

Platinum - Standard Doc

Platinum - Alt Doc

Rate	30 YR FIX
5.875	95.102
6.000	95.852
6.125	96.602
6.250	97.352
6.375	98.070
6.500	98.695
6.625	99.258
6.750	99.820
6.875	100.351
7.000	100.851
7.125	101.320
7.250	101.788
7.375	102.163
7.500	102.538
7.625	102.882
7.750	103.164
7.875	103.414
8.000	103.664
8.125	103.914
8.250	104.164
8.375	104.414
8.500	104.664
8.625	104.914
8.750	105.101
8.875	105.289
9.000	105.476
<b>Min Price</b>	<b>97.000</b>

Rate	30 YR FIX
5.875	95.102
6.000	95.852
6.125	96.602
6.250	97.352
6.375	98.070
6.500	98.695
6.625	99.258
6.750	99.820
6.875	100.351
7.000	100.851
7.125	101.320
7.250	101.788
7.375	102.163
7.500	102.538
7.625	102.882
7.750	103.164
7.875	103.414
8.000	103.664
8.125	103.914
8.250	104.164
8.375	104.414
8.500	104.664
8.625	104.914
8.750	105.101
8.875	105.289
9.000	105.476
<b>Min Price</b>	<b>97.000</b>

NJ PREPAYMENT PENALTY		LLPA	Max Price
Prepay Penalty (Investor Only) In Addition to PPP LLPA	No Penalty	0	98.75
	12 Months	-0.25	99.25
	24 Months	-0.25	99.75
	36 Months	-0.125	100.25
	48 Months	-0.125	100.75
	60 Months	-0.375	101.25

Max Price + PPP Adjustment		LLPA	Max Price
Prepay Penalty-1 (Investor Only)	No Penalty	-1.000	99.000
	12 Months	-0.750	100.125
	24 Months	-0.375	101.750
	36 Months	0.000	102.250
	48 Months	0.375	102.750
	60 Months	0.750	103.250
Lock Period	30 days	0.000	
	45 days	-0.150	
	60 days	-0.300	
Extension Fee	5 Days	-0.100	

- 1) Loans with PPP in AK, KS, MI, MN, NM, OH and RI will be priced as if there is no PPP.
- 2) Prepayment penalties not allowed on loans vested to individuals in IL and NJ.
- 3) Prepayment penalties not allowed on loan amounts less than \$329,411 in PA.
- 4) Only declining prepayment penalty structures allowed in MS.
- 5) Extensions available in 5 day increments up to 30 days.
- 6) Loan eligibility is determined by the Guideline/Product Matrix.
- 7) All soft prepayment penalties will be priced as a no prepayment loan.

Fees	
Underwriting*	\$1,995

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

Loan Amount	Max Price (Primary and Second Home Only)
<\$2,000,000	101.25
\$2,000,000 - \$3,000,000	100.25
\$3,000,000 - \$4,000,000	99.25

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

Adjustments to Price		FICO/CLTV	<=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
Standard Doc - 2 Years Standard Doc - AUS	780+	0.875	0.875	0.625	0.500	0.250	0.000	-0.125	-1.625	-1.625	-3.000
	760-779	0.875	0.875	0.625	0.500	0.250	0.000	-0.250	-1.875	-1.875	-3.250
	740-759	0.750	0.750	0.500	0.375	0.125	-0.125	-0.375	-2.250	-2.250	-3.750
	720-739	0.625	0.625	0.375	0.125	0.000	-0.250	-0.750	-3.500	-3.500	-5.250
	700-719	0.375	0.375	0.125	0.000	-0.375	-0.625	-1.375	-4.750	-4.750	-6.500
	680-699	0.250	0.125	-0.250	-0.375	-1.250	-2.625	-3.250	-8.000	-8.000	-9.000
	660-679	-0.250	-0.500	-0.875	-1.750	-2.625	-3.500	-4.500	NA	NA	NA
	640-659	-1.750	-1.750	-1.875	-2.375	-3.250	-4.125	-5.375	NA	NA	NA
620-639	-2.750	-2.750	-3.000	-3.750	-4.000	NA	NA	NA	NA	NA	
Standard Doc - 1 Year (In Addition to the 2 Year Adj)		0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-0.375
Alt Doc Bank Statement - 12/24 Months P&L - 12/24 Months 1099 - 12/24 Months Asset Utilization WVOE	780+	0.875	0.875	0.625	0.500	0.250	0.000	-0.125	-2.000	-2.000	-3.500
	760-779	0.875	0.875	0.625	0.500	0.250	0.000	-0.250	-2.250	-2.250	-4.000
	740-759	0.750	0.750	0.500	0.375	0.125	-0.125	-0.375	-3.000	-3.000	-5.000
	720-739	0.625	0.625	0.375	0.125	0.000	-0.375	-1.125	-5.000	-5.000	-6.500
	700-719	0.375	0.375	0.125	0.000	-0.375	-0.750	-1.625	-7.000	-7.000	-8.500
	680-699	0.250	0.125	-0.375	-0.500	-1.500	-2.875	-3.625	-9.000	-9.000	-9.500
	660-679	-0.250	-0.500	-1.000	-1.875	-2.875	-3.750	-4.875	NA	NA	NA
	640-659	-1.750	-1.750	-1.875	-2.500	-3.500	-4.375	-5.875	NA	NA	NA
620-639	-3.000	-3.000	-3.000	-3.250	-4.000	NA	NA	NA	NA	NA	
Alt Doc Additional Adjustments	Bank Statement - 12 Months	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-0.500	-0.750
	1099 - 12 Months	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-0.500	-0.750
	WVOE	-0.250	-0.250	-0.250	-0.250	-0.250	-0.375	-0.375	NA	NA	NA
	CPA/EA Prepared P&L - 24 Months	-0.625	-0.625	-0.625	-0.625	-0.625	-0.750	-0.875	NA	NA	NA
CPA/EA Prepared P&L - 12 Months	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	-0.750	-0.875	NA	NA	

