

30 Day Lock		
Base Rate	30Yr Fixed	40Yr Fixed
6.750	94.663	94.538
6.875	95.350	95.225
7.000	96.038	95.913
7.125	96.663	96.538
7.250	97.256	97.131
7.375	97.819	97.694
7.500	98.350	98.225
7.625	98.850	98.725
7.750	99.319	99.194
7.875	99.694	99.569
8.000	100.038	99.913
8.125	100.288	100.163
8.250	100.506	100.381
8.375	100.725	100.600
8.500	100.944	100.819
8.625	101.163	101.038
8.750	101.381	101.256
8.875	101.569	101.444
9.000	101.756	101.631
9.125	101.913	101.788
9.250	102.069	101.944
9.375	102.194	102.069
9.500	102.319	102.194
9.625	102.413	102.288
9.750	102.506	102.381
9.875	102.600	102.475
10.000	102.694	102.569
10.125	102.788	102.663
10.250	102.881	102.756
10.375	102.975	102.850
10.500	103.069	102.944
10.625	103.163	103.038
10.750	103.256	103.131
10.875	103.350	103.225
11.000	103.444	103.319
11.125	103.538	103.413
11.250	103.631	103.506
11.375	103.725	103.600
11.500	103.819	103.694

Max Price: 100.250
Max Price No PPP: 99.000
Min Rate: 7.00%
Min Price: 97.000
Recently Listed Max Price: 99.000

Fees	
Underwriting*	\$1,895

*Underwriting Fee is not charged in New Jersey, instead an Application Fee of \$1,895 is applied.

Loan Level Price Adjustments									
FICO/CLTV	0-50%	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+	1.625	1.625	1.625	1.500	1.125	0.625	0.250	(1.125)	(2.875)
760-779	1.625	1.625	1.625	1.500	1.125	0.625	0.250	(1.250)	(3.000)
740-759	1.500	1.500	1.500	1.500	1.125	0.500	0.125	(1.375)	(3.250)
720-739	1.500	1.500	1.500	1.500	1.125	0.375	0.000	(1.625)	(3.500)
700-719	1.250	1.125	1.125	1.125	0.750	0.250	(0.375)	(2.125)	(4.125)
680-699	0.375	0.375	0.250	0.125	(0.250)	(1.125)	(1.875)	(3.500)	
660-679	(0.250)	(0.375)	(0.625)	(0.750)	(1.250)	(2.000)	(2.625)		
640-659									
620-639									
600-619									
No FICO (FN/NPRA Only)	(0.750)	(0.875)	(1.125)	(1.250)	(1.500)	(2.000)	(2.625)		

Loan Type LLPA/CLTV	0-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%
Second Home	0.000	0.000	0.000	0.000	(0.125)	(0.125)	(0.125)	(0.500)	(0.500)
Investment Property	(0.125)	(0.125)	(0.125)	(0.375)	(0.750)	(1.000)	(1.125)	(1.500)	(1.625)
UPB > \$2m <=2.5m	(0.875)	(0.875)	(0.875)	(0.875)	(0.875)	(0.875)	(0.875)		
UPB >2.5m <=3.0m	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)			
UPB < \$250k	(0.375)	(0.375)	(0.500)	(0.750)	(1.125)	(1.500)	(1.750)	(2.125)	(2.375)
2-4 Unit Property	0.000	0.000	(0.125)	(0.125)	(0.250)	(0.375)	(0.625)	(0.750)	(1.000)
Condo / Non-Warrantable Condo	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	(0.875)	(1.125)	(1.625)	
Co-Op									
Condotel	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	(0.750)	(0.875)	(1.125)	
Interest Only	(0.250)	(0.250)	(0.250)	(0.250)	(0.375)	(0.375)	(0.500)	(0.500)	(0.500)
Cash Out	0.000	(0.125)	(0.125)	(0.250)	(0.500)	(0.625)	(1.125)		
Escrow Waiver	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)
Foreign National	(0.125)	(0.250)	(0.250)	(0.375)	(0.375)	(0.625)	(0.750)		
NPRA	(0.125)	(0.125)	(0.125)	(0.250)	(0.250)	(0.500)	(0.625)		
Recently Listed (Last 6 Months)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)		

