Non-QM Rate Sheet

Date: 11/13/2026 7:38

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 Liquid 360 program.

Broker Compensation

Lender Paid Compensation permitted on all programs, except Community Mortgage/Liquid 360.
Price caps, where applicable, apply prior to LPC and other post-lock adjustments (including extensions, concessions, re-lock fees)

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

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Date: 11/13/2026

ALT-DOC PRIME PROGRAM

Change WHOLESALE

30-Day Lock Period

NOTE RATE	5/6 SOFR ARM	10/6 SOFR ARM	FIXED 30 YR
9.750	106.270	106.420	106.420
9.625	106.051	106.201	106.201
9.500	105.801	105.951	105.951
9.490	105.801	105.951	105.951
9.375	105.551	105.701	105.701
9.250	105.301	105.451	105.451
9.125	105.051	105.201	105.201
9.000	104.801	104.951	104.951
8.990	104.801	104.951	104.951
8.875	104.551	104.701	104.701
8.750	104.238	104.388	104.388
8.625	103.894	104.044	104.044
8.500	103.519	103.669	103.669
8.490	103.519	103.669	103.669
8.375	103.144	103.294	103.294
8.250	102.707	102.857	102.857
8.125	102.269	102.419	102.419
8.000	101.800	101.950	101.950
7.990	101.800	101.950	101.950
7.875	101.332	101.482	101.482
7.750	100.832	100.982	100.982
7.625	100.238	100.388	100.388
7.500	99.551	99.701	99.701
7.490	99.551	99.701	99.701
7.375	98.863	99.013	99.013
7.250	97.988	98.138	98.138
7.125	97.113	97.263	97.263
7.000	96.051	96.201	96.201
6.990	96.051	96.201	96.201
6.875	94.988	95.138	95.138

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	0.750	0.625	0.500	0.250	0.000	-0.125	-2.000	-3.500
760-779	0.750	0.750	0.625	0.500	0.250	0.000	-0.250	-2.250	-4.000
740-759	0.625	0.625	0.500	0.375	0.125	-0.125	-0.375	-3.000	-5.000
720-739	0.625	0.625	0.375	0.125	0.000	-0.375	-1.125	-5.000	-6.500
700-719	0.375	0.375	0.125	0.000	-0.375	-0.750	-1.625	-7.000	-
680-699	0.250	0.125	-0.375	-0.500	-1.500	-2.875	-3.625	-	-
660-679	-0.250	-0.500	-1.000	-1.875	-2.875	-3.750	-4.875	-	-
640-659	-1.750	-1.750	-1.875	-2.500	-3.500	-4.375	-	-	-
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	-0.250	-0.250	-0.250	-0.250	-0.500	-0.500	-0.500	-0.750	-0.875
>$250k, <=$1.5mm	0.000	0.000	0.125	0.125	0.125	0.125	0.000	0.000	-0.250
>$1.5mm, <=$2.5mm	0.000	0.000	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-
>$2.5mm, <=$3.0mm	-0.375	-0.375	-0.375	-0.375	-0.500	-0.750	-1.000	-	-
>$3.0mm, <=$3.5mm	-0.875	-0.875	-0.875	-1.125	-1.250	-1.500	-	-	-

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 43.01 - 50	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.125	-0.125
DTI 50.01 - 55	-0.125	-0.125	-0.125	-0.125	-	-	-	-	-
Interest Only/Step Payment	-0.250	-0.250	-0.250	-0.375	-0.500	-0.500	-0.750	-1.500	-
Escrow Waiver	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.375	-0.375
Purchase	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.000	0.000
Cash-Out >=720	-0.250	-0.250	-0.375	-0.625	-0.750	-0.875	-1.250	-	-
Cash-Out <720	-0.375	-0.375	-0.500	-0.750	-0.875	-1.375	-	-	-
R/T Refi	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.375	-0.500	-0.750
Second Home Occ.	-0.125	-0.125	-0.125	-0.125	-0.250	-0.250	-0.375	-0.750	-
Investor Occ.	-0.125	-0.125	-0.125	-0.125	-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	-0.125	-0.125	-0.250	-0.375	-0.375	-0.500	-
Multi Unit	-0.250	-0.250	-0.250	-0.250	-0.375	-0.375	-0.500	-1.000	-
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	-	-
State: CT, IL	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.250	-1.000
State: FL	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.250	-0.500
State: NJ	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.250	-0.500
State: TX	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.250	-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)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.250	-0.375
Bank Statement	0.500	0.500	0.500	0.500	0.500	0.500	0.500	-0.500	-0.750
Profit and Loss	-0.625	-0.625	-0.625	-0.625	-0.625	-0.750	-0.875	-	-
Standard Full Doc	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
1099	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-0.750

