

Base Pricing for 30 Day Lock

Rate	Fixed 15	Fixed 30
11.500	-	109.997
11.375	-	109.747
11.250	-	109.497
11.125	-	109.247
11.000	-	108.997
10.875	-	108.747
10.750	-	108.497
10.625	-	108.247
10.500	-	107.997
10.375	-	107.747
10.250	-	107.497
10.125	-	107.247
10.000	-	106.997
9.875	-	106.747
9.750	-	106.497
9.625	-	106.247
9.500	-	105.997
9.375	-	105.747
9.250	-	105.497
9.125	-	105.247
9.000	-	104.997
8.875	-	104.747
8.750	-	104.497
8.625	-	104.247
8.500	-	103.997
8.375	-	103.747
8.250	-	103.497
8.125	-	103.215
8.000	-	102.934
7.875	-	102.622
7.750	-	102.309
7.625	-	101.934
7.500	-	101.559
7.375	-	101.184
7.250	-	100.809
7.125	-	100.434
7.000	-	100.059
6.875	-	99.622
6.750	-	99.184
6.625	-	98.684
6.500	-	98.184
6.375	-	97.622
6.250	-	97.059
6.125	-	96.434
6.000	-	95.809
5.875	-	-
5.750	-	-
5.625	-	-
5.500	-	-

Type	Full Doc	Alt Doc	Inv W/PPP
MIN PRICE	97.000	97.000	97.000
MAX PRICE	101.750	101.750	101.750

	Credit Score/LTV	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
Full Doc	>= 780	1.125	1.000	0.875	0.750	0.625	0.375	0.125	-2.250	-4.125
	760 - 779	1.000	0.875	0.750	0.625	0.500	0.250	0.125	-2.500	-4.250
	740 - 759	1.000	0.875	0.750	0.625	0.250	0.000	-0.250	-3.125	-5.125
	720 - 739	0.875	0.750	0.625	0.500	0.125	-0.500	-1.125	-4.000	
	700 - 719	0.750	0.625	0.500	0.250	-0.125	-0.750	-1.500	-5.250	
	680 - 699	0.250	0.125	-0.500	-0.875	-1.500	-2.625	-3.250		
	660 - 679	-0.375	-0.500	-1.125	-1.375	-2.375	-3.500	-4.375		
	640 - 659									
	620 - 639									
	>= 780	1.125	1.000	0.875	0.750	0.500	0.375	0.000	-2.500	-4.500
Alt Doc	760 - 779	1.000	0.875	0.750	0.625	0.375	0.250	0.000	-2.625	-4.750
	740 - 759	1.000	0.875	0.625	0.500	0.125	0.000	-0.375	-3.500	-6.000
	720 - 739	0.875	0.750	0.500	0.250	0.000	-0.500	-1.375	-4.375	
	700 - 719	0.750	0.625	0.375	0.125	-0.375	-1.125	-1.875	-5.625	
	680 - 699	0.125	0.000	-0.625	-1.125	-1.875	-3.125	-4.000		
	660 - 679	-0.500	-0.625	-1.500	-1.875	-2.875	-3.875	-4.625		
	640 - 659									
	620 - 639									
	>= 780	1.125	1.000	0.875	0.750	0.500	0.375	0.000	-2.500	-4.500
	760 - 779	1.000	0.875	0.750	0.625	0.375	0.250	0.000	-2.625	-4.750
Loan Size	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	-0.500	-0.625		
	>\$2.5mm, <=\$3.0mm	0.000	-0.125	-0.250	-0.375	-0.500	-0.625			
	>\$3.0mm, <=\$3.5mm	-0.250	-0.250	-0.500	-0.625					
	1x30x12									
	FC/SS/DIL/BK7 36-47mo									
	FC/SS/DIL/BK7 24-35mo									
	DTI 50.01 - 55	0.000	-0.125	-0.250	-0.250	-0.250	-0.375	-0.500		
	Interest Only	-0.250	-0.375	-0.500	-0.500	-0.625	-0.750	-1.000	-1.500	
	Escrow Waiver*	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.250	-0.375	-0.500
Loan Type LLPAs	Purchase	0.325	0.325	0.325	0.325	0.325	0.325	0.325	0.000	0.000
	Cashout / Debt Consolidation	-0.375	-0.375	-0.500	-0.750	-0.875	-1.250	-1.500		
	Second Home	0.125	0.125	0.125	0.125	0.000	0.000	0.000	0.000	
	Investor	0.000	0.000	-0.125	-0.125	-0.250	-0.250	-0.500	-0.750	
	40 Year Maturity	-0.125	-0.125	-0.125	-0.250	-0.250	-0.250	-0.250	-0.625	-0.875
	Condo / Coop	-0.250	-0.250	-0.375	-0.375	-0.500	-0.625	-0.750	-1.000	
	Florida Condo	-0.375	-0.500	-0.500	-0.625	-0.625	-0.750	-0.875	-1.250	
	Non - Warrantable Condo	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-0.750		
	Multi Unit	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500	-0.750	-1.250	
	Tier 2 States: Other*	0.000	0.000	0.000	0.250	0.250	0.250	0.250	0.250	0.250
Property LLPAs	Florida	0.000	0.000	0.000	-0.125	-0.250	-0.375	-0.500	-0.875	-1.000
	Streamlined Documentation	0.000	0.000	-0.125	-0.250	-0.250	-0.250	-0.250	-0.625	-0.875
	Asset Depletion/Asset Qualifier*	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.000	
	1099 Program	-0.250	-0.250	-0.375	-0.375	-0.500	-0.625	-0.625	-0.875	-1.125
	12 Month Bank Statement	0.000	0.000	0.000	0.000	-0.125	-0.250	-0.250	-0.750	-1.125
	12 Month CPA PnL	0.000	0.000	0.000	0.000	-0.375	-0.500	-0.750		
	WVOE	0.250	0.250	0.250	0.250	0.125	0.000	0.000		
	Full Doc LLPAs									
	Alt Doc LLPAs									
	WVOE	0.250	0.250	0.250	0.250	0.125	0.000	0.000		

