

30 Day Lock		
Base Rate	30Yr Fixed	40Yr Fixed
6.375	95.219	95.094
6.500	96.094	95.969
6.625	96.969	96.844
6.750	97.719	97.594
6.875	98.282	98.157
7.000	98.719	98.594
7.125	99.157	99.032
7.250	99.469	99.344
7.375	99.782	99.657
7.500	100.094	99.969
7.625	100.344	100.219
7.750	100.594	100.469
7.875	100.782	100.657
8.000	100.969	100.844
8.125	101.157	101.032
8.250	101.344	101.219
8.375	101.532	101.407
8.500	101.719	101.594
8.625	101.844	101.719
8.750	101.969	101.844
8.875	102.094	101.969
9.000	102.219	102.094
9.125	102.344	102.219
9.250	102.469	102.344
9.375	102.594	102.469
9.500	102.688	102.563
9.625	102.782	102.657
9.750	102.875	102.750
9.875	102.969	102.844
10.000	103.063	102.938
10.125	103.157	103.032
10.250	103.250	103.125
10.375	103.344	103.219
10.500	103.438	103.313
10.625	103.532	103.407
10.750	103.625	103.500
10.875	103.719	103.594
11.000	103.813	103.688
11.125	103.907	103.782
11.250	104.000	103.875
11.375	104.094	103.969
11.500	104.188	104.063

Min Rate: **6.375%**
Min Price: **97.000**
Recently Listed Max Price: **99.000**

Fees	
Underwriting*	\$1,995
*Underwriting Fee is not charged in New Jersey, instead an Application Fee of \$1,995 is applied.	

Loan Level Price Adjustments								
FICO/CLTV	0-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%
780+	2.125	2.125	2.125	2.000	1.375	0.875	0.250	(1.625) (3.375)
760-779	2.125	2.125	2.125	2.000	1.375	0.875	0.250	(1.750) (3.500)
740-759	2.000	2.000	2.000	1.875	1.375	0.500	0.125	(1.875) (3.750)
720-739	1.875	1.875	1.875	1.875	1.375	0.375	0.000	(2.125) (4.000)
700-719	1.500	1.375	1.375	1.375	0.750	0.250	(0.375) (2.625)	(4.625)
680-699	0.625	0.625	0.500	0.375	(0.250)	(1.125)	(1.875)	(4.000)
660-679	0.000	(0.125)	(0.375)	(0.500)	(1.250)	(2.000)	(2.625)	
640-659								
620-639								
600-619								
No FICO (NPRA Only)	(0.250)	(0.375)	(0.625)	(0.750)	(1.500)	(2.250)	(2.875)	

Loan Type LLPA/CLTV	0-50%	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	0.000	0.000	0.000	0.000	(0.125)	(0.125)	(0.125)	(0.500)	(0.500)
UPB > \$2m <=2.5m	(1.000)	(1.000)	(1.000)	(1.125)	(1.250)	(1.375)	(1.500)		
UPB >2.5m <=3.0m	(1.125)	(1.125)	(1.125)	(1.250)	(1.375)	(1.500)			
UPB >3.0m <=3.5m									
UPB > \$3.5m									
UPB < \$250k	(0.625)	(0.625)	(0.750)	(1.000)	(1.125)	(1.375)	(1.500)	(1.750)	(2.125)
2-4 Unit Property	0.000	0.000	(0.125)	(0.125)	(0.250)	(0.375)	(0.625)	(0.750)	(1.000)
Condo / Non-Warrantable Condo	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	(0.875)	(1.125)	(1.625)	
Co-Op									
Condotel	(1.875)	(1.875)	(1.875)	(1.875)	(1.875)	(2.000)			
Interest Only	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.500)	(0.625)	(0.625)
Rate Term	0.000	0.000	0.000	0.000	(0.125)	(0.375)	(0.500)		
Cash Out	0.000	(0.125)	(0.125)	(0.250)	(0.500)	(0.625)	(1.125)		
Escrow Waiver	(0.125)	(0.125)	(0.125)	(0.250)	(0.250)	(0.125)	(0.125)	(0.125)	
Non-Perm Resident Alien	(0.125)	(0.125)	(0.125)	(0.250)	(0.250)	(0.500)	(0.625)		
Recently Listed (Last 6 Months)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)		

Credit LLPA/CLTV	0-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%
0x30x12	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
0x60x12 (Purch Only)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	
0x90x12 (Purch Only)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)		
DTI 45.1 - 50.0	0.000	0.000	0.000	0.000	0.000	(0.125)	(0.125)	(0.250)	
DTI 50.1 - 55.0									

Income LLPA/CLTV	0-50%	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 W2/Tax	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)
12mo Bank Statement	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)
24mo Bank Statement	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Asset Depletion	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)
1099 Only	(0.500)	(0.500)	(0.750)	(0.750)	(1.000)	(1.000)	(1.000)	(1	

