



## Non-QM Rate Sheet

Date: 6/8/2026 7:30

### 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 Lending, LLC  
ISAOA/ATIMA  
175 N. Riverview Dr., Suite C  
Anaheim, CA 92808

### Loss Payee

#### *Non-Traditional Products*

Change Home Mortgage  
c/o Shellpoint Mortgage Servicing  
ISAOA/ATIMA  
P.O. 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, where available

\*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/Liquid 360.**  
**Price caps, where applicable, apply prior to LPC adjustment.**

### Support

[Concierge@ChangeWholesale.com](mailto: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 EXPRESS

## 30-Day Lock

### 5/6 SOFR ARM

### 30 Yr Fix & 10/6 SOFR ARM

| Rate   | 30 day  |
|--------|---------|
| 7.125% | 99.063  |
| 7.250% | 99.375  |
| 7.375% | 99.688  |
| 7.490% | 100.000 |
| 7.500% | 100.000 |
| 7.625% | 100.313 |
| 7.750% | 100.625 |
| 7.875% | 100.938 |
| 7.990% | 101.250 |
| 8.000% | 101.250 |
| 8.125% | 101.563 |
| 8.250% | 101.875 |
| 8.375% | 102.188 |
| 8.490% | 102.500 |
| 8.500% | 102.500 |

| Rate   | 30 day  |
|--------|---------|
| 7.250% | 99.063  |
| 7.375% | 99.375  |
| 7.490% | 99.688  |
| 7.500% | 99.688  |
| 7.625% | 100.000 |
| 7.750% | 100.313 |
| 7.875% | 100.625 |
| 7.990% | 100.938 |
| 8.000% | 100.938 |
| 8.125% | 101.250 |
| 8.250% | 101.563 |
| 8.375% | 101.875 |
| 8.490% | 102.188 |
| 8.500% | 102.188 |
| 8.625% | 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   | 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       |
| *Max Price Cap applied after LLPA, and before LPC adjustment                              |                        |             |             |             | ARM Margin: | 4.50        | 4.50        |
| LOCK EXTENSIONS   | Prepayment Term        |             | Min Price   |             | Max Price*  |             |             |
| 5 Days = -0.075; 10 Days = -0.150; 15 Days = -0.225;<br>20 Days = -0.30; 30 Days = -0.450 | No PPP                 |             | 95.000      |             | 101.000     |             |             |
|   | 1 Yr PPP               |             | 95.000      |             | 101.000     |             |             |
|   | 2 Yr PPP               |             | 95.000      |             | 101.250     |             |             |
|   | 3-5 Yr PPP             |             | 95.000      |             | 101.500     |             |             |

