

Platinum - Standard Doc

Platinum - Alt Doc

Rate	30 YR FIX
5.750	93.832
5.875	94.582
6.000	95.332
6.125	96.082
6.250	96.850
6.375	97.475
6.500	98.038
6.625	98.600
6.750	99.131
6.875	99.631
7.000	100.200
7.125	100.668
7.250	101.043
7.375	101.418
7.500	101.762
7.625	102.075
7.750	102.325
7.875	102.575
8.000	102.825
8.125	103.075
8.250	103.325
8.375	103.575
8.500	103.825
8.625	104.044
8.750	104.263
8.875	104.482
Min Price	97.000

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8.750	104.263
8.875	104.482
Min Price	97.000

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 ¹⁻⁴ (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	
Extension Fees ⁵	60 days	-0.300	
	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@lendlzfinancial.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	-1.500	-3.000	
	760-779	0.875	0.875	0.625	0.500	0.250	0.000	-0.250	-1.750	-3.250	
	740-759	0.750	0.750	0.500	0.375	0.125	-0.125	-0.375	-2.250	-3.750	
	720-739	0.625	0.625	0.375	0.125	0.000	-0.250	-0.875	-3.500	-5.250	
	700-719	0.375	0.375	0.125	0.000	-0.375	-0.625	-1.375	-4.750	-6.500	
	680-699	0.250	0.125	-0.250	-0.375	-1.250	-2.625	-3.250	-8.000	-9.000	
	660-679	-0.250	-0.500	-0.875	-1.750	-2.625	-3.500	-4.500	NA	NA	
	640-659	-1.750	-1.750	-1.875	-2.375	-3.250	-4.125	-5.375	NA	NA	
	620-639	-2.750	-2.750	-2.750	-3.000	-3.750	NA	NA	NA	NA	
	Additional for < 680		-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
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	-0.375
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	-3.500	
	760-779	0.875	0.875	0.625	0.500	0.250	0.000	-0.250	-2.250	-4.000	
	740-759	0.750	0.750	0.500	0.375	0.125	-0.125	-0.375	-3.000	-5.000	
	720-739	0.625	0.625	0.375	0.125	0.000	-0.375	-1.125	-5.000	-6.500	
	700-719	0.375	0.375	0.125	0.000	-0.375	-0.750	-1.625	-7.000	-8.500	
	680-699	0.250	0.125	-0.375	-0.500	-1.500	-2.875	-3.625	-9.000	-9.500	
	660-679	-0.250	-0.500	-1.000	-1.875	-2.875	-3.750	-4.875	NA	NA	
	640-659	-1.750	-1.750	-1.875	-2.500	-3.500	-4.375	-5.875	NA	NA	
	620-639	-3.000	-3.000	-3.000	-3.250	-4.000	NA	NA	NA	NA	
	Additional for < 680		-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
Alt Doc Additional Adjustments	Bank Statement - 12 Months		0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-0.750
	1099 - 12 Months		0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-0.750
	WVOE		-0.250	-0.250	-0.250	-0.250	-0.250	-0.375	-0.375	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
	CPA/EA Prepared P&L - 12 Months		-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	-0.500	-3.000	-5.000
	Additional 0x30x12		-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
	0x60x12		-0.875	-0.875	-0.875	-0.875	-0.875	-1.125	-1.125	NA	NA
House Event Seasoning	0x90x12		-1.250	-1.250	-1.250	-1.250	-1.500	NA	NA	NA	NA
	>=36 Mo		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	NA	NA
DTI	12 - 23 Mo		-1.000	-1.000	-1.000	-1.000	-1.000	NA	NA	NA	NA
	>43% (P&L Only)		-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	-0.125	-0.125
Loan Balance	>50%		-0.125	-0.125	-0.125	-0.125	-0.250	-0.375	-0.500	NA	NA
	<=\$250,000		-0.250	-0.250	-0.250	-0.250	-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
	\$750,001 - \$1,000,000		0.000	0.000	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	0.000	0.000	-0.250
	\$1,500,001 - \$2,000,000		0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.250	NA
	\$2,000,001 - \$2,500,000		0.000	0.000	-0.125	-0.125	-0.250	-0.250	-0.375	NA	NA
	\$2,500,001 - \$3,000,000		-0.375	-0.375	-0.375	-0.375	-0.500	-0.500	-0.750	NA	NA
\$3,000,001 - \$3,500,000		-0.875	-0.875	-0.875	-1.125	-1.250	NA	NA	NA	NA	
\$3,500,001 - \$4,000,000		-1.500	-1.500	-1.500	-1.500	-1.750	NA	NA	NA	NA	
Purpose	Purchase		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
	Cash-Out Refi >=720		-0.250	-0.250	-0.375	-0.625	-0.750	-1.000	-1.500	NA	NA
	Cash-Out Refi <720		-0.375	-0.375	-0.500	-0.750	-0.875	-1.500	-2.000	NA	NA
	Additional for cash out		-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	NA	NA
Occupancy	2nd Home		-0.125	-0.125	-0.125	-0.125	-0.125	-0.250	-0.250	-0.375	-0.750
	Investor		-0.125	-0.125	-0.125	-0.125	-0.125	-0.250	-0.375	-0.750	NA
Property Type	Condo		-0.125	-0.125	-0.125	-0.125	-0.125	-0.250	-0.375	-0.500	NA
	Condotel		-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	-2.000	-3.000	NA
	2-4 Unit		-0.250	-0.250	-0.250	-0.250	-0.375	-0.375	-0.500	-1.000	NA
State	CT, IL, NJ, NY		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	MD		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
	Interest Only		-0.250	-0.250	-0.250	-0.375	-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
	Non-Perm Resident		-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	NA	NA
Citizenship			0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250
Price special											
All Fixed Rate qualified at the Note Rate.											