*Escrow Waiver LPA will only be applied if taxes are not being escrowed

*Asset Depletion/Asset Qualifier - LPA requires 100% of loan's income to be qualified under this method

Tier 1 states: Texas, Louisiana, Georgia, South Carolina, North Carolina, Colorado, Arizona

Tier 2 States: Other (Other represents all states not listed in Tier 1 category with the exception of Florida).

The "Florida" LPA is additive to all other LLPAs. A Florida condo loan will be priced using the "Condo/Coop" LPA, the "Florida Condo" LPA & then the standalone "Florida" LPA.

For Platinum Program, Detached Condos are treated as Single Family Residence

Qualifying Income Summary (Platinum Program) - Salaried/Wage Earners		
Qualifying Income	Income Summary	Grid
Full Documentation	2 Yrs. W2s, YTD Paystub, WVOE or 2yrs 1099	Full Doc
Streamlined Documentation	1 Yr W2s, W2 Transcripts, YTD Paystub, WVOE or 1099	Full Doc
Asset Depletion/Asset Qualifier	Qualifying Assets, 84 Month Amortization	Full Doc
WVOE	FNMA Form 1005	Alt-Doc

Qualifying Income Summary (Platinum Program) - Self Employed Borrowers		
Qualifying Income	Income Summary	Grid
Full Documentation	2 Yrs. Tax Returns (Business, Personal), K1s, YTD PnL or 1099	Full Doc
Streamlined	1 Yr Tax Return (Business, Personal), K1s, YTD PnL	Full Doc
Asset	Qualifying Assets, 84 Month Amortization	Full Doc
12M Bank Statements	Personal/Business: Expense Ratio (Fixed & CPA PnL), 3rd Party	Alt-Doc
12/24M PnL	CPA/EA/CTEC Prepared (12/24M PnL)	Alt-Doc

