Change WHOLESALE

Non-QM Rate Sheet

Date: 1/7/2026 8:37

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/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

Date: 1/7/2026

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	107.812	107.612	107.612
9.250	107.562	107.362	107.362
9.125	107.312	107.112	107.112
9.000	107.062	106.862	106.862
8.990	107.062	106.862	106.862
8.875	106.812	106.612	106.612
8.750	106.562	106.362	106.362
8.625	106.312	106.112	106.112
8.500	106.062	105.862	105.862
8.375	105.812	105.612	105.612
8.250	105.562	105.362	105.362
8.125	105.312	105.112	105.112
8.000	105.062	104.862	104.862
7.990	105.062	104.862	104.862
7.875	104.780	104.580	104.580
7.750	104.499	104.299	104.299
7.625	104.187	103.987	103.987
7.500	103.874	103.674	103.674
7.375	103.499	103.299	103.299
7.250	103.124	102.924	102.924
7.125	102.749	102.549	102.549
7.000	102.374	102.174	102.174
6.990	102.374	102.174	102.174
6.875	101.937	101.737	101.737
6.750	101.499	101.299	101.299
6.625	101.062	100.862	100.862
6.500	100.624	100.424	100.424
6.375	100.124	99.924	99.924
6.250	99.624	99.424	99.424

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	1.125	1.000	0.875	0.875	0.750	0.625	-0.375	-2.375	-3.875
760-779	1.000	0.875	0.750	0.750	0.625	0.500	-0.500	-2.625	-4.375
740-759	0.875	0.750	0.625	0.625	0.500	0.375	-0.625	-2.875	-4.875
720-739	0.750	0.625	0.500	0.375	0.375	0.250	-0.750	-3.125	-5.375
700-719	0.625	0.500	0.375	0.125	0.125	-0.250	-1.000	-3.375	-
680-699	0.500	0.250	0.000	-0.250	-0.500	-0.500	-1.250	-	-
660-679	0.000	-0.250	-0.375	-1.000	-1.000	-1.250	-1.750	-	-
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	-	-	-	-	-
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	0.000	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)

	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: 1/7/2026

ALT-DOC ADVANTAGE/EXPANDED

30-Day Lock Period

NOTE RATE	5/6 SOFR ARM	10/6 SOFR ARM	FIXED 30 YR
10.000	106.912	106.712	106.712
9.875	106.662	106.462	106.462
9.750	106.412	106.212	106.212
9.625	106.162	105.962	105.962
9.500	105.912	105.712	105.712
9.375	105.662	105.462	105.462
9.250	105.412	105.212	105.212
9.125	105.162	104.962	104.962
9.000	104.912	104.712	104.712
8.875	104.662	104.462	104.462
8.750	104.412	104.212	104.212
8.625	104.162	103.962	103.962
8.500	103.912	103.712	103.712
8.375	103.662	103.462	103.462
8.250	103.412	103.212	103.212
8.125	103.162	102.962	102.962
8.000	102.912	102.712	102.712
7.875	102.630	102.430	102.430
7.750	102.349	102.149	102.149
7.625	102.037	101.837	101.837
7.500	101.724	101.524	101.524
7.375	101.349	101.149	101.149
7.250	100.974	100.774	100.774
7.125	100.599	100.399	100.399
7.000	100.224	100.024	100.024
6.875	99.787	99.587	99.587
6.750	99.349	99.149	99.149
6.625	98.912	98.711	98.711
6.500	98.474	98.274	98.274

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:	1/7/2026

Change WHOLESALE

ALT-DOC EXPRESS

30-Day Lock

5/6 SOFR ARM		30 Yr Fix & 10/6 SOFR ARM	
Rate	**30 day**	**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: 1/7/2026

