

Full Doc (2 Years) - 25 Day Lock Period

Rate	5/6 SOFR	7/6 SOFR	30YR Fixed
6.500	98.213	97.963	97.713
6.625	98.588	98.338	98.088
6.750	98.963	98.713	98.463
6.875	99.338	99.088	98.838
7.000	99.713	99.463	99.213
7.125	100.025	99.775	99.525
7.250	100.338	100.088	99.838
7.375	100.650	100.400	100.150
7.500	100.900	100.650	100.400
7.625	101.150	100.900	100.650
7.750	101.400	101.150	100.900
7.875	101.650	101.400	101.150
8.000	101.900	101.650	101.400
8.125	102.150	101.900	101.650
8.250	102.400	102.150	101.900
8.375	102.650	102.400	102.150
8.500	102.900	102.650	102.400
8.625	103.150	102.900	102.650
8.750	103.400	103.150	102.900
8.875	103.525	103.275	103.025
9.000	103.650	103.400	103.150
9.125	103.775	103.525	103.275
9.250	103.900	103.650	103.400
9.375	104.025	103.775	103.525
9.500	104.150	103.900	103.650
9.625	104.275	104.025	103.775

Loan Level Price Adjustments

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
760+	0.875	0.875	0.625	0.500	0.000	-0.375	-1.000	-3.500	-5.000
740-759	0.250	0.250	0.125	0.125	-0.250	-0.500	-1.250	-4.500	-5.000
720-739	0.375	0.375	0.250	-0.250	-0.375	-0.625	-1.500	-4.750	-5.750
700-719	0.250	0.250	0.125	0.000	-0.500	-0.875	-1.750	-6.000	-7.000
680-699	0.125	0.125	0.000	-0.250	-0.625	-1.875	-2.750	-7.500	NA
660-679	-0.500	-0.750	-1.000	-1.750	-3.000	-3.500	-4.500	NA	NA
640-659	-2.000	-2.500	-2.500	-2.750	-3.625	-4.000	NA	NA	NA

Loan Type	<=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
1 Yr Full Doc	-0.375	-0.375	-0.375	-0.375	-0.500	-0.500	-0.625	-0.875	-1.125
Asset Utilization	-0.750	-0.875	-1.375	-1.875	-2.375	-3.125	-3.500	NA	NA
NOO	-1.250	-1.250	-1.250	-1.500	-1.750	-2.125	-2.375	NA	NA
2nd Home	-0.625	-0.625	-0.625	-0.750	-0.875	-1.000	-1.250	NA	NA
1x30x12	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	NA
0x60x12	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	NA	NA
0x90x12	-3.000	-3.000	-3.000	-3.250	-3.500	NA	NA	NA	NA
FC/SS/DIL/BK < 4Yrs	-2.000	-2.000	-2.000	-2.000	-2.000	-2.500	-2.500	-3.000	NA
DTI>43-50%	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
Cash Out	-0.375	-0.500	-0.500	-0.625	-0.625	-0.750	-0.875	NA	NA
2-4 Units	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-1.000	NA
Condo	-0.250	-0.250	-0.250	-0.250	-0.250	-0.375	-0.500	-0.750	NA
Condotels	-2.000	-2.000	-2.000	-2.000	-2.000	-2.000	NA	NA	NA
NW Condo	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	NA	NA	NA
Foreign National	-4.000	-4.000	-4.000	-4.000	-4.000	-4.000	NA	NA	NA
\$200K - \$249,999	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.625	-1.000
>\$1.5M - \$3M	-0.250	-0.250	-0.250	-0.250	-0.375	-0.500	-0.500	NA	NA
>\$3M - \$4M	-0.625	-0.625	-0.750	-0.875	-0.875	NA	NA	NA	NA
40 Year Maturity	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-1.000
Interest Only	-0.375	-0.375	-0.375	-0.375	-0.500	-0.500	-0.750	-1.000	NA
Escrow waiver	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

Other Price Adjustments		
Prepay Penalty (6Mos of Interest)^{1,3,5} (Investor Only)	0 Months	-3.000
	12 Months	-1.250
	24 Months	-0.750
	36 Months	0.000
	60 Months	0.250
Prepay (5% Fixed)^{1,4,5} (Investor Only)	0 Months	-3.000
	12 Months	-1.000
	24 Months	-0.500
	36 Months	0.250
	60 Months	0.500
Lock Period	25 days	0.000
Extension Fee²	Per day	-0.030