Max Lock Periods	
Max Lock Period	60 Days

Lock Period	Price Adj
45 day	-0.150
60 day	-0.300

Extension Fee (Max 2x / 30 days)	
5 Days	-0.100
10 Days	-0.200
15 Days	-0.300
20 Days	-0.400
30 Days	-0.600

Prepayment Penalty Price Adjustments (Investor Only)	
5 year	0.750
4 year	0.375
3 year	0.000
2 year	-0.375
1 year	-0.750
No Prepay Penalty	-1.125

Fees	
Underwriting*	\$1,895

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

Email: lockdesk@lendlzfinancial.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

Base Pricing for 30 Day Lock

Rate	Fixed 15	Fixed 30
11.500	-	108.747
11.375	-	108.497
11.250	-	108.247
11.125	-	107.997
11.000	-	107.747
10.875	-	107.497
10.750	-	107.247
10.625	-	106.997
10.500	-	106.747
10.375	-	106.497
10.250	-	106.247
10.125	-	105.997
10.000	-	105.747
9.875	-	105.497
9.750	-	105.247
9.625	-	104.997
9.500	-	104.747
9.375	-	104.497
9.250	-	104.247
9.125	-	103.997
9.000	-	103.747
8.875	-	103.497
8.750	-	103.247
8.625	-	102.997
8.500	-	102.747
8.375	-	102.497
8.250	-	102.247
8.125	-	101.965
8.000	-	101.684
7.875	-	101.372
7.750	-	101.059
7.625	-	100.684
7.500	-	100.309
7.375	-	99.934
7.250	-	99.559
7.125	-	99.184
7.000	-	98.809
6.875	-	98.372
6.750	-	97.934
6.625	-	97.434
6.500	-	96.934
6.375	-	96.372
6.250	-	95.809
6.125	-	95.184
6.000	-	94.559
5.875	-	-
5.750	-	-
5.625	-	-
5.500	-	-

Type	Full Doc	Alt Doc	Inv W/PPP
Min Price	97.000	97.000	97.000
Max Price	101.750	101.750	101.750

	Credit Score/LTV	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
Full Doc	>= 780	1.125	1.000	0.875	0.750	0.625	0.375	0.125	-2.250	-4.125
	760 - 779	1.000	0.875	0.750	0.625	0.500	0.250	0.125	-2.500	-4.250
	740 - 759	1.000	0.875	0.750	0.625	0.250	0.000	-0.250	-3.125	-5.125
	720 - 739	0.875	0.750	0.625	0.500	0.125	-0.500	-1.125	-4.000	
	700 - 719	0.750	0.625	0.500	0.250	-0.125	-0.750	-1.500	-5.250	
	680 - 699	0.250	0.125	-0.500	-0.875	-1.500	-2.625	-3.250		
	660 - 679	-0.375	-0.500	-1.125	-1.375	-2.375	-3.500	-4.375		
	640 - 659									
	620 - 639									
	600 - 619									
Alt Doc	>= 780	1.125	1.000	0.875	0.750	0.500	0.375	0.000	-2.500	-4.500
	760 - 779	1.000	0.875	0.750	0.625	0.375	0.250	0.000	-2.625	-4.750
	740 - 759	1.000	0.875	0.625	0.500	0.125	0.000	-0.375	-3.500	-6.000
	720 - 739	0.875	0.750	0.500	0.250	0.000	-0.500	-1.375	-4.375	
	700 - 719	0.750	0.625	0.375	0.125	-0.375	-1.125	-1.875	-5.625	
	680 - 699	0.125	0.000	-0.625	-1.125	-1.875	-3.125	-4.000		
	660 - 679	-0.500	-0.625	-1.500	-1.875	-2.875	-3.875	-4.625		
	640 - 659									
	620 - 639									
	600 - 619									

