



Series 8 - Diamond

6.25.2026.1

Base Pricing (30 Day Lock)

Base Rates	Fixed 30
10.000	109.123
9.875	108.873
9.750	108.623
9.625	108.373
9.500	108.123
9.375	107.873
9.250	107.623
9.125	107.373
9.000	107.123
8.875	106.873
8.750	106.623
8.625	106.373
8.500	106.123
8.375	105.873
8.250	105.623
8.125	105.373
8.000	105.123
7.875	104.873
7.750	104.623
7.625	104.373
7.500	104.123
7.375	103.811
7.250	103.436
7.125	103.061
7.000	102.623
6.875	102.248
6.750	101.873
6.625	101.373
6.500	100.779
6.375	100.092
6.250	99.373
6.125	98.623
6.000	97.873
5.875	97.123
5.750	96.373
5.625	95.623
5.500	94.873

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+	0.250	0.250	0.250	0.125	0.000	-0.125	-0.375	N/A	N/A
	760	0.250	0.250	0.125	0.000	-0.125	-0.250	-0.375	N/A	N/A
	740	0.250	0.250	0.125	0.000	-0.125	-0.375	-0.500	N/A	N/A
	720	0.125	0.125	0.125	-0.250	-0.375	-0.750	-1.125	N/A	N/A
	700	0.000	0.000	0.000	-0.375	-0.750	-0.875	-1.500	N/A	N/A
Alt Doc	680	-0.125	-0.125	-0.250	-0.625	-1.000	-2.125	N/A	N/A	N/A
	780+	0.375	0.375	0.375	0.250	0.125	0.000	-0.250	N/A	N/A
	760	0.375	0.375	0.250	0.125	0.000	-0.125	-0.250	N/A	N/A
	740	0.375	0.375	0.250	0.125	0.000	-0.250	-0.375	N/A	N/A
	720	0.250	0.250	0.250	-0.125	-0.250	-0.625	-1.000	N/A	N/A
Loan Balance	LLPA	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
	<= \$250,000	-0.125	-0.125	-0.250	-0.250	-0.375	-0.375	-0.500	N/A	N/A
	Additional <= \$250k	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A	N/A
	\$250,001 - \$2,000,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A
	\$2,000,001 - \$2,500,000	-0.125	-0.125	-0.250	-0.250	-0.375	-0.375	-0.375	N/A	N/A
DTI	\$2,500,001 - \$3,000,000	-0.375	-0.375	-0.5	-0.5	-0.625	-0.625	N/A	N/A	N/A
	DTI >43	0.000	0.000	0.000	0.000	0.000	0.000	-0.125	-0.250	N/A
Loan Purpose	Purchase	0.000	0.000	0.000	0.000	0.125	0.125	0.125	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	-0.625	-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
	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	-0.25	-0.375	-0.375	N/A	N/A
	Condo	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Loan Terms	Interest Only	-0.125	-0.125	-0.125	-0.25	-0.375	-0.375	-0.625	N/A	N/A
	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
Doc Type	12 Month Full (1)	0.000	0.000	0.000	0.000	-0.125	-0.125	-0.125	N/A	N/A
	P&L Documentation (2)	-0.875	-0.875	-0.875	-1.000	-1.000	-1.125	-1.250	N/A	N/A
Subordinate Financing		-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	N/A	N/A
State Adj	Florida*	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A
	Tier 1 States (3)	0.000	0.000	0.000	0.000	-0.125	-0.125	-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 LLPA's

(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
Owner/2nd	0	-1	100.5
	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 - Diamond DSCR

6.25.2026.1

Base Pricing (30 Day Lock)

Base Rates	Fixed 30
9.000	104.500
8.875	104.500
8.750	104.500
8.625	104.500
8.500	104.500
8.375	104.500
8.250	104.500
8.125	104.500
8.000	104.500
7.875	104.500
7.750	104.500
7.625	104.500
7.500	104.500
7.375	104.500
7.250	104.500
7.125	104.500
7.000	104.408
6.875	104.042
6.750	103.479
6.625	102.917
6.500	102.325
6.375	101.700
6.250	101.075
6.125	100.450
6.000	99.825
5.875	99.200
5.750	98.575
5.625	97.950
5.500	97.267