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        |   |   |           |            |           |           |           |           |           |
|-----------|--------------|---------------|-------------|--------------------------|---|---|-----------|------------|-----------|-----------|-----------|-----------|-----------|
| 8.625     | 105.865      | 105.665       | 105.665     | 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% |
| 8.500     | 105.615      | 105.415       | 105.415     |                          | >=780   | 1.375   | 1.375     | 1.250      | 1.000     | 0.625     | 0.125     | -0.375    | -2.375    |
| 8.490     | 105.615      | 105.415       | 105.415     |                          | 760-779   | 1.250   | 1.250     | 1.125      | 1.000     | 0.625     | 0.000     | -0.500    | -2.625    |
| 8.375     | 105.365      | 105.165       | 105.165     |                          | 740-759   | 1.125   | 1.125     | 1.000      | 0.875     | 0.500     | -0.125    | -0.625    | -2.875    |
| 8.250     | 105.115      | 104.915       | 104.915     |                          | 720-739   | 1.000   | 1.000     | 0.875      | 0.750     | 0.375     | -0.250    | -0.750    | -         |
| 8.125     | 104.834      | 104.634       | 104.634     |                          | 700-719   | 0.875   | 0.875     | 0.750      | 0.625     | 0.250     | -0.375    | -1.000    | -         |
| 8.000     | 104.521      | 104.321       | 104.321     |                          | 680-699   | 0.000   | -0.250    | -0.250     | -0.375    | -0.500    | -1.250    | -         | -         |
| 7.990     | 104.521      | 104.321       | 104.321     |                          | 660-679   | -0.750  | -0.750    | -0.750     | -0.875    | -1.000    | -         | -         | -         |
| 7.875     | 104.209      | 104.009       | 104.009     |                          |   |   |           |            |           |           |           |           |           |
| 7.750     | 103.896      | 103.696       | 103.696     |                          |   |   |           |            |           |           |           |           |           |
| 7.625     | 103.584      | 103.384       | 103.384     | Loan Balance LLPAs       | UPB <=\$250k  | -0.125  | -0.125    | -0.125     | -0.125    | -0.125    | -0.125    | -0.125    | -0.250    |
| 7.500     | 103.209      | 103.009       | 103.009     |                          | UPB >\$250k, <=\$1,500,000  | 0.125   | 0.125     | 0.125      | 0.125     | 0.125     | 0.125     | 0.000     | -0.375    |
| 7.490     | 103.209      | 103.009       | 103.009     |                          | UPB >\$1,500,000  | -0.250  | -0.250    | -0.250     | -0.250    | -0.375    | -0.500    | -0.750    | -         |
| 7.375     | 102.834      | 102.634       | 102.634     |                          |   |   |           |            |           |           |           |           |           |
| 7.250     | 102.396      | 102.196       | 102.196     | Loan Type LLPAs          | Interest Only   | -0.125  | -0.125    | -0.250     | -0.250    | -0.250    | -0.250    | -0.250    | -         |
| 7.125     | 101.959      | 101.759       | 101.759     |                          | Escrow Waiver   | -0.125  | -0.125    | -0.125     | -0.125    | -0.125    | -0.125    | -0.125    | -         |
| 7.000     | 101.459      | 101.259       | 101.259     |                          | Purchase  | 0.000   | 0.000     | 0.000      | 0.000     | 0.000     | 0.000     | 0.000     | 0.000     |
| 6.990     | 101.459      | 101.259       | 101.259     |                          | Cashout / Debt Consolidation  | -0.375  | -0.375    | -0.375     | -0.375    | -0.375    | -0.500    | -         | -         |
| 6.875     | 100.959      | 100.759       | 100.759     |                          | Rate Refi   | 0.000   | 0.000     | 0.000      | 0.000     | 0.000     | 0.000     | 0.000     | -         |
