



## Series 8 - Diamond

5.15.2026.1

### Base Pricing (30 Day Lock)

Base Rates	Fixed 30
10.000	109.465
9.875	109.215
9.750	108.965
9.625	108.715
9.500	108.465
9.375	108.215
9.250	107.965
9.125	107.715
9.000	107.465
8.875	107.215
8.750	106.965
8.625	106.715
8.500	106.465
8.375	106.215
8.250	105.965
8.125	105.715
8.000	105.465
7.875	105.215
7.750	104.965
7.625	104.715
7.500	104.465
7.375	104.152
7.250	103.777
7.125	103.402
7.000	102.965
6.875	102.590
6.750	102.215
6.625	101.715
6.500	101.121
6.375	100.434
6.250	99.715
6.125	98.965
6.000	98.215
5.875	97.465
5.750	96.715
5.625	95.965
5.500	95.215

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	-0.625	N/A	N/A
	760	0.375	0.375	0.250	0.250	0.125	-0.250	-0.625	N/A	N/A
	740	0.375	0.375	0.125	0.125	-0.125	-0.500	-1.000	N/A	N/A
	720	0.250	0.250	0.000	0.000	-0.125	-1.250	-1.875	N/A	N/A
	700	0.125	0.125	-0.125	-0.125	-0.500	-1.500	-2.375	N/A	N/A
Alt Doc	680	0.000	-0.125	-0.250	-0.500	-1.000	-2.500	N/A	N/A	N/A
	780+	0.375	0.375	0.375	0.250	0.125	-0.125	-0.625	N/A	N/A
	760	0.375	0.375	0.250	0.250	0.125	-0.250	-0.625	N/A	N/A
	740	0.375	0.375	0.125	0.125	-0.125	-0.500	-1.000	N/A	N/A
	720	0.250	0.250	0.000	0.000	-0.125	-1.250	-1.875	N/A	N/A
700	0.125	0.125	-0.125	-0.125	-0.500	-1.500	-2.375	N/A	N/A	N/A
680	0.000	-0.125	-0.250	-0.500	-1.000	-2.500	N/A	N/A	N/A	N/A

	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
Loan Balance	<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
	Additional for cash out	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	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
Property Type	Investor	-0.125	-0.125	-0.25	-0.25	-0.375	-0.375	-0.625	N/A	N/A
	2-4 Family	-0.25	-0.25	-0.25	-0.25	-0.375	-0.375	-0.375	N/A	N/A
Loan Terms	Condo	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Interest Only	-0.125	-0.125	-0.125	-0.25	-0.375	-0.375	-0.625	N/A	N/A
Doc Type	40 Year Term	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	N/A	N/A
	Escrow Waiver	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	N/A	N/A
	12 Month Full (1)	0.000	0.000	0.000	0.000	-0.125	-0.125	-0.125	N/A	N/A
State Adj	P&L Documentation (2)	-0.875	-0.875	-0.875	-1.000	-1.000	-1.125	-1.250	N/A	N/A
	Florida <sup>4</sup>	0.000	0.000	0.000	0.000	0.000	0.000	0.000	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 LLPA.

(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	104.5
	48	0.5	103.5
	36	0	103.5
	24	-0.5	102.5
	12	-0.75	101.5
	0	-1	100.5
Owner/2nd	NA	NA	102.5

\*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	





## Series 8 - DSCR

5.15.2026.1

### Base Pricing (30 Day Lock)

Base Rates	Fixed 30
9.000	107.500
8.875	107.500
8.750	107.500
8.625	107.500
8.500	107.500
8.375	107.500
8.250	107.500
8.125	107.500
8.000	107.500
7.875	107.500
7.750	107.174
7.625	106.638
7.500	106.076
7.375	105.513
7.250	104.951
7.125	104.388
7.000	103.826
6.875	103.263
6.750	102.701
6.625	102.085
6.500	101.460
6.375	100.835
6.250	100.210
6.125	99.585
6.000	98.960
5.875	98.335
5.750	97.710
5.625	96.979
5.500	96.229