	Credit LLPA/LTV	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	-0.250	-0.250	-1.000	-1.500
Loan Size	>\$2.0mm, <=\$2.5mm	0.000	0.000	-0.125	-0.250	-0.250	-0.500			
	>\$2.5mm, <=\$3.0mm	0.000	-0.125	-0.250	-0.375	-0.500				
	1x30x12	-0.375	-0.375	-0.375	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750
Credit Event	2x30x12 or 1x60x24	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	
	FC/SS/DIL/BK7 36 - 47mo	-0.750	-0.750	-0.750	-0.750	-1.000	-1.000	-1.000	-1.250	-1.500
	FC/SS/DIL/BK7 24 - 35mo	-1.250	-1.250	-1.250	-1.500	-1.500	-1.750	-1.750		
Loan Type LLPAs	DTI 50.01-55									
	Interest Only	-0.250	-0.375	-0.500	-0.500	-0.625	-0.750	-1.000		
	Escrow Waiver*	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.250	-0.375	-0.500
	Purchase	0.325	0.325	0.325	0.325	0.325	0.325	0.325	0.000	0.000
	Cashout / Debt Consolidation	-0.375	-0.375	-0.500	-0.750	-0.875	-1.250			
	Second Home	0.125	0.125	0.125	0.125	0.000	0.000	0.000	0.000	
	Investor	0.000	0.000	-0.125	-0.125	-0.250	-0.250	-0.500	-0.750	
	40 Year Maturity	-0.125	-0.125	-0.125	-0.250	-0.250	-0.250	-0.250	-0.625	-0.875
	Condo / Coop	-0.250	-0.250	-0.375	-0.375	-0.500	-0.625	-0.750		
	Florida Condo	-0.375	-0.500	-0.500	-0.625	-0.625	-0.750	-0.875		
Property LLPAs	Non - Warrantable Condo	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750			
	Multi Unit	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500	-0.750		
	Tier 2 States: Other*	0.000	0.000	0.000	0.250	0.250	0.250	0.250	0.250	0.250
	Florida	0.000	0.000	0.000	-0.125	-0.250	-0.375	-0.500	-0.875	-1.000
Full Doc LLPAs	Streamlined Documentation	0.000	0.000	-0.125	-0.250	-0.250	-0.250	-0.250	-0.625	-0.875
	1099 Program	-0.250	-0.250	-0.375	-0.375	-0.500	-0.625	-0.625	-0.875	-1.125
	Asset Depletion/Asset Qualifier	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.000	
Alt Doc LLPAs	12 Month Bank Statement	0.000	0.000	0.000	0.000	-0.125	-0.250	-0.250	-0.750	-1.125
	12/24 Month CPA PnL	0.000	0.000	0.000	0.000	-0.375	-0.500	-0.750		
	WVOE	0.250	0.250	0.250	0.250	0.250	0.000	0.000		

*Escrow Waiver LLPA will only be applied if taxes are not being escrowed

*Asset Depletion/Asset Qualifier - LLPA requires 100% of loan's income to be qualified under this method

Tier 1 states: Texas, Louisiana, Georgia, South Carolina, North Carolina, Colorado, Arizona

Tier 2 States: Other (Other represents all states not listed in Tier 1 category with the exception of Florida).

The "Florida" LLPA is additive to all other LLPAs. A Florida condo loan will be priced using the "Condo/Coop" LLPA, the "Florida Condo" LLPA & then the standalone "Florida" LLPA.