Adjustments to Price		FICO/CLTV	<=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
Housing History	1x30x12	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.500	-3.000	-5.000
	0x60x12	-0.875	-0.875	-0.875	-0.875	-0.875	-0.875	-1.125	-1.125	NA	NA
	0x90x12	-1.250	-1.250	-1.250	-1.250	-1.500	NA	NA	NA	NA	NA
House Event Seasoning	>=36 Mo	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	24 - 35 Mo	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	NA	NA
	12 - 23 Mo	-1.000	-1.000	-1.000	-1.000	-1.000	NA	NA	NA	NA	NA
DTI	>43% (P&L Only)	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A	N/A
	43.01% - 50%	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.125	-0.125
	>50%	-0.125	-0.125	-0.125	-0.125	-0.125	-0.250	-0.375	-0.500	NA	NA
Loan Balance	<=\$250,000	-0.250	-0.250	-0.250	-0.250	-0.500	-0.500	-0.500	-0.500	-0.750	-0.875
	\$250,001 - \$750,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	\$750,001 - \$1,000,000	0.000	0.000	0.125	0.125	0.125	0.125	0.125	0.125	0.000	0.000
	\$1,000,001 - \$1,500,000	0.000	0.000	0.125	0.125	0.125	0.125	0.125	0.000	0.000	-0.250
	\$1,500,001 - \$2,000,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.250	NA
	\$2,000,001 - \$2,500,000	0.000	0.000	-0.125	-0.125	-0.250	-0.250	-0.250	-0.375	NA	NA
	\$2,500,001 - \$3,000,000	-0.375	-0.375	-0.375	-0.375	-0.500	-0.750	NA	NA	NA	NA
	\$3,000,001 - \$3,500,000	-0.875	-0.875	-0.875	-1.125	-1.250	NA	NA	NA	NA	NA
\$3,500,001 - \$4,000,000	-1.500	-1.500	-1.500	-1.500	-1.750	NA	NA	NA	NA	NA	
Purpose	Purchase	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.000	0.000
	R/T Refi	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.375	-0.500	NA
	Cash-Out Refi >=720	-0.250	-0.250	-0.375	-0.625	-0.750	-1.000	-1.500	NA	NA	NA
	Cash-Out Refi <720	-0.375	-0.375	-0.500	-0.750	-0.875	-1.500	-2.000	NA	NA	NA
Occupancy	2nd Home	-0.125	-0.125	-0.125	-0.125	-0.250	-0.250	-0.375	-0.750	-0.750	NA
	Investor	-0.125	-0.125	-0.125	-0.125	-0.250	-0.250	-0.375	-0.750	-0.750	NA
Property Type	Condo	-0.125	-0.125	-0.125	-0.125	-0.250	-0.250	-0.375	-0.375	-0.500	NA
	Condotel	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	-2.000	-3.000	-3.000	NA
	2-4 Unit	-0.250	-0.250	-0.250	-0.250	-0.375	-0.375	-0.500	-1.000	-1.000	NA
State	CT, IL, NJ, NY	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.250	NA
	MD	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Amortization	40 Year Maturity	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
	Interest Only	-0.250	-0.250	-0.250	-0.375	-0.500	-0.500	-0.500	-0.750	-1.500	-2.000
Other	Escrow Waiver	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	NA	NA	NA
Citizenship	Non-Perm Resident	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A	N/A
Price special		0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250

All Fixed Rate qualified at the Note Rate.

Program Restrictions	Product	Amort Term	Term	I/O Term
Housing	30 YR FIXED	360	360	N/A
(BK/FC/SS/DIL)	30 YR FIXED I/O	240	360	120
Min FICO	40 YR FIXED I/O	360	480	120
Max LTV				
Max price if Listed in last 6 months				99.00

NON-PERM Max Price + Adjustment*		LLPA	Max Price
Prepay Penalty-1 (Investor Only)	No Penalty	-1.000	98.500
	12 Months	-0.750	99.625
	24 Months	-0.375	101.250
	36 Months	0.000	101.750
	48 Months	0.375	102.250
	60 Months	0.750	102.750



DSCR

Rate	30 YR FIX
5.875	94.908
6.000	95.908
6.125	96.908
6.250	97.658
6.375	98.345
6.500	99.033
6.625	99.720
6.750	100.345
6.875	100.970
7.000	101.595
7.125	102.220
7.250	102.845
7.375	103.470
7.500	104.000
7.625	104.439
7.750	104.877
7.875	105.314
8.000	105.689
8.125	106.064
8.250	106.439
8.375	106.814
8.500	107.189
8.625	107.502
8.750	107.814
8.875	108.127
9.000	108.377
9.125	108.627
9.250	108.877
9.375	109.127

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

Fees	
<b>Underwriting*</b>	\$1,995

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

Prepay Term1-4	Min Price	Max Price
60 Months	97.000	103.250
48 Months	97.000	102.750
36 Months	97.000	102.250
24 Months	97.000	101.750
12 Months	97.000	100.125
No Penalty	97.000	99.000

- Loans with PPP in AK, KS, MI, MN, NM, OH and RI will be priced as if there is no PPP.
- Prepayment penalties not allowed on loans vested to individuals in IL and NJ
- Prepayment penalties not allowed on loan amounts less than \$329,411 in PA
- Only declining prepayment penalty structures allowed in MS
- Acceptable structures include the following:
  - \*6 mo Interest
  - \*3%, 4%, or 5% fixed percentage
  - \*Declining structures that do not exceed 5% and do not drop below 3% in the first 3 years
 For example: (5%/4%/3%/3%/3%) or (5%/4%/3%/2%/1%)
- All soft prepayment penalties will be priced as a no prepayment loan

NJ PREPAYMENT PENALTY	LLPA	Max Price
No Penalty	0	98.75
Prepay Penalty (Investor Only) In Addition to PPP		
LLPA		
12 Months	-0.25	99.25
24 Months	-0.25	99.75
36 Months	-0.375	100.25
48 Months	-0.5	100.75
60 Months	-0.625	101.25