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	0.750	0.750	0.750	0.750	0.750	0.750	0.750	0.750	-
4 year	0.500	0.500	0.500	0.500	0.500	0.500	0.375	0.375	-
3 year	0.500	0.500	0.500	0.500	0.500	0.500	0.125	0.125	-
2 year	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.375	-0.375	-
1 year	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.750	-0.750	-
No Prepay Penalty	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-

LOCK/PRICING NOTES

EXTENSION FEES:

5 Days = -0.075; 10 Days = -0.150
15 Days = -0.225; 20 Days = -0.30
30 Days = -0.450

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

NOTES

*Max Price Cap applied after LLPA, and before LPC/post-lock adjustments

Date: 11/13/2026

ALT-DOC ADVANTAGE/EXPANDED

30-Day Lock Period

NOTE RATE	5/6 SOFR ARM	10/6 SOFR ARM	FIXED 30 YR
9.750	103.478	103.278	103.278
9.625	103.228	103.028	103.028
9.500	102.978	102.778	102.778
9.490	102.978	102.778	102.778
9.375	102.728	102.528	102.528
9.250	102.478	102.278	102.278
9.125	102.197	101.997	101.997
9.000	101.915	101.715	101.715
8.990	101.915	101.715	101.715
8.875	101.603	101.403	101.403
8.750	101.290	101.090	101.090
8.625	100.978	100.778	100.778
8.500	100.603	100.403	100.403
8.490	100.603	100.403	100.403
8.375	100.228	100.028	100.028
8.250	99.790	99.590	99.590
8.125	99.353	99.153	99.153
8.000	98.915	98.715	98.715
7.990	98.915	98.715	98.715
7.875	98.415	98.215	98.215
7.750	97.884	97.684	97.684
7.625	97.322	97.122	97.122
7.500	96.728	96.528	96.528
7.490	96.728	96.528	96.528
7.375	96.103	95.903	95.903
7.250	95.478	95.278	95.278
7.125	94.790	94.590	94.590
7.000	94.103	93.903	93.903
6.990	94.103	93.903	93.903

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	-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	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:

5 Days = -0.075; 10 Days = -0.150
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

NOTES

*Max Price Cap applied after LLPA, and before LPC/post-lock adjustments

Date:	11/13/2026

Change WHOLESALE

ALT-DOC EXPRESS

30-Day Lock

5/6 SOFR ARM

Rate	30 day
7.625%	99.063
7.750%	99.375
7.875%	99.688
7.990%	100.000
8.000%	100.000
8.125%	100.313
8.250%	100.625
8.375%	100.938
8.490%	101.250
8.500%	101.250
8.625%	101.563
8.750%	101.875
8.875%	102.188
8.990%	102.500
9.000%	102.500

30 Yr Fix & 10/6 SOFR ARM

Rate	30 day
7.750%	99.063
7.875%	99.375
7.990%	99.688
8.000%	99.688
8.125%	100.000
8.250%	100.313
8.375%	100.625
8.490%	100.938
8.500%	100.938
8.625%	101.250
8.750%	101.563
8.875%	101.875
8.990%	102.188
9.000%	102.188
9.125%	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	-2.500
740-779	0.875	0.625	0.375	0.000	-0.250	-0.500	-3.000
720-739	0.750	0.500	0.125	-0.250	-0.500	-0.750	-4.000
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%
≤ $250,000	-0.250	-0.250	-0.250	-0.500	-0.500	-0.500	-0.750
$1,500,001 - $2,000,000	0.000	0.000	0.000	0.000	-0.125	-0.250	-0.500
$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	-0.500
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	-1.500

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

NOTES
*Max Price Cap applied after LLPA, and before LPC/post-lock adjustments

LOCK EXTENSIONS
5 Days = -0.075; 10 Days = -0.150; 15 Days = -0.225; 20 Days = -0.30; 30 Days = -0.450

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

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

NOTE: Prices are subject to change without prior notification.

