



Non-QM Rate Sheet

Date: 12/8/2025 8:00

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/Liquid 360 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



ALT-DOC PRIME PROGRAM

30-Day Lock Period

NOTE RATE	5/6 SOFR ARM	10/6 SOFR ARM	FIXED 30 YR	PRICE ADJUSTMENTS											
9.375	107.697	107.497	107.497	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%	
9.250	107.447	107.247	107.247		>=780	1.125	1.000	0.875	0.875	0.750	0.625	-0.375	-2.375	-3.875	
9.125	107.197	106.997	106.997		760-779	1.000	0.875	0.750	0.750	0.625	0.500	-0.500	-2.625	-4.375	
9.000	106.947	106.747	106.747		740-759	0.875	0.750	0.625	0.625	0.500	0.375	-0.625	-2.875	-4.875	
8.990	106.947	106.747	106.747		720-739	0.750	0.625	0.500	0.375	0.375	0.250	-0.750	-3.125	-5.375	
8.875	106.697	106.497	106.497		700-719	0.625	0.500	0.375	0.125	0.125	-0.250	-1.000	-3.375	-	
8.750	106.447	106.247	106.247		680-699	0.500	0.250	0.000	-0.250	-0.500	-0.500	-1.250	-	-	
8.625	106.197	105.997	105.997		660-679	0.000	-0.250	-0.375	-1.000	-1.000	-1.250	-1.750	-	-	
8.500	105.947	105.747	105.747		640-659	-	-	-	-	-	-	-	-	-	
8.375	105.697	105.497	105.497		620-639	-	-	-	-	-	-	-	-	-	
8.250	105.447	105.247	105.247	Loan Balance LLPAs	UPB <=\$250k	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-1.000	-1.500	
8.125	105.197	104.997	104.997		>\$250k, <=\$1.5mm	0.125	0.125	0.125	0.125	0.125	0.125	0.000	-0.375	-0.375	
8.000	104.947	104.747	104.747		>\$1.5mm, <=\$2.5mm	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.375	-	
7.990	104.947	104.747	104.747		>\$2.5mm, <=\$3.0mm	-0.125	-0.125	-0.250	-0.250	-0.250	-0.250	-	-	-	
7.875	104.665	104.465	104.465		>\$3.0mm, <=\$3.5mm	-0.375	-0.375	-0.375	-0.375	-0.375	-0.500	-	-	-	
7.750	104.384	104.184	104.184		Loan Type LLPAs	DTI 50.01 - 55	0.000	-0.125	-0.250	-0.250	-	-	-	-	-
7.625	104.072	103.872	103.872	Interest Only/Step Payment		-0.250	-0.250	-0.250	-0.250	-0.250	-0.375	-0.375	-0.375	-0.500	
7.500	103.759	103.559	103.559	Escrow Waiver		-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	
7.375	103.384	103.184	103.184	Purchase		0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	
7.250	103.009	102.809	102.809	Cashout / Debt Consolidation		-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.500	-	-	
7.125	102.634	102.434	102.434	Second Home Occ.		0.000	0.000	-0.125	-0.125	-0.125	-0.125	-0.375	-0.750	-	
7.000	102.259	102.059	102.059	Investor Occ.		0.000	0.000	-0.125	-0.250	-0.250	-0.250	-0.375	-0.750	-	
6.990	102.259	102.059	102.059	Property Type LLPAs		Warrantable Condo (Attached)	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-0.500	-0.750	-
6.875	101.822	101.622	101.622			Multi Unit	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500	-0.500	-	-
6.750	101.384	101.184	101.184			Non-Warrantable Condo	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-0.750	-	-
6.625	100.947	100.747	100.747		Florida Condo (Additional LLPA)	0.000	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-	-	
6.500	100.509	100.309	100.309	INCOME DOC TYPE LLPAs	Asset Depletion 60 Mos	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-	
6.375	100.009	99.809	99.809		Asset Depletion 84 Mos	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-	
6.250	99.509	99.309	99.309		Asset Qualifier	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-	
					1 Yr Tax Return/W2 (Streamline)	-0.125	-0.125	-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	-0.375	-0.375	-0.375	-0.375	-0.375	-0.500	-0.500	-	-	
					Standard Full Doc	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
					1099	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	
				PREPAYMENT PENALTY (Investment Occupancy)	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)							