Price Adjustments	FICO/CLTV	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
DSCR	760+	1.500	1.375	1.250	0.875	0.250	-0.250	-1.875
	740-759	1.500	1.375	1.125	0.750	0.000	-0.500	-2.125
	720-739	1.125	1.000	0.875	0.500	-0.250	-0.750	-2.875
	700-719	0.875	0.750	0.375	-0.125	-1.000	-1.750	-4.125
	680-699	0.500	0.125	-0.125	-1.000	-2.500	-3.750	N/A
	660-679	0.000	-0.375	-0.875	-1.625	-3.000	-5.500	N/A
	640-659	-3.000	-3.500	-4.000	-4.500	-5.000	-6.000	N/A
	620-639	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	600-619	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Price Adjustments		<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
Additional Adjustments	>=1.25	0.500	0.500	0.500	0.625	0.625	0.625	0.625
	>1.00	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	.75-.99	-0.500	-0.625	-0.750	-1.000	-1.500	-2.375	N/A
	<.75	-1.750	-2.000	-2.000	-2.750	-3.000	-4.375	N/A
Housing History	1x30x12	-0.250	-0.250	-0.250	-0.250	-0.500	-0.500	-1.000
	0x60x12	-1.000	-1.000	-1.000	-1.500	-2.000	NA	NA
Housing Event Seasoning	>=36 Mo	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	24 - 35 Mo	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	N/A
Loan Balance	<=\$150,000	-0.750	-0.750	-0.875	-0.875	-0.875	-1.750	-2.000
	\$150,001 - \$250,000	-0.250	-0.250	-0.250	-0.250	-0.250	-0.375	-0.500
	\$250,001 - \$500,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	\$500,001 - \$1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	\$1,000,001 - \$1,500,000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500
	\$1,500,001 - \$2,000,000	0.000	0.000	-0.125	-0.125	-0.250	-0.500	N/A
	\$2,000,001 - \$2,500,000	-0.375	-0.375	-0.500	-0.750	-1.000	N/A	N/A
	\$2,500,001 - \$3,000,000	-0.750	-0.750	-0.750	-1.125	-1.250	N/A	N/A
\$3,000,001 - \$3,500,000	-1.500	-1.500	-1.500	-1.500	-2.000	N/A	N/A	
Purpose	Purchase	0.250	0.250	0.250	0.250	0.250	0.250	0.000
	R/T Refi	-0.125	-0.125	-0.125	-0.125	-0.125	-0.250	N/A
	Cash-Out Refi >=720	-0.500	-0.500	-0.500	-0.625	-0.875	-1.375	N/A
	Cash-Out Refi <720	-0.875	-0.875	-0.875	-1.000	-1.375	-1.625	N/A
Property Type	Condo	-0.125	-0.125	-0.125	-0.250	-0.500	-0.750	N/A
	Condotel	-1.500	-1.500	-1.500	-1.500	-1.500	-2.000	N/A
State	2-4 Unit	-0.500	-0.500	-0.500	-0.500	-0.750	-1.000	N/A
	CT, IL, NJ, NY	0.000	0.000	0.000	0.000	0.000	-0.250	NA
Amortization	40 Year Maturity	-0.250	-0.250	-0.250	-0.250	-0.250	-0.375	-0.500
	Interest Only	-0.500	-0.500	-0.500	-0.500	-0.625	-0.750	N/A
5% Fixed Prepayment Penalty Term1-5	60 Months	0.875	0.875	0.875	0.875	1.000	1.000	1.000
	48 Months	0.625	0.625	0.625	0.625	0.625	0.625	0.625
	36 Months	0.250	0.250	0.250	0.250	0.250	0.250	0.250
	24 Months	-0.375	-0.375	-0.375	-0.375	-0.500	-0.500	-0.500
	12 Months	-0.750	-0.750	-1.000	-1.000	-1.000	-1.000	-1.000
Prepayment Penalty Term1-5 Other allowable PPP	No Penalty	-1.250	-1.250	-1.500	-1.500	-1.500	-1.500	-1.500
	60 Months	0.750	0.750	0.750	0.750	0.875	0.875	0.875
	48 Months	0.500	0.500	0.500	0.500	0.500	0.500	0.500
	36 Months	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	24 Months	-0.500	-0.500	-0.500	-0.500	-0.625	-0.625	-0.625
Other	12 Months	-0.875	-0.875	-1.125	-1.125	-1.125	-1.125	-1.125
	No Penalty	-1.250	-1.250	-1.500	-1.500	-1.500	-1.500	-1.500
Citizenship	Escrow Waiver	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
Citizenship	Non-Perm Resident	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A
Price special		0.250	0.250	0.250	0.250	0.250	0.250	0.250

Other Price Adjustments	ARM Requirements	Program Restrictions
Lock Period	30 days	0.000
	45 days	-0.150
	60 days	-0.300
Extension Fee	5 Days	-0.100
	* Extensions available in 5 day increments up to 30 days	
	ARM Index	N/A
	ARM Margin	N/A
	5yr ARM Caps	N/A
	7yr & 10yr ARM Caps	N/A
	Reset Frequency	N/A
	Housing (BK/FC/SS/DIL)	0x60x12
	Min FICO	640
	Max LTV	80
	Max price if Listed in last 6 months	99.00

Product	Amort Term	Term	I/O Term
15 YR FIXED	N/A	N/A	N/A
30 YR FIXED	360	360	N/A
30 YR FIXED I/O	240	360	120
40 YR FIXED I/O	360	480	120

All Fixed Rate qualified at the Note Rate.  
 \*40 Yr Term requires 10 Yr IO (Not available as 40 Yr amortizing)

Prepay Term1-4	Min Price	Max Price (NON-PERM)
60 Months	97.000	103.250
48 Months	97.000	102.750
36 Months	97.000	102.250
24 Months	97.000	101.750
12 Months	97.000	99.750
No Penalty	97.000	98.750

NMLS#1891964 Reliable Holdings Manager, LLC DBA Lenz Financial. Programs and pricing are subject to change without notice. This rate sheet is intended to be used by mortgage professionals only and is not an advertisement under Section 226.24 of Regulation Z, and is not meant for use by the general public.



### DSCR Cross Collateralized

Rate	30 YR FIX
5.875	94.258
6.000	95.258
6.125	96.258
6.250	97.008
6.375	97.695
6.500	98.383
6.625	99.070
6.750	99.695
6.875	100.320
7.000	100.945
7.125	101.570
7.250	102.195
7.375	102.820
7.500	103.352
7.625	103.789
7.750	104.227
7.875	104.664
8.000	105.039
8.125	105.414
8.250	105.789
8.375	106.164
8.500	106.539
8.625	106.852
8.750	107.164
8.875	107.477
9.000	107.727
9.125	107.977
9.250	108.227
9.375	108.477

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

Fees	
<b>Underwriting*</b>	\$750/property

\*Underwriting Fee is not charged in New Jersey, instead an Application Fee of \$750/property is applied.

Prepay Term1-4	Min Price	Max Price
60 Months	97.000	102.600
48 Months	97.000	102.100
36 Months	97.000	101.600
24 Months	97.000	101.100
12 Months	97.000	99.475
No Penalty	97.000	98.600

1) Loans with PPP in AK, KS, MI, MN, NM, OH and RI will be priced as if there is no PPP.