	LLPA/LTV	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
DSCR	≥ 1.4x	0.125	0.125	0.125	0.125	0.125	0.250	0.250	N/A	N/A
	≥ 1.2x & < 1.4x	0.125	0.125	0.125	0.125	0.125	0.125	0.125	N/A	N/A
	≥ 1.1x & < 1.2x	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A
	≥ 1.0x & < 1.1x	0.000	0.000	0.000	0.000	0.000	-0.125	-0.125	N/A	N/A
FICO	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
Loan Balance	<=\$150,000	0.000	0.000	-0.125	-0.125	-0.250	-0.375	-0.500	N/A	N/A
	\$150,001 - \$250,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A
	\$250,001 - \$1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A
	\$1,000,001 - \$1,500,000	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A	N/A	N/A
	\$1,500,001 - \$2,000,000	-0.500	-0.500	-0.500	-0.500	-0.500	N/A	N/A	N/A	N/A
Additional <= \$250,000	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A	N/A	
Purpose	Purchase	0.125	0.125	0.125	0.125	0.125	0.250	0.250	N/A	N/A
	Rate/Term Refi	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A
	Cash-Out Refi FICO ≥ 720	-0.500	-0.500	-0.625	-0.625	-0.875	-1.375	N/A	N/A	N/A
	Cash-Out Refi - FICO < 720	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Additional for cash out	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A	N/A	N/A	
Property Type	2-4 Unit	-0.250	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500	N/A	N/A
	Townhome	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A
	SFR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A
Prepayment Penalty Term	Flat 5% for 60 Months	1.000	1.000	1.000	1.000	1.000	1.000	1.000	N/A	N/A
	60 Months	0.750	0.750	0.750	0.750	0.750	0.750	0.750	N/A	N/A
	48 Months	0.500	0.500	0.500	0.500	0.500	0.500	0.500	N/A	N/A
	36 Months	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A
	24 Months	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A	N/A
	12 Months	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	N/A	N/A
No Penalty	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A	
Subordinate Financing		-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	N/A	N/A
State	Various (FL, TX, MD) ¹	-0.125	-0.125	-0.125	-0.125	-0.125	-0.250	-0.250	N/A	N/A
	Florida ⁴	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A
MSA³	Philadelphia, PA ²	-5.000	-5.000	-5.000	-5.000	-5.000	-5.000	-5.000	N/A	N/A
	Various ³	0.000	0.000	-0.100	-0.200	-0.300	-0.400	-0.500	N/A	N/A
Escrow Waiver		-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A	N/A
Amortization	Interest Only	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 /

San Francisco-Oakland-Havward, CA /

(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
Min DSCR	1

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

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

Prepayment Penalty Term	Price Cap
60 Months	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.	

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.





Series 8 - Platinum

6.25.2026.1

Base Pricing (30 Day Lock)

Base Rates	Fixed 30
10.000	107.612
9.875	107.362
9.750	107.112
9.625	106.862
9.500	106.612
9.375	106.362
9.250	106.112
9.125	105.862
9.000	105.612
8.875	105.362
8.750	105.112
8.625	104.862
8.500	104.612
8.375	104.362
8.250	104.112
8.125	103.862
8.000	103.612
7.875	103.362
7.750	103.112
7.625	102.862
7.500	102.612
7.375	102.300
7.250	101.925
7.125	101.550
7.000	101.112
6.875	100.737
6.750	100.362
6.625	99.862
6.500	99.268
6.375	98.581
6.250	97.862
6.125	97.112
6.000	96.362
5.875	95.612
5.750	94.862
5.625	94.112
5.500	93.362
5.375	92.612
5.250	91.862