Date: 11/13/2026

INVESTOR DSCR PROGRAM

30-Day Lock Period

NOTE RATE	5/6 SOFR ARM	10/6 SOFR ARM	FIXED 30 YR
9.500	107.080	106.880	106.880
9.490	107.080	106.880	106.880
9.375	106.767	106.567	106.567
9.250	106.392	106.192	106.192
9.125	106.017	105.817	105.817
9.000	105.642	105.442	105.442
8.990	105.642	105.442	105.442
8.875	105.205	105.005	105.005
8.750	104.767	104.567	104.567
8.625	104.330	104.130	104.130
8.500	103.892	103.692	103.692
8.490	103.892	103.692	103.692
8.375	103.455	103.255	103.255
8.250	102.955	102.755	102.755
8.125	102.455	102.255	102.255
8.000	101.924	101.724	101.724
7.990	101.924	101.724	101.724
7.875	101.361	101.161	101.161
7.750	100.767	100.567	100.567
7.625	100.174	99.974	99.974
7.500	99.486	99.286	99.286
7.490	99.486	99.286	99.286
7.375	98.799	98.599	98.599
7.250	98.111	97.911	97.911
7.125	97.392	97.192	97.192
7.000	96.642	96.442	96.442
6.990	96.642	96.442	96.442
6.875	95.892	95.692	95.692
6.750	95.142	94.942	94.942
6.625	94.330	94.130	94.130

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	1.000	1.000	1.000	0.625	0.125	-0.375	-2.375
760-779	1.000	1.000	1.000	1.000	0.625	0.000	-0.500	-2.625
740-759	0.875	0.875	0.875	0.875	0.500	-0.125	-0.625	-2.875
720-739	0.750	0.750	0.750	0.750	0.375	-0.250	-0.750	-
700-719	0.625	0.625	0.625	0.625	0.250	-0.375	-1.000	-
680-699	-0.375	-0.375	-0.375	-0.375	-0.500	-1.250	-	-
660-679	-0.875	-0.875	-0.875	-0.875	-1.000	-	-	-

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	-0.750	-

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	-0.625	-0.750	-1.000	-	-
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	-0.375	-0.375	-0.375	-0.375	-0.375	-0.500	-0.500	-

PREPAYMENT PENALTY (PPP)

	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	1.500	1.500	1.500	1.500	1.500	1.250	1.125	1.000
4 year	1.375	1.375	1.375	1.375	1.375	1.125	1.000	0.875
3 year	1.375	1.375	1.375	1.375	1.375	1.000	0.875	0.750
2 year	0.625	0.625	0.625	0.625	0.625	0.625	0.500	-0.125
1 year	0.500	0.500	0.500	0.500	0.500	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

	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	0.375	0.375	0.375	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	*Max Price Cap applied after LLPA, and before LPC/post-lock adjustments

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

Date: 11/13/2026

Change WHOLESALE

FOREIGN NATIONAL DSCR PROGRAM

30-Day Lock Period

NOTE RATE	5/6 SOFR ARM	10/6 SOFR ARM	FIXED 30 YR
9.750	105.330	105.130	105.130
9.625	105.080	104.880	104.880
9.500	104.830	104.630	104.630
9.490	104.830	104.630	104.630
9.375	104.517	104.317	104.317
9.250	104.142	103.942	103.942
9.125	103.767	103.567	103.567
9.000	103.392	103.192	103.192
8.990	103.392	103.192	103.192
8.875	102.955	102.755	102.755
8.750	102.517	102.317	102.317
8.625	102.080	101.880	101.880
8.500	101.642	101.442	101.442
8.490	101.642	101.442	101.442
8.375	101.205	101.005	101.005
8.250	100.705	100.505	100.505
8.125	100.205	100.005	100.005
8.000	99.674	99.474	99.474
7.990	99.674	99.474	99.474
7.875	99.111	98.911	98.911
7.750	98.517	98.317	98.317
7.625	97.924	97.724	97.724
7.500	97.236	97.036	97.036
7.490	97.236	97.036	97.036
7.375	96.549	96.349	96.349
7.250	95.861	95.661	95.661
7.125	95.142	94.942	94.942
7.000	94.392	94.192	94.192
6.990	94.392	94.192	94.192

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	*Max Price Cap applied after LLPA, and before LPC/post-lock adjustments

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

Change WHOLESALE

Community Mortgage

30 Year Fixed

RATE	30-Day Price
8.625%	99.250

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

Pricing Notes

Borrower Paid Comp Only
MAX PRICE = 99.250*
*Post-lock adjustments applied after price cap

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 99.250 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

Step Payment Restrictions:
Purchase Only, Max 70% LTV/CLTV, Min 700 FICO

State Specific Pricing

North Carolina 30 Year Fixed

LTV/CLTV	Rate	30-Day Price	Origination Fee
< 70%	8.750%	100.000	0.75%
≥ 70%	8.750%	100.000	1.25%

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: 11/13/2026

Change WHOLESALE

DATE 11/13/2026

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

Property Location Type	Scoring
Urban	0
Suburban	0
Rural	Ineligible

Market Growth	Scoring
Rapid	0
Stable	0
Slow	1

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

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

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

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

Property Location Built-Up	MAX LTV
Over 75%	70%
25%-75%	65%
under 25%	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 11/13/2026

