



19000 MacArthur Blvd, Suite 250  
Irvine, CA 92612

**Wholesale Ratesheet**

30 Day Lock Period

**Borrower Paid Compensation**

Effective Date: Wed, May - 15 - 2024

**Product Matrix**

**Non QM Program Pricing**

Base Rate / Base Price			
Rate	Full Doc	Alt Doc	DSCR
6.499	98.000	98.000	
6.625	98.250	98.250	
6.750	98.500	98.500	99.000
6.875	98.750	98.750	99.250
6.999	99.250	99.250	99.750
7.125	99.750	99.750	100.250
7.250	100.000	100.000	100.500
7.375	100.250	100.250	100.750
7.499	100.500	100.500	101.000
7.625	100.750	100.750	101.250
7.750	101.000	101.000	101.500
7.875	101.250	101.250	101.750
7.999	101.750	101.750	102.250
8.125	102.000	102.000	102.500
8.250	102.250	102.250	102.750
8.375	102.500	102.500	103.000
8.499	102.750	102.750	103.250
8.625	103.000	103.000	103.500
8.750	103.250	103.250	103.750
8.875	103.500	103.500	104.000
8.999	104.000	104.000	104.500
9.125	104.250	104.250	104.750
9.250	104.500	104.500	105.000
9.375	104.750	104.750	105.250
9.499	105.000	105.000	105.500
9.625	105.250	105.250	105.750
9.750	105.500	105.500	106.000
9.875	105.750	105.750	106.250
9.999	106.000	106.000	106.500
10.125	106.250	106.250	106.750
10.250	106.500	106.500	107.000
10.375	106.750	106.750	107.250
10.499	107.000	107.000	107.500
10.625	107.250	107.250	107.750
10.750	107.500	107.500	108.000
10.875	107.750	107.750	108.250
10.999	108.000	108.000	108.500
11.125	108.250	108.250	108.750
11.250	108.500	108.500	109.000
11.375	108.750	108.750	109.250
11.499	109.000	109.000	109.500

**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 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

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	-0.500	-2.500	-4.500	
760-779	0.375	0.250	0.000	-0.125	-0.500	-0.750	-2.750	-4.750	
740-759	0.250	0.000	-0.125	-0.500	-0.750	-1.000	-3.000	-5.000	
720-739	0.000	-0.125	-0.500	-0.750	-1.000	-1.250	-3.500	-5.500	
700-719	-0.125	-0.500	-0.750	-1.000	-1.500	-1.750	-4.250	-6.250	
680-699	-0.500	-0.750	-1.000	-1.500	-2.000	-2.750	-5.250		
660-679	-1.000	-1.250	-1.750	-2.250	-3.000	-3.750			
640-659	-1.750	-2.000	-2.500	-3.000	-4.000	-4.750			
620-639	-2.500	-2.750	-3.250	-3.750	-5.000	-5.750			
600-619	-3.250	-3.500	-4.000	-4.500	-6.000	-6.750			

**Loan Level Price Adjustments**

LLPA	
DTI >=50% - All Doc Types	-0.500
ITIN	-2.500
VOE Only	-0.500
1099 Only	-0.500
Asset Utilization	-0.500
P&L w/ Bk Stmt	-0.500
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/Aut 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	7.250
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**Allowable Fees**

[Click Here](#)

**Loan Term Caps Floor**

5/6 ARM	2/1/5	Margin
7/6 ARM	5/1/5	
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

**Loan Term**

15YR Fixed	0.250
30YR Fixed	0.000
30YR IO Fixed	-0.500
40YR Fixed	-0.500
40YR IO Fixed	-0.750
5/6 30YR ARM	0.000
5/6 30YR IO ARM	-0.500
5/6 40YR ARM	-0.500
7/6 30YR ARM	0.000
7/6 30YR IO ARM	-0.500
7/6 40YR ARM	-0.500

**Max Price**

Owner Occ/Sec Home	101.000
No PPP	99.000
6 Month PPP	99.000
1YR PPP	101.000
2YR PPP	101.000
3YR PPP	101.000
4YR PPP	101.000
5YR PPP	101.000
>\$2,000,000	100.500
>\$2,500,000	100.000
80.01-90.00% LTV	101.000
ITIN/Foreign National	101.000
NC Floor Price	99.750

**ARM Margins**

Occupancy	Margin
Primary Home	4.000
Second Home	4.000
Investment Home	4.000

**NON-QM SPECIAL**

25 BPS on all NonQM Loans  
\*N/A on Select

**Lender Credit**

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

**Calculator**

Interest Rate --		Inputs		Wholesale Ratesheet	
LTV Range	Choose a Selection	Reset	Wed, May - 15 - 2024		
FICO Range	Choose a Selection	#N/A	Full Doc Column Includes		
Grade	Choose a Selection	0.000	Tax Returns		
Doc Type	Choose a Selection	0.000	1099 Only		
Additional Aids	Choose a Selection	0.000	Asset Utilization Only		
Citizenships	Choose a Selection	#N/A	Asset Utilization W/ Full Doc		
DTI	Choose a Selection	0.000	VOE		
Loan Balance	Choose a Selection	0.000	Alt Doc Column Includes		
Purpose	Choose a Selection	0.000	12 Bank Statements		
Occupancy	Choose a Selection	#N/A	12 or 24 CPA P&L		
Property Type	Choose a Selection	0.000	Asset Utilization W/ Bank Stmt		
Loan Term	30YR Fixed	0.000	DSCR/No Ratio Column Includes		
Escrow	Escrow Not Waived	0.000	DSCR		
Prepayment Penalty	No PPP "See PPP Section"	-1.500	No Ratio		
State	Choose a Selection	0.000	*** Extension Cost		
Lock Term	30 Day	0.000	Temporary Guidance See Below		
Buydown	No	0.000	Extension Cost		
Subordinate Financing	No	0.000	Rates <=8.500% @ 5 bps /day		
	Not Applicable	0.000	Rates >8.500% @ 2 bps /day		
	Not Applicable	0.000	Extension Cost		
	Not Applicable	0.000	Current lock extension costs/policies apply to all active locks, regardless of lock date		
	Not Applicable	0.000	All 45 day locks are at a 50bp cost and are not eligible for lock extensions		
Total LLPA	#N/A		Calculator does not verify eligibility. Please use in conjunction with product matrix.		
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			
<b>Final Price --&gt;</b>	#N/A				
<b>Borrower Paid Comp Only</b>					
Loan Number	Borrower Name				
*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					
<b>NEVER ALLOWED IN ALASKA, MAINE, MINNESOTA, AND NEW MEXICO</b>					
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 as 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 Bl	=> 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		