



19000 MacArthur Blvd, Suite 250
Irvine, CA 92612

Wholesale Ratesheet

30 Day Lock Period

Borrower Paid Compensation*

Effective Date: Wed, November - 6 - 2024



Non QM Program Pricing

Base Rate / Base Price				FICO/LTV Price Adjustments										
Rate	Full Doc	Alt Doc	DSCR	DSCR 5-8 Units	780+	<=56	50.01-59	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95
5.875						0.750	0.625	0.500	0.250	-0.125	-0.375	-2.500	-1.750	
5.999						0.625	0.500	0.250	0.125	-0.375	-0.500	-5.000	-5.000	
6.125	96.250	96.250				0.500	0.250	0.125	-0.125	-0.500	-0.750	-3.000	-5.250	
6.250	96.750	96.750	97.000			0.250	0.125	-0.125	-0.250	-0.750	-1.000	-3.500	-5.750	
6.375	97.000	97.000	97.500			-0.125	-0.375	-0.500	-0.750	-1.250	-1.500	-4.250	-6.500	
6.499	97.500	97.500	98.000			0.880-899	-0.375	-0.500	-0.750	-1.250	-1.750	-2.500		
6.625	97.750	97.750	98.250			660-679	-0.750	-1.000	-1.500	-2.000	-2.750	-3.500		
6.750	98.000	98.000	98.500			640-659	-1.500	-1.750	-2.250	-2.750	-3.750	-4.500		
6.875	98.250	98.250	98.750			620-639	-2.250	-2.500	-3.000	-3.500	-4.750	-5.500		
6.999	98.750	98.750	99.250			600-619	-3.000	-3.250	-3.750	-4.250	-5.750	-6.500		
7.125	99.000	99.000	99.500											
7.250	99.250	99.250	99.750											
7.375	99.500	99.500	100.000											
7.499	99.750	99.750	100.250	96.750										
7.625	100.000	100.000	100.500	97.000										
7.750	100.250	100.250	100.750	97.250										
7.875	100.500	100.500	101.000	97.500										
7.999	101.000	101.000	101.500	98.000										
8.125	101.250	101.250	101.750	98.250										
8.250	101.500	101.500	102.000	98.500										
8.375	101.750	101.750	102.250	98.750										
8.499	102.000	102.000	102.500	99.000										
8.625	102.250	102.250	102.750	99.250										
8.750	102.500	102.500	103.000	99.500										
8.875	102.750	102.750	103.250	99.750										
8.999	103.250	103.250	103.750	100.250										
9.125	103.500	103.500	104.000	100.500										
9.250	103.750	103.750	104.250	100.750										
9.375	104.000	104.000	104.500	101.000										
9.499	104.250	104.250	104.750	101.250										
9.625	104.500	104.500	105.000	101.500										
9.750	104.750	104.750	105.250	101.750										
9.875	105.000	105.000	105.500	102.000										
9.999	105.250	105.250	105.750	102.250										
10.125	105.500	105.500	106.000	102.500										
10.250	105.750	105.750	106.250	102.750										
10.375	106.000	106.000	106.500	103.000										
10.499	106.250	106.250	106.750	103.250										
10.625	106.500	106.500	107.000	103.500										
10.750	106.750	106.750	107.250	103.750										
10.875	107.000	107.000	107.500	104.000										
10.999	107.250	107.250	107.750	104.250										
11.125	107.500	107.500	108.000	104.500										

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 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

>\$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

State, DSCR Only

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

PPS Requirements

3 Year PPP Required on Business Purpose >80% LTV

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	-0.250
60 Day	-0.500

Min Rate

>\$2,000,000	6.999
--------------	-------

Allowable Fees

[Click Here](#)

Terms	Caps	Floor
5/6 ARM	2/1/8	Margin
7/6 ARM	5/1/8	Margin
Index	6mo SOFR	
Reset Frequency	6 Mo	

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

Calculator

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

Inputs	
Interest Rate -->	Choose a Selection
LTV Range	Choose a Selection
FICO Range	Choose a Selection
Grade	Choose a Selection
Doc Type	Choose a Selection
Additional Aids	Choose a Selection
Citizenships	Choose a Selection
DTI	Choose a Selection
Loan Balance	Choose a Selection
Purpose	Choose a Selection
Occupancy	Choose a Selection
Property Type	Choose a Selection
Loan Term	30YR Fixed
Escrow	Escrow Not Waived
Prepayment Penalty	No PPP *See PPP Section*
NJ - Title Vesting	
State	All Other States
Lock Term	30 Day
Buydown	No
Subordinate Financing	No
	Not Applicable
	Not Applicable
	Not Applicable
	Not Applicable
	Not Applicable
Total LLPA	#/N/A
Gross Rate Sheet Price (Prior to LLPA)	#/N/A
Net Price: Rate Sheet - LLPA (Prior to Min/Max YSP)	Minimum Rate
Max YSP	0.000
Final Price -->	#/N/A

Borrower Paid Comp Only

*YSP allowed up to 101, may be paid to borrower on all Loans, or to Broker on Business Purpose Loans only
*YSP & Lender Credit are not Applicable to DSCR 5-8 Unit

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
>\$2,500,000	100.500
80.01-90.00% LTV	101.000
ITIN/Foreign National	101.000
Subordinate Financing	100.000
NJ Title Vested In LLC	100.000
DSCR 5-8 Units	100.000

Loan Number	Borrower Name

Standard Prepayment Penalties Required

Intended for 1st lien mortgages only
For further guidance, please contact your Account Executive

Arizona	Missouri
Alabama	Montana
Arkansas	Nebraska
California	Nevada
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	
Alaska	New Hampshire
Delaware	New Mexico
Minnesota	

States	PPP Allowed When:	States with Restr/cted Prepayment Penalties	PPP Structures	No PPP Allowed When:
*Illinois / Cook County	All of IL; If closed in the name of an individual and rate < 8% APR, or is a Business Purpose Loan & closed in a Corporation, or LLC. **If in Cook County must also be <=250K		3-2-1	If closed in the name of an individual and Rate is >= 8% 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	>=\$110,223; 5 year max		1% of balance prepaid	<\$110,223
Pennsylvania	<=\$112,159 and 1-2 Unit, or any 3-4 Unit		Normal Rates	<=\$112,159 and 1-2 Unit
Rhode Island	Maximum of 1 year		1% of balance prepaid	Never

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