			
	10.000	107.337	107.137	107.137															
	9.875	107.087	106.887	106.887															
	9.750	106.837	106.637	106.637															
	9.625	106.587	106.387	106.387															
	9.500	106.337	106.137	106.137															
	9.375	106.087	105.887	105.887															
	9.250	105.837	105.637	105.637															
	9.125	105.587	105.387	105.387															
	9.000	105.337	105.137	105.137															
	8.875	105.087	104.887	104.887															
	8.750	104.837	104.637	104.637															
	8.625	104.587	104.387	104.387															
	8.500	104.337	104.137	104.137															
	8.375	104.087	103.887	103.887															
	8.250	103.837	103.637	103.637															
	8.125	103.555	103.355	103.355															
	8.000	103.274	103.074	103.074															
	7.875	102.962	102.762	102.762															
	7.750	102.649	102.449	102.449															
	7.625	102.274	102.074	102.074															
	7.500	101.899	101.699	101.699															
	7.375	101.524	101.324	101.324															
	7.250	101.149	100.949	100.949															
	7.125	100.774	100.574	100.574															
	7.000	100.399	100.199	100.199															
	6.875	99.962	99.762	99.762															
	6.750	99.524	99.324	99.324															
	6.625	99.024	98.824	98.824															
	6.500	98.524	98.324	98.324															
	CLTV/FICO LLPA					PRICE ADJUSTMENTS													
						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					PRICE ADJUSTMENTS													
						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					PRICE ADJUSTMENTS													
						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						PRICE ADJUSTMENTS													
					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-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					PRICE ADJUSTMENTS														
					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)					PRICE ADJUSTMENTS									
										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					PRICE ADJUSTMENTS														
					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		95.000		101.000		101.00 Max Price Cap (After LLPA, Before LPC)								
					15 Days = -0.225; 20 Days = -0.30														
					30 Days = -0.450														



ALT-DOC EXPRESS

30-Day Lock

5/6 SOFR ARM

Rate	30 day
6.875%	99.063
7.000%	99.375
7.125%	99.688
7.250%	100.000
7.375%	100.313
7.500%	100.625
7.625%	100.938
7.750%	101.250
7.875%	101.563
8.000%	101.875
8.125%	102.188
8.250%	102.500

30 Yr Fix & 10/6 SOFR ARM

Rate	30 day
7.000%	99.063
7.125%	99.375
7.250%	99.688
7.375%	100.000
7.500%	100.313
7.625%	100.625
7.750%	100.938
7.875%	101.250
8.000%	101.563
8.125%	101.875
8.250%	102.188
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	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
9.375	108.505	108.305	108.305
9.250	108.240	108.040	108.040
9.125	107.974	107.774	107.774
9.000	107.709	107.509	107.509
8.990	107.709	107.509	107.509
8.875	107.427	107.227	107.227
8.750	107.146	106.946	106.946
8.625	106.865	106.665	106.665
8.500	106.584	106.384	106.384
8.375	106.302	106.102	106.102
8.250	106.021	105.821	105.821
8.125	105.739	105.539	105.539
8.000	105.458	105.258	105.258
7.990	105.458	105.258	105.258
7.875	105.146	104.946	104.946
7.750	104.833	104.633	104.633
7.625	104.458	104.258	104.258
7.500	104.083	103.883	103.883
7.375	103.708	103.508	103.508
7.250	103.271	103.071	103.071
7.125	102.833	102.633	102.633
7.000	102.333	102.133	102.133
6.990	102.333	102.133	102.133
6.875	101.833	101.633	101.633
6.750	101.271	101.071	101.071
6.625	100.708	100.508	100.508
6.500	100.146	99.946	99.946
6.375	99.521	99.321	99.321
6.250	98.833	98.633	98.633

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

30-Day Lock Period

NOTE RATE	5/6 SOFR ARM	10/6 SOFR ARM	FIXED 30 YR
10.000	107.834	107.634	107.634
9.875	107.568	107.368	107.368
9.750	107.302	107.102	107.102
9.625	107.037	106.837	106.837
9.500	106.771	106.571	106.571
9.375	106.505	106.305	106.305
9.250	106.240	106.040	106.040
9.125	105.974	105.774	105.774
9.000	105.709	105.509	105.509
8.875	105.427	105.227	105.227
8.750	105.146	104.946	104.946
8.625	104.865	104.665	104.665
8.500	104.584	104.384	104.384
8.375	104.302	104.102	104.102
8.250	104.021	103.821	103.821
8.125	103.739	103.539	103.539
8.000	103.458	103.258	103.258
7.875	103.146	102.946	102.946
7.750	102.833	102.633	102.633
7.625	102.458	102.258	102.258
7.500	102.083	101.883	101.883
7.375	101.708	101.508	101.508
7.250	101.271	101.071	101.071
7.125	100.833	100.633	100.633
7.000	100.333	100.133	100.133
6.875	99.833	99.633	99.633
6.750	99.271	99.071	99.071
6.625	98.708	98.508	98.508
6.500	98.146	97.946	97.946

PRICE ADJUSTMENTS

LTV LLPA

LTV

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

Loan Balance LLPAs

UPB <=\$250k	UPB >\$2,000,000
-0.125	-0.250
-0.125	-0.250
-0.125	-0.250
-0.125	-0.250
-0.125	-0.500
-0.125	-0.750

Loan Type LLPAs

Interest Only	Escrow Waiver	Purchase	Cashout / Debt Consolidation	Rate Refi
-0.250	-0.125	0.000	-0.500	0.000
-0.250	-0.125	0.000	-0.500	0.000
-0.250	-0.125	0.000	-0.500	0.000
-0.250	-0.125	0.000	-0.500	0.000
-0.250	-0.125	0.000	-0.500	0.000
-0.250	-0.125	0.000	-0.500	0.000

Property Type LLPAs

Warrantable Condo (Attached)	Multi Unit	Florida Condo (Additional LLPA)
-0.125	-0.250	0.000
-0.125	-0.250	-0.125
-0.125	-0.250	-0.250
-0.125	-0.250	-0.250
-0.125	-0.250	-0.250
-0.125	-0.250	-0.250

PREPAYMENT
PENALTY LLPAs

5 year	4 year	3 year	2 year	1 year	No Prepay Penalty
0.625	0.375	0.125	-0.500	-0.750	-1.625
0.625	0.375	0.125	-0.500	-0.750	-1.625
0.625	0.375	0.125	-0.500	-0.750	-1.625
0.625	0.375	0.125	-0.500	-0.750	-1.625
0.625	0.375	0.125	-0.500	-0.750	-1.625
0.625	0.375	0.125	-0.500	-0.750	-1.625

DSCR LLPAs

DSCR 0.75 - 0.99	DSCR ≥ 1.00
-1.500	0.000
-1.500	0.000
-1.500	0.000
-1.500	0.000
-1.500	0.000
-1.500	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

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 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
7.375	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
<u>Standard Doc</u> 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
<u>Alt Doc</u> 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)	Pricing Expiration 4:00 PST Price Expire/Lock Request Cut-Off
--	--	---	---