Change WHOLESALE

Non-QM Rate Sheet

Date: 1/30/2026 7:55

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: 1/30/2026

Change WHOLESALE

ALT-DOC PRIME PROGRAM

30-Day Lock Period

NOTE RATE	5/6 SOFR ARM	10/6 SOFR ARM	FIXED 30 YR
9.000	107.367	107.167	107.167
8.990	107.367	107.167	107.167
8.875	107.117	106.917	106.917
8.750	106.867	106.667	106.667
8.625	106.617	106.417	106.417
8.500	106.367	106.167	106.167
8.375	106.117	105.917	105.917
8.250	105.867	105.667	105.667
8.125	105.617	105.417	105.417
8.000	105.367	105.167	105.167
7.990	105.367	105.167	105.167
7.875	105.085	104.885	104.885
7.750	104.804	104.604	104.604
7.625	104.492	104.292	104.292
7.500	104.179	103.979	103.979
7.375	103.804	103.604	103.604
7.250	103.429	103.229	103.229
7.125	103.054	102.854	102.854
7.000	102.679	102.479	102.479
6.990	102.679	102.479	102.479
6.875	102.242	102.042	102.042
6.750	101.804	101.604	101.604
6.625	101.367	101.167	101.167
6.500	100.929	100.729	100.729
6.375	100.429	100.229	100.229
6.250	99.929	99.729	99.729
6.125	99.367	99.166	99.166
6.000	98.804	98.604	98.604
5.990	98.804	98.604	98.604
5.875	98.179	97.979	97.979

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	1.250	1.125	1.000	1.000	0.875	0.625	-0.375	-2.375	-3.875
760-779	1.125	1.000	0.875	0.875	0.750	0.500	-0.500	-2.625	-4.375
740-759	1.000	0.875	0.875	0.750	0.625	0.375	-0.625	-2.875	-4.875
720-739	1.000	0.875	0.750	0.625	0.500	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	-0.125	-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	-0.875	-0.875	-0.875	-0.875	-0.875	-1.000	-1.000	-	-
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: 1/30/2026

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	107.117	106.917	106.917
9.875	106.867	106.667	106.667
9.750	106.617	106.417	106.417
9.625	106.367	106.167	106.167
9.500	106.117	105.917	105.917
9.375	105.867	105.667	105.667
9.250	105.617	105.417	105.417
9.125	105.367	105.167	105.167
9.000	105.117	104.917	104.917
8.875	104.867	104.667	104.667
8.750	104.617	104.417	104.417
8.625	104.367	104.167	104.167
8.500	104.117	103.917	103.917
8.375	103.867	103.667	103.667
8.250	103.617	103.417	103.417
8.125	103.367	103.167	103.167
8.000	103.117	102.917	102.917
7.875	102.835	102.635	102.635
7.750	102.554	102.354	102.354
7.625	102.242	102.042	102.042
7.500	101.929	101.729	101.729
7.375	101.554	101.354	101.354
7.250	101.179	100.979	100.979
7.125	100.804	100.604	100.604
7.000	100.429	100.229	100.229
6.875	99.992	99.792	99.792
6.750	99.554	99.354	99.354
6.625	99.117	98.916	98.916
6.500	98.679	98.479	98.479

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	1.000	0.750	0.625	0.500	0.250	0.125	-0.250	-2.375	-4.250
760-779	0.875	0.750	0.625	0.375	0.125	0.000	-0.375	-2.500	-4.375
740-759	0.750	0.625	0.500	0.375	0.125	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:	1/30/2026

Change WHOLESALE

ALT-DOC EXPRESS

30-Day Lock

5/6 SOFR ARM Rate	5/6 SOFR ARM 30 day	30 Yr Fix & 10/6 SOFR ARM Rate	30 Yr Fix & 10/6 SOFR ARM 30 day
6.750%	99.063	**6.875%**	99.063
6.875%	99.375	**7.000%**	99.375
7.000%	99.688	**7.125%**	99.688
7.125%	100.000	**7.250%**	100.000
7.250%	100.313	**7.375%**	100.313
7.375%	100.625	**7.500%**	100.625
7.500%	100.938	**7.625%**	100.938
7.625%	101.250	**7.750%**	101.250
7.750%	101.563	**7.875%**	101.563
7.875%	101.875	**8.000%**	101.875
8.000%	102.188	**8.125%**	102.188
8.125%	102.500	**8.250%**	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+	1.000	0.750	0.500	0.250	-0.125	-0.375	-1.500
740-779	0.875	0.625	0.375	0.000	-0.250	-0.500	-1.625
720-739	0.750	0.500	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