| 6.750     | 100.396      | 100.196       | 100.196     |                          |   |   |           |            |           |           |           |           |           |
| 6.625     | 99.834       | 99.634        | 99.634      | Property Type LLPAs      | Warrantable Condo (Attached)  | -0.125  | -0.125    | -0.250     | -0.250    | -0.375    | -0.500    | -         | -         |
| 6.500     | 99.209       | 99.009        | 99.009      |                          | Multi Unit  | -0.250  | -0.250    | -0.250     | -0.250    | -0.250    | -0.250    | -0.250    | -         |
| 6.490     | 99.209       | 99.009        | 99.009      |                          | Non-Warrantable Condo   | -0.375  | -0.375    | -0.500     | -0.500    | -0.625    | -0.750    | -         | -         |
| 6.375     | 98.584       | 98.384        | 98.384      |                          | Florida Condo (Additional LLPA)   | 0.000   | -0.125    | -0.125     | -0.250    | -0.250    | -         | -         | -         |
| 6.250     | 97.896       | 97.696        | 97.696      |                          | Short Term Rental   | -0.375  | -0.375    | -0.375     | -0.375    | -0.375    | -0.500    | -0.500    | -         |
| 6.125     | 97.208       | 97.008        | 97.008      |                          |   |   |           |            |           |           |           |           |           |
| 6.000     | 96.521       | 96.321        | 96.321      | PREPAYMENT PENALTY (PPP) | 5 year  | 2.000   | 2.000     | 2.000      | 2.000     | 2.000     | 2.000     | 1.625     | 1.125     |
| 5.990     | 96.521       | 96.321        | 96.321      |                          | 4 year  | 1.875   | 1.875     | 1.875      | 1.875     | 1.875     | 1.875     | 1.625     | 1.000     |
| 5.875     | 95.771       | 95.571        | 95.571      |                          | 3 year  | 1.750   | 1.750     | 1.750      | 1.750     | 1.750     | 1.750     | 1.250     | 0.875     |
| 5.750     | 95.021       | 94.821        | 94.821      |                          | 2 year  | 0.625   | 0.625     | 0.625      | 0.625     | 0.625     | 0.625     | 0.500     | -0.125    |
|           |              |               |             |                          | 1 year  | 0.375   | 0.375     | 0.375      | 0.375     | 0.375     | 0.375     | 0.250     | -0.875    |
|           |              |               |             |                          | No Prepay Penalty   | -1.250  | -1.250    | -1.250     | -1.250    | -1.250    | -1.250    | -1.250    | -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   | 0.375   | 0.375     | 0.375      | 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:<br>5 Days = -0.075; 10 Days = -0.150<br>15 Days = -0.225; 20 Days = -0.30<br>30 Days = -0.450 | NOTES<br>*Max Price Cap applied after LLPA, and before LPC adjustment |           |            |           |           |           |           |           |
|           |              |               |             |                          | MIN/MAX PRICES  | Prepayment Term   | Min Price | Max Price* |           |           |           |           |           |
|           |              |               |             | No PPP                   |   | 95.000  | 101.000   |            |           |           |           |           |           |
|           |              |               |             | 1 Yr PPP                 |   | 95.000  | 101.000   |            |           |           |           |           |           |
|           |              |               |             | 2 Yr PPP                 |   | 95.000  | 101.250   |            |           |           |           |           |           |
|           |              |               |             | 3-5 Yr PPP               | 95.000  | 101.500   |           |            |           |           |           |           |           |



