Series 8 - Diamond

12.12.2025.1

Base Pricing (30 Day Lock)

Base Rates	Fixed 30
10.000	110.622
9.875	110.372
9.750	110.122
9.625	109.872
9.500	109.622
9.375	109.372
9.250	109.122
9.125	108.872
9.000	108.622
8.875	108.372
8.750	108.122
8.625	107.872
8.500	107.622
8.375	107.372
8.250	107.122
8.125	106.872
8.000	106.622
7.875	106.372
7.750	106.060
7.625	105.747
7.500	105.435
7.375	104.997
7.250	104.560
7.125	104.060
7.000	103.560
6.875	102.997
6.750	102.372
6.625	101.747
6.500	100.997
6.375	100.247
6.250	99.497
6.125	98.747
6.000	97.997
5.875	97.247
5.750	96.497
5.625	95.747
5.500	94.997
5.375	94.247
5.250	93.497
5.125	92.747
5.000	91.997

Doc Type	FICO/LTV	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
Full Doc	780+	0.375	0.375	0.375	0.250	0.125	-0.125	-0.500
	760	0.375	0.375	0.250	0.250	0.125	-0.125	-0.500
	740	0.375	0.375	0.125	0.125	-0.125	-0.250	-0.750
	720	0.250	0.250	0.000	0.000	-0.125	-0.875	-1.500
	700	0.125	0.125	-0.125	-0.125	-0.500	-1.125	-2.000
	680	0.000	-0.125	-0.250	-0.500	-0.875	-2.000	NA
Alt Doc	780+	0.375	0.375	0.375	0.250	0.125	-0.125	-0.500
	760	0.375	0.375	0.250	0.250	0.125	-0.125	-0.500
	740	0.375	0.375	0.125	0.125	-0.125	-0.250	-0.750
	720	0.250	0.250	0.000	0.000	-0.125	-0.875	-1.500
	700	0.125	0.125	-0.125	-0.125	-0.500	-1.125	-2.000
	680	0.000	-0.125	-0.250	-0.500	-0.875	-2.000	

	LLPA	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
Loan Balance	<250k	-0.125	-0.125	-0.250	-0.250	-0.375	-0.375	-0.500
	>=1.5mm<2.0mm	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	>=2.0mm<2.5mm	-0.125	-0.125	-0.250	-0.250	-0.375	-0.375	-0.375
	>=2.5mm<=3.0mm	-0.375	-0.375	-0.500	-0.500	-0.625	-0.625	
DTI	DTI >43	0.000	0.000	0.000	0.000	0.000	-0.125	-0.250
Loan Purpose	Purchase	0.000	0.000	0.000	0.000	0.125	0.125	0.125
	Refi	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	Cashout	-0.250	-0.250	-0.250	-0.250	-0.500	-0.750	
Occupancy	Second Home	-0.125	-0.125	-0.125	-0.250	-0.250	-0.250	-0.500
	Investor	-0.125	-0.125	-0.250	-0.250	-0.375	-0.375	-0.625
Property Type	2-4 Family	-0.250	-0.250	-0.250	-0.250	-0.375	-0.375	-0.375
	Condo	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Loan Terms	Interest Only	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	40 Year Term	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Escrow Waiver	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125
Doc Type	12 Month Full (1)	0.000	0.000	0.000	0.000	-0.125	-0.125	-0.125
	P&L Documentation (2)	-0.375	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750
State Adj	Florida[4]	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
	Tier 1 States (3)	-0.125	-0.125	-0.125	-0.125	-0.125	-0.250	-0.250
	Tier 2 States (3)	0.000	0.000	0.000	0.000	0.000	0.000	0.000

(1) Additive to the full documentation LLPAs
(2) Additive to the alt doc LLPAs
(3) Tier 1 states include TX, FL, and MD. All other states are considered tier 2
(4) Florida LLPA applicable in addition to Tier 1 States LLPA.

