

30 Day Lock		
Base Rate	30Yr Fixed	40Yr Fixed
6.375	96.469	96.344
6.500	97.344	97.219
6.625	98.219	98.094
6.750	98.969	98.844
6.875	99.532	99.407
7.000	99.969	99.844
7.125	100.407	100.282
7.250	100.719	100.594
7.375	101.032	100.907
7.500	101.344	101.219
7.625	101.594	101.469
7.750	101.844	101.719
7.875	102.032	101.907
8.000	102.219	102.094
8.125	102.407	102.282
8.250	102.594	102.469
8.375	102.782	102.657
8.500	102.969	102.844
8.625	103.094	102.969
8.750	103.219	103.094
8.875	103.344	103.219
9.000	103.469	103.344
9.125	103.594	103.469
9.250	103.719	103.594
9.375	103.844	103.719
9.500	103.938	103.813
9.625	104.032	103.907
9.750	104.125	104.000
9.875	104.219	104.094
10.000	104.313	104.188
10.125	104.407	104.282
10.250	104.500	104.375
10.375	104.594	104.469
10.500	104.688	104.563
10.625	104.782	104.657
10.750	104.875	104.750
10.875	104.969	104.844
11.000	105.063	104.938
11.125	105.157	105.032
11.250	105.250	105.125
11.375	105.344	105.219
11.500	105.438	105.313

Min Rate: **6.375%**
Min Price: **97.000**
Max Price: **101.500**

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 (FN/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)	(0.875)	(1.125)	(1.625)		
Co-Op									
Condotel	(1.875)	(1.875)	(1.875)	(1.875)	(2.000)				
Interest Only	(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)	(0.125)	(0.125)	(0.125)			
Foreign National									
NPRA	(0.125)	(0.125)	(0.125)	(0.250)	(0.250)	(0.500)	(0.625)		
Recently Listed (Last 6 Months)									

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									
0x90x12									
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)	(1.000)	(1.000)
WVOE	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	(0.750)	(0.875)		
12/2									

30 Day Lock		
Base Rate	30Yr Fixed	40Yr Fixed
6.375	96.316	96.191
6.500	97.191	97.066
6.625	98.066	97.941
6.750	98.816	98.691
6.875	99.441	99.316
7.000	100.003	99.878
7.125	100.566	100.441
7.250	101.097	100.972
7.375	101.597	101.472
7.500	102.097	101.972
7.625	102.534	102.409
7.750	102.941	102.816
7.875	103.284	103.159
8.000	103.597	103.472
8.125	103.909	103.784
8.250	104.159	104.034
8.375	104.409	104.284
8.500	104.659	104.534
8.625	104.847	104.722
8.750	105.034	104.909
8.875	105.159	105.034
9.000	105.284	105.159
9.125	105.409	105.284
9.250	105.534	105.409
9.375	105.659	105.534
9.500	105.784	105.659
9.625	105.909	105.784
9.750	106.034	105.909
9.875	106.159	106.034
10.000	106.253	106.128
10.125	106.347	106.222
10.250	106.441	106.316
10.375	106.534	106.409
10.500	106.628	106.503
10.625	106.722	106.597
10.750	106.816	106.691
10.875	106.909	106.784
11.000	107.003	106.878
11.125	107.097	106.972
11.250	107.191	107.066
11.375	107.284	107.159
11.500	107.378	107.253

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+	3.125	3.125	3.125	2.750	1.875	0.750	0.250	
760-779	3.125	3.125	3.125	2.750	1.875	0.750	0.250	
740-759	3.000	3.000	3.000	2.625	1.875	0.625	0.125	
720-739	2.875	2.875	2.875	2.500	1.875	0.500	0.000	
700-719	2.625	2.500	2.500	2.250	1.125	0.375	(0.375)	
680-699	1.500	1.500	1.375	1.000	0.125	(1.000)	(2.375)	
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%
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)	
2-4 Unit Property	0.000	(0.125)	(0.250)	(0.250)	(0.375)	(0.625)	(0.875)	
Condo / Non-Warrantable Condo	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	(0.875)	(1.125)	
Co-Op								
Condotel	(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)	
Rate Term	0.000	0.000	0.000	(0.125)	(0.250)	(0.375)	(0.500)	
Cash Out	(0.125)	(0.250)	(0.250)	(0.375)	(0.500)	(0.750)	(1.125)	
Escrow Waiver	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	
Foreign National								
NPRA	(0.125)	(0.125)	(0.125)	(0.250)	(0.375)	(0.625)	(0.875)	
Recently Listed (Last 6 Months)								
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%
0x30x12	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
0x60x12								
0x90x12								
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%
Full Doc W2/Tax	(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)	
24mo Bank Statement	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)	(1.125)	(1.125)	

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%
Florida	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	

PPP Tier/Term	0	12	24	36	48	60
5% Fixed PPP	(1.500)	(0.875)	(0.125)	0.375	0.625	0.875
6m Interest / Declining Structure*	(1.500)	(1.000)	(0.250)	0.000	0.250	0.375

*Declining Structure must be 5/4/3/2/1 - custom structure can be requested via lock desk

Max Price/PPP Term	0	12	24	36	48	60
Business Purpose Loan	99.000	99.500	100.500	101.500	101.500	102.250

Lock Term Adjustments

30 Day	0
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30 Day Lock		
Base Rate	30Yr Fixed	40Yr Fixed
6.375	97.743	97.618
6.500	98.618	98.493
6.625	99.493	99.368
6.750	100.243	100.118
6.875	100.868	100.743
7.000	101.431	101.306
7.125	101.993	101.868
7.250	102.493	102.368
7.375	102.868	102.743
7.500	103.306	103.181
7.625	103.681	103.556
7.750	103.993	103.868
7.875	104.274	104.149
8.000	104.556	104.431
8.125	104.806	104.681
8.250	105.056	104.931
8.375	105.306	105.181
8.500	105.556	105.431
8.625	105.743	105.618
8.750	105.931	105.806
8.875	106.118	105.993
9.000	106.306	106.181
9.125	106.431	106.306
9.250	106.556	106.431
9.375	106.681	106.556
9.500	106.774	106.649
9.625	106.868	106.743
9.750	106.962	106.837
9.875	107.056	106.931
10.000	107.149	107.024
10.125	107.243	107.118
10.250	107.337	107.212
10.375	107.431	107.306
10.500	107.524	107.399
10.625	107.618	107.493
10.750	107.712	107.587
10.875	107.806	107.681
11.000	107.899	107.774
11.125	107.993	107.868
11.250	108.087	107.962
11.375	108.181	108.056
11.500	108.274	108.149

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)	(0.625)	(0.750)	(0.750)	(0.750)		
UPB > \$1.75m <=\$2m	(1.000)	(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)	(0.875)	(1.125)	(1.625)			
Co-Op									
Condotel	(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)		
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)			
Foreign National									
NPRA	(0.375)	(0.500)	(0.500)	(0.625)	(0.750)	(0.875)			

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%	85.01-90%</th
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