

Base Pricing (30 Day Lock)

Base Rates	Fixed 30
10.000	110.857
9.875	110.607
9.750	110.357
9.625	110.107
9.500	109.857
9.375	109.607
9.250	109.357
9.125	109.107
9.000	108.857
8.875	108.607
8.750	108.357
8.625	108.107
8.500	107.857
8.375	107.607
8.250	107.357
8.125	107.107
8.000	106.857
7.875	106.607
7.750	106.357
7.625	106.107
7.500	105.857
7.375	105.607
7.250	105.357
7.125	105.107
7.000	104.857
6.875	104.607
6.750	104.357
6.625	104.107
6.500	103.857
6.375	103.607
6.250	103.357
6.125	103.107
6.000	102.857
5.875	102.607
5.750	102.357
5.625	102.107
5.500	101.857

Doc Type	FICO/LTV	<=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	780+	0.375	0.375	0.375	0.250	0.125	-0.125	-0.500	N/A	N/A
	760	0.375	0.375	0.250	0.250	0.125	-0.125	-0.500	N/A	N/A
	740	0.375	0.375	0.125	0.125	-0.125	-0.250	-0.750	N/A	N/A
	720	0.250	0.250	0.000	0.000	-0.125	-0.875	-1.500	N/A	N/A
	700	0.125	0.125	-0.125	-0.125	-0.500	-1.125	-2.000	N/A	N/A
	680	0.000	-0.125	-0.250	-0.500	-1.000	-2.000	N/A	N/A	N/A
Alt Doc	780+	0.375	0.375	0.375	0.250	0.125	-0.125	-0.500	N/A	N/A
	760	0.375	0.375	0.250	0.250	0.125	-0.125	-0.500	N/A	N/A
	740	0.375	0.375	0.125	0.125	-0.125	-0.250	-0.750	N/A	N/A
	720	0.250	0.250	0.000	0.000	-0.125	-0.875	-1.500	N/A	N/A
	700	0.125	0.125	-0.125	-0.125	-0.500	-1.125	-2.000	N/A	N/A
	680	0.000	-0.125	-0.250	-0.500	-1.000	-2.000	N/A	N/A	N/A

Loan Balance	LLPA	<=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
<250k		-0.125	-0.125	-0.250	-0.250	-0.375	-0.375	-0.500	N/A	N/A
>=1.5mm<2.0mm		0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A
>=2.0mm<2.5mm		-0.125	-0.125	-0.250	-0.250	-0.375	-0.375	-0.375	N/A	N/A
>=2.5mm<=3.0mm		-0.375	-0.375	-0.5	-0.5	-0.625	-0.625	N/A	N/A	N/A
DTI	DTI >43	0.000	0.000	0.000	0.000	0.000	-0.125	-0.250	N/A	N/A
Loan Purpose	Purchase	0.000	0.000	0.000	0.000	0.250	0.250	0.250	N/A	N/A
	Refi	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A
	Cashout	-0.250	-0.250	-0.375	-0.500	-0.875	-1.125	N/A	N/A	N/A
Occupancy	Second Home	-0.125	-0.125	-0.125	-0.250	-0.250	-0.250	-0.500	N/A	N/A
	Investor	-0.125	-0.125	-0.25	-0.25	-0.375	-0.375	-0.625	N/A	N/A
Property Type	2-4 Family	-0.25	-0.25	-0.25	-0.25	-0.375	-0.375	-0.375	N/A	N/A
	Condo	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Interest Only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Loan Terms	40 Year Term	N/A	N/A	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	N/A	N/A
Doc Type	12 Month Full (1)	0.000	0.000	0.000	0.000	-0.125	-0.125	-0.125	N/A	N/A
	P&L Documentation (2)	-0.875	-0.875	-0.875	-1.000	-1.000	-1.125	-1.250	N/A	N/A
State Adj	Florida*	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	N/A	N/A
	Tier 1 States (3)	-0.125	-0.125	-0.125	-0.125	-0.125	-0.250	-0.250	N/A	N/A
	Tier 2 States (3)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A

- (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	0.75	103.75
	48	0.5	102.75
	36	0	102.75
	24	-0.5	101.75
	12	-0.75	100.75
	0	-1	99.75
Owner/2nd	NA	NA	101.75

\*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
45 day	-0.15
60 day	-0.3

Lock Extension Cost (Max 2x / 30 days)	
5 Days	-0.1

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



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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	104.500
7.000	104.500
6.875	104.400
6.750	103.860
6.625	103.340
6.500	102.840
6.375	102.290
6.250	101.670
6.125	101.130
6.000	100.620
5.875	100.100
5.750	99.540
5.625	98.820
5.500	98.070

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

(1) FL, TX, MD  
 (2) Philadelphia-Camden-Wilmington, PA-NJ-DE-MD  
 (3) 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  
 (4) Florida LLPA applicable in addition to Various (FL, TX, MD) State LLPA.

Program Notes	
Min Price	97
Housing History	0x30x12
BK/FC/SS/DIL	36 Months
Min FICO	720
Max LTV	80
Min DSCR	1

Lock Period	
30 day	0
45 day	-0.15
60 day	-0.3

Lock Extension Cost (Max 2x / 30 days)	
5 Days	-0.1

Prepayment Penalty Term	Price Cap
60 Months	103.75
48 Months	102.75
36 Months	102.75
24 Months	101.75
12 Months	100.75
No Penalty	99.75

Only 3% Fixed, Decimling Structure and 60 Months or Interest PPP types allowed.

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