Program Restrictions		Product	Amort Term	Term	I/O Term	NON-PERM Max Price + Adjustment*	LLPA	Max Price
Housing	0x90x12	30 YR FIXED	360	360	N/A	No Penalty	-1.000	98.500
(BK/FC/SS/DIL)	12x12	30 YR FIXED I/O	240	360	120	Prepay Penalty ¹⁻⁴ (Investor Only)	-0.750	99.625
Min FICO	620	40 YR FIXED I/O	360	480	120		-0.375	101.250
Max LTV	90						0.000	101.750
Max price if Listed in last 6 months	99.00						0.375	102.250
							0.750	102.750

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DSCR

Rate	30 YR FIX
5.750	94.320
5.875	95.320
6.000	96.195
6.125	96.913
6.250	97.600
6.375	98.288
6.500	98.975
6.625	99.600
6.750	100.225
6.875	100.850
7.000	101.475
7.125	102.100
7.250	102.725
7.375	103.257
7.500	103.694
7.625	104.132
7.750	104.569
7.875	104.944
8.000	105.319
8.125	105.694
8.250	106.069
8.375	106.444
8.500	106.757
8.625	107.069
8.750	107.382
8.875	107.632
9.000	107.882
9.125	108.132
9.250	108.382

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 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	
Underwriting*	\$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

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

NJ PREPAYMENT PENALTY			
Prepay Penalty (Investor Only) In Addition to PPP LLPA	No Penalty	LLPA	Max Price
	No Penalty	0	98.75
	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	-1.375
	740-759	1.500	1.375	1.125	0.750	0.000	-0.500	-1.750
	720-739	1.125	1.000	0.875	0.500	-0.250	-0.750	-2.500
	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
	Additional FICO < 680	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	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
	DSCR < 1 In addition to above	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	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
	Additional 0x30x12	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
0x60x12	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	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
Additional for cash out	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	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
	2-4 Unit	-0.500	-0.500	-0.500	-0.500	-0.750	-1.000	N/A
State	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
	No Penalty	-1.250	-1.250	-1.500	-1.500	-1.500	-1.500	-1.500
Prepayment Penalty Term1-5	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 allowable PPP	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
	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	ARM Index	Housing (BK/FC/SS/DIL)
30 days	ARM Margin	0x60x12
45 days	5yr ARM Caps	Min FICO
60 days	7yr & 10yr ARM Caps	Max LTV
Extension Fee	Reset Frequency	Max price if Listed in last 6 months
5 Days		
* 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
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