30 Day Lock		
Base Rate	30Yr Fixed	40Yr Fixed
6.375	95.066	94.941
6.500	95.941	95.816
6.625	96.816	96.691
6.750	97.566	97.441
6.875	98.191	98.066
7.000	98.753	98.628
7.125	99.316	99.191
7.250	99.847	99.722
7.375	100.347	100.222
7.500	100.847	100.722
7.625	101.284	101.159
7.750	101.691	101.566
7.875	102.034	101.909
8.000	102.347	102.222
8.125	102.659	102.534
8.250	102.909	102.784
8.375	103.159	103.034
8.500	103.409	103.284
8.625	103.597	103.472
8.750	103.784	103.659
8.875	103.909	103.784
9.000	104.034	103.909
9.125	104.159	104.034
9.250	104.284	104.159
9.375	104.409	104.284
9.500	104.534	104.409
9.625	104.659	104.534
9.750	104.784	104.659
9.875	104.909	104.784
10.000	105.003	104.878
10.125	105.097	104.972
10.250	105.191	105.066
10.375	105.284	105.159
10.500	105.378	105.253
10.625	105.472	105.347
10.750	105.566	105.441
10.875	105.659	105.534
11.000	105.753	105.628
11.125	105.847	105.722
11.250	105.941	105.816
11.375	106.034	105.909
11.500	106.128	106.003

Max Price: **0.000**
 Max Price No PPP: **98.250**
 Min Rate: **6.375%**
 Min Price: **97.000**
 Recently Listed Max Price: **99.000**

Fees	
Underwriting*	\$1,995
*Underwriting Fee is not charged in New Jersey, instead an Application Fee of \$1,995 is applied.	

Loan Level Price Adjustments								
FICO/CLTV	0-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%
780+	3.125	3.125	3.125	2.750	1.875	0.750	0.250	(2.000)
760-779	3.125	3.125	3.125	2.750	1.875	0.750	0.250	(2.125)
740-759	3.000	3.000	3.000	2.625	1.875	0.625	0.125	(2.250)
720-739	2.875	2.875	2.875	2.500	1.875	0.500	0.000	(2.500)
700-719	2.625	2.500	2.500	2.250	1.125	0.375	(0.375)	(3.000)
680-699	1.500	1.500	1.375	1.000	0.125	(1.000)	(2.375)	(4.375)
660-679	1.000	0.875	0.625	0.000	(1.375)	(2.375)	(3.125)	
640-659								
620-639								
600-619								
No FICO (FN/NPRA Only)	0.750	0.625	0.375	(0.250)	(1.625)	(2.625)	(3.375)	

Loan Type LLPA/CLTV	0-50%	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 > \$2m <=2.5m									
UPB >2.5m <=3.0m									
UPB >3.0m <=3.5m									
UPB > \$3.5m									
UPB < \$250k	(0.625)	(0.625)	(0.750)	(0.750)	(1.125)	(1.500)	(1.750)	(2.125)	
2-4 Unit Property	0.000	(0.125)	(0.250)	(0.250)	(0.375)	(0.625)	(0.875)	(1.125)	
Condo / Non-Warrantable Condo	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	(0.875)	(1.125)	(1.625)	
Co-Op									
Condotel	(1.875)	(1.875)	(1.875)	(1.875)	(1.875)	(2.000)			
Interest Only	(0.250)	(0.250)	(0.250)	(0.250)	(0.375)	(0.375)	(0.500)	(0.625)	
Cash Out	0.000	(0.125)	(0.125)	(0.250)	(0.500)	(0.625)	(1.125)		
Escrow Waiver	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)		
Foreign National	(0.125)	(0.250)	(0.250)	(0.375)	(0.500)	(0.750)	(1.000)		
NPRA	(0.125)	(0.125)	(0.250)	(0.375)	(0.625)	(0.875)			
Recently Listed (Last 6 Months)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)		

Credit LLPA/CLTV	0-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%
0x30x12	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
0x60x12 (Purch Only)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	
0x90x12 (Purch Only)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)		
DTI 45.1 - 50.0	0.000	0.000	0.000	(0.125)	(0.125)	(0.250)	(0.375)		
DTI 50.1 - 55.0									

Income LLPA/CLTV	0-50%	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 W2/Tax	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	
12mo Bank Statement	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	
24mo Bank Statement	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
Asset Depletion	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.250)	(1.375)		
1099 Only	(0.500)	(0.500)	(0.750)	(0.750)	(1.000)	(1.000)	(1.000)		
WVOE	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	(0.750)	(0.875)		
12/24mo P&L ONLY	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.125)		