Credit LLPA/CLTV	0-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%
0x30x12	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
0x60x12 (Purch Only)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)		
0x90x12 (Purch Only)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)			
DTI 45.1 - 50.0	0.000	0.000	0.000	0.000	0.000	(0.125)	(0.125)	(0.250)	
DTI 50.1 - 55.0									

Income LLPA/CLTV	0-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%
Full Doc W2/Tax	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)
12mo Bank Statement	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)
24mo Bank Statement	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Asset Depletion	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)
1099 Only	0.000	0.000	0.000	0.000	0.000	(0.250)	(0.250)	(0.250)	(0.250)
WVOE	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.375)	(0.375)	(0.375)	(0.375)
12/24mo P&L Only	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.875)	(0.875)		

PPP Tier/Term	0	12	24	36	48	60
5% Fixed PPP	0.000	0.500	0.875	1.375	1.625	1.875
6m Interest / Declining Structure*	0.000	0.375	0.750	1.000	1.250	1.375

*Declining Structure must be 5/4/3/2/1 - custom structure can be requested via lock desk

Lock Period	
30 Day	0
45 Day	(0.2500)
60 Day	(0.5000)

Lock Extension	
5 Day	(0.100)

Email: lockdesk@lendzfinancial.com
 Lock Desk hours: 9 am - 5 pm EST Monday - Friday
 Lock window: 10 am - 5 pm EST Monday - Friday
 All relocks incur a 25 bps adjustment

Eligible Property Types
1-4 units (Detached, Semi Detached, Attached)
PUD (Detached, Attached)
Warrantable Condominium (Detached, Attached)
Non-Warrantable Condominiums (Detached/Attached) including Condotels.
1 unit Cooperative

Prepayment Penalty Restrictions
Must be Business Purpose to receive PPP credit
AK, KS, and NM loans are ineligible to receive PPP credit
NJ loans not made to LLC entity and IL loans with interest rate >8% not made to LLC entity are ineligible to receive PPP credit
MN loans are ineligible to receive PPP credit
MD loans are ineligible to receive PPP credit
MS loans are eligible only for prepayment penalty structures of 6 months of interest or a gradual decline of 5%, 4%, 3%, 2%, 1% over five years.
OH loans are ineligible to receive PPP credit for 1-2 unit properties, and are unrestricted otherwise.
PA loans on 1-2 unit properties with OPB < \$312,159 are ineligible to receive PPP credit
RI loans are ineligible to receive PPP credit

30 Day Lock		
Base Rate	30Yr Fixed	40Yr Fixed
6.750	95.043	94.918
6.875	95.855	95.730
7.000	96.668	96.543
7.125	97.480	97.355
7.250	98.230	98.105
7.375	98.918	98.793
7.500	99.480	99.355
7.625	99.980	99.855
7.750	100.418	100.293
7.875	100.824	100.699
8.000	101.199	101.074
8.125	101.574	101.449
8.250	101.918	101.793
8.375	102.230	102.105
8.500	102.543	102.418
8.625	102.824	102.699
8.750	103.105	102.980
8.875	103.355	103.230
9.000	103.605	103.480
9.125	103.855	103.730
9.250	104.074	103.949
9.375	104.293	104.168
9.500	104.512	104.387
9.625	104.699	104.574
9.750	104.887	104.762
9.875	105.012	104.887
10.000	105.137	105.012
10.125	105.262	105.137
10.250	105.355	105.230
10.375	105.449	105.324
10.500	105.543	105.418
10.625	105.637	105.512
10.750	105.730	105.605
10.875	105.824	105.699
11.000	105.918	105.793
11.125	106.012	105.887
11.250	106.105	105.980
11.375	106.199	106.074
11.500	106.293	106.168

Max Price:	100.250
Max Price No PPP:	99.000
Min Rate:	7.00%
Min Price:	97.000

Fees	
Underwriting*	\$1,895

*Underwriting Fee is not charged in New Jersey, instead an Application Fee of \$1,895 is applied.