1) Prepayment penalties not allowed in NM
 2) Extensions available in 5 day increments up to 15 days.
 Max of 45 days total
 3) 6 mos of interest on the amt of the PP that exceeds 20% of the original balance
 4) 5% fixed to the entire outstanding principal balance
 5) No PPP - Max Price is ZERO

Product	Amort Term	Term	I/O Term
5yr ARM & 7yr ARM	360	360	NA
5yr I/O & 7yr ARM I/O (30 Yr)	240	360	120
5yr I/O & 7yr ARM I/O (40 Yr)	360	480	120
15 YR FIXED	180	180	NA
30 YR FIXED	360	360	NA
30 YR FIXED I/O	240	360	120
40 YR FIXED	480	480	NA
40 YR FIXED I/O	360	480	120

* Qualifying Rate: All ARMs qualified at the Greater of the Fully Indexed Rate or Note Rate. All FR qualified at the Note Rate.
 *40 Yr Term requires 10 Yr IO (Not available as 40 Yr amortizing)

Fees	
Underwriting Fee	\$1,495
Collateral Review	\$300

ARM Requirements	
ARM Index	SOFR 30AVG
ARM Margin	5.0
5yr ARM Caps	2/1/5
7yr ARM Caps	5/1/5
Reset Frequency	6 mo

Min Price	Max Price
98	102.500

****Pricing is subject to change without notice****
****Pricing does not indicate program eligibility, please refer to the program matrices and seller guides****

Expanded - 25 Day Lock Period

Rate	5/6 SOFR	7/6 SOFR	30YR Fixed
6.500	98.638	98.638	98.638
6.625	98.888	98.888	98.888
6.750	99.263	99.263	99.263
6.875	99.388	99.388	99.388
7.000	99.763	99.763	99.763
7.125	100.075	100.075	100.075
7.250	100.138	100.138	100.138
7.375	100.450	100.450	100.450
7.500	100.763	100.763	100.763
7.625	101.075	101.075	101.075
7.750	101.200	101.200	101.200
7.875	101.325	101.325	101.325
8.000	101.825	101.825	101.825
8.125	101.950	101.950	101.950
8.250	102.325	102.325	102.325
8.375	102.575	102.575	102.575
8.500	102.825	102.825	102.825
8.625	103.075	103.075	103.075
8.750	103.325	103.325	103.325
8.875	103.450	103.450	103.450
9.000	103.950	103.950	103.950
9.125	104.200	104.200	104.200
9.250	104.325	104.325	104.325
9.375	104.450	104.450	104.450
9.500	105.000	105.000	105.000
9.625	105.000	105.000	105.000

Loan Level Price Adjustments

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
760+	0.250	0.250	0.000	-0.250	-0.500	-1.000	-2.125	-4.500	-5.000
740-759	0.250	0.250	-0.125	-0.375	-0.875	-1.250	-2.375	-5.000	-5.500
720-739	0.000	0.000	-0.125	-0.625	-1.125	-1.500	-2.625	-5.500	-6.000
700-719	-0.125	-0.125	-0.250	-0.750	-1.375	-1.750	-3.000	-6.000	-7.000
680-699	-0.500	-0.500	-0.750	-1.250	-1.625	-2.875	-4.125	-7.500	NA
660-679	-1.000	-1.125	-1.375	-1.750	-2.750	-3.500	-4.500	NA	NA
640-659	-2.000	-2.500	-3.000	-3.750	-5.000	-5.500	NA	NA	NA