For Gold and Silver Programs, Detached Condos are treated as Single Family Residence

Qualifying Income Summary (Gold and Silver Program) - Salaried/Wage Earners		
Qualifying Income	Income Summary	Grid
Full Documentation	2 Yrs. W2s, YTD Paystub, VVOE or 2yrs 1099	Full Doc
Streamlined Documentation	1 Yr W2s, W2 Transcripts, YTD Paystub, VVOE or 1099 Qualification	Full Doc
Asset Depletion/Asset Qualifier	Qualifying Assets, 84 Month Amortization	Full Doc
WVOE	FNMA Form 1005	Alt-Doc

Qualifying Income Summary (Gold and Silver Program) - Self Employed Borrowers		
Qualifying Income	Income Summary	Grid
Full Documentation	2 Yrs. Tax Returns (Business, Personal), K1s, YTD PnL or 1099 Qualification	Full Doc
Streamlined Documentation	1 Yr Tax Return (Business, Personal), K1s, YTD PnL	Full Doc
Asset Depletion/Asset Qualifier	Qualifying Assets, 84 Month Amortization	Full Doc
12M/24M Bank Statements	Personal/Business: Expense Ratio (Fixed & CPA PnL), 3rd Party Prepared PnL	Alt-Doc
12/24M PnL	CPA/EA/CTEC Prepared (12/24M PnL)	Alt-Doc

Max Lock Periods	
Max Lock Period	60 Days

Lock Period	Price Adj
45 day	-0.150
60 day	-0.300

Extension Cost (Max 2x / 30 days)	
5 Days	-0.100
10 Days	-0.200
15 Days	-0.300
20 Days	-0.400
30 Days	-0.600

Prepayment Penalty Price Adjustments (Investor Only)	
5 year	0.750
4 year	0.375
3 year	0.000
2 year	-0.375
1 year	-0.750
No Prepay Penalty	-1.125

Fees	
Underwriting*	\$1,895

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

Email: lockdesk@lendlzfinancial.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





DSCR - Series 6

9/12/2025

Base Pricing for 30 Day Lock

Rate	Fixed 15	Fixed 30
11.500	-	112.106
11.375	-	111.840
11.250	-	111.575
11.125	-	111.309
11.000	-	111.044
10.875	-	110.778
10.750	-	110.512
10.625	-	110.247
10.500	-	109.981
10.375	-	109.715
10.250	-	109.450
10.125	-	109.184
10.000	-	108.919
9.875	-	108.653
9.750	-	108.387
9.625	-	108.122
9.500	-	107.856
9.375	-	107.590
9.250	-	107.325
9.125	-	107.059
9.000	-	106.794
8.875	-	106.528
8.750	-	106.263
8.625	-	105.997
8.500	-	105.732
8.375	-	105.466
8.250	-	105.201
8.125	-	104.935
8.000	-	104.670
7.875	-	104.404
7.750	-	104.139
7.625	-	103.873
7.500	-	103.608
7.375	-	103.342
7.250	-	103.077
7.125	-	102.811
7.000	-	102.546
6.875	-	102.280
6.750	-	102.015
6.625	-	101.749
6.500	-	101.484
6.375	-	101.218
6.250	-	100.953
6.125	-	100.687
6.000	-	100.422
5.875	-	100.156
5.750	-	99.891
5.625	-	99.625
5.500	-	99.360