	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
<b>DSCR</b>	≥ 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
<b>FICO</b>	780+	0.000	-0.125	-0.250	-0.500	-0.750	-1.125	-2.000	N/A	N/A
	760-779	0.000	-0.125	-0.250	-0.500	-0.750	-1.375	-2.250	N/A	N/A
	740-759	0.000	-0.125	-0.375	-0.625	-1.000	-1.750	-2.500	N/A	N/A
	720-739	-0.250	-0.250	-0.500	-0.750	-1.125	-1.875	-2.875	N/A	N/A
<b>Loan Balance</b>	<=\$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
<b>Purpose</b>	\$1,500,001 - \$2,000,000	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A	N/A
	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	-0.500	-0.500	-0.625	-0.625	-0.875	-1.375	N/A	N/A	N/A
<b>Property Type</b>	Cash-Out Refi - FICO < 720	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Additional for cash out	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A	N/A	N/A
<b>Prepayment Penalty Term</b>	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
	Flat 5% for 60 Months	1.000	1.000	1.000	1.000	1.000	1.000	1.000	N/A	N/A
<b>State</b>	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
<b>MSA<sup>3</sup></b>	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>4</sup>	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A
<b>Escrow Waiver</b>	Philadelphia, PA <sup>2</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
<b>Amortization</b>	Interest Only	0	-0.125	-0.25	-0.25	-0.375	-0.5	-0.625	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 /

(4) Florida LLPA applicable in addition to

Tier 1 States LLPA.

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

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	104.5
48 Months	103.5
36 Months	103.5
24 Months	102.5
12 Months	101.5
No Penalty	100.5

\*Only 5% Fixed, Declining Structure and 6 months of 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.	





## Series 8 - Platinum

5.15.2026.1

### Base Pricing (30 Day Lock)

Base Rates	Fixed 30
10.000	108.950
9.875	108.700
9.750	108.450
9.625	108.200
9.500	107.950
9.375	107.700
9.250	107.450
9.125	107.200
9.000	106.950
8.875	106.700
8.750	106.450
8.625	106.200
8.500	105.950
8.375	105.700
8.250	105.450
8.125	105.200
8.000	104.950
7.875	104.700
7.750	104.450
7.625	104.200
7.500	103.950
7.375	103.638
7.250	103.263
7.125	102.888
7.000	102.450
6.875	102.075
6.750	101.700
6.625	101.200
6.500	100.607
6.375	99.919
6.250	99.200
6.125	98.450
6.000	97.700
5.875	96.950
5.750	96.200
5.625	95.450
5.500	94.700
5.375	93.950
5.250	93.200

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	-0.625	-3.00	-4.00
	760	0.375	0.375	0.250	0.250	0.125	-0.250	-0.625	-3.00	-4.00
	740	0.375	0.375	0.125	0.125	-0.125	-0.500	-1.000	-3.25	-4.50
	720	0.250	0.250	0.000	0.000	-0.125	-1.250	-1.875	-4.00	-5.00
	700	0.125	0.125	-0.125	-0.125	-0.500	-1.500	-2.375	-4.50	
	680	0.000	-0.125	-0.250	-0.500	-1.000	-2.500	-3.375	-7.00	
Alt Doc	780+	0.375	0.375	0.375	0.25	0.125	-0.125	-0.625	-3	-4
	760	0.375	0.375	0.25	0.25	0.125	-0.25	-0.625	-3	-4
	740	0.375	0.375	0.125	0.125	-0.125	-0.5	-1	-3.25	-4.5
	720	0.25	0.25	0	0	-0.125	-1.25	-1.875	-4	-5
	700	0.125	0.125	-0.125	-0.125	-0.5	-1.5	-2.375	-4.5	
	680	0	-0.125	-0.25	-0.5	-1	-2.5	-3.375	-7	
	660	-0.625	-0.75	-1	-1.5	-2	-3.25	-5	NA	