# FOREIGN NATIONAL DSCR PROGRAM

30-Day Lock Period

| NOTE RATE | 5/6 SOFR ARM | 10/6 SOFR ARM | FIXED 30 YR | PRICE ADJUSTMENTS               |                                   |  |        |        |        |        |        |        |
|-----------|--------------|---------------|-------------|---------------------------------|-----------------------------------|--|--------|--------|--------|--------|--------|--------|
| 9.250     | 104.865      | 104.665       | 104.665     | LTV LLPA                        |                                   |  |        |        |        |        |        |        |
| 9.125     | 104.615      | 104.415       | 104.415     |                                 |                                   |  |        |        |        |        |        |        |
| 9.000     | 104.365      | 104.165       | 104.165     |                                 |                                   |  |        |        |        |        |        |        |
| 8.990     | 104.365      | 104.165       | 104.165     |                                 |                                   |  |        |        |        |        |        |        |
| 8.875     | 104.115      | 103.915       | 103.915     |                                 | LTV                               | 0.000  | 0.000  | 0.000  | -0.250 | -0.500 | -1.000 |        |
| 8.750     | 103.865      | 103.665       | 103.665     |                                 |                                   |  |        |        |        |        |        |        |
| 8.625     | 103.615      | 103.415       | 103.415     |                                 |                                   |  |        |        |        |        |        |        |
| 8.500     | 103.365      | 103.165       | 103.165     |                                 | Loan Balance LLPAs                |  |        |        |        |        |        |        |
| 8.490     | 103.365      | 103.165       | 103.165     |                                 |                                   | UPB <=\$250k   | -0.125 | -0.125 | -0.125 | -0.125 | -0.125 | -0.125 |
| 8.375     | 103.115      | 102.915       | 102.915     |                                 | UPB >\$2,000,000                  | -0.250   | -0.250 | -0.250 | -0.250 | -0.500 | -0.750 |        |
| 8.250     | 102.865      | 102.665       | 102.665     | Loan Type LLPAs                 |                                   |  |        |        |        |        |        |        |
| 8.125     | 102.584      | 102.384       | 102.384     |                                 |                                   |  |        |        |        |        |        |        |
| 8.000     | 102.271      | 102.071       | 102.071     |                                 | Interest Only                     | -0.250   | -0.250 | -0.250 | -0.250 | -0.250 | -0.250 |        |
| 7.990     | 102.271      | 102.071       | 102.071     |                                 | Escrow Waiver                     | -0.125   | -0.125 | -0.125 | -0.125 | -0.125 | -0.125 |        |
| 7.875     | 101.959      | 101.759       | 101.759     |                                 | Purchase                          | 0.000  | 0.000  | 0.000  | 0.000  | 0.000  | 0.000  |        |
| 7.750     | 101.646      | 101.446       | 101.446     |                                 | Cashout / Debt Consolidation      | -0.500   | -0.500 | -0.500 | -0.500 | -0.500 | -      |        |
| 7.625     | 101.334      | 101.134       | 101.134     | Rate Refi                       | 0.000                             | 0.000  | 0.000  | 0.000  | 0.000  | 0.000  |        |        |
| 7.500     | 100.959      | 100.759       | 100.759     | Property Type LLPAs             |                                   |  |        |        |        |        |        |        |
| 7.490     | 100.959      | 100.759       | 100.759     |                                 |                                   |  |        |        |        |        |        |        |
| 7.375     | 100.584      | 100.384       | 100.384     |                                 | Warrantable Condo (Attached)      | -0.125   | -0.125 | -0.250 | -0.250 | -0.250 | -0.500 |        |
| 7.250     | 100.146      | 99.946        | 99.946      |                                 | Multi Unit                        | -0.250   | -0.250 | -0.250 | -0.250 | -0.250 | -0.500 |        |
| 7.125     | 99.709       | 99.509        | 99.509      | Florida Condo (Additional LLPA) | 0.000                             | -0.125   | -0.125 | -0.250 | -0.250 | -      |        |        |
| 7.000     | 99.209       | 99.009        | 99.009      |                                 |                                   |  |        |        |        |        |        |        |
| 6.990     | 99.209       | 99.009        | 99.009      | PREPAYMENT PENALTY LLPAs        |                                   |  |        |        |        |        |        |        |
| 6.875     | 98.709       | 98.509        | 98.509      |                                 |                                   |  |        |        |        |        |        |        |
| 6.750     | 98.146       | 97.946        | 97.946      |                                 | 5 year                            | 0.625  | 0.625  | 0.625  | 0.625  | 0.625  | 0.625  |        |
| 6.625     | 97.584       | 97.384        | 97.384      |                                 | 4 year                            | 0.375  | 0.375  | 0.375  | 0.375  | 0.375  | 0.375  |        |
| 6.500     | 96.959       | 96.759        | 96.759      |                                 | 3 year                            | 0.125  | 0.125  | 0.125  | 0.125  | 0.125  | 0.125  |        |
| 6.490     | 96.959       | 96.759        | 96.759      |                                 | 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                      |                                   |  |        |        |        |        |        |        |
|           |              |               |             |                                 |                                   |  |        |        |        |        |        |        |
|           |              |               |             | DSCR ≥ 1.00                     | 0.000                             | 0.000  | 0.000  | 0.000  | 0.000  | 0.000  |        |        |
|           |              |               |             | LOCK/PRICING NOTES              |                                   |  |        |        |        |        |        |        |
|           |              |               |             |                                 |                                   |  |        |        |        |        |        |        |
|           |              |               |             | MIN/MAX PRICES                  |                                   |  |        |        |        |        |        |        |
|           |              |               |             |                                 |                                   |  |        |        |        |        |        |        |
|           |              |               |             |                                 | EXTENSION FEES:                   | NOTES  |        |        |        |        |        |        |
|           |              |               |             |                                 | 5 Days = -0.075; 10 Days = -0.150 | *Max Price Cap applied after LLPA, and before LPC adjustment |        |        |        |        |        |        |
|           |              |               |             |                                 | 15 Days = -0.225; 20 Days = -0.30 |  |        |        |        |        |        |        |
|           |              |               |             | 30 Days = -0.450                |                                   |  |        |        |        |        |        |        |
|           |              |               |             | Prepayment Term                 | Min Price                         | Max Price*   |        |        |        |        |        |        |
|           |              |               |             | No PPP                          | 95.000                            | 101.000  |        |        |        |        |        |        |
|           |              |               |             | 1 Yr PPP                        | 95.000                            | 101.000  |        |        |        |        |        |        |
|           |              |               |             | 2 Yr PPP                        | 95.000                            | 101.250  |        |        |        |        |        |        |
|           |              |               |             | 3-5 Yr PPP                      | 95.000                            | 101.500  |        |        |        |        |        |        |