Loan Type	<=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
NOO	-1.250	-1.250	-1.250	-1.500	-1.750	-2.125	-2.375	NA	NA
2nd Home	-0.625	-0.625	-0.625	-0.750	-0.875	-1.000	-1.250	NA	NA
1x30x24	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	-2.000	NA
0x60x12	-2.250	-2.250	-2.250	-2.250	-2.250	-2.250	-2.500	NA	NA
0x90x12	-3.000	-3.000	-3.000	-3.250	-3.500	NA	NA	NA	NA
FC/SS/DIL/BK < 4Yrs	-2.500	-2.500	-2.500	-2.500	-2.500	-3.000	-3.000	-3.500	NA
DTI>43-50%	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
1099	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-1.000	NA
12 Mo Bank Stmt	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
Asset Utilization	-0.750	-0.875	-1.375	-1.875	-2.375	-3.250	-3.625	NA	NA
12 Month CPA P&L	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	NA	NA
24 Month CPA P&L	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	NA	NA
Cash Out	-0.375	-0.500	-0.500	-0.625	-0.625	-0.750	-0.875	NA	NA
2-4 Units	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-1.000	NA
Condo	-0.250	-0.250	-0.250	-0.250	-0.250	-0.375	-0.500	-0.750	NA
Condotels	-2.000	-2.000	-2.000	-2.000	-2.000	-2.000	NA	NA	NA
NW Condo	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	NA	NA	NA
Foreign National	-3.500	-3.500	-3.500	-3.500	-3.500	-3.500	NA	NA	NA
\$200K - \$249,999	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.625	-1.000
>\$1.5M - \$3M	-0.250	-0.250	-0.250	-0.250	-0.375	-0.500	-0.500	NA	NA
>\$3M - \$4M	-1.000	-1.000	-1.000	-1.000	-1.000	NA	NA	NA	NA
40 Year Maturity	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-1.000
Interest Only	-0.375	-0.375	-0.375	-0.375	-0.500	-0.500	-0.750	-1.000	NA
Escrow waiver	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

Other Price Adjustments		
Prepay Penalty (6Mos of Interest)^{1,3, 5} (Investor Only)	0 Months	-3.000
	12 Months	-1.250
	24 Months	-0.750
	36 Months	0.000
	60 Months	0.250
Prepay (5% Fixed)^{1,4,5} (Investor Only)	0 Months	-3.000
	12 Months	-1.000
	24 Months	-0.500
	36 Months	0.250
	60 Months	0.500
Lock Period	25 days	0.000
Extension Fee²	Per day	-0.030
1) Prepayment penalties not allowed in NM 2) Extensions available in 5 day increments up to 15 days. Max of 45 days total. 3) 6 mos of interest on the amt of the PP that exceeds 20% of the original balance 4) 5% fixed to the entire outstanding principal balance 5) No PPP - Max Price is ZERO 5) No PPP - Max Price is ZERO		

Product	Amort Term	Term	I/O Term
5yr ARM & 7yr ARM	360	360	NA
5yr I/O & 7yr ARM I/O (30 Yr)	240	360	120
5yr I/O & 7yr ARM I/O (40 Yr)	360	480	120
15 YR FIXED	180	180	NA
30 YR FIXED	360	360	NA
30 YR FIXED I/O	240	360	120
40 YR FIXED	480	480	NA
40 YR FIXED I/O	360	480	120
* Qualifying Rate: All ARMs qualified at the Greater of the Fully Indexed Rate or Note Rate. All FR qualified at the Note Rate.			
*40 Yr Term requires 10 Yr IO (Not available as 40 Yr amortizing)			

Fees	
Underwriting Fee	\$1,495
Collateral Review	\$300

ARM Requirements	
ARM Index	SOFR 30AVG
ARM Margin	5.0
5yr ARM Caps	2/1/5
7yr ARM Caps	5/1/5
Reset Frequency	6 mo

Min Price	Max Price
98	102.500

****Pricing is subject to change without notice****
****Pricing does not indicate program eligibility, please refer to the program matrices and seller guides****

DSCR - 25 Day Lock Period

Rate	5/6 SOFR	7/6 SOFR	30YR Fixed
7.000	98.800	98.800	98.800
7.125	99.050	99.050	99.050
7.250	99.425	99.425	99.425
7.375	100.050	100.050	100.050
7.500	100.425	100.425	100.425
7.625	100.550	100.550	100.550
7.750	101.050	101.050	101.050
7.875	101.300	101.300	101.300
8.000	101.550	101.550	101.550
8.125	101.675	101.675	101.675
8.250	101.800	101.800	101.800
8.375	102.050	102.050	102.050
8.500	102.300	102.300	102.300
8.625	102.425	102.425	102.425
8.750	102.675	102.675	102.675
8.875	102.925	102.925	102.925
9.000	103.425	103.425	103.425
9.125	103.800	103.800	103.800
9.250	104.050	104.050	104.050
9.375	104.425	104.425	104.425
9.500	104.550	104.550	104.550
9.625	104.800	104.800	104.800
9.750	104.925	104.925	104.925
9.875	105.050	105.050	105.050
10.000	105.300	105.300	105.300
10.125	105.500	105.500	105.500
10.250	105.500	105.500	105.500
10.375	105.500	105.500	105.500
10.500	105.500	105.500	105.500