	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
Loan Balance	<250k	-0.125	-0.125	-0.25	-0.25	-0.375	-0.375	-0.5	-0.75	-0.875
	>=1.5mm<2.0mm	0	0	0	0	0	0	0	0	N/A
	>=2.0mm<2.5mm	-0.125	-0.125	-0.25	-0.25	-0.375	-0.375	-0.5	N/A	N/A
	>=2.5mm<3.0mm	-0.375	-0.375	-0.5	-0.5	-0.625	-0.625	-0.625	N/A	N/A
	>=3.0mm<3.5mm	-0.625	-0.625	-0.875	-0.875	-1	N/A	N/A	N/A	N/A
DTI	DTI >43	0	0	0	0	-0.125	-0.25	-0.25	-0.25	-0.25
	DTI >50	-0.25	-0.25	-0.25	-0.25	-0.25	-0.5	-0.5	N/A	N/A
Loan Purpose	Purchase	0	0	0	0	0.25	0.25	0.25	0.125	0.125
	Refi	0	0	0	0	0	0	0	0	0
	Cashout	-0.25	-0.25	-0.375	-0.5	-0.875	-1.125	-1.25	N/A	N/A
	Additional for cash out	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	N/A	N/A
Occupancy	Second Home	-0.125	-0.125	-0.125	-0.25	-0.25	-0.25	-0.5	-0.625	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	-0.5	N/A
	Condo	-0.125	-0.125	-0.125	-0.125	-0.25	-0.25	-0.25	-0.375	N/A
	Non-Warrantable Condo	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	N/A	N/A
Loan Terms	Interest Only	-0.125	-0.125	-0.125	-0.25	-0.375	-0.375	-0.625	-0.875	-1.5
	40 Year Term	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.25
	Escrow Waiver	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125
Doc Type	12 Month Full (1)	0	0	0	0	-0.125	-0.125	-0.125	-0.125	-0.125
	P&L Documentation (2)	-0.875	-0.875	-0.875	-1	-1	-1.125	-1.25	N/A	N/A
	Asset Depletion	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	N/A	N/A
State Adj	Florida <sup>4</sup>	0	0	0	0	0	0	0	0	0
	Tier 1 States (3)	-0.125	-0.125	-0.125	-0.125	-0.125	-0.25	-0.25	-0.25	-0.25
	Tier 2 States (3)	0	0	0	0	0	0	0	0	0
Credit History	1x30x12 Housing History	-0.25	-0.25	-0.25	-0.25	-0.375	-0.5	-0.5	N/A	N/A
	CE 24-35 Months	-0.75	-1	-1	-1	-1	-1	N/A	N/A	N/A
	CE 36-48 Months	-0.5	-0.5	-0.5	-0.5	-0.5	-0.75	N/A	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	104.5
	48	0.5	103.5
	36	0	103.5
	24	-0.5	102.5
	12	-0.75	101.5
	0	-1	100.5
Owner/2nd	NA	NA	103.5

Program Notes	
Min Price	97
Housing History	1x30x12
BK/FC/SS/DIL	2 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	
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\*Only 5% Fixed, Declining Structure and 6 months of interest PPP types allowed

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## Series 8 - Platinum DSCR

5.15.2026.1

### Base Pricing (30 Day Lock)

Base Rates	Fixed 30
9.000	107.500
8.875	107.500
8.750	107.500
8.625	107.500
8.500	107.500
8.375	107.500
8.250	107.500
8.125	107.500
8.000	107.490
7.875	107.273
7.750	106.711
7.625	106.148
7.500	105.586
7.375	105.023
7.250	104.461
7.125	103.898
7.000	103.336
6.875	102.770
6.750	102.145
6.625	101.520
6.500	100.895
6.375	100.270
6.250	99.645
6.125	99.020
6.000	98.395
5.875	97.764
5.750	97.014
5.625	96.255
5.500	95.318