PPP and Price Caps

Occ Type	PPP Term	LLPA	Price Cap
Investor	60	0.750	103.750
	48	0.500	102.750
	36	0.000	102.750
	24	-0.500	101.750
	12	-0.750	100.750
	0	-1.000	99.750
Owner/2nd	NA	NA	101.750

*Only 5% Fixed, Declining Structure and 6 months of interest PPP types allowed

Program Notes	
Min Price	97
Housing History	0x30x12
BK/FC/SS/DIL	4 years

Lock Period	
30 day	0.000
45 day	-0.150
60 day	-0.300

Lock Extension Cost (Max 2x / 30 days)	
5 Days	-0.100

Fees	
Underwriting*	$1,895

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

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

Series 8 - DSCR

12.12.2025.1

Base Pricing (30 Day Lock)

Base Rates	Fixed 30
9.000	104.500
8.875	104.500
8.750	104.500
8.625	104.500
8.500	104.500
8.375	104.500
8.250	104.500
8.125	104.500
8.000	104.500
7.875	104.500
7.750	104.500
7.625	104.500
7.500	104.500
7.375	104.500
7.250	104.500
7.125	104.450
7.000	104.090
6.875	103.620
6.750	103.150
6.625	102.680
6.500	102.210
6.375	101.740
6.250	101.280
6.125	100.810
6.000	100.300

	LLPA/LTV	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
DSCR	≥ 1.4x	0.125	0.125	0.125	0.125	0.125	0.25	0.25
	≥ 1.2x & < 1.4x	0.125	0.125	0.125	0.125	0.125	0.125	0.125
	≥ 1.1x & < 1.2x	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	≥ 1.0x & < 1.1x	-0.125	-0.125	-0.125	-0.125	-0.125	-0.25	-0.25
FICO	780+	0.000	-0.125	-0.250	-0.500	-0.750	-1.000	-1.750
	760-779	0.000	-0.125	-0.250	-0.500	-0.750	-1.250	-2.000
	740-759	0.000	-0.125	-0.375	-0.625	-1.000	-1.500	-2.250
	720-739	-0.250	-0.250	-0.500	-0.750	-1.125	-1.625	-2.500
Loan Balance	<=$150,000	0.000	0.000	-0.125	-0.125	-0.250	-0.375	-0.500
	$150,001 - $250,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	$250,001 - $1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	$1,000,001 - $1,500,000	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
	$1,500,001 - $2,000,000	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
Purpose[1]	Purchase	0.125	0.125	0.125	0.125	0.125	0.250	0.250
	Rate/Term Refi	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	Cash-Out Refi	-0.125	-0.125	-0.250	-0.375	-0.500	-0.500	
	Cash-Out Refi FICO ≥ 720[1]	0.000	0.000	0.000	0.000	0.000	-0.500	
Property Type	2-4 Unit	-0.250	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500
	Townhome	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	SFR	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Prepayment Penalty Term	Flat 5% for 60 Months	1.000	1.000	1.000	1.000	1.000	1.000	1.000
	60 Months	0.750	0.750	0.750	0.750	0.750	0.750	0.750
	48 Months	0.500	0.500	0.500	0.500	0.500	0.500	0.500
	36 Months	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	24 Months	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
	12 Months	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
	No Penalty	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Vacant Refinances	Refinance	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
State	Various (FL,TX,MD)[2]	-0.125	-0.125	-0.125	-0.125	-0.125	-0.250	-0.250
	Florida[5]	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
MSA[3]	Philadelphia, PA[3]	-5.000	-5.000	-5.000	-5.000	-5.000	-5.000	-5.000
	Various[4]	0.000	0.000	-0.100	-0.200	-0.300	-0.400	-0.500
Amortization	Interest Only	N/A	N/A	N/A	N/A	N/A	N/A	N/A

(1) Refinance (Cash-Out) loans are capped at 75% LTV. If LTV > 70%, loan will receive a (0.5%) price adjustment if FICO ≥ 720 and (1%) price adjustment if FICO < 720 & ≥ 700

(2) FL,TX,MD

(3) Philadelphia-Camden-Wilmington, PA-NJ-DE-MD

(4) New York-Newark-Jersey City, NY-NJ-PA / Chicago-Naperville-Elgin, IL-IN-WI / Baltimore-Columbia-Towson, MD / San Francisco-Oakland-Hayward, CA / Cleveland-Elyria, OH / Detroit-Warren-Dearborn, MI

(5) Florida LLPA applicable in addition to Various (FL,TX,MD) State LLPA.

Program Notes	
Min Price	97.000
Housing History	0x30x12
BK/FC/SS/DIL	36 Months
Min FICO	720
Max LTV	80
Min DSCR	**1.00**

Lock Period	
30 day	0.000
45 day	-0.150
60 day	-0.300

Lock Extension Cost (Max 2x / 30 days)	
5 Days	-0.100

Prepayment Penalty Term	Price Cap
60 Months	103.750
48 Months	102.750
36 Months	102.750
24 Months	101.750
12 Months	100.750
No Penalty	99.750

*Only 5% Fixed, Declining Structure and 6 months of interest PPP types allowed

Fees	
Underwriting*	$1,895

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