**30 Year Fixed**

| RATE          | 30-Day Price  |
|---------------|---------------|
| <b>8.250%</b> | <b>99.250</b> |

For loans in the state of North Carolina, refer to NC section below.

**ADJUSTMENTS TO PRICE**

| FICO                             | ≤ 60%  | 60.01 - 65% | 65.01 - 70% | 70.01 - 75% | 75.01 - 80% |
|----------------------------------|--------|-------------|-------------|-------------|-------------|
| <b>740+</b>                      | 0.000  | -0.125      | -0.125      | -0.375      | -0.750      |
| <b>720-739</b>                   | 0.000  | -0.250      | -0.250      | -0.500      | -1.000      |
| <b>700-719</b>                   | 0.000  | -0.375      | -0.375      | -0.625      | -1.250      |
| <b>680-699</b>                   | 0.000  | -0.500      | -0.500      | -0.750      |             |
| <b>660-679</b>                   | -0.250 | -0.625      | -0.750      |             |             |
| <b>640-659</b>                   | -0.375 | -0.750      |             |             |             |
| Loan Balance                     | ≤ 60%  | 60.01 - 65% | 65.01 - 70% | 70.01 - 75% | 75.01 - 80% |
| <b>≤ \$1,000,000</b>             | 0.000  | 0.000       | 0.000       | 0.000       | 0.000       |
| <b>\$1,000,001 - \$2,500,000</b> | -0.250 | -0.250      | -0.250      | -0.250      | -0.250      |
| Purpose                          | ≤ 60%  | 60.01 - 65% | 65.01 - 70% | 70.01 - 75% | 75.01 - 80% |
| <b>Cash Out</b>                  | -0.250 | -0.250      | -0.250      | -0.250      |             |
| Property Type                    | ≤ 60%  | 60.01 - 65% | 65.01 - 70% | 70.01 - 75% | 75.01 - 80% |
| <b>Condominium (Attached)</b>    | -0.250 | -0.250      | -0.250      |             |             |
| <b>Non-Warrantable Condo*</b>    | -0.500 |             |             |             |             |

| Pricing Notes   | TPO Fee Information  | Buy-Up/Buy-Downs  |
|---|--|---|
| Borrower Paid Comp Only<br>MAX PRICE = 99.250           | Application Fee \$1,795<br>Credit Report (Per Borrower) Actual<br>Financial Literacy Education \$75 POC<br>Flood Check \$12<br>Tax Service \$69<br>Appraisal Desk Review \$250 | 2:1 Buy-Up options available in Pricer for Loans with LLPAs (not to exceed 99.250 Price).<br>Off-Sheet Buy-Up/Buy-Down Not Permitted. |
| Extensions  |  | Notes   |
| 5 Days = -0.075<br>10 Days = -0.150<br>15 Days = -0.225 |  | *Non-Warrantable Condo Max 50% LTV  |

**State Specific Pricing**

**North Carolina 30 Year Fixed**

| LTV/CLTV        | Rate          | 30-Day Price   | Origination Fee |
|-----------------|---------------|----------------|-----------------|
| <b>&lt; 70%</b> | <b>8.375%</b> | <b>100.000</b> | <b>0.75%</b>    |
| <b>≥ 70%</b>    | <b>8.375%</b> | <b>100.000</b> | <b>1.25%</b>    |