Loan Level Price Adjustments									
FICO/CLTV	0-50%	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+	1.375	1.375	1.250	1.125	0.500	(0.125)	(1.625)		
760-779	1.250	1.250	1.125	1.000	0.125	(0.375)	(1.875)		
740-759	1.125	1.125	1.000	0.875	0.000	(0.625)	(2.000)		
720-739	1.000	1.000	0.875	0.750	(0.125)	(0.875)	(2.500)		
700-719	0.875	0.875	0.750	0.625	(0.375)	(1.500)	(3.000)		
680-699	0.000	(0.250)	(0.500)	(0.875)	(1.375)	(2.375)	(3.750)		
660-679	(0.500)	(0.875)	(1.125)	(1.625)	(2.500)	(4.000)			
640-659									
620-639									
600-619									
No FICO (FN/NPRA Only)	(0.875)	(1.250)	(1.500)	(1.875)	(2.750)	(4.000)			

Loan Type LLPA	0-50%	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 > \$1m <=\$1.75m	(0.625)	(0.625)	(0.625)	(0.625)	(0.750)	(0.750)	(0.750)		
UPB > \$1.75m <=\$2m	(0.875)	(0.875)	(0.875)	(0.875)	(1.000)	(1.000)	(1.000)		
UPB < \$250k	(0.500)	(0.625)	(0.625)	(0.625)	(0.625)	(0.750)	(0.875)		
2-4 Unit Property	(0.125)	(0.125)	(0.250)	(0.375)	(0.500)	(0.750)	(1.000)		
Condo / Non-Warr Condo	(0.625)	(0.625)	(0.625)	(0.625)	(0.875)	(1.125)	(1.625)		
Co-Op									
Condotel	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.500)	(0.625)		
Interest Only	0.000	0.000	0.000	(0.125)	(0.250)	(0.375)	(0.500)		
Cash Out	(0.250)	(0.375)	(0.500)	(0.750)	(1.000)	(1.250)			
Escrow Waiver	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)		
Foreign National	(0.375)	(0.500)	(0.500)	(0.625)	(0.750)	(0.875)			
NPRA	(0.375)	(0.500)	(0.500)	(0.625)	(0.750)	(0.875)			
Recently Listed (Last 6 Months)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)		

Credit LLPA	0-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%
0x30x12	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
0x60x12	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)		
0x90x12									

DSCR LLPA	0-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%
>=1.25x	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
>=1.15x and <1.25x	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)		
>=1.00x and <1.15x	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)		
0.95-0.99x (Purch, 720+ FICO)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)			
0.85-0.94x (Purch, 720+ FICO)	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)			
0.75-0.84x (Purch, 720+ FICO)	(0.875)	(0.875)	(0.875)	(0.875)	(0.875)	(0.875)			
0.95-0.99x (Refi, 720+ FICO)	(1.125)	(1.125)	(1.125)	(1.125)	(1.125)				
0.85-0.94x (Refi, 720+ FICO)	(1.375)	(1.375)	(1.375)	(1.375)	(1.375)				
0.75-0.84x (Refi, 720+ FICO)	(1.625)	(1.625)	(1.625)	(1.625)	(1.625)				

PPP Tier/Term	0	12	24	36	48	60
5% Fixed PPP	(1.875)	(0.750)	(0.125)	0.500	0.875	1.125
6m Interest / Declining Structure*	(1.875)	(1.000)	(0.375)	0.000	0.250	0.625

*Declining Structure must be 5/4/3/2/1 - custom structure can be requested via lock desk

Lock Period	
30 Day	0
45 Day	(0.2500)
60 Day	(0.5000)

Lock Extension	
5 Day	(0.100)

Email: lockdesk@lendzfinancial.com
Lock Desk hours: 9 am - 5 pm EST Monday - Friday
Lock window: 10 am - 5 pm EST Monday - Friday
All relocks incur a 25 bps adjustment

Eligible Property Types
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PUD (Detached, Attached)
Warrantable Condominium (Detached, Attached)
Non-Warrantable Condominiums (Detached/Attached) including Condotels.
1 unit Cooperative

Prepayment Penalty Restrictions
AK, KS, and NM loans are ineligible to receive PPP credit
NJ loans not made to LLC entity and IL loans with interest rate >8% not made to LLC entity are ineligible to receive PPP credit
MN loans are ineligible to receive PPP credit
MD loans are ineligible to receive PPP credit
MS loans are eligible only for prepayment penalty structures of 6 months of interest or a gradual decline of 5%, 4%, 3%, 2%, 1% over five years.
OH loans are ineligible to receive PPP credit for 1-2 unit properties, and are unrestricted otherwise.
PA loans on 1-2 unit properties with OPB < \$301,022 are ineligible to receive PPP credit
RI loans are ineligible to receive PPP credit