

| 30 Day Lock |            |            |
|-------------|------------|------------|
| Base Rate   | 30Yr Fixed | 40Yr Fixed |
| 6.375       | 96.644     | 96.519     |
| 6.500       | 97.519     | 97.394     |
| 6.625       | 98.394     | 98.269     |
| 6.750       | 99.144     | 99.019     |
| 6.875       | 99.707     | 99.582     |
| 7.000       | 100.144    | 100.019    |
| 7.125       | 100.582    | 100.457    |
| 7.250       | 100.894    | 100.769    |
| 7.375       | 101.207    | 101.082    |
| 7.500       | 101.519    | 101.394    |
| 7.625       | 101.769    | 101.644    |
| 7.750       | 102.019    | 101.894    |
| 7.875       | 102.207    | 102.082    |
| 8.000       | 102.394    | 102.269    |
| 8.125       | 102.582    | 102.457    |
| 8.250       | 102.769    | 102.644    |
| 8.375       | 102.957    | 102.832    |
| 8.500       | 103.144    | 103.019    |
| 8.625       | 103.269    | 103.144    |
| 8.750       | 103.394    | 103.269    |
| 8.875       | 103.519    | 103.394    |
| 9.000       | 103.644    | 103.519    |
| 9.125       | 103.769    | 103.644    |
| 9.250       | 103.894    | 103.769    |
| 9.375       | 104.019    | 103.894    |
| 9.500       | 104.113    | 103.988    |
| 9.625       | 104.207    | 104.082    |
| 9.750       | 104.300    | 104.175    |
| 9.875       | 104.394    | 104.269    |
| 10.000      | 104.488    | 104.363    |
| 10.125      | 104.582    | 104.457    |
| 10.250      | 104.675    | 104.550    |
| 10.375      | 104.769    | 104.644    |
| 10.500      | 104.863    | 104.738    |
| 10.625      | 104.957    | 104.832    |
| 10.750      | 105.050    | 104.925    |
| 10.875      | 105.144    | 105.019    |
| 11.000      | 105.238    | 105.113    |
| 11.125      | 105.332    | 105.207    |
| 11.250      | 105.425    | 105.300    |
| 11.375      | 105.519    | 105.394    |
| 11.500      | 105.613    | 105.488    |

**Min Rate:** 6.375%  
**Min Price:** 97,000  
**Max Price:** 101,500

| Fees  |         |
|---|---------|
| <b>Underwriting*</b>  | \$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% | 85.01-90% |
| 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)   | (1.125)   | (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)   |           |           |
| 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)   | (0.125)   | (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)   |           |
| 1099 Only           | (0.500) | (0.500)   | (0.500)   | (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)   |           |           |
| 12/24mo P&L ONLY    | (1.000) | (1.000)   | (1.000)   | (1.000)   | (1.000)   | (1.125)   | (1.125)   |           |           |

| Lock Term Adjustments |          |
|-----------------------|----------|
| 30 Day                | 0        |
| 45 Day                | (0.2500) |
| 60 Day                | (0.5000) |

| Lock Extension |         |
|----------------|---------|
| 5 Day          | (0.100) |

Email: lockdesk@lenzfinancial.com  
Lock Desk hours: 9 am - 5 pm EST Monday - Friday  
Lock window: 10 am - 5 pm EST Monday - Friday  
All relocks incur a 25 bps adjustment

| State 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)   | (0.250)   |

**Eligible Property Types**  
1-4 units (Detached, Semi Detached, Attached)  
PUD (Detached, Attached)  
Warrantable Condominium (Detached, Attached)  
Non-Warrantable Condominiums (Detached/Attached) including Condotels.  
1 unit Cooperative

**Prepayment Penalty Restrictions**  
Must be Business Purpose to receive PPP credit  
AK, KS, and NM loans are ineligible to receive PPP credit  
NJ loans not made to an LLC and IL loans with interest rate >8% not made to LLC entity are ineligible to receive PPP credit  
MN loans are ineligible to receive PPP credit  
MD loans are ineligible to receive PPP credit  
MS loans are eligible only for prepayment penalty structures of 6 months of interest or a gradual decline\* of 5%, 4%, 3%, 2%, 1% over five years.  
OH loans are ineligible for PPP for 1-2 Unit properties, and are unrestricted otherwise  
PA loans on 1-2 unit properties with OPB < \$312,159 are ineligible to receive PPP credit  
RI loans are ineligible to receive PPP credit



