



19000 MacArthur Blvd, Suite 250
Irvine, CA 92612

Wholesale Ratesheet

30 Day Lock Period

Borrower Paid Compensation

Effective Date:

Tue, November - 28 - 2023

Product Matrix

Non QM Program Pricing

Base Rate / Base Price			
Coupon	Full Doc	Alt Doc	DSCR
6.499			
6.625			
6.750			
6.875			
6.999	97.750	97.750	
7.125	98.000	98.000	
7.250	98.250	98.250	98.250
7.375	98.500	98.500	98.500
7.499	98.750	98.750	98.750
7.625	99.000	99.000	99.000
7.750	99.250	99.250	99.250
7.875	99.500	99.500	99.500
7.999	100.250	100.250	100.250
8.125	100.500	100.500	100.500
8.250	100.750	100.750	100.750
8.375	101.000	101.000	101.000
8.499	101.250	101.250	101.250
8.625	101.500	101.500	101.500
8.750	101.750	101.750	101.750
8.875	102.000	102.000	102.000
8.999	102.500	102.500	102.500
9.125	102.750	102.750	102.750
9.250	103.000	103.000	103.000
9.375	103.250	103.250	103.250
9.499	103.500	103.500	103.500
9.625	103.750	103.750	103.750
9.750	104.000	104.000	104.000
9.875	104.250	104.250	104.250
9.999	104.500	104.500	104.500
10.125	104.750	104.750	104.750
10.250	105.000	105.000	105.000
10.375	105.250	105.250	105.250
10.499	105.500	105.500	105.500
10.625	105.750	105.750	105.750
10.750	106.000	106.000	106.000
10.875	106.250	106.250	106.250
10.999	106.500	106.500	106.500
11.125	106.750	106.750	106.750
11.250	107.000	107.000	107.000
11.375	107.250	107.250	107.250
11.499	107.500	107.500	107.500

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	-1.000	-4.000	-6.000	
760-779	0.375	0.250	0.000	-0.125	-0.500	-1.250	-4.250	-6.250	
740-759	0.250	0.000	-0.125	-0.500	-0.750	-1.500	-4.500	-6.500	
720-739	0.000	-0.125	-0.500	-0.750	-1.000	-1.750	-5.000	-7.000	
700-719	-0.125	-0.500	-0.750	-1.000	-1.500	-2.250	-5.750	-7.750	
680-699	-0.500	-0.750	-1.000	-1.500	-2.000	-3.250	-6.750		
660-679	-1.000	-1.250	-1.750	-2.250	-3.000	-4.250			
640-659	-1.750	-2.000	-2.500	-3.000	-4.000	-5.250			
620-639	-2.250	-2.500	-3.000	-3.750	-4.750	-6.250			
600-619	-2.750	-3.000	-3.750	-4.500	-5.750	-7.250			

Loan Level Price Adjustments	
	LLPA
DTI ≥50% - All Doc Types	-0.500
ITIN	-2.000
VOE Only	-0.750
1099 Only	-0.750
Asset Utilization	-0.750
Debt Consol. >70% LTV	-1.000
Cash-Out >70% LTV	-0.500
Cash-Out ≤70% LTV	-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
Condotel	-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	-0.500
>\$2,500,000	-0.500
>\$3,000,000	-1.500
>\$3,500,000	-1.500
>\$4,000,000	-1.500
Foreign Nat With Fico	-1.500
Purchase	0.000
NOO & 2nd Home >75% LTV	-1.000
Full/Ait NOO & 2nd Home ≤75% LTV	-0.500

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

Minimum Rates by Doc Type			
Select	Full/Ait Doc	DSCR	
6.999%	6.999%	7.250%	

Allowable Fees	
See Chart	

Loan Term	Caps	Floor
5/6 ARM	2/1/5	=Rate
7/6 ARM	5/1/5	=Rate
Index	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 or 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 Retock Fee and Worse Case Pricing	

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 Bal	>= 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	>= \$100,000	Normal Rates	< \$100,000
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
NEVER ALLOWED IN ALASKA, MAINE, MINNESOTA, AND NEW MEXICO			

Calculator

Interest Rate
LTV Range
FICO Range
Grade
Doc Type
Additional Adj
Citizenships
DTI
Loan Balance
Purpose
Occupancy
Property Type
Loan Term
Escrow
Prepayment Penalty
State
Lock Term
Buydown

Choose a Selection
Choose a Selection
Choose a Selection
Choose a Selection
Choose a Selection
Choose a Selection
Choose a Selection
Choose a Selection
Choose a Selection
Choose a Selection
Choose a Selection
30YR Fixed
Escrow Not Waived
No PPP "See PPP Section"
Choose a Selection
30 Day
No
Not Applicable
Not Applicable

Reset
#N/A
0.000
#N/A
0.000
#N/A
0.000
#N/A
0.000
0.000
0.000
0.000
-1.500
0.000
0.000
0.000

Wholesale Ratesheet
Tue, November - 28 - 2023

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

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

NON-QM PURCHASE SPECIAL
<=75% LTV & 720+ FICO (25 BPS)
*N/A on Select & Refinance Loans

Total LLPA
Gross Rate Sheet Price (Prior to LLPA's)
Net Price: Rate Sheet - LLPA (Prior to Min/Max YSP)
Max YSP

#N/A
#N/A
Minimum Rate
0.000

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

Final Price -->

#N/A

Borrower Paid Comp Only

Loan Number
Borrower Name

Owner Occ/Sec Home
No PPP
6 Month PPP
1YR PPP
2YR PPP
3YR PPP
4YR PPP
5YR PPP
\$3,000,000
80.01-90.00% LTV
ITIN/Foreign National
Select (Full/Ait)
NC Floor Price

101.000
99.000
99.000
101.000
101.000
101.000
101.000
99.500
101.000
101.000
101.000
99.750

ARM Margins

Occupancy
Margin

Primary Home
Second Home
Investment Home

4.000
4.000
4.000

NON-QM PURCHASE SPECIAL
<=75% LTV & 720+ FICO (25 BPS)
*N/A on Select & Refinance Loans

Arkansas
Illinois / Cook County
Indiana
Iowa
Kansas
Kentucky
Maryland
Michigan
Mississippi
Missouri
New Jersey
Ohio
Oklahoma
Pennsylvania
Rhode Island
Texas

Maximum of 3 years
If closed in the name of an individual and rate <8% APR, Cook County >\$250k or is a Business
Fixed Rates
Maximum of 5 years
6 Months only
Always allowed
Maximum of 3 years
Maximum of 3 years
Always allowed
Closed in name of Corp. or LLC
APOR > 8%, Maximum 2 years
Maximum of 1 year
Purchase, or Non-Homestead Refinances

Max Rates: 3-2-1
Normal Rates
Normal Rates
Max Rates: 5-4-3-2-1
Normal Rates
Max Rates: 3-2-1
Normal Rates
Normal Rates
Max rates: 5-4-3-2-1, Unpaid Principle Bal
Max Rates: 2-2-2-2
Normal Rates
Normal Rates
Max Rates: 2-1 Loan AMT Prepa
Normal Rates
2% Fixed
Normal Rates

Never
Never
ARM Loans
Never
Never
Never
Never
Never
Never
Never
Never
Never
Never
Never
Never
Never
Homestead Refinances

NEVER ALLOWED IN ALASKA, MAINE, MINNESOTA, AND NEW MEXICO

Condotel
Minimum \$250,000 loan amount
45 day lock minimum
Must be conditionally approved to lock

Lender Credit
1% Max Lender Credit can be utilized for
closing costs EXCEPT Broker Compensation