

Product Matrix

Non QM Program Pricing

Base Rate / Base Price			
Rate	Full Doc	Alt Doc	DSCR
5.990	97.750	97.750	
6.125	98.250	98.250	
6.250	98.750	98.750	
6.375	99.000	99.000	99.250
6.499	99.500	99.500	99.750
6.625	99.750	99.750	100.000
6.750	100.000	100.000	100.500
6.875	100.250	100.250	100.750
6.999	100.750	100.750	101.250
7.125	101.250	101.250	101.750
7.250	101.500	101.500	102.000
7.375	101.750	101.750	102.250
7.499	102.000	102.000	102.500
7.625	102.250	102.250	102.750
7.750	102.500	102.500	103.000
7.875	102.750	102.750	103.250
7.999	103.250	103.250	103.750
8.125	103.500	103.500	104.000
8.250	103.750	103.750	104.250
8.375	104.000	104.000	104.500
8.499	104.250	104.250	104.750
8.625	104.500	104.500	105.000
8.750	104.750	104.750	105.250
8.875	105.000	105.000	105.500
8.999	105.500	105.500	106.000
9.125	105.750	105.750	106.250
9.250	106.000	106.000	106.500
9.375	106.250	106.250	106.750
9.499	106.500	106.500	107.000
9.625	106.750	106.750	107.250
9.750	107.000	107.000	107.500
9.875	107.250	107.250	107.750
9.999	107.500	107.500	108.000
10.125	107.750	107.750	108.250
10.250	108.000	108.000	108.500
10.375	108.250	108.250	108.750
10.499	108.500	108.500	109.000
10.625	108.750	108.750	109.250
10.750	109.000	109.000	109.500
10.875	109.250	109.250	109.750
10.999	109.500	109.500	110.000
11.125	109.750	109.750	110.250
11.250	110.000	110.000	110.500

FICO/LTV Price Adjustments	FICO/LTV Price Adjustments									
	<=50	50.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	
780+	0.500	0.375	0.250	0.000	-0.125	-0.375	-2.500	-4.750		
760-779	0.375	0.250	0.000	-0.125	-0.375	-0.500	-2.750	-5.000		
740-759	0.250	0.000	-0.125	-0.375	-0.500	-0.750	-3.000	-5.250		
720-739	0.000	-0.125	-0.375	-0.500	-0.750	-1.000	-3.500	-5.750		
700-719	-0.125	-0.375	-0.500	-0.750	-1.250	-1.500	-4.250	-6.500		
680-699	-0.375	-0.500	-0.750	-1.250	-1.750	-2.500	-5.250			
660-679	-0.750	-1.000	-1.500	-2.000	-2.750	-3.500				
640-659	-1.500	-1.750	-2.250	-2.750	-3.750	-4.500				
620-639	-2.250	-2.500	-3.000	-3.500	-4.750	-5.500				
600-619	-3.000	-3.250	-3.750	-4.250	-5.750	-6.500				

Loan Level Price Adjustments	
	LLPA
DTI >=50% - All Doc Types	-0.500
ITIN	-1.500
VOE Only	-0.250
1099 Only	-0.250
Asset Utilization	-0.250
P&L w/ Bk Stmt	-0.250
DSCR STR	-0.500
Debt Consol. >70% LTV	-1.000
Debt Consol. <= 70% LTV	-0.500
Cash-Out >70% LTV	-1.000
Cash-Out <= 70% LTV	-0.500
Cash-Out/Debt Consol. FICO < 680	-0.500
2 Units	0.000
3-4 Units	-0.500
Second Home	-0.750
No PPP *See PPP Section*	-1.500
6 Months PPP	-1.500
12 Months PPP	-1.000
24 Months PPP	-0.500
36 Months PPP	0.000
48 Months PPP	0.250
60 Months PPP	0.500
Escrow Waived	-0.250
NW Condo	-1.000
<\$150,000	-1.000
\$150,000-\$1,000,000	0.000
>\$1,000,000	0.250
>\$1,500,000	0.000
>\$2,000,000	-0.250
>\$2,500,000	-0.500
>\$3,000,000	-1.000
>\$3,500,000	-1.500
>\$4,000,000	-1.500
Foreign Nat' With Fico	-1.500
Purchase	0.000
Subordinate Financing	-0.500
NDO & 2nd Home >75% LTV	-0.500
Full/Alt NOO & 2nd Home <=75% LTV	-0.250

Grades	
Select Standard	1.000
A+	0.250
A	-1.250
B	-1.750
C	-2.250
Select - DSCR	1.000
DSCR (>1.20)	0.000
DSCR (>1.00)	0.000
No Ratio (0.75-0.99)	-2.000

Lock Days	
15 Day	0.000
30 Day	0.000
45 Day	-0.500

Min Rate	
>\$2,000,000	6.999

Allowable Fees	
Click Here	

Loan Term		
Index	Caps	Floor
5/6 ARM	2/1/5	Margin
7/6 ARM	5/1/5	
6mo SOFR		
Reset Frequency	6 Mo	

Temporary Guidance See Below Extension Cost

Rates <=8.500% @ 5 bps /day
Rates >8.500% @ 2 bps / day
Extension Cost

Current lock extension costs/policies apply to all active locks, regardless of lock date