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+	0.250	0.250	0.250	0.125	0.000	-0.125	-0.375	-3.00	-4.00
	760	0.250	0.250	0.125	0.000	-0.125	-0.250	-0.375	-3.00	-4.00
	740	0.250	0.250	0.125	0.000	-0.125	-0.375	-0.500	-3.25	-4.50
	720	0.125	0.125	0.125	-0.250	-0.375	-0.750	-1.125	-4.00	-5.00
	700	0.125	0.125	0.125	-0.250	-0.625	-0.750	-1.375	-4.50	
	680	0.000	0.000	-0.125	-0.500	-0.875	-2.000	-3.375	-7.00	
	Additional for < 680	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	
Alt Doc	660	-0.625	-0.750	-1.000	-1.500	-2.000	-3.250	-5.000	NA	
	780+	0.375	0.375	0.375	0.25	0.125	0	-0.25	-3	-4
	760	0.375	0.375	0.25	0.125	0	-0.125	-0.25	-3	-4
	740	0.375	0.375	0.25	0.125	0	-0.25	-0.375	-3.25	-4.5
	720	0.25	0.25	0.25	-0.125	-0.25	-0.625	-1	-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	
Additional for < 680	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5		
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
	Additional <= \$250k	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
	\$250,001 - \$2,000,000	0	0	0	0	0	0	0	0	0
	\$2,000,001 - \$2,500,000	-0.125	-0.125	-0.25	-0.25	-0.375	-0.375	-0.5	N/A	N/A
	\$2,500,001 - \$3,000,000	-0.375	-0.375	-0.5	-0.5	-0.625	-0.625	-0.625	N/A	N/A
\$3,000,001 - \$3,500,000	-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	-0.125	-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	0.125	0.125	0.125	0.125	0.125
	Refi	0	0	0	0	0	0	0	0	0
	Cashout	-0.25	-0.25	-0.375	-0.5	-0.625	-1.125	-1.25	N/A	N/A
Occupancy	Additional for cash out	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	N/A	N/A
	Second Home	-0.125	-0.125	-0.125	-0.25	-0.25	-0.25	-0.5	-0.625	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	-0.5	N/A
	Condo	-0.125	-0.125	-0.125	-0.125	-0.125	-0.25	-0.25	-0.25	-0.375
Loan Terms	Non-Warrantable Condo	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	N/A	N/A
	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
Doc Type	Escrow Waiver	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125
	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
State Adj	Asset Depletion	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	N/A
	Florida*	0	0	0	0	-0.125	-0.125	-0.25	-0.25	-0.25
	Tier 1 States (3)	-0.125	-0.125	-0.125	-0.125	-0.125	-0.25	-0.25	-0.25	-0.25
Credit History	Tier 2 States (3)	0	0	0	0	0	0	0	0	0
	1x30x12 Housing History	-0.25	-0.25	-0.25	-0.25	-0.375	-0.5	-0.5	N/A	N/A
	Additional 1x30x12	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5		
	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	-0.5	-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	103.5
	48	0.5	102.5
	36	0	102.5
	24	-0.5	101.5
	12	-0.75	100.5
Owner/2nd	0	-1	99
	NA	NA	102.5

*Only 5% Fixed, Declining Structure and 6 months of interest PPP types allowed

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	
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 - Platinum DSCR

6.25.2026.1

Base Pricing (30 Day Lock)

Base Rates	Fixed 30
9.000	106.500
8.875	106.500
8.750	106.500
8.625	106.500
8.500	106.500
8.375	106.500
8.250	106.500
8.125	106.500
8.000	106.500
7.875	106.500
7.750	106.367
7.625	105.927
7.500	105.364
7.375	104.802
7.250	104.239
7.125	103.677
7.000	103.114
6.875	102.552
6.750	101.989
6.625	101.385
6.500	100.760
6.375	100.135
6.250	99.510
6.125	98.885
6.000	98.260
5.875	97.635
5.750	97.010
5.625	96.302
5.500	95.552

	LLPA/LTV	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
DSCR	≥ 1.4x	0.125	0.125	0.125	0.125	0.125	0.25	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	0	0	0	0	-0.125	-0.125	N/A	N/A
FICO	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
	Additional for < 680	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5			
	Foreign National	-0.75	-1	-1.25	-1.5	N/A	N/A	N/A	N/A	N/A
Loan Balance	≤ \$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
	\$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
Purpose	Additional ≤ \$250,000	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	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
Property Type	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
	Various	0	0	-0.125	-0.25	-0.375	-0.375	-0.5	N/A	N/A
Prepayment Penalty Term	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
	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
Vacant Refinances	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
State	Refinance	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	N/A	N/A
	Various (FL,TX,MD) ²	-0.125	-0.125	-0.125	-0.125	-0.125	-0.25	-0.25	N/A	N/A
MSA³	Florida ⁵	0	0	0	0	0	0	0	N/A	N/A
	Philadelphia, PA ³	-5	-5	-5	-5	-5	-5	-5	N/A	N/A
Short Term Rental	Various ⁴	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	N/A	N/A	N/A	N/A
Escrow Waiver		-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	N/A	N/A
Credit History	1x30x24 Housing History	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	-0.25	N/A	N/A
Amortization										
	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
Min DSCR	1

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

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

Prepayment Penalty Term	Price Cap
60 Months	103.5
48 Months	102.5
36 Months	102.5
24 Months	101.5
12 Months	100.5
No Penalty	99

*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.	