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	106.597	106.397	106.397	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%	
9.875	106.347	106.147	106.147		>=780	0.750	0.625	0.500	0.375	0.250	0.125	-0.250	-2.375	-4.250	
9.750	106.097	105.897	105.897		760-779	0.625	0.500	0.375	0.250	0.125	0.000	-0.375	-2.500	-4.375	
9.625	105.847	105.647	105.647		740-759	0.500	0.375	0.250	0.125	0.000	0.000	-0.500	-3.375	-5.625	
9.500	105.597	105.397	105.397		720-739	0.375	0.250	0.125	0.000	-0.125	-0.500	-0.750	-4.000	-	
9.375	105.347	105.147	105.147		700-719	0.250	0.125	0.000	-0.125	-0.375	-1.000	-1.000	-5.125	-	
9.250	105.097	104.897	104.897		680-699	0.250	0.000	-0.250	-0.500	-1.375	-2.000	-2.000	-	-	
9.125	104.847	104.647	104.647		660-679	-0.250	-0.500	-1.125	-1.500	-2.375	-3.000	-3.000	-	-	
9.000	104.597	104.397	104.397		640-659	-0.375	-0.625	-1.250	-1.750	-2.500	-3.000	-	-	-	
8.875	104.347	104.147	104.147		620-639	-	-	-	-	-	-	-	-	-	
8.750	104.097	103.897	103.897		Loan Balance LLPA	UPB <=\$250k	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-1.000	-1.500
8.625	103.847	103.647	103.647			>\$2.0mm, <=\$2.5mm	0.000	0.000	-0.125	-0.250	-0.250	-0.375	-0.500	-	-
8.500	103.597	103.397	103.397	>\$2.5mm, <=\$3.0mm		0.000	0.000	-0.250	-0.375	-0.375	-	-	-	-	
8.375	103.347	103.147	103.147	Interest Only/Step Payment		-0.250	-0.375	-0.500	-0.500	-0.625	-0.750	-1.000	-1.000	-1.000	
8.250	103.097	102.897	102.897	Loan Type LLPA	Escrow Waiver	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	
8.125	102.847	102.647	102.647		Purchase	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	
8.000	102.597	102.397	102.397		Cashout / Debt Consolidation	-0.250	-0.250	-0.250	-0.500	-0.500	-0.500	-	-	-	
7.875	102.315	102.115	102.115		Second Home Occ.	0.000	0.000	-0.125	-0.125	-0.125	-0.125	-0.375	-0.750	-	
7.750	102.034	101.834	101.834		Investor Occ.	0.000	0.000	-0.125	-0.250	-0.250	-0.250	-0.375	-0.750	-	
7.625	101.722	101.522	101.522		Property Type LLPA	Warrantable Condo (Attached)	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-0.500	-	-
7.500	101.409	101.209	101.209	Multi Unit		-0.250	-0.250	-0.375	-0.375	-0.500	-0.500	-0.750	-	-	
7.375	101.034	100.834	100.834	Non-Warrantable Condo		-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-	-	-	
7.250	100.659	100.459	100.459	Florida Condo (Additional LLPA)		0.000	-0.125	-0.125	-0.250	-0.250	-0.375	-	-	-	
7.125	100.284	100.084	100.084	INCOME DOC TYPE LLPA	Asset Depletion	0.000	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-	
7.000	99.909	99.709	99.709		1 Yr Tax Return/W2 (Streamline)	0.000	0.000	-0.125	-0.250	-0.250	-0.250	-0.250	-0.250	-0.875	
6.875	99.472	99.272	99.272		Bank Statement	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-1.000	
6.750	99.034	98.834	98.834		Profit and Loss	0.000	0.000	0.000	0.000	-0.250	-0.375	-	-	-	
6.625	98.597	98.396	98.396		1099	0.000	0.000	-0.125	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	
6.500	98.159	97.959	97.959	PREPAYMENT PENALTY (Investment Occupancy)	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	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

