

Full Doc (2 Years) - 25 Day Lock Period

Rate	5/6 SOFR	7/6 SOFR	30YR Fixed
6.375	98.013	97.763	97.513
6.500	98.388	98.138	97.888
6.625	98.763	98.513	98.263
6.750	99.138	98.888	98.638
6.875	99.513	99.263	99.013
7.000	99.825	99.575	99.325
7.125	100.138	99.888	99.638
7.250	100.450	100.200	99.950
7.375	100.700	100.450	100.200
7.500	100.950	100.700	100.450
7.625	101.200	100.950	100.700
7.750	101.450	101.200	100.950
7.875	101.700	101.450	101.200
8.000	101.950	101.700	101.450
8.125	102.200	101.950	101.700
8.250	102.450	102.200	101.950
8.375	102.700	102.450	102.200
8.500	102.950	102.700	102.450
8.625	103.200	102.950	102.700
8.750	103.325	103.075	102.825
8.875	103.450	103.200	102.950
9.000	103.575	103.325	103.075
9.125	103.700	103.450	103.200
9.250	103.825	103.575	103.325
9.375	103.950	103.700	103.450
9.500	104.075	103.825	103.575

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	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	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	-1.500	-1.500	-1.500	-1.500	-1.750	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
6.375	98.188	98.188	98.188
6.500	98.313	98.313	98.313
6.625	98.813	98.813	98.813
6.750	99.188	99.188	99.188
6.875	99.938	99.938	99.938
7.000	100.375	100.375	100.375
7.125	100.688	100.688	100.688
7.250	101.000	101.000	101.000
7.375	101.188	101.188	101.188
7.500	101.550	101.550	101.550
7.625	101.625	101.625	101.625
7.750	102.000	102.000	102.000
7.875	102.250	102.250	102.250
8.000	102.625	102.625	102.625
8.125	103.000	103.000	103.000
8.250	103.125	103.125	103.125
8.375	103.250	103.250	103.250
8.500	103.625	103.625	103.625
8.625	104.000	104.000	104.000
8.750	104.125	104.125	104.125
8.875	104.500	104.500	104.500
9.000	104.875	104.875	104.875
9.125	105.000	105.000	105.000
9.250	105.000	105.000	105.000
9.375	105.125	105.125	105.125
9.500	105.400	105.400	105.400
9.625	105.400	105.400	105.400
9.750	105.400	105.400	105.400
9.875	105.400	105.400	105.400
10.000	105.400	105.400	105.400

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	-1.375	-3.375	-5.000
740-759	0.250	0.250	-0.125	-0.375	-0.875	-1.250	-1.500	-3.875	-5.500
720-739	0.000	0.000	-0.125	-0.625	-1.125	-1.500	-2.000	-4.250	-6.000
700-719	-0.125	-0.125	-0.250	-0.750	-1.375	-1.750	-2.250	-5.000	-7.000
680-699	-0.500	-0.500	-0.750	-1.250	-1.625	-2.875	-3.000	-7.500	NA
660-679	-1.000	-1.125	-1.375	-1.750	-2.750	-3.500	-4.000	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	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	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
WVOE	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	NA	NA
1099	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-1.000	NA
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
Condotel	-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	-1.500	-1.500	-1.500	-1.500	-1.750	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****
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DSCR - 25 Day Lock Period

Rate	5/6 SOFR	7/6 SOFR	30YR Fixed
6.750	97.600	97.600	97.600
6.875	98.350	98.350	98.350
7.000	98.725	98.725	98.725
7.125	99.350	99.350	99.350
7.250	100.100	100.100	100.100
7.375	100.225	100.225	100.225
7.500	100.350	100.350	100.350
7.625	100.600	100.600	100.600
7.750	100.975	100.975	100.975
7.875	101.225	101.225	101.225
8.000	101.600	101.600	101.600
8.125	101.850	101.850	101.850
8.250	102.100	102.100	102.100
8.375	102.350	102.350	102.350
8.500	102.600	102.600	102.600
8.625	103.225	103.225	103.225
8.750	103.350	103.350	103.350
8.875	103.850	103.850	103.850
9.000	104.100	104.100	104.100
9.125	104.225	104.225	104.225
9.250	104.350	104.350	104.350
9.375	104.725	104.725	104.725
9.500	104.850	104.850	104.850
9.625	105.250	105.250	105.250
9.750	105.500	105.500	105.500
9.875	106.000	106.000	106.000
10.000	106.500	106.500	106.500
10.125	106.600	106.600	106.600
10.250	106.900	106.900	106.900