Loan Level Price Adjustments

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
760+	0.250	0.250	0.000	-0.250	-0.375	-1.000	-1.500	NA	NA
740-759	0.000	0.000	-0.125	-0.250	-0.500	-1.125	-2.500	NA	NA
720-739	-0.125	-0.125	-0.250	-0.250	-0.375	-1.875	-2.250	NA	NA
700-719	-0.250	-0.250	-0.750	-1.000	-1.500	-2.250	-4.500	NA	NA
680-699	-1.250	-1.625	-1.750	-2.125	-2.250	-3.500	NA	NA	NA
660-679	-3.500	-3.500	-3.750	-3.875	-4.000	-5.000	NA	NA	NA
640-659	-4.000	-4.000	-4.250	-4.500	-4.500	NA	NA	NA	NA
620-639	-5.000	-5.000	-5.250	-5.500	-6.000	NA	NA	NA	NA

Loan Type	<=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
No Ratio (DSCR < 0.85)	-4.000	-4.000	-4.000	-4.500	-5.000	-5.500	NA	NA	NA
DSCR 0.85 - 0.99	-1.875	-1.875	-1.875	-2.000	-3.000	-4.000	NA	NA	NA
DSCR 1.00 - 1.24	0.125	0.125	0.125	0.000	-0.125	-0.250	-1.000	NA	NA
DSCR => 1.25	0.250	0.250	0.250	0.250	0.000	0.000	-1.000	NA	NA
1x30x12	-2.000	-2.000	-2.000	-2.000	-2.000	-3.000	NA	NA	NA
0x60x12	-3.000	-3.000	-3.000	-3.000	-4.000	NA	NA	NA	NA
FC/SS/DIL/BK<48M	-2.000	-2.000	-2.000	-2.000	-2.000	-2.500	NA	NA	NA
Cash Out	-0.500	-0.500	-0.500	-0.625	-0.625	-1.000	NA	NA	NA
2-4 Units	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	NA	NA	NA
Condo	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	NA	NA	NA
2-8 Unit Mixed use	-4.000	-4.000	-4.000	-4.000	-4.000	-5.000	NA	NA	NA
Condotels	-2.000	-2.000	-2.000	-2.000	-2.000	-2.000	NA	NA	NA
NW Condo	-1.500	-1.500	-1.500	-1.500	-2.000	-2.000	NA	NA	NA
Foreign National	-4.000	-4.000	-4.000	-4.000	-4.000	-4.000	NA	NA	NA
\$200K - \$249,999	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	NA	NA	NA
>\$1.5M - \$3M	-0.250	-0.250	-0.250	-0.250	-0.375	NA	NA	NA	NA
>\$3M - \$3.5M	-1.000	-1.000	-1.000	-1.125	-1.250	NA	NA	NA	NA
40 Year Maturity	-0.500	-0.500	-0.500	-0.500	-0.750	-0.875	-0.875	NA	NA
Interest Only	-0.375	-0.375	-0.375	-0.375	-0.875	-1.000	NA	NA	NA
Escrow waiver	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	NA	NA	NA

Other Price Adjustments		
Prepay Penalty (6Mos of Interest)^{1,3, 5} (Investor Only)	0 Months	-3.000
	12 Months	-1.250
	24 Months	-0.750
	36 Months	0.000
	60 Months	0.250
Prepay (5% Fixed)^{1,4, 5} (Investor Only)	0 Months	-3.000
	12 Months	-1.000
	24 Months	-0.500
	36 Months	0.250
	60 Months	0.500
Lock Period	25 days	0.000
Extension Fee²	Per day	-0.030