| 30 Day Lock |            |            |
|-------------|------------|------------|
| Base Rate   | 30Yr Fixed | 40Yr Fixed |
| 6.375       | 97.768     | 97.643     |
| 6.500       | 98.643     | 98.518     |
| 6.625       | 99.518     | 99.393     |
| 6.750       | 100.268    | 100.143    |
| 6.875       | 100.893    | 100.768    |
| 7.000       | 101.456    | 101.331    |
| 7.125       | 102.018    | 101.893    |
| 7.250       | 102.518    | 102.393    |
| 7.375       | 102.893    | 102.768    |
| 7.500       | 103.331    | 103.206    |
| 7.625       | 103.706    | 103.581    |
| 7.750       | 104.018    | 103.893    |
| 7.875       | 104.299    | 104.174    |
| 8.000       | 104.581    | 104.456    |
| 8.125       | 104.831    | 104.706    |
| 8.250       | 105.081    | 104.956    |
| 8.375       | 105.331    | 105.206    |
| 8.500       | 105.581    | 105.456    |
| 8.625       | 105.768    | 105.643    |
| 8.750       | 105.956    | 105.831    |
| 8.875       | 106.143    | 106.018    |
| 9.000       | 106.331    | 106.206    |
| 9.125       | 106.456    | 106.331    |
| 9.250       | 106.581    | 106.456    |
| 9.375       | 106.706    | 106.581    |
| 9.500       | 106.799    | 106.674    |
| 9.625       | 106.893    | 106.768    |
| 9.750       | 106.987    | 106.862    |
| 9.875       | 107.081    | 106.956    |
| 10.000      | 107.174    | 107.049    |
| 10.125      | 107.268    | 107.143    |
| 10.250      | 107.362    | 107.237    |
| 10.375      | 107.456    | 107.331    |
| 10.500      | 107.549    | 107.424    |
| 10.625      | 107.643    | 107.518    |
| 10.750      | 107.737    | 107.612    |
| 10.875      | 107.831    | 107.706    |
| 11.000      | 107.924    | 107.799    |
| 11.125      | 108.018    | 107.893    |
| 11.250      | 108.112    | 107.987    |
| 11.375      | 108.206    | 108.081    |
| 11.500      | 108.299    | 108.174    |

**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% | 85.01-90% |
| 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)   | (0.625)   | (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)   |           |           |
| 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       |         |           |           |           |           |           |           |           |           |
| 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)   |           |           |           |
| 0.85-0.94x (Purch, 720+ FICO) | (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)   |           |           |           |
| 0.95-0.99x (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% |
|------------|---------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Florida    | (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                       | (1.875) | (0.750) | (0.125) | 0.500 | 0.875 | 1.125 |
| 6m Interest / Declining Structure* | (1.875) | (1.000) | (0.375) | 0.000 | 0.250 | 0.625 |

\*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       |
| 45 Day                | (0.250) |
| 60 Day                | (0.500) |

| Lock Extension |         |
|----------------|---------|
| 5 Day          | (0.100) |

Email: [lockdesk@lenzfinancial.com](mailto:lockdesk@lenzfinancial.com)  
Lock Desk hours: 9 am - 5 pm EST Monday - Friday  
Lock window: 10 am - 5 pm EST Monday - Friday  
All relocks incur a 25 bps adjustment

| Eligible Property Types   |
|---|
| 1-4 units (Detached, Semi Detached, Attached)                         |
| PUD (Detached, Attached)  |
| Warrantable Condominium (Detached, Attached)                          |
| Non-Warrantable Condominiums (Detached/Attached) including Condotels. |
| 1 unit Cooperative  |

| Prepayment Penalty Restrictions  |
|--|
| AK, KS, and NM loans are ineligible to receive PPP credit  |
| NJ loans not made to an LLC and IL loans with interest rate >8% not made to LLC entity are ineligible to receive PPP credit                      |
| MN loans are ineligible to receive PPP credit  |
| MD loans are ineligible to receive PPP credit  |
| MS loans are eligible only for prepayment penalty structures of 6 months of interest or a gradual decline of 5%, 4%, 3%, 2%, 1% over five years. |
| OH Loans are ineligible for PPP for 1-2 Unit properties, and are unrestricted otherwise  |
| PA loans on 1-2 unit properties with OPB < \$312,159 are ineligible to receive PPP credit  |
| RI loans are ineligible to receive PPP credit  |