2) Prepayment penalties not allowed on loans vested to individuals in IL and NJ

3) Prepayment penalties not allowed on loan amounts less than \$329,411 in PA

4) Only declining prepayment penalty structures allowed in MS

5) Acceptable structures include the following:

\*5% fixed up to 5-years

\*Declining structures that do not exceed 5% and do not drop below 3% in the first 3 years. For example: (5%/4%/3%/3%/3%) or (5%/4%/3%/2%/1%)

6) 6 mo Interest prepayment penalties not allowed

7) All soft prepayment penalties will be priced as a no prepayment loan

NJ PREPAYMENT PENALTY		LLPA	Max Price
Prepay Penalty (Investor Only) In Addition to PPP LLPA	No Penalty	0	98.1
	12 Months	-0.25	98.6
	24 Months	-0.25	99.1
	36 Months	-0.375	99.6
	48 Months	-0.5	100.1
	60 Months	-0.625	100.6

Price Adjustments	FICO/CLTV	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
DSCR >= 1.20	760+	1.500	1.375	1.250	0.875	0.250	N/A	N/A
	740-759	1.500	1.375	1.125	0.750	0.000	N/A	N/A
	720-739	1.250	1.125	0.875	0.500	-0.250	N/A	N/A
	700-719	0.875	0.750	0.375	-0.125	-1.000	N/A	N/A
	680-699	0.500	0.125	-0.125	-0.625	N/A	N/A	N/A
	660-679	0.000	-0.375	-0.875	-1.625	N/A	N/A	N/A
	640-659	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	620-639	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	600-619	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Price Adjustments		<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
<b>Housing History</b>	1x30x12	-0.250	-0.250	-0.250	-0.250	-0.250	NA	NA
	0x60x12	-0.250	-0.250	-0.250	-0.250	-0.250	NA	NA
<b>Housing Event Seasoning</b>	>=36 Mo	0.000	0.000	0.000	0.000	0.000	N/A	N/A
	24 - 35 Mo	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Loan Balance</b>	\$400,000 - \$500,000	0.000	0.000	0.000	0.000	0.000	N/A	N/A
	\$500,001 - \$1,000,000	0.000	0.000	0.000	0.000	0.000	N/A	N/A
	\$1,000,001 - \$1,500,000	0.000	0.000	0.000	0.000	0.000	N/A	N/A
	\$1,500,001 - \$2,000,000	0.000	0.000	0.000	0.000	0.000	N/A	N/A
	\$2,000,001 - \$2,500,000	0.000	0.000	0.000	0.000	0.000	N/A	N/A
	\$2,500,001 - \$3,000,000	0.000	0.000	0.000	0.000	0.000	N/A	N/A
	\$3,000,001 - \$4,000,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Purpose</b>	Purchase	0.250	0.250	0.250	0.250	0.250	N/A	N/A
	R/T Refi	-0.125	-0.125	-0.125	-0.125	-0.125	N/A	N/A
	Cash-Out Refi >=720	-0.500	-0.500	-0.500	-0.625	-0.875	N/A	N/A
	Cash-Out Refi <720	-0.875	-0.875	-0.875	-1.000	-1.375	N/A	N/A
<b>State</b>	CT, IL, NJ, NY	0.000	0.000	0.000	0.000	0.000	N/A	N/A
<b>Amortization</b>	Interest Only	-0.500	-0.500	-0.500	-0.500	-0.625	N/A	N/A
5% Fixed Prepayment Penalty Term1-5	60 Months	0.875	0.875	0.875	0.875	1.000	N/A	N/A
	48 Months	0.625	0.625	0.625	0.625	0.625	N/A	N/A
	36 Months	0.250	0.250	0.250	0.250	0.250	N/A	N/A
	24 Months	-0.375	-0.375	-0.375	-0.375	-0.500	N/A	N/A
	12 Months	-0.750	-0.750	-1.000	-1.000	-1.000	N/A	N/A
	No Penalty	-1.250	-1.250	-1.500	-1.500	-1.500	N/A	N/A
Prepayment Penalty Term1-5 (Other allowable PPP)	60 Months	0.750	0.750	0.750	0.750	0.875	N/A	N/A
	48 Months	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	N/A	N/A
	24 Months	-0.500	-0.500	-0.500	-0.500	-0.625	N/A	N/A
	12 Months	-0.875	-0.875	-1.125	-1.125	-1.125	N/A	N/A
	No Penalty	-1.250	-1.250	-1.500	-1.500	-1.500	N/A	N/A
<b>Other</b>	Escrow Waiver (Exception only)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Citizenship</b>	Foreign National	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Non-Perm Resident	-0.500	-0.500	-0.500	-0.500	-0.500	N/A	N/A
<b>Price special</b>		0.250	0.250	0.250	0.250	0.250	N/A	N/A

Other Price Adjustments	ARM Requirements	Program Restrictions
<b>Lock Period</b>		<b>Housing</b> 2x30x24
30 days	ARM Index	<b>(BK/FC/SS/DIL)</b> 36.0
45 days	ARM Margin	<b>Min FICO</b> 660
60 days	5yr ARM Caps	<b>Max LTV</b> 80
<b>Extension Fee</b>	7yr & 10yr ARM Caps	<b>Max Property Count</b> 25
5 Days	Reset Frequency	<b>Max price if Listed in last 6 months</b> 99
* Extensions available in 5 day increments up to 30 days		

Product	Amort Term	Term	I/O Term
15 YR FIXED	N/A	N/A	N/A
30 YR FIXED	360	360	N/A
30 YR FIXED I/O	240	360	120

All Fixed Rate qualified at the Note Rate.



**DSCR Multi (5-8 Residential Units or 2-8 Mixed Use)**

Rate	30 YR FIX
7.625	94.115
7.750	94.777
7.875	95.439
8.000	96.101
8.125	96.763
8.250	97.425
8.375	98.088
8.500	98.850
8.625	99.513
8.750	100.413
8.875	100.700
9.000	100.988
9.125	101.575
9.250	102.163
9.375	102.688
9.500	103.213
9.625	103.738
9.750	104.263
9.875	104.788
10.000	105.313
10.125	105.838
10.250	106.363
10.375	106.888
10.500	107.413
10.625	107.938
10.750	108.400
10.875	108.800
11.000	109.200
11.125	109.600

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

Fees	
<b>Underwriting*</b>	\$1,995

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

Prepay Term <sup>1-4</sup>	Min Price	Max Price
60 Months	97.000	102.725
48 Months	97.000	102.225
36 Months	97.000	101.725
24 Months	97.000	101.225
12 Months	97.000	98.725
No Penalty	97.000	97.725