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DSCR Plus

Rate	30 YR FIX
5.750	96.395
5.875	97.395
6.000	98.270
6.125	98.988
6.250	99.675
6.375	100.363
6.500	101.019
6.625	101.613
6.750	102.206
6.875	102.800
7.000	103.394
7.125	103.988
7.250	104.613
7.375	105.145
7.500	105.582
7.625	106.020
7.750	106.457
7.875	106.832
8.000	107.207
8.125	107.582
8.250	107.957

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	
Underwriting*	\$1,995

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

Prepay Term ¹⁻⁴	Min Price	Max Price
60 Months	97.000	102.500
48 Months	97.000	102.250
36 Months	97.000	102.250
24 Months	97.000	102.000
12 Months	97.000	100.500
No Penalty	97.000	99.000

- Loans with PPP in AK, KS, MI, NM, MN, RI, and OH will be priced as if there is no PPP
- PPP not allowed on loans vested to individuals in IL and NJ
- PPP 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

Prepay Penalty (Investor Only) In Addition to PPP LLPA	Max Price	
	No Penalty	0
12 Months	-0.25	100.250
24 Months	-0.25	100.250
36 Months	-0.375	100.500
48 Months	-0.5	100.750
60 Months	-0.625	101.000

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	-1.375
	740-759	1.500	1.375	1.125	0.750	0.000	-0.500	-1.750
	720-739	1.125	1.000	0.875	0.500	-0.250	-0.750	-2.500
	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	NA
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
	1.00-1.24	0.000	0.000	0.000	0.000	0.000	0.000	0.000
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
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	NA
	Cash-Out Refi >=720	-0.500	-0.500	-0.500	-0.625	-0.875	-1.375	NA
	Cash-Out Refi <720	-0.875	-0.875	-0.875	-1.000	-1.375	-1.625	NA
	Additional for cash out	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A
Property Type	Condo	-0.125	-0.125	-0.125	-0.250	-0.500	-0.750	N/A
	2-4 Unit	-0.500	-0.500	-0.500	-0.500	-0.750	-1.000	N/A
State	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	NA
5% Fixed Prepayment Penalty Term¹⁻⁵	60 Months	0.625	0.625	0.625	0.625	0.750	0.750	0.750
	48 Months	0.375	0.375	0.375	0.375	0.375	0.375	0.375
	36 Months	0.125	0.125	0.125	0.125	0.125	0.125	0.125
	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
	No Penalty	-1.250	-1.250	-1.500	-1.500	-1.500	-1.500	-1.500
Prepayment Penalty Term¹⁻⁵	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 allowable PPP	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
Other	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		ARM Index	N/A
	45 days	-0.150		ARM Margin	N/A
	60 days	-0.300		5yr ARM Caps	N/A
Extension Fee	5 Days	-0.100		7yr & 10yr ARM Caps	N/A
	* Extensions available in 5 day increments up to 30 days			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 Term ¹⁻⁴	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

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DSCR Cross Collateralized

Rate	30 YR FIX
5.750	93.070
5.875	94.070
6.000	94.945
6.125	95.663
6.250	96.350
6.375	97.038
6.500	97.725
6.625	98.350
6.750	98.975
6.875	99.600
7.000	100.225
7.125	100.850
7.250	101.475
7.375	102.007
7.500	102.444
7.625	102.882
7.750	103.319
7.875	103.694
8.000	104.069
8.125	104.444
8.250	104.819
8.375	105.194
8.500	105.507
8.625	105.819
8.750	106.132
8.875	106.382
9.000	106.632
9.125	106.882
9.250	107.132

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 Lock window: 10 am - 5 pm EST Monday - Friday
 All relocks incur a 25 bps adjustment

Fees	Underwriting*	\$999/property
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*Underwriting Fee is not charged in New Jersey, instead an Application Fee of \$999/property is applied.

