

Base Pricing for 30 Day Lock

Rate	Full Doc	Alt Doc	DSCR
6.250			
6.375			
6.499	98.938	98.938	
6.625	99.250	99.250	99.375
6.750	99.750	99.750	99.625
6.875	100.063	100.063	100.188
6.999	100.375	100.375	100.500
7.125	100.688	100.688	100.813
7.250	100.938	100.938	101.063
7.375	101.250	101.250	101.375
7.499	101.625	101.625	101.750
7.625	101.875	101.875	102.000
7.750	102.125	102.125	102.250
7.875	102.375	102.375	102.500
7.999	102.625	102.625	102.750
8.125	102.875	102.875	103.000
8.250	103.125	103.125	103.250
8.375	103.375	103.375	103.500
8.499	103.625	103.625	103.750
8.625	103.875	103.875	104.000
8.750	104.063	104.063	104.188
8.875	104.313	104.313	104.438
8.999	104.563	104.563	104.688
9.125	104.750	104.750	104.875
9.250	104.938	104.938	105.063
9.375	105.188	105.188	105.313
9.499	105.375	105.375	105.500
9.625	105.625	105.625	105.750
9.750	105.813	105.813	105.938
9.875	106.063	106.063	106.188
9.999	106.313	106.313	106.438
10.125	106.563	106.563	106.688
10.250	106.813	106.813	106.938
10.375	107.063	107.063	107.188
10.499	107.313	107.313	107.438
10.625	107.563	107.563	107.688
10.750	107.813	107.813	107.938
10.875	108.063	108.063	108.188
10.999	108.313	108.313	108.438
11.125	108.563	108.563	108.688

FICO/LTV	<=50	50.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
780+	0.500	0.500	0.250	-0.125	-0.375	-0.625	-2.375	-3.875
760-779	0.375	0.375	0.125	-0.125	-0.500	-0.750	-2.500	-4.250
740-759	0.375	0.375	0.125	-0.375	-0.625	-0.875	-3.000	-4.750
720-739	0.125	0.125	-0.125	-0.500	-0.875	-1.375	-3.625	-5.375
700-719	0.000	0.000	-0.500	-1.000	-1.250	-1.750	-4.375	-6.125

Loan Level Price Adjustments	
Cash-Out >70% LTV	-0.500
Cash-Out ≤ 70% LTV	-0.250
Cash-Out FICO < 680	-0.500
2 Units	0.000
3-4 Units	-0.250
Second Home	-0.500
No PPP-States not allowed	-1.000
No PPP-States that allow	-2.000
12 Months PPP	-0.625
24 Months PPP	-0.125
36 Months PPP	0.000
48 Months PPP	0.250
60 Months PPP	0.375
Escrow Waived	-0.250
<\$150,000	-0.750
\$150,000-\$1,000,000	0.000
>\$1,000,000	0.250
>\$1,500,000	0.000
>\$2,000,000	-0.250
>\$2,500,000	-0.500
>\$3,000,000	-0.750
>\$3,500,000	-1.000
>\$4,000,000	-1.500
Purchase	0.000
NOO & 2nd Home >75% LTV	-0.250
Full/Alt NOO & 2nd Home ≤75% LTV	0.000

State, DSCR Only	
Georgia	-0.250
Illinois	-0.250
Kansas	-0.250
New Jersey	-0.250
North Carolina	-0.250

Program	
Diamond	0.250
Platinum	0.000
Diamond DSCR	0.250
DSCR (≥1.20)	0.000
DSCR (≥1.00)	0.000
No Ratio (0.75-0.99)	N/A

Payment History	
0x30x12	0.000
1x30x12	-1.250
1x30x12 (DSCR)	-0.250
1x60x12	-1.750
1x30x6	-1.750
0x30x24	0.000

Lock Days	
30 Day	0.000
45 Day	-0.250
60 Day	-0.500

Min Rate	
>\$2,000,000	6.750

Credit Events	
12 Months	-2.000
24 Months	-1.250
36 Months	-0.250
48 Months	0.000

PPP Requirements	
3 Year PPP Required on Business Purpose >80% LTV	

Loan Term	
30YR Fixed	0.000
30YR IO Fixed	-0.500
40YR Fixed	-0.500
40YR IO Fixed	-0.750

Max Price	
Owner Occ/Sec Home	103.500
No PPP-States not allowed	100.000
No PPP-States that allow	101.000
1YR PPP	103.500
2YR PPP	103.500
3YR PPP	103.500
4YR PPP	103.500
5YR PPP	103.500
>\$2,500,000	102.000
80.01-90.00% LTV	101.500
NJ Title Vested In LLC	101.500

Min Price	
Min Price	97.000

Lock Extensions	
Extension Cost - All Rates @ 2 bps / day	
All 45 day locks are at a 25bp cost and are eligible for up to 15 days of extensions at cost	
All 60 day locks are at a 50bp cost and are not eligible for Lock Extensions	

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

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