	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
<b>DSCR</b>	≥ 1.4x	0.125	0.125	0.125	0.125	0.125	0.25	0.25	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	0	0	0	0	0	0	N/A	N/A
	≥ 1.0x & < 1.1x	-0.125	-0.125	-0.125	-0.125	-0.125	-0.25	-0.25	N/A	N/A
<b>FICO</b>	780+	0	-0.125	-0.25	-0.5	-0.75	-1.125	-2	N/A	N/A
	760-779	0	-0.125	-0.25	-0.5	-0.75	-1.375	-2.25	N/A	N/A
	740-759	0	-0.125	-0.375	-0.625	-1	-1.75	-2.5	N/A	N/A
	720-739	-0.25	-0.25	-0.5	-0.75	-1.125	-1.875	-2.875	N/A	N/A
	700-719	-0.375	-0.5	-0.75	-1.125	-1.25	-2.875	-4	N/A	N/A
	680-699	-0.75	-1	-1.25	-1.5	-2	-3.5	n/a	N/A	N/A
	660-679	-1	-1.25	-1.5	-2	-2.5	N/A	N/A	N/A	N/A
Foreign National	-0.75	-1	-1.25	-1.5	N/A	N/A	N/A	N/A	N/A	
<b>Loan Balance</b>	≤ \$100,000	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	N/A	N/A
	\$100,001 - \$150,000	0	0	-0.125	-0.125	-0.25	-0.375	-0.5	N/A	N/A
	\$150,001 - \$250,000	0	0	0	0	0	0	0	N/A	N/A
	\$250,001 - \$1,000,000	0	0	0	0	0	0	0	N/A	N/A
	\$1,000,001 - \$1,500,000	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	N/A	N/A
<b>Purpose</b>	\$1,500,001 - \$2,000,000	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	N/A	N/A	N/A
	\$2,000,001 - \$2,500,000	-0.875	-0.875	-0.875	-0.875	N/A	N/A	N/A	N/A	N/A
	Purchase	0.125	0.125	0.125	0.125	0.125	0.25	0.25	N/A	N/A
	Rate/Term Refi	0	0	0	0	0	0	0	N/A	N/A
	Cash-Out Refi - FICO ≥ 720	-0.5	-0.5	-0.625	-0.625	-0.875	-1.375	N/A	N/A	N/A
<b>Property Type</b>	Cash-Out Refi - FICO < 720	-0.75	-0.75	-0.875	-0.875	-1.25	-1.75	N/A	N/A	N/A
	Additional for cash out	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	N/A	N/A	N/A
	Non-Warrantable Condo	-0.125	-0.125	-0.25	-0.25	-0.375	-0.5	-0.625	N/A	N/A
	2-4 Unit	-0.25	-0.25	-0.25	-0.375	-0.375	-0.5	-0.5	N/A	N/A
	Condo	0	0	-0.125	-0.25	-0.25	-0.25	-0.25	N/A	N/A
<b>Prepayment Penalty Term</b>	Various	0	0	-0.125	-0.25	-0.375	-0.375	-0.5	N/A	N/A
	Townhome	0	0	0	0	0	0	0	N/A	N/A
	SFR	0	0	0	0	0	0	0	N/A	N/A
	Flat 5% for 60 Months	1	1	1	1	1	1	1	N/A	N/A
<b>Vacant Refinances</b>	60 Months	0.75	0.75	0.75	0.75	0.75	0.75	0.75	N/A	N/A
	48 Months	0.5	0.5	0.5	0.5	0.5	0.5	0.5	N/A	N/A
	36 Months	0	0	0	0	0	0	0	N/A	N/A
	24 Months	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	N/A	N/A
	12 Months	-0.75	-0.75	-0.75	-0.75	-0.75	-0.75	-0.75	N/A	N/A
	No Penalty	-1	-1	-1	-1	-1	-1	-1	N/A	N/A
<b>State</b>	Refinance	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	N/A	N/A
	Various (FL,TX,MD) <sup>2</sup>	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.25	N/A	N/A
<b>MSA<sup>3</sup></b>	Florida <sup>5</sup>	0	0	0	0	0	0	0	N/A	N/A
	Philadelphia, PA <sup>3</sup>	-5	-5	-5	-5	-5	-5	-5	N/A	N/A
<b>Short Term Rental</b>	Various <sup>4</sup>	0	0	-0.1	-0.2	-0.3	-0.4	-0.5	N/A	N/A
	Short Term Rental	-0.5	-0.5	-0.75	-1	-1.25	-2	N/A	N/A	N/A
<b>Escrow Waiver</b>		-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	N/A	N/A
<b>Credit History</b>	1x30x24 Housing History	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	N/A	N/A
<b>Amortization</b>	40 Year Term	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	N/A	N/A
	Interest Only	0	-0.125	-0.25	-0.25	-0.375	-0.5	-0.625	N/A	N/A

(1) Cash-Out Refi FICO >= 720 LLPA is applied in addition to standard Cash-Out Refi LLPA

(2) FL,TX,MD

(3) Philadelphia-Camden-Wilmington, PA-NJ-DE-MD

(4) 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

(5) 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	680
Max LTV	80
<b>Min DSCR</b>	<b>1</b>

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	104.5
48 Months	103.5
36 Months	103.5
24 Months	102.5
12 Months	101.5
No Penalty	100.5

\*Only 5% Fixed, Declining Structure and 6 months of 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.	