Prepay Term1-4	Min Price	Max Price
60 Months	97.000	102.000
48 Months	97.000	101.500
36 Months	97.000	101.000
24 Months	97.000	100.500
12 Months	97.000	99.475
No Penalty	97.000	98.000

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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	97.50
	12 Months	-0.25	98.00
	24 Months	-0.25	98.50
	36 Months	-0.375	99.00
	48 Months	-0.5	99.50
	60 Months	-0.625	100.00

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	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
	Additional FICO < 680		-0.500	-0.500	-0.500	-0.500	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
Housing History	1x30x12	-0.250	-0.250	-0.250	-0.250	-0.250	N/A	N/A
	Additional 0x30x12	-0.250	-0.250	-0.250	-0.250	-0.250	N/A	N/A
	0x60x12	-0.250	-0.250	-0.250	-0.250	-0.250	N/A	N/A
Housing Event Seasoning	>=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
Loan Balance	\$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
Purpose	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
	Additional for cash out	-0.250	-0.250	-0.250	-0.250	-0.250	N/A	N/A
State	CT, IL, NJ, NY	0.000	0.000	0.000	0.000	0.000	N/A	N/A
Amortization	Interest Only	-0.500	-0.500	-0.500	-0.500	-0.625	N/A	N/A
	60 Months	0.875	0.875	0.875	0.875	1.000	N/A	N/A
5% Fixed Prepayment Penalty Term1-5	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
Other	No Penalty	-1.250	-1.250	-1.500	-1.500	-1.500	N/A	N/A
Other	Escrow Waiver (Exception only)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Foreign National	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Citizenship	Non-Perm Resident	-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	N/A	N/A

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
	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)	2x30x24
	Min FICO	660
	Max LTV	80
	Max Property Count	25
	Max price if Listed in last 6 months	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.

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

Rate	30 YR FIX
7.625	94.071
7.750	94.733
7.875	95.395
8.000	96.057
8.125	96.719
8.250	97.381
8.375	98.043
8.500	98.705
8.625	99.367
8.750	100.029
8.875	100.691
9.000	101.353
9.125	102.015
9.250	102.677
9.375	103.339
9.500	104.001
9.625	104.663
9.750	105.325
9.875	105.987
10.000	106.649
10.125	107.311
10.250	107.973
10.375	108.635
10.500	109.297
10.625	109.959
10.750	110.621
10.875	111.283
11.000	111.945
11.125	112.607

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 Lock window: 10 am - 5 pm EST Monday - Friday
 All relocks incur a 25 bps adjustment

Fees	
Underwriting*	\$1,995

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

Prepay Term ¹⁻⁴	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
Prepay Penalty (Investor Only) In Addition to PPP LLPA	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
DSCR >= 1.00	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
Housing History	0x60x12	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Housing Event	>=36 Mo	0.000	0.000	0.000	0.000	0.000	0.000	N/A
Seasoning	24 - 35 Mo	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Loan Balance	\$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
	\$2,500,001 - \$3,000,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Purpose	Cash-Out Refi	-0.375	-0.375	-0.375	-0.500	N/A	N/A	N/A
Property Type	2-8 Mixed Use	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A
State	CT, IL, NY	0.000	0.000	0.000	0.000	0.000	N/A	N/A
Amortization	Interest Only	-0.500	-0.500	-0.500	-0.500	-0.625	-0.750	N/A
5% Fixed Prepayment Penalty Term ¹⁻⁶	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
	No Penalty	-2.250	-2.250	-2.250	-2.250	-2.250	-2.250	NA
Prepayment Penalty Term ¹⁻⁵	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
	12 Months	-1.750	-1.750	-1.750	-1.750	-1.750	-1.750	NA
	No Penalty	-2.250	-2.250	-2.250	-2.250	-2.250	-2.250	NA
Other	Escrow Waiver	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A
	Foreign National	N/A	N/A	N/A	N/A	N/A	N/A	N/A
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	N/A

Other Price Adjustments	ARM Requirements	Program Restrictions
Lock Period	ARM Index	Housing
30 days	ARM Margin	(BK/FC/SS/DIL)
45 days	5yr ARM Caps	0x30x24
60 days	7yr & 10yr ARM Caps	24.0
Extension Fee	Reset Frequency	Min FICO
5 Days		Max LTV
* Extensions available in 5 day increments up to 30 days		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

All Fixed Rate qualified at the Note Rate.