- 1) Prepayment penalties not allowed on loans vested to individuals in IL and NJ
- 2) Prepayment penalties not allowed on loan amounts less than \$329,411 in PA
- 3) Only declining prepayment penalty structures allowed in MS
- 4) Acceptable structures include the following:
  - 5% fixed up to 5-years
  - Declining structures that do not exceed 5% and do not drop below 3% in the first 3 years. For example: (5%/4%/3%/3%/3%) or (5%/4%/3%/2%/1%)
- 5) 6 mo Interest prepayment penalties not allowed
- 6) All soft prepayment penalties will be priced as a no prepayment loan
- 7) Prepayment penalties not allowed in OH

NJ PREPAYMENT PENALTY		LLPA	Max Price
<b>Prepay Penalty (Investor Only) In Addition to PPP LLPA</b>	No Penalty	0	97.975
	12 Months	-0.25	98.975
	24 Months	-0.25	99.475
	36 Months	-0.375	99.975
	48 Months	-0.5	100.475
	60 Months	-0.625	100.975

Price Adjustments	FICO/CLTV	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
<b>DSCR &gt;= 1.00</b>	760+	1.250	1.000	0.750	0.375	0.125	-0.250	N/A
	740-759	1.125	0.875	0.500	0.250	-0.125	-0.625	N/A
	720-739	0.625	0.375	0.250	0.000	-0.375	-1.000	N/A
	700-719	0.000	-0.250	-0.375	-0.625	-1.000	-1.625	N/A
	680-699	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	660-679	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Price Adjustments		<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
<b>Housing History</b>	0x60x12	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Housing Event</b>	>=36 Mo	0.000	0.000	0.000	0.000	0.000	0.000	N/A
<b>Seasoning</b>	24 - 35 Mo	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Loan Balance</b>	\$400,000 - \$500,000	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A
	\$500,001 - \$1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	N/A
	\$1,000,001 - \$1,500,000	0.000	0.000	0.000	0.000	0.000	0.000	N/A
	\$1,500,001 - \$2,000,000	0.000	0.000	0.000	0.000	0.000	N/A	N/A
	\$2,000,001 - \$2,500,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Purpose</b>	Cash-Out Refi	-0.375	-0.375	-0.375	-0.500	N/A	N/A	N/A
	2-8 Mixed Use	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A
	5-8 Residential Units	0.000	0.000	0.000	0.000	0.000	0.000	N/A
<b>State</b>	CT, IL, NY	0.000	0.000	0.000	0.000	0.000	N/A	N/A
<b>Amortization</b>	Interest Only	-0.500	-0.500	-0.500	-0.500	-0.625	-0.750	N/A
<b>5% Fixed Prepayment Penalty Term<sup>1-6</sup></b>	60 Months	0.750	0.750	0.750	0.750	1.000	1.250	NA
	48 Months	0.625	0.625	0.625	0.625	0.750	1.000	NA
	36 Months	0.125	0.125	0.125	0.125	0.125	0.125	NA
	24 Months	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	NA
	12 Months	-1.625	-1.625	-1.625	-1.625	-1.625	-1.625	NA
<b>Prepayment Penalty Term<sup>1-5</sup></b>	No Penalty	-2.250	-2.250	-2.250	-2.250	-2.250	-2.250	NA
	60 Months	0.625	0.625	0.625	0.625	0.875	1.125	NA
	48 Months	0.500	0.500	0.500	0.500	0.625	0.875	NA
	36 Months	0.000	0.000	0.000	0.000	0.000	0.000	NA
	24 Months	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	NA
<b>Other allowable PPP</b>	12 Months	-1.750	-1.750	-1.750	-1.750	-1.750	-1.750	NA
<b>Other</b>	No Penalty	-2.250	-2.250	-2.250	-2.250	-2.250	-2.250	NA
	Escrow Waiver	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A
<b>Citizenship</b>	Foreign National	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Non-Perm Resident	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A
<b>Price special</b>		0.250	0.250	0.250	0.250	0.250	0.250	N/A

Other Price Adjustments		ARM Requirements		Program Restrictions	
<b>Lock Period</b>	30 days	0.000		<b>ARM Index</b>	N/A
	45 days	-0.150		<b>ARM Margin</b>	N/A
	60 days	-0.300		<b>5yr ARM Caps</b>	N/A
<b>Extension Fee</b>	5 Days	-0.100		<b>7yr &amp; 10yr ARM Caps</b>	N/A
	* Extensions available in 5 day increments up to 30 days			<b>Reset Frequency</b>	N/A
				<b>Program Restrictions</b>	
				<b>Housing (BK/FC/SS/DIL)</b>	0x30x24
				<b>Min FICO</b>	660
				<b>Max LTV</b>	75
				<b>Max price if Listed in last 6 months</b>	99.00

Product	Amort Term	Term	I/O Term
15 YR FIXED	N/A	N/A	N/A
30 YR FIXED	360	360	N/A
30 YR FIXED I/O	240	360	120

All Fixed Rate qualified at the Note Rate.



### Foreign National - DSCR

Rate	30 YR FIX
5.875	93.158
6.000	94.158
6.125	95.158
6.250	95.908
6.375	96.595
6.500	97.283
6.625	97.970
6.750	98.595
6.875	99.220
7.000	99.845
7.125	100.470
7.250	101.095
7.375	101.720
7.500	102.252
7.625	102.689
7.750	103.127
7.875	103.564
8.000	103.939
8.125	104.314
8.250	104.689
8.375	105.064
8.500	105.439
8.625	105.752
8.750	106.064
8.875	106.377
9.000	106.627
9.125	106.877
9.250	107.127
9.375	107.377
9.500	107.627
9.625	107.877

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

NJ PREPAYMENT PENALTY			
Prepay Penalty (Investor Only) In Addition to PPP LLPA	LLPA	LLPA	Max Price
No Penalty	0		97.85
12 Months	-0.25		98.35
24 Months	-0.25		98.85
36 Months	-0.375		99.35
48 Months	-0.5		99.85
60 Months	-0.625		100.35

Fees	
Underwriting*	\$1,995

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

Investor (DSCR)		
Prepay Term <sup>1-4</sup>	Min Price	Max Price
60 Months	97.000	102.100
48 Months	97.000	101.600
36 Months	97.000	101.100
24 Months	97.000	100.600
12 Months	97.000	98.975
No Penalty	97.000	98.100