Change WHOLESALE

INVESTOR DSCR PROGRAM

30-Day Lock Period

NOTE RATE	5/6 SOFR ARM	10/6 SOFR ARM	FIXED 30 YR
9.375	108.595	108.395	108.395
9.250	108.345	108.145	108.145
9.125	108.095	107.895	107.895
9.000	107.845	107.645	107.645
8.990	107.845	107.645	107.645
8.875	107.595	107.395	107.395
8.750	107.345	107.145	107.145
8.625	107.095	106.895	106.895
8.500	106.845	106.645	106.645
8.375	106.595	106.395	106.395
8.250	106.345	106.145	106.145
8.125	106.064	105.864	105.864
8.000	105.751	105.551	105.551
7.990	105.751	105.551	105.551
7.875	105.439	105.239	105.239
7.750	105.126	104.926	104.926
7.625	104.814	104.614	104.614
7.500	104.439	104.239	104.239
7.375	104.064	103.864	103.864
7.250	103.626	103.426	103.426
7.125	103.189	102.989	102.989
7.000	102.689	102.489	102.489
6.990	102.689	102.489	102.489
6.875	102.189	101.989	101.989
6.750	101.626	101.426	101.426
6.625	101.064	100.864	100.864
6.500	100.439	100.239	100.239
6.375	99.814	99.614	99.614
6.250	99.126	98.926	98.926

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	-1.000	-2.375
760-779	0.625	0.625	0.500	0.375	0.250	-0.500	-1.000	-2.625
740-759	0.625	0.625	0.500	0.375	0.250	-0.500	-1.125	-2.875
720-739	0.500	0.500	0.375	0.250	0.000	-0.625	-1.250	-
700-719	0.375	0.375	0.250	0.000	-0.250	-1.125	-1.500	-
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	1.125	1.125	1.125	1.125	1.125	1.125	0.875	0.875
4 year	1.000	1.000	1.000	1.000	1.000	1.000	0.625	0.625
3 year	0.875	0.875	0.875	0.875	0.875	0.875	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: 1/7/2026

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	107.845	107.645	107.645
9.875	107.595	107.395	107.395
9.750	107.345	107.145	107.145
9.625	107.095	106.895	106.895
9.500	106.845	106.645	106.645
9.375	106.595	106.395	106.395
9.250	106.345	106.145	106.145
9.125	106.095	105.895	105.895
9.000	105.845	105.645	105.645
8.875	105.595	105.395	105.395
8.750	105.345	105.145	105.145
8.625	105.095	104.895	104.895
8.500	104.845	104.645	104.645
8.375	104.595	104.395	104.395
8.250	104.345	104.145	104.145
8.125	104.064	103.864	103.864
8.000	103.751	103.551	103.551
7.875	103.439	103.239	103.239
7.750	103.126	102.926	102.926
7.625	102.814	102.614	102.614
7.500	102.439	102.239	102.239
7.375	102.064	101.864	101.864
7.250	101.626	101.426	101.426
7.125	101.189	100.989	100.989
7.000	100.689	100.489	100.489
6.875	100.189	99.989	99.989
6.750	99.626	99.426	99.426
6.625	99.064	98.864	98.864
6.500	98.439	98.239	98.239

PRICE ADJUSTMENTS

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

		00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%
Loan Balance LLPAs	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

		00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%
Loan Type LLPAs	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

		00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%
Property Type LLPAs	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	-

		00.01-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%
PREPAYMENT PENALTY LLPAs	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

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

	EXTENSION FEES:	NOTES
LOCK/PRICING 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)**

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

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.

Note: Rates & pricing subject to change without prior notificaton

Date: **1/7/2026**

Change WHOLESALE

DATE 1/7/2026

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%
	$2,5000,001 - $5,000,000	0.50%

Appriasal 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%

APPRAISAL SCORING*

Property Condition	Scoring
C1-C2	0
C3-C4	1
C5	2

Market Growth	Scoring
Rapid	0
Stable	0
Slow	1

Property Location Type	Scoring
Urban	0
Suburban	0
Rural	Ineligible

Property Location Built-Up	Scoring
Over 75%	0
25%-75%	1
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

MAX LTV/CLTV*

Property Condition	MAX LTV
C1-C2	70%
C3	65%
C4	60%
C5	55%
C6	Not Permitted

Market Growth	MAX LTV
Rapid	70%
Stable	65%
Slow	60%

Property Location Type	MAX LTV
Urban	70%
Suburban	65%
Rural	Ineligible

Property Location Built-Up	MAX LTV
Over 75%	70%
25%-75%	65%
under 25%	60%

Present Land Use	MAX LTV
One-Unit	70%
2-4 Unit	65%
Other/FL Condo	60%

Loan Size (1st Lien)	MAX LTV
≤ $2,500,000	70%
$2,5000,001 - $5,000,000	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 eligiblity 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.