Date: 1/30/2026

Change WHOLESALE

INVESTOR DSCR PROGRAM

30-Day Lock Period

NOTE RATE	5/6 SOFR ARM	10/6 SOFR ARM	FIXED 30 YR
9.000	108.335	108.135	108.135
8.990	108.335	108.135	108.135
8.875	108.085	107.885	107.885
8.750	107.835	107.635	107.635
8.625	107.585	107.385	107.385
8.500	107.335	107.135	107.135
8.375	107.085	106.885	106.885
8.250	106.835	106.635	106.635
8.125	106.554	106.354	106.354
8.000	106.241	106.041	106.041
7.990	106.241	106.041	106.041
7.875	105.929	105.729	105.729
7.750	105.616	105.416	105.416
7.625	105.304	105.104	105.104
7.500	104.929	104.729	104.729
7.375	104.554	104.354	104.354
7.250	104.116	103.916	103.916
7.125	103.679	103.479	103.479
7.000	103.179	102.979	102.979
6.990	103.179	102.979	102.979
6.875	102.679	102.479	102.479
6.750	102.116	101.916	101.916
6.625	101.554	101.354	101.354
6.500	100.929	100.729	100.729
6.375	100.304	100.104	100.104
6.250	99.616	99.416	99.416
6.125	98.928	98.728	98.728
6.000	98.241	98.041	98.041
5.990	98.241	98.041	98.041
5.875	97.491	97.291	97.291

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	1.000	0.875	0.750	0.625	0.375	-0.375	-1.000	-2.375
760-779	0.875	0.750	0.625	0.500	0.250	-0.500	-1.000	-2.625
740-759	0.750	0.625	0.500	0.375	0.125	-0.500	-1.125	-2.875
720-739	0.625	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	1.250	1.250	1.250	1.250	1.250	1.125	0.875	0.875
4 year	1.125	1.125	1.125	1.125	1.125	1.125	0.625	0.625
3 year	1.000	1.000	1.000	1.000	0.875	0.875	0.375	0.375
2 year	-0.125	-0.125	-0.125	-0.125	-0.125	-0.250	-0.500	-0.625
1 year	-0.500	-0.500	-0.500	-0.500	-0.750	-0.750	-0.750	-0.875
No Prepay Penalty	-1.500	-1.500	-1.500	-1.500	-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: 1/30/2026

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	108.085	107.885	107.885
9.875	107.835	107.635	107.635
9.750	107.585	107.385	107.385
9.625	107.335	107.135	107.135
9.500	107.085	106.885	106.885
9.375	106.835	106.635	106.635
9.250	106.585	106.385	106.385
9.125	106.335	106.135	106.135
9.000	106.085	105.885	105.885
8.875	105.835	105.635	105.635
8.750	105.585	105.385	105.385
8.625	105.335	105.135	105.135
8.500	105.085	104.885	104.885
8.375	104.835	104.635	104.635
8.250	104.585	104.385	104.385
8.125	104.304	104.104	104.104
8.000	103.991	103.791	103.791
7.875	103.679	103.479	103.479
7.750	103.366	103.166	103.166
7.625	103.054	102.854	102.854
7.500	102.679	102.479	102.479
7.375	102.304	102.104	102.104
7.250	101.866	101.666	101.666
7.125	101.429	101.229	101.229
7.000	100.929	100.729	100.729
6.875	100.429	100.229	100.229
6.750	99.866	99.666	99.666
6.625	99.304	99.104	99.104
6.500	98.679	98.479	98.479

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 ≥ 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**