- 1) Loans with PPP in AK, KS, MI, MN, NM, OH and RI will be priced as if there is no PPP.
- 2) Prepayment penalties not allowed on loans vested to individuals in IL and NJ
- 3) Prepayment penalties not allowed on loan amounts less than \$329,411 in PA
- 4) Only declining prepayment penalty structures allowed in MS
- 5) Acceptable structures include the following:
  - 6 mo Interest
  - 3%, 4%, or 5% fixed percentage
  - Declining structures that do not exceed 5% and do not drop below 3% in the first 3 years. For example: (5%/4%/3%/3%/3%) or (5%/4%/3%/2%/1%)
- 6) All soft prepayment penalties will be priced as a no prepayment loan

Price Adjustments	FICO/CLTV	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75
DSCR	680+	0.500	0.125	-0.125	-1.000	-2.500	-3.750
	No Credit Score	0.500	0.125	-0.125	-1.000	-2.500	-3.750
DSCR Additional	>=1.25	0.500	0.500	0.500	0.625	0.625	0.625
	1.00 - 1.24	0.000	0.000	0.000	0.000	0.000	0.000
Additional	.75 - .99	-0.500	-0.625	-0.750	-1.000	-1.500	NA
	<.75	-1.750	-2.000	-2.000	-2.750	-3.000	NA

\*For canadian citizens only

Price Adjustments		<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75
Loan Balance	<=\$150,000 (exception required)	-0.750	-0.750	-0.875	-0.875	-0.875	-1.750
	\$150,001 - \$250,000	-0.250	-0.250	-0.250	-0.250	-0.250	-0.375
	\$250,001 - \$500,000	0.000	0.000	0.000	0.000	0.000	0.000
	\$500,001 - \$1,000,000	0.000	0.000	0.000	0.000	0.000	0.000
	\$1,000,001 - \$1,500,000	0.000	0.000	-0.125	-0.125	-0.250	0.000
	\$1,500,001 - \$2,000,000	N/A	N/A	N/A	N/A	N/A	N/A
Purpose	Purchase	0.250	0.250	0.250	0.250	0.250	0.250
	R/T Refi	-0.125	-0.125	-0.125	-0.125	-0.125	-0.250
	Cash-Out Refi & DSCR>=1.0	-0.500	-0.500	-0.500	-0.625	-0.875	NA
	Cash-Out Refi & DSCR<1.0	-0.875	-0.875	-0.875	-1.000	N/A	N/A
Property Type	Condo	-0.125	-0.125	-0.125	-0.250	-0.500	NA
	Condotel	-1.500	-1.500	-1.500	-1.500	-1.500	NA
	2-4 Unit	-0.500	-0.500	-0.500	-0.500	-0.750	NA
State	CT, IL, NJ, NY	0.000	0.000	0.000	0.000	0.000	-0.250
	FL	0.000	0.000	0.000	0.000	0.000	0.000
Amortization	40 Year Maturity	-0.250	-0.250	-0.250	-0.250	-0.250	-0.375
	Interest Only	-0.500	-0.500	-0.500	-0.500	-0.625	-0.750
5% Fixed Prepayment Penalty Term <sup>1-5</sup> (DSCR Only)	60 Months	0.875	0.875	0.875	0.875	1.000	1.000
	48 Months	0.625	0.625	0.625	0.625	0.625	0.625
	36 Months	0.250	0.250	0.250	0.250	0.250	0.250
	24 Months	-0.375	-0.375	-0.375	-0.375	-0.500	-0.500
	12 Months	-0.750	-0.750	-1.000	-1.000	-1.000	-1.000
	No Penalty	-1.250	-1.250	-1.500	-1.500	-1.500	-1.500
Prepayment Penalty Term <sup>1-5</sup> (Other allowable PPP, DSCR Only)	60 Months	0.750	0.750	0.750	0.750	0.875	0.875
	48 Months	0.500	0.500	0.500	0.500	0.500	0.500
	36 Months	0.000	0.000	0.000	0.000	0.000	0.000
	24 Months	-0.500	-0.500	-0.500	-0.500	-0.625	-0.625
	12 Months	-0.875	-0.875	-1.125	-1.125	-1.125	-1.125
Other	No Penalty	-1.250	-1.250	-1.500	-1.500	-1.500	-1.500
Other	Escrow Waiver	-0.250	-0.250	-0.250	-0.250	-0.250	-0.500
Price special		0.250	0.250	0.250	0.250	0.250	0.250

Contact: [lockdesk@lendzfinancial.com](mailto:lockdesk@lendzfinancial.com)

Other Price Adjustments		Product - DSCR	Amort Term	Term	I/O Term
Lock Period	30 days	0.000	5yr ARM & 7yr ARM & 10yr ARM	N/A	N/A
	45 days	-0.150	5yr ARM I/O & 7yr ARM I/O & 10yr ARM I/O (30 Yr)	N/A	N/A
	60 days	-0.300	5yr ARM I/O & 7yr ARM I/O & 10yr ARM I/O (40 Yr)	N/A	N/A
Extension Fee	5 Days	-0.100	30 YR FIXED	360	N/A
			30 YR FIXED I/O	240	120
			40 YR FIXED I/O	360	120

\* Extensions available in 5 day increments up to 30 days

\* Qualifying Rate: Note Rate

ARM Requirements	
ARM Index	N/A
ARM Margin (DTI)	N/A
ARM Margin (DSCR)	N/A
5yr ARM Caps	N/A
7yr & 10yr ARM Caps	N/A
Reset Frequency	N/A

Program Restrictions	
Housing	0x30x12
(BK/FC/SS/DIL)	36 mo
Min FICO	680 or Foreign Credit
Max LTV	75
Max price if Listed in last 6 months	99.00



CES - Standard Doc

Rate	30 YR FIX
7.375	98.273
7.500	98.722
7.625	99.175
7.750	99.624
7.875	100.077
8.000	100.629
8.125	101.075
8.250	101.521
8.375	101.967
8.500	102.412
8.625	102.785
8.750	103.158
8.875	103.533
9.000	103.908
9.125	104.283
9.250	104.657
9.375	105.031
9.500	105.404
9.625	105.769
9.750	106.133
9.875	106.490
10.000	106.847
10.125	107.097
10.250	107.347
10.375	107.597
10.500	107.947
10.625	108.197
10.750	108.447
10.875	108.697
11.000	108.947
11.125	109.197
11.250	109.447
11.375	109.697
11.500	109.947
11.625	110.072
11.750	110.197
11.875	110.322
12.000	110.447
12.125	110.572
12.250	110.697
12.375	110.822
12.500	110.947
12.625	111.072
12.750	111.197
12.875	111.322
13.000	111.447
13.125	111.572
Min Price	98.000
Max Price	101.500