Foreign National - DSCR

Rate	30 YR FIX
5.750	92.570
5.875	93.570
6.000	94.445
6.125	95.163
6.250	95.850
6.375	96.538
6.500	97.225
6.625	97.850
6.750	98.475
6.875	99.100
7.000	99.725
7.125	100.350
7.250	100.975
7.375	101.507
7.500	101.944
7.625	102.382
7.750	102.819
7.875	103.194
8.000	103.569
8.125	103.944
8.250	104.319
8.375	104.694
8.500	105.007
8.625	105.319
8.750	105.632
8.875	105.882
9.000	106.132
9.125	106.382
9.250	106.632
9.375	106.882
9.500	107.132

Email: 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	LLPA	Max Price
No Penalty	0	97.85
Prepay Penalty (Investor Only) In Addition to PPP LLPA	-0.25	98.35
	-0.25	98.85
	-0.375	99.35
	-0.5	99.85
	-0.625	100.35

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
	.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
	DSCR < 1 In addition to above	-0.250	-0.250	-0.250	-0.250	-0.250	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	N/A
	Cash-Out Refi & DSCR<1.0	-0.875	-0.875	-0.875	-1.000	N/A	N/A
Property Type	Additional for cash out	-0.250	-0.250	-0.250	-0.250	-0.250	N/A
	Condo	-0.125	-0.125	-0.125	-0.250	-0.500	N/A
	Condotel	-1.500	-1.500	-1.500	-1.500	-1.500	N/A
State	2-4 Unit	-0.500	-0.500	-0.500	-0.500	-0.750	N/A
	CT, IL, NJ, NY	0.000	0.000	0.000	0.000	0.000	-0.250
Amortization	FL	0.000	0.000	0.000	0.000	0.000	0.000
	40 Year Maturity	-0.250	-0.250	-0.250	-0.250	-0.250	-0.375
5% Fixed Prepayment Penalty Term 1-5 (DSCR Only)	Interest Only	-0.500	-0.500	-0.500	-0.500	-0.625	-0.750
	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
Prepayment Penalty Term 1-5 (Other allowable PPP, DSCR Only)	No Penalty	-1.250	-1.250	-1.500	-1.500	-1.500	-1.500
	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
Other	12 Months	-0.875	-0.875	-1.125	-1.125	-1.125	-1.125
	No Penalty	-1.250	-1.250	-1.500	-1.500	-1.500	-1.500
	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
Price special	DSCR > 1 LTV <=65% Purchase	1.750	1.750	1.750	1.750	1.750	1.750

Contact: 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	360
			30 YR FIXED I/O	240	360
			40 YR FIXED I/O	360	120
				480	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	98.023
7.500	98.472
7.625	98.925
7.750	99.374
7.875	99.827
8.000	100.379
8.125	100.825
8.250	101.271
8.375	101.717
8.500	102.162
8.625	102.535
8.750	102.908
8.875	103.283
9.000	103.658
9.125	104.033
9.250	104.407
9.375	104.781
9.500	105.154
9.625	105.519
9.750	105.883
9.875	106.240
10.000	106.597
10.125	106.847
10.250	107.097
10.375	107.347
10.500	107.697
10.625	107.947
10.750	108.197
10.875	108.447
11.000	108.697
11.125	108.947
11.250	109.197
11.375	109.447
11.500	109.697
11.625	109.822
11.750	109.947
11.875	110.072
12.000	110.197
12.125	110.322
12.250	110.447
12.375	110.572
12.500	110.697
12.625	110.822
12.750	110.947
12.875	111.072
13.000	111.197
13.125	111.322
Min Price	98.000
Max Price	101.250

CES - Alt Doc

Rate	30 YR FIX
7.750	98.023
7.875	98.472
8.000	98.925
8.125	99.374
8.250	99.827
8.375	100.379
8.500	100.825
8.625	101.271
8.750	101.717
8.875	102.162
9.000	102.535
9.125	102.908
9.250	103.283
9.375	103.658
9.500	104.033
9.625	104.407
9.750	104.781
9.875	105.154
10.000	105.519
10.125	105.883
10.250	106.240
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12.125	109.947
12.250	110.072
12.375	110.197
12.500	110.322
12.625	110.447
12.750	110.572
12.875	110.697
13.000	110.822
13.125	110.947
13.250	111.072
13.375	111.197
13.500	111.322
Min Price	98.000
Max Price	101.250