- 1) Prepayment penalties not allowed in NM
- 2) Extensions available in 5 day increments up to 15 days. Max of 45 days total.
- 3) 6 mos of interest on the amt of the PP that exceeds 20% of the original balance
- 4) 5% fixed to the entire outstanding principal balance
- 5) No PPP - Max Price is ZERO

Product	Amort Term	Term	I/O Term
5yr ARM & 7yr ARM	360	360	NA
5yr I/O & 7yr ARM I/O (30 Yr)	240	360	120
5yr I/O & 7yr ARM I/O (40 Yr)	360	480	120
15 YR FIXED	180	180	NA
30 YR FIXED	360	360	NA
30 YR FIXED I/O	240	360	120
40 YR FIXED	480	480	NA
40 YR FIXED I/O	360	480	120

* Qualifying Rate: All ARMs qualified at the Greater of the Fully Indexed Rate or Note Rate. All FR qualified at the Note Rate.
 *40 Yr Term requires 10 Yr IO (Not available as 40 Yr amortizing)

ARM Requirements			
5yr ARM Caps	2/1/5	ARM Index	SOFR 30AVG
7yr ARM Caps	5/1/5	ARM Margin	6.5
Reset Frequency	6 mo		

Fees	
Underwriting Fee	\$1,495
Collateral Review	\$300

Min Price	Max Price
98	102.500

****Pricing is subject to change without notice****
****Pricing does not indicate program eligibility, please refer to the program matrices and seller guides****

**LIMITED TIME OFFER A
0.25% PRICE IMPROVEMENT
FOR ALL JUMBO
PURCHASES!!**

Rate Sheet ID: 040523.V1
 Date: 04/05/23
 Time: 8:08 AM
 SOFR 30AVG: 4.6812
 Lock Desk Hours: 8:00 AM - 4:00 PM PST

Jumbo 5/6 SOFR ARM - BPC

Rate	10 Day	25 Day	40 Day
5.625	94.942	94.817	94.692
5.750	95.192	95.067	94.942
5.875	95.442	95.317	95.192
6.000	95.692	95.567	95.442
6.125	95.942	95.817	95.692
6.250	96.192	96.067	95.942
6.375	96.442	96.317	96.192
6.500	96.692	96.567	96.442
6.625	96.942	96.817	96.692
6.750	97.192	97.067	96.942
6.875	97.442	97.317	97.192
7.000	97.692	97.567	97.442
7.125	97.942	97.817	97.692
7.250	98.192	98.067	97.942

Caps: 2/1/5
Margin: 3.000%

Jumbo 7/6 SOFR ARM

Rate	10 Day	25 Day	40 Day
5.875	95.442	95.317	95.192
6.000	95.692	95.567	95.442
6.125	95.942	95.817	95.692
6.250	96.192	96.067	95.942
6.375	96.442	96.317	96.192
6.500	96.692	96.567	96.442
6.625	96.942	96.817	96.692
6.750	97.192	97.067	96.942
6.875	97.442	97.317	97.192
7.000	97.692	97.567	97.442
7.125	97.942	97.817	97.692
7.250	98.192	98.067	97.942
7.375	98.442	98.317	98.192
7.500	98.692	98.567	98.442

Caps: 5/1/5
Margin: 3.000%

Jumbo 10/6 SOFR ARM

Rate	10 Day	25 Day	40 Day
5.875	95.142	95.017	94.892
6.000	95.392	95.267	95.142
6.125	95.642	95.517	95.392
6.250	95.892	95.767	95.642
6.375	96.142	96.017	95.892
6.500	96.392	96.267	96.142
6.625	96.642	96.517	96.392
6.750	96.892	96.767	96.642
6.875	97.142	97.017	96.892
7.000	97.392	97.267	97.142
7.125	97.642	97.517	97.392
7.250	97.892	97.767	97.642
7.375	98.142	98.017	97.892
7.500	98.392	98.267	98.142

Caps: 5/1/5
Margin: 3.000%

Loan Level Price Adjustments

FICO/CLTV	<=60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-89.99
760+	0.100	0.050	0.000	0.000	-0.005	-0.250
740-759	0.050	0.050	0.000	-0.005	-0.100	-0.300
720-739	0.050	0.000	0.000	-0.005	-0.100	-0.300
700-719	-0.700	-0.750	-0.800	-0.850	-0.900	-1.100