CES - Alt Doc

Rate	30 YR FIX
7.750	98.273
7.875	98.722
8.000	99.175
8.125	99.624
8.250	100.077
8.375	100.629
8.500	101.075
8.625	101.521
8.750	101.967
8.875	102.412
9.000	102.785
9.125	103.158
9.250	103.533
9.375	103.908
9.500	104.283
9.625	104.657
9.750	105.031
9.875	105.404
10.000	105.769
10.125	106.133
10.250	106.490
10.375	106.847
10.500	107.097
10.625	107.347
10.750	107.597
10.875	107.947
11.000	108.197
11.125	108.447
11.250	108.697
11.375	108.947
11.500	109.197
11.625	109.447
11.750	109.697
11.875	109.947
12.000	110.072
12.125	110.197
12.250	110.322
12.375	110.447
12.500	110.572
12.625	110.697
12.750	110.822
12.875	110.947
13.000	111.072
13.125	111.197
13.250	111.322
13.375	111.447
13.500	111.572
Min Price	98.000
Max Price	101.500

Product	Amort Term	Term	I/O Term
30 YR FIXED	360	360	N/A

Program Restrictions			
Housing		0x30x12	
FC		48 mo	
(BK/SS/DIL)		48 mo	
Min FICO		680	
Max CLTV		90	

Other Price Adjustments			
Lock Period	30 days		0.000
	45 days		-0.150
	60 days		-0.300
Extension Fee	5 Days		-0.1000

Fees	
Underwriting*	\$1,995

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

Email: [lockdesk@lendzfinancial.com](mailto:lockdesk@lendzfinancial.com)  
 Lock hours: 9 am - 5 pm EST Monday - Friday  
 Lock window: 10 am - 5 pm EST Monday - Friday

Investor Only			
NJ PREPAYMENT PENALTY	Prepay Penalty (Investor Only) In Addition to PPP LLPA	LLPA	Max Price
		No Penalty	99.000
		12 Months	101.500
		24 Months	101.500
		36 Months	101.500
48 Months	102.000		
60 Months	102.000		
Prepay Term-1-4	LLPA	Min Price	Max Price
		No Penalty	97.000
		12 Months	101.500
		24 Months	102.000
		36 Months	102.500
		48 Months	103.000
60 Months	103.000		

Penalties not allowed in AK, KS, MI, MN, NM, OH, RI, VA  
 Penalties not allowed on loans vested to individuals in IL and N  
 PPP not allowed on loan amounts less than \$329,411 in PA  
 Only declining prepayment penalty structures allowed in MS  
 Penalties not allowed on second liens less than \$75,000 in MD  
 Acceptable Structures include the following:  
 •Fixed percentage of no less than 3%  
 •Declining structures that do not exceed 5% and do not drop below 3% in the first 3 years.  
 For example: (5%/4%/3%/3%/3%) or (5%/4%/3%/2%/1%)  
 •Six (6) months of interest on prepayments that exceed 20% of the original principal balance in a given 12-month time period

Adjustments to Price	FICO/CLTV	<=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
Standard Doc - 2 Years	800+	3.000	2.875	2.875	2.750	2.500	2.000	0.875	-2.000	-3.500
	780-799	3.000	2.875	2.875	2.625	2.250	1.375	0.500	-2.875	-4.500
	760-779	2.000	1.875	1.875	1.375	1.000	0.750	-0.500	-4.000	-6.500
	740-759	1.250	1.250	1.250	1.000	0.625	0.250	-1.750	-5.500	-8.500
	720-739	0.875	0.875	0.875	0.500	0.125	-0.500	-2.750	-7.000	NA
	700-719	0.375	0.375	0.375	-0.125	-1.000	-2.000	-5.000	-8.000	NA
	680-699	-0.250	-0.500	-0.750	-1.000	-3.000	-4.000	NA	NA	NA
Standard Doc - 1 Year (In Addition to the 2 Year Adj)	800+	0.000	0.000	0.000	0.000	-0.125	-0.125	-0.125	-0.250	-0.375
	780-799	3.000	2.875	2.875	2.750	2.500	2.000	0.875	-2.250	N/A
	760-779	2.000	1.875	1.875	1.375	1.000	0.750	-0.500	-4.250	N/A
	740-759	1.250	1.250	1.250	1.000	0.625	0.250	-1.750	-6.000	N/A
	720-739	0.875	0.875	0.875	0.500	0.125	-0.500	-2.750	N/A	N/A
	700-719	0.125	0.125	0.125	-0.375	-1.250	-2.250	-5.500	N/A	N/A
	680-699	-0.500	-0.750	-1.000	-1.250	-3.250	-4.500	N/A	N/A	N/A
Additional Alt Doc Adjustment	Bank Statement - 12 Months	0.000	0.000	0.000	0.000	-0.125	-0.125	-0.125	-0.250	N/A
	1099 - 12 Months	0.000	0.000	0.000	0.000	-0.125	-0.125	-0.125	-0.250	N/A
	WVOE	-0.250	-0.250	-0.250	-0.250	-0.250	-0.375	-0.375	NA	NA

Adjustments to Price		<=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
DTI	<= 40%	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	40.01 - 45%	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.500	-0.750	-1.000
	45.01 - 50%	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.750	N/A	N/A
Loan Balance	\$75,000 - \$100,000	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.375	-0.375
	\$100,001 - \$150,000	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.250	-0.250
	\$150,001 - \$200,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	\$200,001 - \$350,000	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.000	0.000
Occupancy	\$350,001 - \$500,000	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.000	N/A
Property Type	2nd Home	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A
	Investor	-1.875	-1.875	-2.375	-2.875	-3.375	-4.000	N/A	N/A	N/A
	Condo	-0.250	-0.250	-0.250	-0.250	-0.375	-0.375	-0.500	N/A	N/A
State	2-4 Unit	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A	N/A	N/A
	CT, IL, NJ, NY	-1.000	-1.000	-1.250	-1.250	-1.500	-1.500	-2.000	N/A	N/A
	MD	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000





# Series 1 Prepayment Penalty Information

1st Lien & 2nd Lien

3/19/2026

All loans with a prepayment penalty must be in compliance with applicable state law and allowable structures at Lenz Financial (see below).