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@lenzfinancial.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	0.000	99.000	
	12 Months	-0.125	101.500	
	24 Months	-0.250	101.500	
	36 Months	-1.000	101.500	
48 Months	-1.000	102.000		
60 Months	-1.000	102.000		
Prepay Term-1-4	Prepay Term-1-4	LLPA	Min Price	Max Price
	No Penalty	0.000	97.000	99.000
	12 Months	0.250	97.000	101.500
	24 Months	0.500	97.000	102.000
	36 Months	1.500	97.000	102.500
48 Months	1.750	97.000	103.000	
60 Months	2.000	97.000	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 WVOE	0.000	0.000	0.000	0.000	-0.125	-0.125	-0.125	-0.250	N/A
	Bank Statement - 12 Months WVOE	0.000	0.000	0.000	0.000	-0.125	-0.125	-0.125	-0.250	N/A
	Bank Statement - 12 Months WVOE	-0.250	-0.250	-0.250	-0.250	-0.250	-0.375	-0.375	-0.375	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	-0.500	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
	\$350,001 - \$500,000	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.000	0.000
Occupancy	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
Property Type	Condo	-0.250	-0.250	-0.250	-0.250	-0.375	-0.375	-0.500	N/A	N/A
	2-4 Unit	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A	N/A	N/A
State	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

5/15/2026

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	Alaska	No	N/A	N/A	N/A	PPP is not allowed in this state.
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	District of Columbia	Yes	N/A	None	Refinance or sale	Lenz do not fund loans in DC
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	Idaho	No	N/A	None	Refinance or sale	Lenz do not fund loans in ID
IL	Illinois	Yes	No restrictions	None	Refinance or sale	Not allowed on loans vested to individuals.
IN	Indiana	Yes	No restrictions	None	Refinance or sale	
KS	Kansas	No	N/A	N/A	N/A	PPP is not allowed in this state.
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	Maryland	Yes	No restrictions	None	Refinance or sale	NOT ALLOWED ON 2ND LIENS LESS THAN \$75,000
ME	Maine	Yes	No restrictions	None	Refinance or sale	
MI	Michigan	No	N/A	N/A	N/A	PPP is not allowed in this state.
MN	Minnesota	No	N/A	N/A	N/A	PPP is not allowed in this state.
MO	Missouri	Yes	No restrictions	None	Refinance or sale	
MS	Mississippi	Yes	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	60 Months	Refinance or sale	Declining prepayment penalty only.
MT	Montana	Yes	No restrictions	None	Refinance or sale	
NC	North Carolina	Yes	No restrictions	None	Refinance or sale	
ND	North Dakota	No	N/A	None	Refinance or sale	Lenz do not fund loans in ND
NE	Nebraska	Yes	No restrictions	None	Refinance or sale	
NH	New Hampshire	Yes	No restrictions	None	Refinance or sale	
NJ	New Jersey	Yes	No restrictions	None	Refinance or sale	Not allowed on loans vested to individuals.
NM	New Mexico	No	N/A	N/A	N/A	PPP is not allowed in this state.
NV	Nevada	Yes	No restrictions	None	Refinance or sale	
NY	New York	Yes	No restrictions	None	Refinance or sale	
OH	Ohio	No	N/A	N/A	N/A	PPP is not allowed in this state.
OK	Oklahoma	Yes	No restrictions	None	Refinance or sale	
OR	Oregon	No	N/A	None	Refinance or sale	Lenz do not fund loans in OR
PA	Pennsylvania	Yes	No restrictions	None	Refinance or sale	PPP not allowed on loan amounts ≤\$329411
RI	Rhode Island	No	N/A	N/A	N/A	PPP is not allowed in this state.
SC	South Carolina	Yes	No restrictions	None	Refinance or sale	
SD	South Dakota	No	N/A	None	Refinance or sale	Lenz do not fund loans in SD
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	Virginia	No	N/A	None	Refinance or sale	Lenz do not fund loans in VA
VT	Vermont	No	N/A	None	Refinance or sale	Lenz do not fund loans in VT
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.