30 Yr Fix & 10/6 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

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)	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	PRICE ADJUSTMENTS										
9.375	108.235	108.035	108.035	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%	
9.250	107.985	107.785	107.785		>=780	0.750	0.625	0.625	0.500	0.375	-0.375	-1.000	-2.375	
9.125	107.735	107.535	107.535		760-779	0.625	0.625	0.500	0.375	0.250	-0.500	-1.000	-2.625	
9.000	107.485	107.285	107.285		740-759	0.625	0.625	0.500	0.375	0.250	-0.500	-1.125	-2.875	
8.990	107.485	107.285	107.285		720-739	0.500	0.500	0.375	0.250	0.000	-0.625	-1.250	-	
8.875	107.235	107.035	107.035		700-719	0.375	0.375	0.250	0.000	-0.250	-1.125	-1.500	-	
8.750	106.985	106.785	106.785		680-699	0.125	-0.250	-0.625	-0.625	-1.375	-1.625	-	-	
8.625	106.735	106.535	106.535		660-679	-0.125	-0.500	-0.875	-1.125	-1.625	-	-	-	
8.500	106.485	106.285	106.285											
8.375	106.235	106.035	106.035		Loan Balance LLPAs	UPB <=\$250k	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.250
8.250	105.985	105.785	105.785			UPB >\$250k, <=\$1,500,000	0.125	0.125	0.125	0.125	0.125	0.125	0.000	-0.375
8.125	105.704	105.504	105.504			UPB >\$1,500,000	-0.250	-0.250	-0.250	-0.250	-0.375	-0.500	-	-
8.000	105.391	105.191	105.191											
7.990	105.391	105.191	105.191	Loan Type LLPAs	Interest Only	-0.125	-0.125	-0.250	-0.250	-0.250	-0.250	-0.250	-	
7.900	105.079	104.879	104.879		Escrow Waiver	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-	
7.875	105.079	104.879	104.879		Purchase	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
7.750	104.766	104.566	104.566		Cashout / Debt Consolidation	-0.375	-0.375	-0.375	-0.375	-0.375	-0.500	-	-	
7.625	104.454	104.254	104.254		Rate Refi	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-	
7.500	104.079	103.879	103.879											
7.375	103.704	103.504	103.504	Property Type LLPAs	Warrantable Condo (Attached)	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-	-	
7.250	103.266	103.066	103.066		Multi Unit	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-	
7.125	102.829	102.629	102.629		Non-Warrantable Condo	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-	-	
7.000	102.329	102.129	102.129		Florida Condo (Additional LLPA)	0.000	-0.125	-0.125	-0.250	-0.250	-	-	-	
6.990	102.329	102.129	102.129		Short Term Rental	-0.250	-0.250	-0.250	-0.250	-0.250	-0.400	-0.400	-	
6.875	101.829	101.629	101.629											
6.750	101.266	101.066	101.066	PREPAYMENT PENALTY	5 year	1.125	1.125	1.125	1.125	1.125	1.125	0.875	0.875	
6.625	100.704	100.504	100.504		4 year	1.000	1.000	1.000	1.000	1.000	1.000	0.625	0.625	
6.500	100.079	99.879	99.879		3 year	0.875	0.875	0.875	0.875	0.875	0.875	0.375	0.375	
6.375	99.454	99.254	99.254		2 year	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.500	-0.625	
6.250	98.766	98.566	98.566		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	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	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: 5 Days = -0.075; 10 Days = -0.150 15 Days = -0.225; 20 Days = -0.30 30 Days = -0.450	NOTES 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	107.485	107.285	107.285
9.875	107.235	107.035	107.035
9.750	106.985	106.785	106.785
9.625	106.735	106.535	106.535
9.500	106.485	106.285	106.285
9.375	106.235	106.035	106.035
9.250	105.985	105.785	105.785
9.125	105.735	105.535	105.535
9.000	105.485	105.285	105.285
8.875	105.235	105.035	105.035
8.750	104.985	104.785	104.785
8.625	104.735	104.535	104.535
8.500	104.485	104.285	104.285
8.375	104.235	104.035	104.035
8.250	103.985	103.785	103.785
8.125	103.704	103.504	103.504
8.000	103.391	103.191	103.191
7.875	103.079	102.879	102.879
7.750	102.766	102.566	102.566
7.625	102.454	102.254	102.254
7.500	102.079	101.879	101.879
7.375	101.704	101.504	101.504
7.250	101.266	101.066	101.066
7.125	100.829	100.629	100.629
7.000	100.329	100.129	100.129
6.875	99.829	99.629	99.629
6.750	99.266	99.066	99.066
6.625	98.704	98.504	98.504
6.500	98.079	97.879	97.879