Six (6) months of interest	The prepayment charge will be equal to six (6) months of interest on the amount of the prepayment that exceeds 20% of the original principal balance. The charge applies to loans that pay off due to sale or refinance, or curtailments that exceed 20% of the original principal balance in a given 12- month time period. (Not eligible under cross-collateral, 5-8 unit, or 2-8 mixed use.)
5% Fixed PPP	The prepayment charge will be equal to a fixed percentage and applied to any curtailment or the entire outstanding principal balance during the prepay period. The charge applies to loans that pay off due to sale or refinance.
Declining structures that do not exceed 5% and do not drop below 3% in the first 3 years	The prepayment charge will be equal to the percentage in effect and applied to any curtailment or the entire outstanding principal balance during the prepay period. The charge applies to Loans that pay off due to sale or refinance. Example: (5%/4%/3%/2%/1%) or (5%/3%/3%/2%/1%). Lenz Financial only offers 5-4-3-2-1 Declining PPP by default, any addition structure must be requested.

1st Lien Prepayment Penalty Chart						
State	PPP Permitted	PPP Calculation	PPP Max Term	PPP Applicability	Other Restrictions	
AL	Alabama	Yes	No restrictions	None	Refinance or sale	
AK	<b>Alaska</b>	<b>No</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>PPP is not allowed in this state.</b>
AR	Arkansas	Yes	No restrictions	None	Refinance or sale	
AZ	Arizona	Yes	No restrictions	None	Refinance or sale	
CA	California	Yes	No restrictions	None	Refinance or sale	
CO	Colorado	Yes	No restrictions	None	Refinance or sale	
CT	Connecticut	Yes	No restrictions	None	Refinance or sale	
DC	<b>District of Columbia</b>	Yes	<b>N/A</b>	None	Refinance or sale	<b>Lenz do not fund loans in DC</b>
DE	Delaware	Yes	No restrictions	None	Refinance or sale	
FL	Florida	Yes	No restrictions	None	Refinance or sale	
GA	Georgia	Yes	No restrictions	None	Refinance or sale	
HI	Hawaii	Yes	No restrictions	None	Refinance or sale	
IA	Iowa	Yes	No restrictions	None	Refinance or sale	
ID	<b>Idaho</b>	<b>No</b>	<b>N/A</b>	None	Refinance or sale	<b>Lenz do not fund loans in ID</b>
IL	<b>Illinois</b>	<b>Yes</b>	No restrictions	<b>None</b>	<b>Refinance or sale</b>	<b>Not allowed on loans vested to individuals.</b>
IN	Indiana	Yes	No restrictions	None	Refinance or sale	
KS	<b>Kansas</b>	<b>No</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>PPP is not allowed in this state.</b>
KY	Kentucky	Yes	No restrictions	None	Refinance or sale	
LA	Louisiana	Yes	No restrictions	None	Refinance or sale	
MA	Massachusetts	Yes	No restrictions	None	Refinance or sale	
MD	<b>Maryland</b>	<b>Yes</b>	<b>No restrictions</b>	<b>None</b>	<b>Refinance or sale</b>	<b>NOT ALLOWED ON 2ND LIENS LESS THAN \$75,000</b>
ME	Maine	Yes	No restrictions	None	Refinance or sale	
MI	<b>Michigan</b>	<b>No</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>PPP is not allowed in this state.</b>
MN	<b>Minnesota</b>	<b>No</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>PPP is not allowed in this state.</b>
MO	Missouri	Yes	No restrictions	None	Refinance or sale	
MS	<b>Mississippi</b>	<b>Yes</b>	<b>5% of UPB if prepaid in months 1-12 4% of UPB if prepaid in months 13-24 3% of UPB if prepaid in months 25-36 2% of UPB if prepaid in months 37-48 1% of UPB if prepaid in months 49-60</b>	<b>60 Months</b>	<b>Refinance or sale</b>	<b>Declining prepayment penalty only.</b>
MT	Montana	Yes	No restrictions	None	Refinance or sale	
NC	North Carolina	Yes	No restrictions	None	Refinance or sale	
ND	<b>North Dakota</b>	<b>No</b>	<b>N/A</b>	None	Refinance or sale	<b>Lenz do not fund loans in ND</b>
NE	Nebraska	Yes	No restrictions	None	Refinance or sale	
NH	New Hampshire	Yes	No restrictions	None	Refinance or sale	
NJ	<b>New Jersey</b>	<b>Yes</b>	<b>No restrictions</b>	<b>None</b>	<b>Refinance or sale</b>	<b>Not allowed on loans vested to individuals.</b>
NM	<b>New Mexico</b>	<b>No</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>PPP is not allowed in this state.</b>
NV	Nevada	Yes	No restrictions	None	Refinance or sale	
NY	New York	Yes	No restrictions	None	Refinance or sale	
OH	<b>Ohio</b>	<b>No</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>PPP is not allowed in this state.</b>
OK	Oklahoma	Yes	No restrictions	None	Refinance or sale	
OR	Oregon	<b>No</b>	<b>N/A</b>	None	Refinance or sale	<b>Lenz do not fund loans in OR</b>
PA	<b>Pennsylvania</b>	<b>Yes</b>	<b>No restrictions</b>	<b>None</b>	<b>Refinance or sale</b>	<b>PPP not allowed on loan amounts ≤\$329411</b>
RI	<b>Rhode Island</b>	<b>No</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>PPP is not allowed in this state.</b>
SC	South Carolina	Yes	No restrictions	None	Refinance or sale	
SD	<b>South Dakota</b>	<b>No</b>	<b>N/A</b>	None	Refinance or sale	<b>Lenz do not fund loans in SD</b>
TN	Tennessee	Yes	No restrictions	None	Refinance or sale	
TX	Texas	Yes	No restrictions	None	Refinance or sale	
UT	Utah	Yes	No restrictions	None	Refinance or sale	
VA	<b>Virginia</b>	<b>No</b>	<b>N/A</b>	<b>None</b>	Refinance or sale	<b>Lenz do not fund loans in VA</b>
VT	<b>Vermont</b>	<b>No</b>	<b>N/A</b>	None	Refinance or sale	<b>Lenz do not fund loans in VT</b>
WA	Washington	Yes	No restrictions	None	Refinance or sale	
WI	Wisconsin	Yes	No restrictions	None	Refinance or sale	
WV	West Virginia	Yes	No restrictions	None	Refinance or sale	
WY	Wyoming	Yes	No restrictions	None	Refinance or sale	

**Notice:** While efforts have been made to ensure the accuracy of this table, it may contain errors or omissions and may not reflect recent legal changes. This material is provided as a general reference and is not a substitute for legal consultation. Lenz Financial disclaims all representations and warranties, whether express or implied. Unauthorized copying, sharing, or dissemination of this content without written approval from Lenz Financial is strictly forbidden.