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% |

| APPRAISAL SCORING*     | 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**

| 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        | 97.723    | 97.723    | 97.723    | 97.723    | 97.523    | 7.750   | 97.723    | 97.723    | 97.723    | 97.723    | 97.523    |
| 7.500        | 98.172    | 98.172    | 98.172    | 98.172    | 97.972    | 7.875   | 98.172    | 98.172    | 98.172    | 98.172    | 97.972    |
| 7.625        | 98.625    | 98.625    | 98.625    | 98.625    | 98.425    | 8.000   | 98.625    | 98.625    | 98.625    | 98.625    | 98.425    |
| 7.750        | 99.074    | 99.074    | 99.074    | 99.074    | 98.874    | 8.125   | 99.074    | 99.074    | 99.074    | 99.074    | 98.874    |
| 7.875        | 99.527    | 99.527    | 99.527    | 99.527    | 99.327    | 8.250   | 99.527    | 99.527    | 99.527    | 99.527    | 99.327    |
| 8.000        | 100.079   | 100.079   | 100.079   | 100.079   | 99.879    | 8.375   | 100.079   | 100.079   | 100.079   | 100.079   | 99.879    |
| 8.125        | 100.525   | 100.525   | 100.525   | 100.525   | 100.325   | 8.500   | 100.525   | 100.525   | 100.525   | 100.525   | 100.325   |
| 8.250        | 100.971   | 100.971   | 100.971   | 100.971   | 100.771   | 8.625   | 100.971   | 100.971   | 100.971   | 100.971   | 100.771   |
| 8.375        | 101.417   | 101.417   | 101.417   | 101.417   | 101.217   | 8.750   | 101.417   | 101.417   | 101.417   | 101.417   | 101.217   |
| 8.500        | 101.862   | 101.862   | 101.862   | 101.862   | 101.662   | 8.875   | 101.862   | 101.862   | 101.862   | 101.862   | 101.662   |
| 8.625        | 102.235   | 102.235   | 102.235   | 102.235   | 102.035   | 9.000   | 102.235   | 102.235   | 102.235   | 102.235   | 102.035   |
| 8.750        | 102.608   | 102.608   | 102.608   | 102.608   | 102.408   | 9.125   | 102.608   | 102.608   | 102.608   | 102.608   | 102.408   |
| 8.875        | 102.983   | 102.983   | 102.983   | 102.983   | 102.783   | 9.250   | 102.983   | 102.983   | 102.983   | 102.983   | 102.783   |
| 9.000        | 103.358   | 103.358   | 103.358   | 103.358   | 103.158   | 9.375   | 103.358   | 103.358   | 103.358   | 103.358   | 103.158   |
| 9.125        | 103.733   | 103.733   | 103.733   | 103.733   | 103.533   | 9.500   | 103.733   | 103.733   | 103.733   | 103.733   | 103.533   |
| 9.250        | 104.107   | 104.107   | 104.107   | 104.107   | 103.907   | 9.625   | 104.107   | 104.107   | 104.107   | 104.107   | 103.907   |
| 9.375        | 104.481   | 104.481   | 104.481   | 104.481   | 104.281   | 9.750   | 104.481   | 104.481   | 104.481   | 104.481   | 104.281   |
| 9.500        | 104.854   | 104.854   | 104.854   | 104.854   | 104.654   | 9.875   | 104.854   | 104.854   | 104.854   | 104.854   | 104.654   |
| 9.625        | 105.219   | 105.219   | 105.219   | 105.219   | 105.019   | 10.000  | 105.219   | 105.219   | 105.219   | 105.219   | 105.019   |
| 9.750        | 105.583   | 105.583   | 105.583   | 105.583   | 105.383   | 10.125  | 105.583   | 105.583   | 105.583   | 105.583   | 105.383   |
| 9.875        | 105.940   | 105.940   | 105.940   | 105.940   | 105.740   | 10.250  | 105.940   | 105.940   | 105.940   | 105.940   | 105.740   |
| 10.000       | 106.297   | 106.297   | 106.297   | 106.297   | 106.097   | 10.375  | 106.297   | 106.297   | 106.297   | 106.297   | 106.097   |
| 10.125       | 106.547   | 106.547   | 106.547   | 106.547   | 106.347   | 10.500  | 106.547   | 106.547   | 106.547   | 106.547   | 106.347   |
| 10.250       | 106.797   | 106.797   | 106.797   | 106.797   | 106.597   | 10.625  | 106.797   | 106.797   | 106.797   | 106.797   | 106.597   |
| 10.375       | 107.047   | 107.047   | 107.047   | 107.047   | 106.847   | 10.750  | 107.047   | 107.047   | 107.047   | 107.047   | 106.847   |
| 10.500       | 107.397   | 107.397   | 107.397   | 107.397   | 107.147   | 10.875  | 107.397   | 107.397   | 107.397   | 107.397   | 107.147   |
| 10.625       | 107.647   | 107.647   | 107.647   | 107.647   | 107.497   | 11.000  | 107.647   | 107.647   | 107.647   | 107.647   | 107.497   |
| 10.750       | 107.897   | 107.897   | 107.897   | 107.897   | 107.697   | 11.125  | 107.897   | 107.897   | 107.897   | 107.897   | 107.697   |
| 10.875       | 108.147   | 108.147   | 108.147   | 108.147   | 107.947   | 11.250  | 108.147   | 108.147   | 108.147   | 108.147   | 107.947   |
| 11.000       | 108.397   | 108.397   | 108.397   | 108.397   | 108.197   | 11.375  | 108.397   | 108.397   | 108.397   | 108.397   | 108.197   |
| 11.125       | 108.647   | 108.647   | 108.647   | 108.647   | 108.447   | 11.500  | 108.647   | 108.647   | 108.647   | 108.647   | 108.447   |
| 11.250       | 108.897   | 108.897   | 108.897   | 108.897   | 108.697   | 11.625  | 108.897   | 108.897   | 108.897   | 108.897   | 108.697   |
| 11.375       | 109.147   | 109.147   | 109.147   | 109.147   | 108.947   | 11.750  | 109.147   | 109.147   | 109.147   | 109.147   | 108.947   |