	Base LLPA	00.01-50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
DSCR	>= 780	0.875	0.625	0.500	0.375	-0.125	-0.625	-1.500
	760 - 779	0.875	0.625	0.375	0.000	-0.375	-0.875	-1.750
	740 - 759	0.750	0.500	0.250	-0.125	-0.500	-1.000	-1.875
	720 - 739	0.625	0.375	0.125	-0.250	-0.750	-1.125	-2.125
	700 - 719	0.500	0.125	-0.125	-0.625	-1.250	-2.500	
	680 - 699	0.125	-0.250	-0.750	-2.000	-3.125	-3.500	
	660 - 679	-0.125	-0.500	-1.000	-2.250	-3.375		
	640 - 659							
	Credit LLPA	00.01-50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
Loan Size	UPB <= 250K	0.000	0.000	0.000	0.000	0.000	-0.375	-0.500
	>=\$2.0mm, <\$2.5mm							
	>=2.5mm, <\$3.0mm							
DSCR	No Ratio	-0.875	-1.125	-1.250	-1.750	-2.000	-2.375	
	DSCR 0.75 - 0.99	-0.250	-0.375	-0.500	-0.750	-0.875	-1.000	
	DSCR 1.00 - 1.24	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	DSCR 1.25	0.250	0.250	0.250	0.375	0.375	0.375	0.375
Credit Event	FC/SS/DIL/BK7 36 - 47mo	-0.625	-0.625	-0.625	-0.625	-0.625	-0.750	-1.125
Loan Type LLPAs	Purchase	0.250	0.250	0.250	0.250	0.250	0.250	0.250
	Rate Refi	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	Cashout / Debt Consolidation	-0.625	-0.750	-0.875	-1.125	-1.500	-1.875	
	Interest Only	-0.125	-0.125	-0.250	-0.250	-0.500	-0.625	
	Escrow Waiver*	-0.125	-0.125	-0.125	-0.125	-0.125	-0.250	-0.375
	40 Year Maturity	-0.125	-0.125	-0.125	-0.250	-0.250	-0.375	
	Condo	-0.125	-0.125	-0.375	-0.500	-0.625	-0.750	
Property LLPAs	Florida Condo	0.000	-0.250	-0.375	-0.625	-0.750	-0.875	
	Non - Warrantable Condo	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	
	Multi Unit	-0.250	-0.250	-0.500	-0.500	-0.500	-0.750	
	Tier 2 States: Other*	0.000	0.000	0.000	0.250	0.250	0.250	0.250
	Florida	0.000	0.000	0.000	-0.125	-0.250	-0.375	-0.500

*Escrow Waiver LLPA will only be applied if taxes are not being escrowed

Tier 1 states: Texas, Louisiana, Georgia, South Carolina, Minnesota, Colorado, Oregon, Utah, Arizona

Tier 2 States: Other (Other represents all states not listed in Tier 1 category with the exception of Florida)

For DSCR Program, Detached Condos are treated as Single Family Residence

Max Lock Periods	
Max Lock Period	60 Days

Lock Period	Price Adj
45 day	-0.150
60 day	-0.300

Extension Cost (Max 2x / 30 days)	
5 Days	-0.100
10 Days	-0.200
15 Days	-0.300
20 Days	-0.400
30 Days	-0.600

Prepay Penalty Price Adjustments (Investor Only)	
5 year	1.000
4 year	0.500
3 year	0.000
2 year	-0.375
1 year	-0.750
No Prepay Penalty	-1.125

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

Type	DSCR (No PP)	DSCR (1 Yr PP)	DSCR (2-4 Yr PP)	DSCR (5 Yr PP)
Min Price	97.000	97.000	97.000	97.000
Max Price	99.000	102.250	102.750	103.250





Foreign National - Series 6

9/12/2025

Base Pricing for 30 Day Lock

Rate	Fixed 15	Fixed 30
11.500	-	106.347
11.375	-	106.097
11.250	-	105.847
11.125	-	105.597
11.000	-	105.347
10.875	-	105.097
10.750	-	104.847
10.625	-	104.597
10.500	-	104.347
10.375	-	104.097
10.250	-	103.847
10.125	-	103.597
10.000	-	103.347
9.875	-	103.097
9.750	-	102.847
9.625	-	102.597
9.500	-	102.347
9.375	-	102.097
9.250	-	101.847
9.125	-	101.597
9.000	-	101.347
8.875	-	101.097
8.750	-	100.847
8.625	-	100.597
8.500	-	100.347
8.375	-	100.097
8.250	-	99.847
8.125	-	99.597
8.000	-	99.347
7.875	-	99.097
7.750	-	98.847
7.625	-	98.597
7.500	-	98.347
7.375	-	98.097
7.250	-	97.847
7.125	-	97.597
7.000	-	97.347
6.875	-	97.097
6.750	-	96.847
6.625	-	96.597
6.500	-	96.347
6.375	-	96.097
6.250	-	95.847
6.125	-	95.597
6.000	-	95.347
5.875	-	95.097
5.750	-	94.847
5.625	-	94.597
5.500	-	94.347