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	-3.000	NA	NA
740-759	0.000	0.000	-0.125	-0.250	-0.500	-1.125	-3.250	NA	NA
720-739	-0.125	-0.125	-0.250	-0.250	-0.375	-1.875	-4.000	NA	NA
700-719	-0.250	-0.250	-0.750	-1.000	-1.500	-2.250	-4.750	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
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****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: 050123.V1
 Date: 05/01/23
 Time: 7:47 AM
 SOFR 30AVG: 4.8193
 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	94.892	94.767	94.642
5.750	95.142	95.017	94.892
5.875	95.392	95.267	95.142
6.000	95.642	95.517	95.392
6.125	95.892	95.767	95.642
6.250	96.142	96.017	95.892
6.375	96.392	96.267	96.142
6.500	96.642	96.517	96.392
6.625	96.892	96.767	96.642
6.750	97.142	97.017	96.892
6.875	97.392	97.267	97.142
7.000	97.642	97.517	97.392
7.125	97.892	97.767	97.642
7.250	98.142	98.017	97.892

Caps: 2/1/5
Margin: 3.000%

Jumbo 7/6 SOFR ARM

Rate	10 Day	25 Day	40 Day
5.875	95.392	95.267	95.142
6.000	95.642	95.517	95.392
6.125	95.892	95.767	95.642
6.250	96.142	96.017	95.892
6.375	96.392	96.267	96.142
6.500	96.642	96.517	96.392
6.625	96.892	96.767	96.642
6.750	97.142	97.017	96.892
6.875	97.392	97.267	97.142
7.000	97.642	97.517	97.392
7.125	97.892	97.767	97.642
7.250	98.142	98.017	97.892
7.375	98.392	98.267	98.142
7.500	98.642	98.517	98.392

Caps: 5/1/5
Margin: 3.000%

Jumbo 10/6 SOFR ARM

Rate	10 Day	25 Day	40 Day
5.875	95.092	94.967	94.842
6.000	95.342	95.217	95.092
6.125	95.592	95.467	95.342
6.250	95.842	95.717	95.592
6.375	96.092	95.967	95.842
6.500	96.342	96.217	96.092
6.625	96.592	96.467	96.342
6.750	96.842	96.717	96.592
6.875	97.092	96.967	96.842
7.000	97.342	97.217	97.092
7.125	97.592	97.467	97.342
7.250	97.842	97.717	97.592
7.375	98.092	97.967	97.842
7.500	98.342	98.217	98.092

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

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

OO - 20 Day Lock Period -BPC

Rate	Fixed Rate
9.500	100.375
9.625	100.875
9.750	101.375
9.875	101.875
9.990	102.335
10.000	102.375
10.125	102.625
10.250	102.875
10.375	103.125
10.500	103.375
10.625	103.625
10.750	103.875
10.875	104.125
11.000	104.375
11.125	104.625
11.250	104.875
11.375	105.125
11.500	105.375
11.625	105.625
11.750	105.875
11.875	106.125
12.000	106.375
12.125	106.625
12.250	106.875
12.375	107.125
12.500	107.375
12.625	107.500
12.750	107.625
12.875	107.750
13.000	107.875
13.125	108.000
13.250	108.125
13.375	108.250
13.500	108.375
13.625	108.500
13.750	108.625
13.875	108.750
14.000	108.875
14.125	109.000
14.250	109.125
14.375	109.250

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	-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
	2-4 Unit	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	NA	NA	NA
	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	100.875
11.875	101.125
12.000	101.375
12.125	101.625
12.250	101.875
12.375	102.125
12.500	102.375
12.625	102.625
12.750	102.875
12.875	103.125
13.000	103.375
13.125	103.625
13.250	103.875
13.375	104.125
13.500	104.375
13.625	104.625
13.750	104.875
13.875	105.125
14.000	105.375
14.125	105.625
14.250	105.875
14.375	106.000
14.500	106.125
14.625	106.250
14.750	106.375
14.875	106.500
15.000	106.625
15.125	106.750
15.250	106.875
15.375	107.000
15.500	107.125
15.625	107.250
15.750	107.375
15.875	107.500
16.000	107.625
16.125	107.750
16.250	107.875
16.375	108.000
16.500	108.125
16.625	108.250
16.750	108.375

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
	2-4 Unit	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	NA	NA	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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