Change WHOLESALE

DATE 1/7/2026

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	98.123	98.123	98.123	98.123	97.923	7.750	98.123	98.123	98.123	98.123	97.923
7.500	98.572	98.572	98.572	98.572	98.372	7.875	98.572	98.572	98.572	98.572	98.372
7.625	99.025	99.025	99.025	99.025	98.825	8.000	99.025	99.025	99.025	99.025	98.825
7.750	99.474	99.474	99.474	99.474	99.274	8.125	99.474	99.474	99.474	99.474	99.274
7.875	99.927	99.927	99.927	99.927	99.727	8.250	99.927	99.927	99.927	99.927	99.727
8.000	100.479	100.479	100.479	100.479	100.279	8.375	100.479	100.479	100.479	100.479	100.279
8.125	100.925	100.925	100.925	100.925	100.725	8.500	100.925	100.925	100.925	100.925	100.725
8.250	101.371	101.371	101.371	101.371	101.171	8.625	101.371	101.371	101.371	101.371	101.171
8.375	101.817	101.817	101.817	101.817	101.617	8.750	101.817	101.817	101.817	101.817	101.617
8.500	102.262	102.262	102.262	102.262	102.062	8.875	102.262	102.262	102.262	102.262	102.062
8.625	102.635	102.635	102.635	102.635	102.435	9.000	102.635	102.635	102.635	102.635	102.435
8.750	103.008	103.008	103.008	103.008	102.808	9.125	103.008	103.008	103.008	103.008	102.808
8.875	103.383	103.383	103.383	103.383	103.183	9.250	103.383	103.383	103.383	103.383	103.183
9.000	103.758	103.758	103.758	103.758	103.558	9.375	103.758	103.758	103.758	103.758	103.558
9.125	104.133	104.133	104.133	104.133	103.933	9.500	104.133	104.133	104.133	104.133	103.933
9.250	104.507	104.507	104.507	104.507	104.307	9.625	104.507	104.507	104.507	104.507	104.307
9.375	104.881	104.881	104.881	104.881	104.681	9.750	104.881	104.881	104.881	104.881	104.681
9.500	105.254	105.254	105.254	105.254	105.054	9.875	105.254	105.254	105.254	105.254	105.054
9.625	105.619	105.619	105.619	105.619	105.419	10.000	105.619	105.619	105.619	105.619	105.419
9.750	105.983	105.983	105.983	105.983	105.783	10.125	105.983	105.983	105.983	105.983	105.783
9.875	106.340	106.340	106.340	106.340	106.140	10.250	106.340	106.340	106.340	106.340	106.140
10.000	106.697	106.697	106.697	106.697	106.497	10.375	106.697	106.697	106.697	106.697	106.497
10.125	106.947	106.947	106.947	106.947	106.747	10.500	106.947	106.947	106.947	106.947	106.747
10.250	107.197	107.197	107.197	107.197	106.997	10.625	107.197	107.197	107.197	107.197	106.997
10.375	107.447	107.447	107.447	107.447	107.247	10.750	107.447	107.447	107.447	107.447	107.247
10.500	107.797	107.797	107.797	107.797	107.597	10.875	107.797	107.797	107.797	107.797	107.597
10.625	108.047	108.047	108.047	108.047	107.847	11.000	108.047	108.047	108.047	108.047	107.847
10.750	108.297	108.297	108.297	108.297	108.097	11.125	108.297	108.297	108.297	108.297	108.097
10.875	108.547	108.547	108.547	108.547	108.347	11.250	108.547	108.547	108.547	108.547	108.347
11.000	108.797	108.797	108.797	108.797	108.597	11.375	108.797	108.797	108.797	108.797	108.597
11.125	109.047	109.047	109.047	109.047	108.847	11.500	109.047	109.047	109.047	109.047	108.847
11.250	109.297	109.297	109.297	109.297	109.097	11.625	109.297	109.297	109.297	109.297	109.097
11.375	109.547	109.547	109.547	109.547	109.347	11.750	109.547	109.547	109.547	109.547	109.347

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