**Closed End Second Price Adjustments**

**Standard Doc CLTV/FICO LLPA**

| Standard Doc LTV/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 |
|----------------------------|-----------|--------|----------|----------|----------|----------|----------|----------|----------|----------|
|                            | 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**

| Alt Doc LTV/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 |
|-----------------------|-----------|--------|----------|----------|----------|----------|----------|----------|----------|----------|
|                       | 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)**

| DTI           | 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 |
|---------------|---------------------|--------|----------|----------|----------|----------|----------|----------|----------|----------|
|               | <= 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   | -0.375   | -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       | 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    |
| Occupancy     | \$350,001 - 500,000 | 0.375  | 0.375    | 0.375    | 0.375    | 0.375    | 0.375    | 0.375    | 0.000    | NA       |
|               | 2nd Home            | -1.000 | -1.000   | -1.000   | -1.000   | -1.000   | -1.000   | -1.000   | NA       | NA       |
| Property Type | Investor            | -1.875 | -1.875   | -2.375   | -2.875   | -3.375   | -4.000   | NA       | NA       | NA       |
|               | Condo               | -0.250 | -0.250   | -0.250   | -0.250   | -0.375   | -0.375   | -0.500   | NA       | NA       |
| State         | 2-4 Unit            | -0.500 | -0.500   | -0.500   | -0.500   | -0.500   | -0.500   | NA       | NA       | NA       |
|               | 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<br>15 Days = -0.225; 20 Days = -0.30<br>30 Days = -0.450 | Fee buy-out not available | Minimum Price = 97.00<br>Max Price = 101.00 (before LPC) | 4:00 PST Price Expire/Lock Request Cut-Off |