Fees	
Underwriting Fee	\$1,495
Collateral Review	\$300

Loan Type	<=60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-89.99
2 Units	0.000	0.000	NA	NA	NA	NA
Second Home	0.000	-0.250	-0.250	-0.375	NA	NA
Cash Out Refinance	-0.125	-0.250	-0.750	-1.000	-1.500	NA
Escrow Waiver	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

Min Price	Max Price
98	101.000

****Pricing is subject to change without notice****
****Pricing does not indicate program eligibility, please refer to the program matrices and seller guides****

CLOSED END SECOND MORTGAGE - OWNER-OCCUPIED AND 2ND HOME

OO - 20 Day Lock Period -BPC

Loan Level Price Adjustments

Rate	Fixed Rate
9.500	100.250
9.625	100.750
9.750	101.250
9.875	101.750
9.990	102.210
10.000	102.250
10.125	102.500
10.250	102.750
10.375	103.000
10.500	103.250
10.625	103.500
10.750	103.750
10.875	104.000
11.000	104.250
11.125	104.500
11.250	104.750
11.375	105.000
11.500	105.250
11.625	105.500
11.750	105.750
11.875	106.000
12.000	106.250
12.125	106.500
12.250	106.750
12.375	107.000
12.500	107.250
12.625	107.375
12.750	107.500
12.875	107.625
13.000	107.750
13.125	107.875
13.250	108.000
13.375	108.125
13.500	108.250
13.625	108.375
13.750	108.500
13.875	108.625
14.000	108.750
14.125	108.875
14.250	109.000
14.375	109.125

Documentation	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
Full Doc	>= 800	0.000	0.000	-0.500	-0.750	-1.000	-1.250	-1.750	-3.000	-4.000
	780-799	-0.250	-0.250	-0.750	-1.000	-1.250	-1.500	-2.000	-3.250	-4.250
	760-779	-0.500	-0.500	-1.000	-1.250	-1.500	-1.750	-2.250	-3.500	-5.000
	740 - 759	-0.750	-0.750	-1.250	-1.500	-1.750	-2.000	-2.500	-4.250	-6.250
	720 - 739	-1.000	-1.000	-1.500	-1.750	-2.000	-2.250	-3.250	-5.500	-7.000
	700 - 719	-1.750	-1.750	-2.250	-2.500	-2.750	-3.000	-4.500	-6.500	-8.250
	680 - 699	-3.000	-3.000	-3.500	-3.750	-4.000	-4.750	-6.250	-8.000	NA
	660 - 679	-4.000	-4.000	-4.500	-4.750	-5.000	-6.250	-7.750	NA	NA
Bank Statement	>= 800	-0.500	-0.500	-1.000	-1.250	-1.500	-1.750	-2.500	-4.000	NA
	780-799	-0.750	-0.750	-1.250	-1.500	-1.750	-2.000	-2.750	-4.250	NA
	760-779	-1.000	-1.000	-1.500	-1.750	-2.000	-2.250	-3.000	-4.500	NA
	740 - 759	-1.250	-1.250	-1.750	-2.000	-2.250	-2.500	-3.250	-5.250	NA
	720 - 739	-1.500	-1.500	-2.000	-2.250	-2.500	-2.750	-4.000	-6.500	NA
	700 - 719	-2.500	-2.500	-3.000	-3.250	-3.500	-3.750	-5.500	NA	NA
	680 - 699	-4.000	-4.000	-4.500	-4.750	-5.000	-5.750	NA	NA	NA
	660 - 679	-5.500	-5.500	-6.000	-6.250	-6.500	NA	NA	NA	NA
Product	10Yr; 15Yr or 20Yr	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	30yr Fixed	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125
	30/15yr Balloon	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375
	40/15yr Balloon	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
Loan Amount	75,000-100k	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
	100,001-125k	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
	125,001-150k	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125
	150,001-450k	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
DTI	<= 43%	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	43.01 - 45%	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
	>45 - 50%	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500
Occupancy	Second Home	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	NA	NA
Property Type	Warrantable Condo	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
	Modular	-2.000	-2.000	-2.000	-2.000	-2.000	-2.000	-2.000	-2.000	-2.000