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
7.250	93.802	93.802	93.802	93.802	93.602	7.625	93.802	93.802	93.802	93.802	93.602
7.375	94.677	94.677	94.677	94.677	94.477	7.750	94.677	94.677	94.677	94.677	94.477
7.500	95.489	95.489	95.489	95.489	95.289	7.875	95.489	95.489	95.489	95.489	95.289
7.625	96.114	96.114	96.114	96.114	95.914	8.000	96.114	96.114	96.114	96.114	95.914
7.750	96.614	96.614	96.614	96.614	96.414	8.125	96.614	96.614	96.614	96.614	96.414
7.875	97.114	97.114	97.114	97.114	96.914	8.250	97.114	97.114	97.114	97.114	96.914
8.000	97.614	97.614	97.614	97.614	97.414	8.375	97.614	97.614	97.614	97.614	97.414
8.125	98.114	98.114	98.114	98.114	97.914	8.500	98.114	98.114	98.114	98.114	97.914
8.250	98.595	98.595	98.595	98.595	98.395	8.625	98.595	98.595	98.595	98.595	98.395
8.375	99.064	99.064	99.064	99.064	98.864	8.750	99.064	99.064	99.064	99.064	98.864
8.500	99.532	99.532	99.532	99.532	99.332	8.875	99.532	99.532	99.532	99.532	99.332
8.625	100.001	100.001	100.001	100.001	99.801	9.000	100.001	100.001	100.001	100.001	99.801
8.750	100.469	100.469	100.469	100.469	100.269	9.125	100.469	100.469	100.469	100.469	100.269
8.875	100.938	100.938	100.938	100.938	100.738	9.250	100.938	100.938	100.938	100.938	100.738
9.000	101.384	101.384	101.384	101.384	101.184	9.375	101.384	101.384	101.384	101.384	101.184
9.125	101.830	101.830	101.830	101.830	101.630	9.500	101.830	101.830	101.830	101.830	101.630
9.250	102.276	102.276	102.276	102.276	102.076	9.625	102.276	102.276	102.276	102.276	102.076
9.375	102.721	102.721	102.721	102.721	102.521	9.750	102.721	102.721	102.721	102.721	102.521
9.500	103.094	103.094	103.094	103.094	102.894	9.875	103.094	103.094	103.094	103.094	102.894
9.625	103.094	103.094	103.094	103.094	103.350	10.000	103.094	103.094	103.094	103.094	103.350
9.750	103.550	103.550	103.550	103.550	103.787	10.125	103.550	103.550	103.550	103.550	103.787
9.875	103.987	103.987	103.987	103.987	104.162	10.250	103.987	103.987	103.987	103.987	104.162
10.000	104.362	104.362	104.362	104.362	104.537	10.375	104.362	104.362	104.362	104.362	104.537
10.125	104.737	104.737	104.737	104.737	104.911	10.500	104.737	104.737	104.737	104.737	104.911
10.250	105.111	105.111	105.111	105.111	105.285	10.625	105.111	105.111	105.111	105.111	105.285
10.375	105.485	105.485	105.485	105.485	105.658	10.750	105.485	105.485	105.485	105.485	105.658
10.500	105.858	105.858	105.858	105.858	106.023	10.875	105.858	105.858	105.858	105.858	106.023
10.625	106.223	106.223	106.223	106.223	106.387	11.000	106.223	106.223	106.223	106.223	106.387
10.750	106.587	106.587	106.587	106.587	106.744	11.125	106.587	106.587	106.587	106.587	106.744
10.875	106.944	106.944	106.944	106.944	107.101	11.250	106.944	106.944	106.944	106.944	107.101
11.000	107.301	107.301	107.301	107.301	107.351	11.375	107.301	107.301	107.301	107.301	107.351
11.125	107.551	107.551	107.551	107.551	107.601	11.500	107.551	107.551	107.551	107.551	107.601
11.250	107.801	107.801	107.801	107.801	107.851	11.625	107.801	107.801	107.801	107.801	107.851

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 CLTV/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 CLTV/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
	$500,001 - 750,000	0.375	0.375	0.375	0.375	0.375	0.375	0.375	NA	NA
	$750,001 - 850,000	0.125	0.125	0.125	0.125	0.125	0.125	NA	NA	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, IL	-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	Fee buy-out not available	Minimum Price = 97.00 Max Price = 101.00 (before LPC & post-lock adjustments)	4:00 PST Price Expire/Lock Request Cut-Off