



19000 MacArthur Blvd, Suite 200
Irvine, CA 92612

Wholesale Ratesheet

30 Day Lock Period

Borrower Paid Compensation*

Tue, July - 8 - 2025

Effective Date:

Product Matrix

NonQM Program Pricing

Base Rate / Base Price				
Rate	Full Doc	All Doc	DSCR	DSCR 5-8 Units
6.250				
6.375				
6.499	98.250	98.250		
6.625	98.750	98.750	98.500	
6.750	99.000	99.000	99.000	
6.875	99.250	99.250	99.250	
6.999	99.750	99.750	99.750	
7.125	100.000	100.000	100.000	
7.250	100.250	100.250	100.250	
7.375	100.500	100.500	100.500	
7.499	100.750	100.750	100.750	97.500
7.625	101.000	101.000	101.000	97.750
7.750	101.250	101.250	101.250	98.000
7.875	101.500	101.500	101.500	98.250
7.999	102.000	102.000	102.000	98.750
8.125	102.250	102.250	102.250	99.000
8.250	102.500	102.500	102.500	99.250
8.375	102.750	102.750	102.750	99.500
8.499	103.000	103.000	103.000	99.750
8.625	103.250	103.250	103.250	100.000
8.750	103.500	103.500	103.500	100.250
8.875	103.750	103.750	103.750	100.500
8.999	104.250	104.250	104.250	101.000
9.125	104.500	104.500	104.500	101.250
9.250	104.750	104.750	104.750	101.500
9.375	105.000	105.000	105.000	101.750
9.499	105.250	105.250	105.250	102.000
9.625	105.500	105.500	105.500	102.250
9.750	105.750	105.750	105.750	102.500
9.875	106.000	106.000	106.000	102.750
9.999	106.250	106.250	106.250	103.000
10.125	106.500	106.500	106.500	103.250
10.250	106.750	106.750	106.750	103.500
10.375	107.000	107.000	107.000	103.750
10.499	107.250	107.250	107.250	104.000
10.625	107.500	107.500	107.500	104.250
10.750	107.750	107.750	107.750	104.500
10.875	108.000	108.000	108.000	104.750
10.999	108.250	108.250	108.250	105.000
11.125	108.500	108.500	108.500	105.250

Loan Level Price Adjustments

	LLPA
DTI >45% - All Doc Types	0.000
DTI >50% - All Doc Types	-0.500
VIN	-1.500
VOE Only	-0.250
1099 Only	-0.250
Asset Utilization	-0.250
P&L w/ BK Stmt	-0.250
P&L Only	-0.750
DSCR STR	-0.500
Debt Consol. >70% LTV	-0.500
Debt Consol. < 70% LTV	-0.250
Cash-Out >70% LTV	-0.250
Cash-Out Debt Consol. FICO < 680	-0.500
2 Units	0.000
3-4 Units	-0.250
DSCR 5-8 Units	0.000
Second Home	-1.500
No PPP-States not allowed	-1.000
No PPP-States that allow	-2.000
12 Months PPP	-0.750
24 Months PPP	-0.500
36 Months PPP	0.250
48 Months PPP	0.500
60 Months PPP	0.750
Escrow Waived	-0.250
NYV Condo	-1.000
<\$150,000	-0.750
\$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
>\$4,000,000	-2.000
>\$5,000,000	-3.000
Foreign Nat' With Fico	-1.500
Purchase	0.000
Subordinate Financing	-0.500
NDO & 2nd Home >75% LTV	-0.250
Full/Alt NDO & 2nd Home <75% LTV	0.000

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 Redlock Fee and Worst Case
Pricing

Temporary Property Eligibility Restrictions

Properties located in the following City/County are NOT eligible to
be locked:
-Baltimore City, Maryland
(Properties located in Baltimore County are not restricted)
-Essex County, New Jersey

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	90.01-98
780+	0.625	0.500	0.500	0.375	0.125	-0.125	-1.500	-2.750	
760-779	0.500	0.500	0.375	0.250	0.000	-0.375	-1.750	-3.000	
740-759	0.500	0.375	0.250	0.000	-0.375	-0.800	-2.000	-3.250	
720-739	0.375	0.250	0.000	-0.375	-0.800	-1.000	-2.500	-3.750	
700-719	0.250	0.000	-0.375	-0.500	-1.000	-1.500	-3.250	-4.500	
680-699	0.000	-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			

Program	
SELECT	0.500
Core	0.000
SELECT - DSCR	0.500
Core DSCR (Alt.20)	0.000
Core DSCR (Alt.00)	0.000
Subt DSCR (0.75-0.99)	-2.000
No Ratio DSCR < 0.75	-3.000

Reserves	
< 3 Months	0.000
≥ 3 Months	0.000
≥ 6 Months	0.000
≥ 12 Months	0.000

Payment History	
0x30x12	0.250
1x30x12	-1.250
1x30x12 (DSCR)	-0.250
1x60x12	-1.750
1x36x6	-1.750
0x30x24	0.250

Credit Events	
12 Months	2.000
24 Months	-1.250
36 Months	-0.250
48 Months	0.000

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

Min. Rate	
>\$2,500,000	6.750
1/1N/Foreign National	7.499

Allowable Fees	
Sub. Fee	

Terms	Cash	Floor
5/6 ARM	2/15	Margin
7/6 ARM	5/15	
	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

NonQM Price Calculator

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

Interest Rate -	Choose a Selection	Wholesale Ratesheet	Tue, July - 8 - 2025
LTV Range	Choose a Selection	Reset	
FICO Range	Choose a Selection	RNA	
Program	Core	0.000	
Reserves	Choose a Selection	0.000	
Payment History	Choose a Selection	0.000	
Credit Events	36 Months	-0.250	
Doc Type	Choose a Selection	0.000	
Additional Adj's	Choose a Selection	0.000	
Citizenships	Choose a Selection	RNA	
DTI	Choose a Selection	0.000	
Loan Balance	Choose a Selection	0.000	
Purpose	Choose a Selection	0.000	
Occupancy	Choose a Selection	RNA	
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"	RNA	
NJ - Title Vesting		0.000	
State	Choose a Selection	0.000	
Lock Term	30 Day	0.000	
Baydown	No	0.000	
Subordinate Financing	No	0.000	
	Not Applicable	0.000	
	Not Applicable	0.000	
	Not Applicable	0.000	
Total LLPA	RNA		
Gross Rate Sheet Price (Prior to LLPA)	RNA		
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 192.000, may be paid to borrower on all Loans, or to Broker on Business Purpose Loans only	
*YSP & Lender Credit are not Applicable to DSCR 4-8 Unit	
Owner Occ/Sec Home	102.000
No PPP-States not allowed	100.000
No PPP-States that allow	100.000
1YR PPP	102.000
2YR PPP	102.000
3YR PPP	102.000
4YR PPP	102.000
5YR PPP	102.000
>\$2,500,000	101.000
80.01-90.00% LTV	101.000
TIN/Foreign National	101.000
Subordinate Financing	100.000
NJ Title Vesting in LLC	100.000
DSCR 5-8 Units	100.000



Standard Prepayment Penalties Allowed		
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
Express prohibition on PP provisions for business purpose loans or maximum PP charge is so low there's no market for them		
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 < 8% 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 = > 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	>= \$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

6/16/2025

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

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Extension Cost
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Extension Cost

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