

Base Pricing for 30 Day Lock

Rate	Full Doc	Alt Doc	DSCR
6.250			
6.375			
6.499	99.500	99.500	
6.625	99.813	99.813	99.688
6.750	100.375	100.375	100.000
6.875	100.688	100.688	100.563
6.999	101.000	101.000	100.875
7.125	101.250	101.250	101.125
7.250	101.563	101.563	101.438
7.375	101.875	101.875	101.750
7.499	102.188	102.188	102.063
7.625	102.438	102.438	102.313
7.750	102.688	102.688	102.563
7.875	102.938	102.938	102.813
7.999	103.250	103.250	103.125
8.125	103.500	103.500	103.375
8.250	103.688	103.688	103.563
8.375	103.938	103.938	103.813
8.499	104.188	104.188	104.063
8.625	104.438	104.438	104.313
8.750	104.688	104.688	104.563
8.875	104.875	104.875	104.750
8.999	105.125	105.125	105.000
9.125	105.313	105.313	105.188
9.250	105.563	105.563	105.438
9.375	105.750	105.750	105.625
9.499	105.938	105.938	105.813
9.625	106.188	106.188	106.063
9.750	106.375	106.375	106.250
9.875	106.625	106.625	106.500
9.999	106.875	106.875	106.750
10.125	107.125	107.125	107.000
10.250	107.375	107.375	107.250
10.375	107.625	107.625	107.500
10.499	107.875	107.875	107.750
10.625	108.125	108.125	108.000
10.750	108.375	108.375	108.250
10.875	108.625	108.625	108.500
10.999	108.875	108.875	108.750
11.125	109.125	109.125	109.000

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	-0.875
Cash-Out ≤ 70% LTV	-0.375
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
DSCR Cashout	-0.250
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
Ohio	-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 (needed for Diamond)	0.000

Lock Days

30 Day	0.000
45 Day	-0.250
60 Day	-0.500

Min Rate

>\$2,000,000	6.750
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Credit Events

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

PPP Requirements

PPP Required on NOO >80% LTV
6 Months Interest on 80% of the Original Principal Balance
5% Fixed PPP option is a 5% Penalty on original balance for the duration of the Pre-Pay term

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
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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