All 45 day locks are at a 50bp cost and are not eligible for lock extensions

State, DSCR Only	
Georgia	-0.250
Illinois	-0.250
Kansas	-0.250
New Jersey	-0.250
North Carolina	-0.250

Non QM Prelocks

Non-QM Pre-Locks may be locked for 30 or 45 days

30 day Non-QM Pre-Locks are eligible for up to 15 days of extensions at cost

All Non-QM Pre-Locks must be Submitted Completed/Submitted within 10 days of Lock will be cancelled

All 45 day locks are at a 50bp cost and are not eligible for lock extensions

All Non-QM locks that expire will be subject to a 25bp Relock Fee and Worse Case Pricing

Calculator

Inputs		Wholesale Ratesheet	
Interest Rate --	Choose a Selection	Reset	Thu, September - 5 - 2024
LTV Range	Choose a Selection	#N/A	
FICO Range	Choose a Selection	0.000	
Grade	Choose a Selection	0.000	
Doc Type	Choose a Selection	0.000	
Additional Adjs	Choose a Selection	0.000	
Citizenships	Choose a Selection	#N/A	
DTI	Choose a Selection	0.000	
Loan Balance	Choose a Selection	0.000	
Purpose	Choose a Selection	0.000	
Occupancy	Choose a Selection	#N/A	
Property Type	Choose a Selection	0.000	
Loan Term	30YR Fixed	0.000	
Escrow	Escrow Not Waived	0.000	
Prepayment Penalty	No PPP *See PPP Section*	-1.500	
State	Choose a Selection	0.000	
Lock Term	30 Day	0.000	
Buydown	No	0.000	
Subordinate Financing	No	0.000	
	Not Applicable	0.000	
	Not Applicable	0.000	
	Not Applicable	0.000	
Total LLPA		#N/A	
Gross Rate Sheet Price (Prior to LLPAs)		#N/A	
Net Price: Rate Sheet - LLPA (Prior to Min/Max YSP)		Minimum Rate	
Max YSP		0.000	
Final Price --		#N/A	

Calculator does not verify eligibility. Please use in conjunction with product matrix.

NON-QM SPECIAL
50 BPS on all Full/Alt-Doc with FICO >=700 and LTV <=70%
*N/A on Select

DSCR SPECIAL
50 BPS on all DSCR Loans with Min 3Yr PPP, Minimum 1.0 DSCR Ratio, and Minimum 660 FICO
*N/A on Select

Calculator does not verify eligibility. Please use in conjunction with product matrix.

Borrower Paid Comp Only

*6 months interest on 80% of the original principal balance
Minimum 3 Year Prepay Required for All Investment/DSCR Loans with LTV's >80%
(States with No PPP >80% is not available)
No PPP price option only allowed where prohibited by State
*PPP is only Allowed on the following:
Non-TRID Loans - Investment
Non-TRID Loans - DSCR

ALL STATES REQUIRE A PPP, STATE LEVEL RESTRICTIONS LISTED BELOW

NEVER ALLOWED IN ALASKA, MAINE, MINNESOTA, AND NEW MEXICO			
STATES	PPP REQUIRED WHEN:	PPP STRUCTURES	NO PPP ALLOWED WHEN:
Arkansas	Maximum of 3 years	Max Rates: 3-2-1	Never
Illinois / Cook County	If closed in the name of an individual and rate <8% APR, Cook County >=250k or is a Business Purpose Loan, closed in a Corporation, or LLC	Normal Rates	If closed in the name of an individual and Rate is >=8% APR, Cook County <=250K
Indiana	Fixed Rates	Normal Rates	ARM Loans
Iowa	Maximum of 5 years	Max Rates: 5-4-3-2-1	Never
Kansas	6 Months only	Normal Rates	Never
Kentucky	Always allowed	Max Rates: 3-2-1	Never
Maryland	Maximum of 3 years	Normal Rates	Never
Michigan	Maximum of 3 years	1% Fixed	Never
Mississippi	<8% Interest Rate, Maximum of 5 years	Max rates: 5-4-3-2-1, Unpaid Principle B	= > 8% Interest Rate
Missouri	Always allowed	Max Rates: 2-2-2-2	Never
New Jersey	Closed in name of Corp. or LLC	Normal Rates	Closed in name of individual
Ohio	>= \$110,223	Normal Rates	< \$110,223
Oklahoma	APOR > 8%, Maximum 2 years	Max Rates: 2-1 Loan AMT Prepaid	Never
Pennsylvania	>\$301,022 and 1-2 Unit, or any 3-4 Unit	Normal Rates	<=\$301,022 and 1-2 Unit
Rhode Island	Maximum of 1 year	2% Fixed	Never
Texas	Purchase, or Non-Homestead Refinances	Normal Rates	Homestead Refinances

Full Doc Column Includes	
Tax Returns	
1099 Only	
Asset Utilization Only	
Asset Utilization W/ Full Doc	
VOE	

Alt Doc Column Includes	
12 Bank Statements	
12 or 24 CPA P&L	
Asset Utilization W/ Bank Stmt	

DSCR/No Ratio Column Includes	
DSCR	
No Ratio	

*** Extension Cost

Temporary Guidance See Below Extension Cost

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