| 30 Day Lock |            |            |
|-------------|------------|------------|
| Base Rate   | 30Yr Fixed | 40Yr Fixed |
| 6.375       | 96.691     | 96.566     |
| 6.500       | 97.566     | 97.441     |
| 6.625       | 98.441     | 98.316     |
| 6.750       | 99.191     | 99.066     |
| 6.875       | 99.816     | 99.691     |
| 7.000       | 100.378    | 100.253    |
| 7.125       | 100.941    | 100.816    |
| 7.250       | 101.472    | 101.347    |
| 7.375       | 101.972    | 101.847    |
| 7.500       | 102.472    | 102.347    |
| 7.625       | 102.909    | 102.784    |
| 7.750       | 103.316    | 103.191    |
| 7.875       | 103.659    | 103.534    |
| 8.000       | 103.972    | 103.847    |
| 8.125       | 104.284    | 104.159    |
| 8.250       | 104.534    | 104.409    |
| 8.375       | 104.784    | 104.659    |
| 8.500       | 105.034    | 104.909    |
| 8.625       | 105.222    | 105.097    |
| 8.750       | 105.409    | 105.284    |
| 8.875       | 105.534    | 105.409    |
| 9.000       | 105.659    | 105.534    |
| 9.125       | 105.784    | 105.659    |
| 9.250       | 105.909    | 105.784    |
| 9.375       | 106.034    | 105.909    |
| 9.500       | 106.159    | 106.034    |
| 9.625       | 106.284    | 106.159    |
| 9.750       | 106.409    | 106.284    |
| 9.875       | 106.534    | 106.409    |
| 10.000      | 106.628    | 106.503    |
| 10.125      | 106.722    | 106.597    |
| 10.250      | 106.816    | 106.691    |
| 10.375      | 106.909    | 106.784    |
| 10.500      | 107.003    | 106.878    |
| 10.625      | 107.097    | 106.972    |
| 10.750      | 107.191    | 107.066    |
| 10.875      | 107.284    | 107.159    |
| 11.000      | 107.378    | 107.253    |
| 11.125      | 107.472    | 107.347    |
| 11.250      | 107.566    | 107.441    |
| 11.375      | 107.659    | 107.534    |
| 11.500      | 107.753    | 107.628    |

**Min Rate:** 6.375%  
**Min Price:** 97,000

| Fees                 |         |
|----------------------|---------|
| <b>Underwriting*</b> | \$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% | 85.01-90% |
| 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% | 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)   |           |           |
| 2-4 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)   | (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% | 85.01-90% |
|------------------|-------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| 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% | 85.01-90% |
|---------------------|---------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| 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)   |           |           |

| 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        |
| 45 Day                | (0.2500) |
| 60 Day                | (0.5000) |

| Lock Extension |         |
|----------------|---------|
| 5 Day          | (0.100) |

Email: [lockdesk@lenzfinancial.com](mailto:lockdesk@lenzfinancial.com)  
Lock Desk hours: 9 am - 5 pm EST Monday - Friday  
Lock window: 10 am - 5 pm EST Monday - Friday  
All relocks incur a 25 bps adjustment

| Eligible Property Types   |  |
|---|--|
| 1-4 units (Detached, Semi Detached, Attached)                         |  |
| PUD (Detached, Attached)  |  |
| Warrantable Condominium (Detached, Attached)                          |  |
| Non-Warrantable Condominiums (Detached/Attached) including Condotels. |  |
| 1 unit Cooperative  |  |

| Prepayment Penalty Restrictions   |  |
|---|--|
| Must be Business Purpose to receive PPP credit  |  |
| AK, KS, and NM loans are ineligible to receive PPP credit   |  |
| NJ loans not made to an LLC and IL loans with interest rate >8% not made to LLC entity are ineligible to receive PPP credit                       |  |
| MN loans are ineligible to receive PPP credit   |  |
| MD loans are ineligible to receive PPP credit   |  |
| MS loans are eligible only for prepayment penalty structures of 6 months of interest or a gradual decline* of 5%, 4%, 3%, 2%, 1% over five years. |  |
| OH Loans are ineligible for PPP for 1-2 Unit properties, and are unrestricted otherwise   |  |
| PA loans on 1-2 unit properties with OPB < \$312,159 are ineligible to receive PPP credit   |  |
| RI loans are ineligible to receive PPP credit   |  |

