

30 Day Lock		
Base Rate	30Yr Fixed	40Yr Fixed
5.875	92.271	92.146
6.000	93.208	93.083
6.125	94.114	93.989
6.250	95.020	94.895
6.375	95.925	95.800
6.500	96.769	96.644
6.625	97.613	97.488
6.750	98.332	98.207
6.875	98.800	98.675
7.000	99.144	99.019
7.125	99.457	99.332
7.250	99.769	99.644
7.375	99.894	99.769
7.500	100.144	100.019
7.625	100.363	100.238
7.750	100.582	100.457
7.875	100.738	100.613
8.000	100.894	100.769
8.125	101.050	100.925
8.250	101.207	101.082
8.375	101.363	101.238
8.500	101.519	101.394
8.625	101.613	101.488
8.750	101.707	101.582
8.875	101.800	101.675
9.000	101.884	101.769
9.125	101.988	101.863
9.250	102.082	101.957
9.375	102.175	102.050
9.500	102.269	102.144
9.625	102.363	102.238
9.750	102.457	102.332
9.875	102.550	102.425
10.000	102.644	102.519
10.125	102.738	102.613
10.250	102.832	102.707
10.375	102.925	102.800
10.500	103.019	102.894
10.625	103.113	102.988
10.750	103.207	103.082
10.875	103.300	103.175
11.000	103.394	103.269
11.125	103.488	103.363
11.250	103.582	103.457
11.375	103.675	103.550
11.500	103.769	103.644

Min Rate:	5.875%
Min Price:	97.000
Max Price:	100.250
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%	85.01-90%
780+	2.125	2.125	2.000	1.375	0.875	0.250	(1.625)	(3.375)	
760-779	2.125	2.125	2.000	1.375	0.875	0.250	(1.750)	(3.500)	
740-759	2.000	2.000	1.875	1.375	0.500	0.125	(1.875)	(3.750)	
720-739	1.875	1.875	1.875	1.375	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	(0.125)	(0.125)	(0.125)	(0.500)	(0.500)	
UPB > \$2m < 2.5m	(1.000)	(1.000)	(1.000)	(1.250)	(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	(0.125)	(0.125)	(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)	(0.125)	
Non-Perm Resident Alien	(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)			

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)	(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	(0.125)	(0.125)	(0.250)	(0.250)	(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)		
12/24mo P&L ONLY	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.125)	(1.125)		

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)

Lock Period	Lock Extension	Eligible Property Types
30 Day	0	
45 Day	(0.250)	
60 Day	(0.500)	
		Email: lockdesk@lendzfinancial.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
		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
5.875	92.129	92.004
6.000	93.129	93.004
6.125	94.129	94.004
6.250	95.129	95.004
6.375	96.066	95.941
6.500	96.878	96.753
6.625	97.691	97.566
6.750	98.378	98.253
6.875	98.909	98.784
7.000	99.378	99.253
7.125	99.816	99.691
7.250	100.347	100.222
7.375	100.659	100.534
7.500	101.097	100.972
7.625	101.503	101.378
7.750	101.878	101.753
7.875	102.191	102.066
8.000	102.472	102.347
8.125	102.753	102.628
8.250	102.972	102.847
8.375	103.191	103.066
8.500	103.409	103.284
8.625	103.566	103.441
8.750	103.722	103.597
8.875	103.816	103.691
9.000	103.909	103.784
9.125	104.003	103.878
9.250	104.097	103.972
9.375	104.191	104.066
9.500	104.316	104.191
9.625	104.441	104.316
9.750	104.566	104.441
9.875	104.691	104.566
10.000	104.784	104.659
10.125	104.878	104.753
10.250	104.972	104.847
10.375	105.066	104.941
10.500	105.159	105.034
10.625	105.253	105.128
10.750	105.347	105.222
10.875	105.441	105.316
11.000	105.534	105.409
11.125	105.628	105.503
11.250	105.722	105.597
11.375	105.816	105.691
11.500	105.909	105.784

