

Base Pricing for 30 Day Lock

Rate	Full Doc	Alt Doc	DSCR
6.250			
6.375	99.750	99.750	97.500
6.499	100.938	100.938	98.375
6.625	101.250	101.250	99.875
6.750	101.813	101.813	100.188
6.875	102.125	102.125	100.750
6.999	102.375	102.375	101.000
7.125	102.688	102.688	101.313
7.250	102.938	102.938	101.563
7.375	103.250	103.250	101.875
7.499	103.563	103.563	102.188
7.625	103.813	103.813	102.438
7.750	104.063	104.063	102.688
7.875	104.375	104.375	103.000
7.999	104.625	104.625	103.250
8.125	104.875	104.875	103.500
8.250	105.125	105.125	103.750
8.375	105.375	105.375	104.000
8.499	105.625	105.625	104.250
8.625	105.813	105.813	104.438
8.750	106.063	106.063	104.688
8.875	106.250	106.250	104.875
8.999	106.500	106.500	105.125
9.125	106.688	106.688	105.313
9.250	106.938	106.938	105.563
9.375	107.125	107.125	105.750
9.499	107.375	107.375	106.000
9.625	107.563	107.563	106.188
9.750	107.813	107.813	106.438
9.875	108.000	108.000	106.625
9.999	108.250	108.250	106.875
10.125	108.500	108.500	107.125
10.250	108.750	108.750	107.375
10.375	109.000	109.000	107.625
10.499	109.250	109.250	107.875
10.625	109.500	109.500	108.125
10.750	109.750	109.750	108.375
10.875	110.000	110.000	108.625
10.999	110.250	110.250	108.875
11.125	110.500	110.500	109.125

Temporary Property Eligibility Restrictions

Properties located in the following jurisdictions are NOT eligible to be locked: Baltimore City, Maryland (Baltimore County is not restricted) & Essex County, New Jersey

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+	0.750	0.750	0.500	0.250	0.000	-0.625	-2.375	-3.875
760-779	0.750	0.750	0.125	0.000	-0.250	-0.750	-2.500	-4.250
740-759	0.625	0.625	0.125	-0.250	-0.375	-0.875	-3.000	-4.750
720-739	0.500	0.500	-0.125	-0.375	-0.625	-1.375	-3.625	-5.375
700-719	0.250	0.250	-0.500	-0.875	-1.000	-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
Cash out >=65 LTV* In addition to above	-0.625
DSCR Cashout	-0.250
2 Units	-0.250
3-4 Units	-0.750
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	-0.250
36 Months PPP	0.000
48 Months PPP	0.250
60 Months PPP	0.375
5% Fixed PPP	0.125
Escrow Waived	-0.250
<\$150,000	-0.750
\$150,000-\$1,000,000	0.000
>\$1,000,000	-0.250
>\$1,500,000	-0.250
>\$2,000,000	-0.250
>\$2,500,000	-0.500
>\$3,000,000	-1.000
>\$3,500,000	-2.000
>\$4,000,000	-3.000
Purchase	0.000
NOO & 2nd Home >75% LTV	-0.250
Full/Alt NOO & 2nd Home ≤75% LTV	0.000

State Adjustments

Georgia	DSCR	-0.250
Illinois	DSCR	-0.250
Kansas	DSCR	-0.250
New Jersey	DSCR	-0.250
North Carolina	DSCR	-0.250
Ohio	DCSR	-0.250
Florida	Full/Alt Doc / DSCR	-0.250

Program

Diamond	0.000
Platinum	0.000
Diamond DSCR	0.000
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
0x30x24 (needed for Diamond)	0.000

Credit Events

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

Reserves

< 3 Months	0.000
≥ 3 Months	0.000
≥ 6 Months	0.000
≥ 12 Months	0.000

Lock Days

30 Day	0.000
45 Day	-0.250
60 Day	-0.500

Min Rate

>\$2,000,000	6.625
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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	-0.750
40YR Fixed	-0.500
40YR IO Fixed	-0.750

Max Price**

Owner Occ/Sec Home	Full/Alt Doc	DSCR
No PPP-States not allowed	98.875	97.625
No PPP-States that allow	99.875	98.625
1YR PPP	100.875	99.625
2YR PPP	102.375	101.125
3YR PPP	102.375	101.125
4YR PPP	102.375	101.125
5YR PPP	102.375	101.125
>\$2,500,000	100.875	99.625
80.01-90.00% LTV	100.375	99.125
NJ Title Vested In LLC	99.375	98.125

**Some adjustments may reduce max price.

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