Community Mortgage

30 Year Fixed

RATE	30-Day Price
8.375%	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%	**8.625%**	**100.000**	**1.00%**
≥ 70%	**8.625%**	**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 1/30/2026

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 1/30/2026

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	98.423	98.423	98.423	98.423	98.223	7.750	98.423	98.423	98.423	98.423	98.223
7.500	98.872	98.872	98.872	98.872	98.672	7.875	98.872	98.872	98.872	98.872	98.672
7.625	99.325	99.325	99.325	99.325	99.125	8.000	99.325	99.325	99.325	99.325	99.125
7.750	99.774	99.774	99.774	99.774	99.574	8.125	99.774	99.774	99.774	99.774	99.574
7.875	100.227	100.227	100.227	100.227	100.027	8.250	100.227	100.227	100.227	100.227	100.027
8.000	100.779	100.779	100.779	100.779	100.579	8.375	100.779	100.779	100.779	100.779	100.579
8.125	101.225	101.225	101.225	101.225	101.025	8.500	101.225	101.225	101.225	101.225	101.025
8.250	101.671	101.671	101.671	101.671	101.471	8.625	101.671	101.671	101.671	101.671	101.471
8.375	102.117	102.117	102.117	102.117	101.917	8.750	102.117	102.117	102.117	102.117	101.917
8.500	102.562	102.562	102.562	102.562	102.362	8.875	102.562	102.562	102.562	102.562	102.362
8.625	102.935	102.935	102.935	102.935	102.735	9.000	102.935	102.935	102.935	102.935	102.735
8.750	103.308	103.308	103.308	103.308	103.108	9.125	103.308	103.308	103.308	103.308	103.108
8.875	103.683	103.683	103.683	103.683	103.483	9.250	103.683	103.683	103.683	103.683	103.483
9.000	104.058	104.058	104.058	104.058	103.858	9.375	104.058	104.058	104.058	104.058	103.858
9.125	104.433	104.433	104.433	104.433	104.233	9.500	104.433	104.433	104.433	104.433	104.233
9.250	104.807	104.807	104.807	104.807	104.607	9.625	104.807	104.807	104.807	104.807	104.607
9.375	105.181	105.181	105.181	105.181	104.981	9.750	105.181	105.181	105.181	105.181	104.981
9.500	105.554	105.554	105.554	105.554	105.354	9.875	105.554	105.554	105.554	105.554	105.354
9.625	105.919	105.919	105.919	105.919	105.719	10.000	105.919	105.919	105.919	105.919	105.719
9.750	106.283	106.283	106.283	106.283	106.083	10.125	106.283	106.283	106.283	106.283	106.083
9.875	106.640	106.640	106.640	106.640	106.440	10.250	106.640	106.640	106.640	106.640	106.440
10.000	106.997	106.997	106.997	106.997	106.797	10.375	106.997	106.997	106.997	106.997	106.797
10.125	107.247	107.247	107.247	107.247	107.047	10.500	107.247	107.247	107.247	107.247	107.047
10.250	107.497	107.497	107.497	107.497	107.297	10.625	107.497	107.497	107.497	107.497	107.297
10.375	107.747	107.747	107.747	107.747	107.547	10.750	107.747	107.747	107.747	107.747	107.547
10.500	108.097	108.097	108.097	108.097	107.897	10.875	108.097	108.097	108.097	108.097	107.897
10.625	108.347	108.347	108.347	108.347	108.147	11.000	108.347	108.347	108.347	108.347	108.147
10.750	108.597	108.597	108.597	108.597	108.397	11.125	108.597	108.597	108.597	108.597	108.397
10.875	108.847	108.847	108.847	108.847	108.647	11.250	108.847	108.847	108.847	108.847	108.647
11.000	109.097	109.097	109.097	109.097	108.897	11.375	109.097	109.097	109.097	109.097	108.897
11.125	109.347	109.347	109.347	109.347	109.147	11.500	109.347	109.347	109.347	109.347	109.147
11.250	109.597	109.597	109.597	109.597	109.397	11.625	109.597	109.597	109.597	109.597	109.397
11.375	109.847	109.847	109.847	109.847	109.647	11.750	109.847	109.847	109.847	109.847	109.647

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