**Max Price:** 101.000  
**Max Price No PPP:** 98.500  
**Min Rate:** 5.875%  
**Min Price:** 97.000  
**Recently Listed Max Price:** 99.000

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

FICO/CLTV	Loan Level Price Adjustments								
	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	2.750	1.875	0.750	0.250	(2.000)		
760-779	3.125	3.125	2.750	1.875	0.750	0.250	(2.125)		
740-759	3.000	3.000	2.625	1.875	0.625	0.125	(2.250)		
720-739	2.875	2.875	2.500	1.875	0.500	0.000	(2.500)		
700-719	2.625	2.500	2.250	1.125	0.375	(0.375)	(3.000)		
680-699	1.500	1.500	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	Loan Level Price Adjustments								
	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)	(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)	(0.875)	(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)	(0.375)	(0.375)	(0.500)	(0.625)		
Rate Term	0.000	0.000	0.000	(0.125)	(0.250)	(0.375)	(0.500)		
Cash Out	0.000	(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)	(0.375)	(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	Loan Level Price Adjustments								
	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)	(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	Loan Level Price Adjustments								
	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)	(0.750)	(0.750)	(0.875)		
12/24mo P&L ONLY	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.125)	(1.125)		

State LLPA/CLTV	Loan Level Price Adjustments								
	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

\*Declining Structure must be 5/4/3/2/1 - custom structure can be requested via lock desk  
**Lock Period**  
30 Day 0  
45 Day (0.250)  
60 Day (0.500)  
**Lock Extension**  
5 Day (0.100)  
**Email:** lockdesk@lendzfinancial.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 Condotes.								
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
5.875	93.206	93.081
6.000	94.206	94.081
6.125	95.206	95.081
6.250	96.206	96.081
6.375	97.143	97.018
6.500	97.956	97.831
6.625	98.768	98.643
6.750	99.456	99.331
6.875	99.987	99.862
7.000	100.456	100.331
7.125	100.893	100.768
7.250	101.393	101.268
7.375	101.581	101.456
7.500	101.956	101.831
7.625	102.299	102.174
7.750	102.581	102.456
7.875	102.831	102.706
8.000	103.081	102.956
8.125	103.299	103.174
8.250	103.518	103.393
8.375	103.737	103.612
8.500	103.956	103.831
8.625	104.112	103.987
8.750	104.268	104.143
8.875	104.424	104.299
9.000	104.581	104.456
9.125	104.674	104.549
9.250	104.768	104.643
9.375	104.862	104.737
9.500	104.956	104.831
9.625	105.049	104.924
9.750	105.143	105.018
9.875	105.237	105.112
10.000	105.331	105.206
10.125	105.424	105.299
10.250	105.518	105.393
10.375	105.612	105.487
10.500	105.706	105.581
10.625	105.799	105.674
10.750	105.893	105.768
10.875	105.987	105.862
11.000	106.081	105.956
11.125	106.174	106.049
11.250	106.268	106.143
11.375	106.362	106.237
11.500	106.456	106.331

Max Price:	101.000
Max Price No PPP:	98.500
Min Rate:	5.875%
Min Price:	97.000
<b>Fees</b>	
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)	(0.750)	(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)	(0.750)		
Condo / Non-Warr Condo	(0.625)	(0.625)	(0.625)	(0.875)	(1.125)	(1.625)			
Co-Op									
Condolet	(1.875)	(1.875)	(1.875)	(1.875)	(2.000)				
Interest Only	(0.250)	(0.250)	(0.250)	(0.375)	(0.375)	(0.500)			
Rate Term	(0.125)	(0.125)	(0.250)	(0.375)	(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	(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)			
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)		
0.95-0.98x (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%
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	98.500	99.000	99.500	100.250	100.750	101.000

Email: [lockdesk@lendzfinancial.com](mailto:lockdesk@lendzfinancial.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 Loan Amount < \$301,022 are ineligible to receive PPP credit									
RI loans are ineligible to receive PPP credit									