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 ≥ 1.00	0.000	0.000	0.000	0.000	0.000	0.000
LOCK/PRICING NOTES	EXTENSION FEES: 5 Days = -0.075; 10 Days = -0.150 15 Days = -0.225; 20 Days = -0.30 30 Days = -0.450	NOTES 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
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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.

Liquid 360

1st Lien Mortgages			Owner Occupied (Consumer or Business Purpose), 2nd Home (Consumer or Business Purpose), NOO		
LTV	RATE	PRICE			
≤ 55.00%	10.500%	98.000			

2nd Lien Mortgages			Owner Occupied (Consumer or Business Purpose), 2nd Home (Consumer or Business Purpose), NOO		
LTV / CLTV	RATE	PRICE			
≤ 50.00%	12.000%	98.000			

Rate Adjustments

Loan Balance	TYPE	LLRA
	\$300,000 - \$2,500,000	0.00%
	\$2,500,001 - \$5,000,000	0.50%

Appraisal Scoring	Total Score	LLRA
	0	0.00%
	1	0.50%
	2	1.00%
	3+	1.50%

FIRST LIEN LTV	Max of LTV	LLRA
	≤ 55%	0.00%
	55.01% - ≤ 60%	0.50%
	60.01% - ≤ 65%	1.00%
	65.01% - ≤ 70%	1.50%

SECOND LIEN LTV/CLTV	Max of LTV/CLTV	LLRA
	≤ 50%	0.00%
	50.01% - ≤ 55%	0.50%
	55.01% - ≤ 60%	1.00%

PROPERTY CONDITION		Scoring	Market Growth		Scoring
C1-C2		0	Rapid		0
C3-C4		1	Stable		0
C5		2	Slow		1

PROPERTY LOCATION TYPE		Scoring	PROPERTY LOCATION BUILT-UP		Scoring
Urban		0	Over 75%		0
Suburban		0	25%-75%		1
Rural		Ineligible	under 25%		2

*Appraisal Scoring: Appraisal Score equals the total (sum) of all applicable values.

DEROGATORY CREDIT	Type	LLRA
	Bankruptcy in 24 Mos	0.50%
	Foreclosure in 24 Mos	0.50%
	MTG Lates in 12 Mos	0.25%

PROGRAM NOTES

Underwriting Fee
\$1,950 (under \$2.5M); \$3,950 (\$2.5-\$5M)
Notes
2 Point Extension Fee (Up to Two 6 Months Extensions)
Borrower Paid Compensation (BPC) Only
Appraisal required back before lock is permitted
Fees In/Buy Out Not permitted
No High Cost Mortgages

MAX LTV/CLTV

PROPERTY CONDITION		MAX LTV	Market Growth		MAX LTV
C1-C2		70%	Rapid		70%
C3		65%	Stable		65%
C4		60%	Slow		60%
C5		55%			
C6		Not Permitted			

PROPERTY LOCATION TYPE		MAX LTV	PROPERTY LOCATION BUILT-UP		MAX LTV
Urban		70%	Over 75%		70%
Suburban		65%	25%-75%		65%
Rural		Ineligible	under 25%		60%

PRESENT LAND USE	MAX LTV	Loan Size (1st Lien)		MAX LTV
One-Unit	70%	≤ \$2,500,000		70%
2-4 Unit	65%	\$2,500,001 - \$5,000,000		60%
Other/FL Condo	60%	Loan Size (2nd Lien)		MAX LTV / CLTV
		≤ \$1,000,000		60%

See underwriting guidelines for more detail.

Appraisal related characteristics, such as Property Condition, Market Growth, Property Location Type, Built-Up, and Present Land Use are NOT evaluated for eligibility in the Pricing Engine. Lock Request functionality may be prevented while loan features exceed maximum LTV/CLTV, or when appraisal data is irregular and requires correction.