State LLPA/

30 Day Lock		
Base Rate	30Yr Fixed	40Yr Fixed
6.375	96.493	96.368
6.500	97.368	97.243
6.625	98.243	98.118
6.750	98.993	98.868
6.875	99.618	99.493
7.000	100.181	100.056
7.125	100.743	100.618
7.250	101.243	101.118
7.375	101.618	101.493
7.500	102.056	101.931
7.625	102.431	102.306
7.750	102.743	102.618
7.875	103.024	102.899
8.000	103.306	103.181
8.125	103.556	103.431
8.250	103.806	103.681
8.375	104.056	103.931
8.500	104.306	104.181
8.625	104.493	104.368
8.750	104.681	104.556
8.875	104.868	104.743
9.000	105.056	104.931
9.125	105.181	105.056
9.250	105.306	105.181
9.375	105.431	105.306
9.500	105.524	105.399
9.625	105.618	105.493
9.750	105.712	105.587
9.875	105.806	105.681
10.000	105.899	105.774
10.125	105.993	105.868
10.250	106.087	105.962
10.375	106.181	106.056
10.500	106.274	106.149
10.625	106.368	106.243
10.750	106.462	106.337
10.875	106.556	106.431
11.000	106.649	106.524
11.125	106.743	106.618
11.250	106.837	106.712
11.375	106.931	106.806
11.500	107.024	106.899

Max Price: 0.000
 Max Price No PPP: 98.250
 Min Rate: 6.375%
 Min Price: 97.000

Fees	
Underwriting*	\$1,995
*Underwriting Fee is not charged in New Jersey, instead an Application Fee of \$1,995 is applied.	

Loan Level Price Adjustments								
FICO/CLTV	0-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%
780+	1.625	1.625	1.500	1.375	0.500	(0.125)	(1.625)	
760-779	1.500	1.500	1.375	1.250	0.125	(0.375)	(1.875)	
740-759	1.375	1.375	1.250	1.125	0.000	(0.625)	(2.000)	
720-739	1.000	1.000	0.875	0.750	(0.125)	(1.125)	(2.500)	
700-719	0.875	0.875	0.750	0.625	(0.375)	(1.750)	(3.000)	
680-699	0.250	0.000	(0.250)	(0.625)	(1.375)	(2.625)	(4.000)	
660-679	(0.375)	(0.750)	(1.000)	(1.625)	(2.750)	(4.250)		
640-659								
620-639								
600-619								
No FICO (FN/NPRA Only)	(0.625)	(1.000)	(1.250)	(1.875)	(3.000)	(4.500)		

Loan Type LLPA	0-50%	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 > \$1m <=\$1.75m	(0.625)	(0.625)	(0.625)	(0.750)	(0.750)	(0.750)			
UPB > \$1.75m <=\$2m	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)			
UPB < \$250k	(0.625)	(0.750)	(0.750)	(0.750)	(0.750)	(0.875)	(1.000)		
2-4 Unit Property	(0.125)	(0.125)	(0.250)	(0.375)	(0.500)	(0.750)	(1.000)		
Condo / Non-Warr Condo	(0.625)	(0.625)	(0.625)	(0.625)	(0.875)	(1.125)	(1.625)		
Co-Op									
Condotel	(1.875)	(1.875)	(1.875)	(1.875)	(1.875)	(2.000)			
Interest Only	(0.250)	(0.250)	(0.250)	(0.375)	(0.375)	(0.500)	(0.500)		
Rate Term	(0.125)	(0.125)	(0.250)	(0.375)	(0.500)	(0.625)			
Cash Out	(0.250)	(0.375)	(0.500)	(0.750)	(1.000)	(1.250)			
Escrow Waiver	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)		
Foreign National	(0.375)	(0.500)	(0.625)	(0.750)	(0.875)				
NPRA	(0.375)	(0.500)	(0.625)	(0.750)	(0.875)				
Recently Listed (Last 6 Months)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)		

Credit LLPA	0-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%
0x30x12	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
0x60x12	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)		
0x90x12									

DSCR LLPA	0-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%
>=1.25x	0.000	0.000	0.000	0.000	0.000	0.250	0.250		
>=1.15x and <1.25x	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)		
>=1.00x and <1.15x	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)		
0.95-0.99x (Purch, 720+ FICO)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)		
0.85-0.94x (Purch, 720+ FICO)	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)		
0.75-0.84x (Purch, 720+ FICO)	(0.875)	(0.875)	(0.875)	(0.875)	(0.875)	(0.875)	(0.875)		
0.95-0.99x (Refi, 720+ FICO)	(1.125)	(1.125)	(1.125)	(1.125)	(1.125)				
0.85-0.94x (Refi, 720+ FICO)	(1.375)	(1.375)	(1.375)	(1.375)	(1.375)				
0.75-0.84x (Refi, 720+ FICO)	(1.625)	(1.625)	(1.625)	(1.625)	(1.625)				

State LLPA	0-50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85