

**Non QM Program Pricing**

Rate	Base Rate / Base Price	Full Doc	Alt Doc	DSCR
5.875				
6.125				
6.250				
6.375	98.500	98.500		
6.499	99.000	99.000	99.000	
6.625	99.250	99.250	99.500	
6.750	99.500	99.500	99.750	
6.875	99.750	99.750	100.000	
6.999	100.250	100.250	100.500	
7.125	100.500	100.500	100.750	
7.250	100.750	100.750	101.000	
7.375	101.000	101.000	101.250	
7.499	101.250	101.250	101.500	
7.625	101.500	101.500	101.750	
7.750	101.750	101.750	102.000	
7.875	102.000	102.000	102.250	
7.999	102.500	102.500	102.750	
8.125	102.750	102.750	103.000	
8.250	103.000	103.000	103.250	
8.375	103.250	103.250	103.500	
8.499	103.500	103.500	103.750	
8.625	103.750	103.750	104.000	
8.750	104.000	104.000	104.250	
8.875	104.250	104.250	104.500	
8.999	104.750	104.750	105.000	
9.125	105.000	105.000	105.250	
9.250	105.250	105.250	105.500	
9.375	105.500	105.500	105.750	
9.499	105.750	105.750	106.000	
9.625	106.000	106.000	106.250	
9.750	106.250	106.250	106.500	
9.875	106.500	106.500	106.750	
9.999	106.750	106.750	107.000	
10.125	107.000	107.000	107.250	
10.250	107.250	107.250	107.500	
10.375	107.500	107.500	107.750	
10.499	107.750	107.750	108.000	
10.625	108.000	108.000	108.250	
10.750	108.250	108.250	108.500	
10.875	108.500	108.500	108.750	
10.999	108.750	108.750	109.000	
11.125	109.000	109.000	109.250	

	<=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+	0.750	0.625	0.500	0.250	0.000	-0.125	-1.500	-3.250	
760-779	0.625	0.500	0.250	0.125	-0.125	-0.375	-1.750	-3.500	
740-759	0.500	0.250	0.125	-0.125	-0.375	-0.500	-2.000	-3.750	
720-739	0.250	0.125	-0.125	-0.375	-0.500	-1.000	-2.500	-4.250	
700-719	0.125	-0.125	-0.375	-0.500	-1.000	-1.500	-3.250	-5.000	
680-699	-0.125	-0.375	-0.500	-1.000	-1.500	-2.500	-4.250		
660-679	-0.500	-0.500	-1.000	-1.500	-2.250	-3.250			
640-659	-1.000	-1.250	-1.750	-2.250	-3.250	-4.250			
620-639	-1.750	-2.000	-2.500	-3.000	-4.250	-5.250			
600-619	-2.500	-2.750	-3.250	-3.750	-5.250	-6.250			

Loan Level Price Adjustments	LLPA
DTI >45% - All Doc Types	0.000
DTI >50% - All Doc Types	-0.500
ITIN	-1.500
VOE Only	-0.250
1099 Only	-0.250
Asset Utilization	-0.250
PRL W/ BK Stmt	-0.250
DSCR STR	-0.500
Debt Consol. >70% LTV	-0.500
Debt Consol. <=70% LTV	-0.250
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	-0.500
No PPP-States not allowed	-1.500
No PPP-States that allow	-3.000
12 Months PPP	-1.000
24 Months PPP	-0.500
36 Months PPP	0.250
48 Months PPP	0.500
60 Months PPP	0.750
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
NOO & 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 Rate (0.75-0.99)	-2.000

Lock Days	
15 Day	0.000
30 Day	0.000
45 Day	-0.250
60 Day	-0.500

Min Rate	
>\$2,000,000	6.625

Allowable Fees	
<a href="#">Click Here</a>	

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

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 or Lock will be cancelled

All 45 day locks are at a 25bp cost and are eligible for up to 15 days of extensions at cost

All 60 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 Rollover Fee and Worse Case Pricing

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

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Georgia	-0.250
Illinois	-0.250
Kansas	-0.250
New Jersey	-0.250
North Carolina	-0.250

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Georgia	-0.250
Illinois	-0.250
Kansas	-0.250
New Jersey	-0.250
North Carolina	-0.250

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

**Calculator**

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

Wholesale Ratesheet Tue, April - 1 - 2025

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

All Rates @ 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 25bp cost and are eligible for up to 15 days of extensions at cost

All 60 day locks are at a 50bp cost and are not eligible for Lock Extensions

APRIL Non-QM SPECIAL  
25 BPS Price Improvement on all NonQM  
\*Can be combined with SELECT\*

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

Final Price → #N/A

Borrower Paid Comp Only

\*YSP allowed up to 101, may be used to borrow on all Loans, or to Broker on Business Purpose Loans only

Max Price

Owner Occ/Sec Home	101.000
No PPP-States not allowed	100.000
No PPP-States that allow	100.000
1YR PPP	101.000
2YR PPP	101.000
3YR PPP	101.000
4YR PPP	101.000
5YR PPP	101.000
5/6 ARM	100.500
60.01-90.00% LTV	101.000
ITIN/Foreign National	101.000
Subordinate Financing	100.000
NJ Title Vested In LLC	100.000

Standard Prepayment Penalties Allowed

Arizona	Missouri
Alabama	Montana
Arkansas	Nebraska
California	Nebraska
Colorado	North Carolina
Connecticut	North Dakota
District of Columbia	Oklahoma
Florida	Oregon
Georgia	South Carolina
Hawaii	South Dakota
Idaho	Tennessee
Indiana	Texas
Iowa	Utah
Kansas	Virginia
Kentucky	Washington
Louisiana	West Virginia
Maine	Wisconsin
Massachusetts	Wyoming
Mississippi	

No Prepayment Penalties Allowed

Alabama	New Hampshire
Delaware	New Mexico
Minnesota	

States with "Restricted" Prepayment Penalties

States	PPP Allowed When:	PPP Structures	No PPP Allowed When:
*Illinois / Cook County	All of IL: If closed in the name of an individual and rate <= 6% APR, or is a Business Purpose Loan & closed in a Corporation, or LLC. **If in Cook County must also be <=250k	Normal Rates	If closed in the name of an individual and Rate is >= 6% APR, **If in Cook County < \$250K
Maryland	Maximum of 3 years	2 months advance interest on the aggregate amount of all prepayments made in a 12-month period which exceed 1/3 of the amount of the loan	Never
Michigan	Maximum of 3 years	1% of balance prepaid	Never
New Jersey	Closed in name of Corp (Inc) *does NOT include LLC	Normal Rates	Closed in name of individual or LLC
Ohio	>= \$112,957; 5 year max	1% of original principal amount	< \$112,957
Pennsylvania	>\$312,159 and 1-2 Unit, or any 3-4 Unit	Normal Rates	<=\$312,159 and 1-2 Unit
Rhode Island	Maximum of 1 year	2% of balance prepaid	Never



\*\*\*DISCLAIMER\*\*\*

Intended for 1st lien mortgages only

For further compliance guidance, please contact your Account Executive.