	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
Second Home	>= 680									
	Foreign Credit									
DSCR	>= 680	-1.750	-1.750	-2.000	-2.125					
	Foreign Credit	-2.250	-2.250	-2.500	-2.625					
DTI Investor	>= 680									
	Foreign Credit									
	Credit LLPA	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
Loan Size	UPB <= 250K	0.000	0.000	0.000	0.000					
	>\$2.0mm, <=\$2.5mm									
	>\$2.5mm, <=\$3.0mm									
DSCR	DSCR 0.75-0.99									
	DSCR 1.00 - 1.24	-0.125	-0.125	-0.250	-0.250					
	DSCR 1.25	0.250	0.250	0.250	0.250					
Loan Type LLPAs	DTI 50.01-55									
	Interest Only									
	Escrow Waiver									
	Purchase	0.000	0.000	0.000	0.125					
	Cashout / Debt Consolidation	-0.500	-0.500	-0.500	-0.750					
	Second Home									
Property LLPAs	Condo / Coop	-0.125	-0.125	-0.250						
	Non-Warrantable Condo									
	Multi Unit	-0.250	-0.250	-0.375						
Full Doc LLPAs	Tier 2 States: Other*	0.250	0.250	0.250	0.250					
	Streamlined Doc									
	1099 Program									
Alt Doc LLPAs	Asset Depletion									
	12 Month Bank Statement									
	12/24 Month CPA PnL/WVOE									

*Tier 1 states: Texas, Louisiana, Florida, Georgia, South Carolina, Colorado, Arizona, North Carolina

Tier 2 States: Other (Other represents all states not listed in Tier 1 category)

For Foreign National Program, Detached Condos are treated as Single Family Residence

Max Lock Periods	
Max Lock Period	60 Days

Lock Period	Price Adj
45 day	-0.150
60 day	-0.300

Extension Cost (Max 2x / 30 days)	
5 Days	-0.100
10 Days	-0.200
15 Days	-0.300
20 Days	-0.400
30 Days	-0.600

Prepay Penalty Price Adjustments (Investor Only)	
5 year	0.750
4 year	0.375
3 year	0.000
2 year	-0.375
1 year	-0.750
No Prepay Penalty	-1.125

Fees	
Underwriting*	\$1,895

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

Type	2ND HOME	DSCR	No PPP
Min Price	97.000	97.000	97.000
Max Price	100.850	100.850	99.000



Base Pricing for 30 Day Lock

Rate	Fixed 10	Fixed 15	Fixed 20	Fixed 30
14.000	-	-	-	115.131
13.875	-	-	-	115.006
13.750	-	-	-	114.881
13.625	-	-	-	114.756
13.500	-	-	-	114.631
13.375	-	-	-	114.506
13.250	-	-	-	114.381
13.125	-	-	-	114.256
13.000	-	-	-	114.131
12.875	-	-	-	114.006
12.750	-	-	-	113.881
12.625	-	-	-	113.756
12.500	-	-	-	113.631
12.375	-	-	-	113.506
12.250	-	-	-	113.381
12.125	-	-	-	113.256
12.000	-	-	-	113.131
11.875	-	-	-	112.943
11.750	-	-	-	112.756
11.625	-	-	-	112.568
11.500	-	-	-	112.381
11.375	-	-	-	112.131
11.250	-	-	-	111.881
11.125	-	-	-	111.631
11.000	-	-	-	111.381
10.875	-	-	-	111.131
10.750	-	-	-	110.881
10.625	-	-	-	110.568
10.500	-	-	-	110.256
10.375	-	-	-	109.943
10.250	-	-	-	109.631
10.125	-	-	-	109.318
10.000	-	-	-	109.006
9.875	-	-	-	108.693
9.750	-	-	-	108.318
9.625	-	-	-	107.943
9.500	-	-	-	107.568
9.375	-	-	-	107.193
9.250	-	-	-	106.818
9.125	-	-	-	106.443
9.000	-	-	-	106.068
8.875	-	-	-	105.568
8.750	-	-	-	105.131
8.625	-	-	-	104.693
8.500	-	-	-	104.256
8.375	-	-	-	103.818
8.250	-	-	-	103.318
8.125	-	-	-	102.818
8.000	-	-	-	102.318
7.875	-	-	-	101.818
7.750	-	-	-	101.256
7.625	-	-	-	100.631
7.500	-	-	-	100.006
7.375	-	-	-	99.256
7.250	-	-	-	98.506
7.125	-	-	-	97.756
7.000	-	-	-	97.006
6.875	-	-	-	96.256
6.750	-	-	-	95.443
6.625	-	-	-	94.631
6.500	-	-	-	93.818
6.375	-	-	-	93.006
6.250	-	-	-	92.193
6.125	-	-	-	91.381
6.000	-	-	-	90.568