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	97.923	97.923	97.923	97.923	97.723	7.750	97.923	97.923	97.923	97.923	97.723
7.500	98.372	98.372	98.372	98.372	98.172	7.875	98.372	98.372	98.372	98.372	98.172
7.625	98.825	98.825	98.825	98.825	98.625	8.000	98.825	98.825	98.825	98.825	98.625
7.750	99.274	99.274	99.274	99.274	99.074	8.125	99.274	99.274	99.274	99.274	99.074
7.875	99.727	99.727	99.727	99.727	99.527	8.250	99.727	99.727	99.727	99.727	99.527
8.000	100.279	100.279	100.279	100.279	100.079	8.375	100.279	100.279	100.279	100.279	100.079
8.125	100.725	100.725	100.725	100.725	100.525	8.500	100.725	100.725	100.725	100.725	100.525
8.250	101.171	101.171	101.171	101.171	100.971	8.625	101.171	101.171	101.171	101.171	100.971
8.375	101.617	101.617	101.617	101.617	101.417	8.750	101.617	101.617	101.617	101.617	101.417
8.500	102.062	102.062	102.062	102.062	101.862	8.875	102.062	102.062	102.062	102.062	101.862
8.625	102.435	102.435	102.435	102.435	102.235	9.000	102.435	102.435	102.435	102.435	102.235
8.750	102.808	102.808	102.808	102.808	102.608	9.125	102.808	102.808	102.808	102.808	102.608
8.875	103.183	103.183	103.183	103.183	102.983	9.250	103.183	103.183	103.183	103.183	102.983
9.000	103.558	103.558	103.558	103.558	103.358	9.375	103.558	103.558	103.558	103.558	103.358
9.125	103.933	103.933	103.933	103.933	103.733	9.500	103.933	103.933	103.933	103.933	103.733
9.250	104.307	104.307	104.307	104.307	104.107	9.625	104.307	104.307	104.307	104.307	104.107
9.375	104.681	104.681	104.681	104.681	104.481	9.750	104.681	104.681	104.681	104.681	104.481
9.500	105.054	105.054	105.054	105.054	104.854	9.875	105.054	105.054	105.054	105.054	104.854
9.625	105.419	105.419	105.419	105.419	105.219	10.000	105.419	105.419	105.419	105.419	105.219
9.750	105.783	105.783	105.783	105.783	105.583	10.125	105.783	105.783	105.783	105.783	105.583
9.875	106.140	106.140	106.140	106.140	105.940	10.250	106.140	106.140	106.140	106.140	105.940
10.000	106.497	106.497	106.497	106.497	106.297	10.375	106.497	106.497	106.497	106.497	106.297
10.125	106.747	106.747	106.747	106.747	106.547	10.500	106.747	106.747	106.747	106.747	106.547
10.250	106.997	106.997	106.997	106.997	106.797	10.625	106.997	106.997	106.997	106.997	106.797
10.375	107.247	107.247	107.247	107.247	107.047	10.750	107.247	107.247	107.247	107.247	107.047
10.500	107.597	107.597	107.597	107.597	107.397	10.875	107.597	107.597	107.597	107.597	107.397
10.625	107.847	107.847	107.847	107.847	107.647	11.000	107.847	107.847	107.847	107.847	107.647
10.750	108.097	108.097	108.097	108.097	107.897	11.125	108.097	108.097	108.097	108.097	107.897
10.875	108.347	108.347	108.347	108.347	108.147	11.250	108.347	108.347	108.347	108.347	108.147
11.000	108.597	108.597	108.597	108.597	108.397	11.375	108.597	108.597	108.597	108.597	108.397
11.125	108.847	108.847	108.847	108.847	108.647	11.500	108.847	108.847	108.847	108.847	108.647
11.250	109.097	109.097	109.097	109.097	108.897	11.625	109.097	109.097	109.097	109.097	108.897
11.375	109.347	109.347	109.347	109.347	109.147	11.750	109.347	109.347	109.347	109.347	109.147

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	-0.500	-0.750	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