Min Price	Max Price
98	100.500

Fees	
Underwriting Fee	\$795
Collateral Review	\$300

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CLOSED END SECOND MORTGAGE - NON-OWNER OCCUPIED

NOO - 20 Day Lock Period -BPC

Rate	Fixed Rate
11.750	100.750
11.875	101.000
12.000	101.250
12.125	101.500
12.250	101.750
12.375	102.000
12.500	102.250
12.625	102.500
12.750	102.750
12.875	103.000
13.000	103.250
13.125	103.500
13.250	103.750
13.375	104.000
13.500	104.250
13.625	104.500
13.750	104.750
13.875	105.000
14.000	105.250
14.125	105.500
14.250	105.750
14.375	105.875
14.500	106.000
14.625	106.125
14.750	106.250
14.875	106.375
15.000	106.500
15.125	106.625
15.250	106.750
15.375	106.875
15.500	107.000
15.625	107.125
15.750	107.250
15.875	107.375
16.000	107.500
16.125	107.625
16.250	107.750
16.375	107.875
16.500	108.000
16.625	108.125
16.750	108.250

Loan Level Price Adjustments

Documentation	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
Full Doc	>= 800	0.000	0.000	-0.500	-0.750	-1.000	-1.250	-1.750	-3.000	NA
	780-799	-0.250	-0.250	-0.750	-1.000	-1.250	-1.500	-2.000	-3.250	NA
	760-779	-0.500	-0.500	-1.000	-1.250	-1.500	-1.750	-2.250	-3.500	NA
	740 - 759	-0.750	-0.750	-1.250	-1.500	-1.750	-2.000	-2.500	-4.250	NA
	720 - 739	-1.000	-1.000	-1.500	-1.750	-2.000	-2.250	-3.250	-5.500	NA
	700 - 719	-1.750	-1.750	-2.250	-2.500	-2.750	-3.000	-4.500	NA	NA
	680 - 699	-3.000	-3.000	-3.500	-3.750	-4.000	-4.750	NA	NA	NA
	660 - 679	-4.000	-4.000	-4.500	-4.750	-5.000	NA	NA	NA	NA
Bank Statement	>= 800	-0.500	-0.500	-1.000	-1.250	-1.500	-1.750	NA	NA	NA
	780-799	-0.750	-0.750	-1.250	-1.500	-1.750	-2.000	NA	NA	NA
	760-779	-1.000	-1.000	-1.500	-1.750	-2.000	-2.250	NA	NA	NA
	740 - 759	-1.250	-1.250	-1.750	-2.000	-2.250	-2.500	NA	NA	NA
	720 - 739	-1.500	-1.500	-2.000	-2.250	-2.500	-2.750	NA	NA	NA
	700 - 719	-2.500	-2.500	-3.000	-3.250	-3.500	NA	NA	NA	NA
	680 - 699	-4.000	-4.000	-4.500	-4.750	NA	NA	NA	NA	NA
	660 - 679	-5.500	-5.500	-6.000	NA	NA	NA	NA	NA	NA
Product	10Yr; 15Yr or 20yr	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	NA
	30yr Fixed	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	NA
	30/15yr Balloon	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	NA
	40/15yr Balloon	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	NA
Loan Amount	75,000-100k	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	NA
	100,001-125k	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	NA
	125,001-150k	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	NA
	150,001-450k	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	NA
DTI	<= 43%	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	NA
	43.01 - 45%	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	NA
	>45 - 50%	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	NA
Property Type	Warrantable Condo	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	NA
	Modular	-2.000	-2.000	-2.000	-2.000	-2.000	-2.000	-2.000	-2.000	NA

Min Price	Max Price
98	100.500

Fees	
Underwriting Fee	\$795
Collateral Review	\$300

ITIN Programs - Owner-Occupied Only

ITIN 25 Day Lock Period - BPC

Max LTV	5/1 WSJ	30 Year Fixed	Price
80%	7.990	9.490	99.000

Fees	
Underwriting Fee	\$1,995
Collateral Review	\$300

ARM Requirements	
5yr ARM Caps	2/2/6
ARM Index	Wall Street Journal Prime Rate (WSJ)
Reset Frequency	Annual
Floor Rate	Start Rate
Margin	1.74%
Index	7.75%

Note:
 Buy up or Buy down is not allowed
 Lock Extensions are not allowed

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