	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
Full Doc	>= 780	1.625	1.500	1.375	1.125	0.750	0.000	-1.125	-4.375	
	760 - 779	0.750	0.625	0.625	0.125	-0.125	-1.000	-2.125	-5.500	
	740 - 759	0.125	0.125	0.000	-0.375	-0.625	-1.500	-3.375	-7.000	
	720 - 739	-0.125	-0.375	-0.500	-0.875	-1.250	-2.250	-4.500		
	700 - 719	-0.750	-0.875	-1.000	-1.375	-2.500	-3.500	-6.875		
	680 - 699	-1.875	-2.250	-2.500	-3.000	-5.000	-6.500			
	660 - 679									
	640 - 659									
	620 - 639									
	Credit LLPA	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
Loan Size	\$50,000 - \$100,000 (UPB)	0.000	0.000	-0.125	-0.125	-0.125	-0.250	-0.250	-0.250	
	\$100,001 - \$150,000 (UPB)	0.000	0.000	0.000	0.000	0.000	-0.125	-0.125	-0.125	
	\$150,001 - \$250,000 (UPB)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	\$250,001 - \$350,000 (UPB)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	\$350,001 - \$500,000 (UPB)	0.125	0.125	0.125	0.125	0.125	0.125	0.125		
Loan Type LLPAs	<=35.0% DTI	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	35.01 - 45.0% DTI	0.000	0.000	0.000	0.000	-0.125	-0.250	-0.375	-0.500	
	45.01 - 50.0% DTI	0.000	0.000	-0.125	-0.250	-0.375	-0.500	-0.625	-0.750	
	Escrow Waiver*	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	Piggyback/Concurrent	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	Standalone Cash Out	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	Second Home	-0.500	-0.500	-0.500	-0.500	-0.625	-0.750	-0.750		
	Investor	-1.000	-1.000	-1.250	-1.500	-1.750	-2.250			
	Full Appraisal	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	Exterior Appraisal (2055)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
Property LLPAs	Condo (Warrantable)	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500	-0.750		
	Florida Condo	0.000	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500		
	Multi Unit	-0.375	-0.375	-0.375	-0.500					
	Tier 2 States: Other*	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	

*Escrow Waiver LLPA will only be applied if taxes are not being escrowed

*Tier 1 states: Texas, Louisiana, Florida, Georgia, South Carolina, Colorado, Arizona, North Carolina

Tier 2 States: Other (Other represents all states not listed in Tier 1 category)

For Closed End Second Program, Detached Condos are treated as Single Family Residence

Max Lock Periods	
Max Lock Period	60 Days

Lock Period	Price Adj
45 day	-0.150
60 day	-0.300

Extension Fee (Max 2x / 30 days) (Fee 2bps/Day)	
5 Days	-0.100
10 Days	-0.200
15 Days	-0.300
20 Days	-0.400
30 Days	-0.600

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

Type	Full Doc
Min Price	97.000
Max Price (30 Year Term)	102.25
Max Price (<30 Year Term)	102.25