



Distribution Date 8/7/2025 7:10

Effective Date: Fri, August - 7 - 2025

Base Price		
30 Day Lock		
Rate	Full Doc	Alt Doc
6.125	98.538	98.238
6.250	99.076	98.776
6.375	99.576	99.276
6.499	100.013	99.713
6.625	100.411	100.111
6.750	100.802	100.502
6.875	101.185	100.885
6.999	101.560	101.260
7.125	101.927	101.627
7.250	102.286	101.986
7.375	102.638	102.338
7.499	102.982	102.682
7.625	103.318	103.018
7.750	103.646	103.346
7.875	103.966	103.666
7.999	104.247	103.947
8.125	104.497	104.197
8.250	104.747	104.447
8.375	104.997	104.697
8.499	105.247	104.947
8.625	105.497	105.197
8.750	105.685	105.385
8.875	105.872	105.572
8.999	106.060	105.760
9.125	106.247	105.947
9.250	106.435	106.135
9.375	106.622	106.322
9.499	106.810	106.510
9.625	106.997	106.697
9.750	107.185	106.885
9.875	107.310	107.010
9.999	107.435	107.135
10.125	107.560	107.260
10.250	107.685	107.385
10.375	107.810	107.510
10.499	107.935	107.635
10.625	108.060	107.760
10.750	108.185	107.885

Lock Term	LLPA	
45 Day	(0.250)	
60 Day	(0.500)	
Extension Cost		
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		

Allowable Fees
Click Here
PPP Requirements
PPP Required on NOO-80% LTV
* 6 Months interest on 80% of the Principal Balance *
** 5% Fixed PPP option is 5% penalty on Current Balance for the duration of the Pre-Pay Term **

NonQM Lending Pros									
Loan Level Pricing Adjustments									
FICO/LTV	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
780+	0.875	0.625	0.625	0.625	0.500	0.225	(0.500)	(1.625)	(3.525)
760-779	0.650	0.588	0.588	0.500	0.375	0.125	(0.625)	(2.125)	(3.775)
740-759	0.588	0.500	0.500	0.375	0.125	(0.375)	(0.875)	(2.375)	(4.025)
720-739	0.500	0.375	0.375	0.125	(0.250)	(0.600)	(1.150)	(3.125)	(4.525)
700-719	0.125	(0.125)	(0.125)	(0.500)	(0.625)	(1.125)	(2.025)	(3.875)	(5.275)
680-699	(0.125)	(0.250)	(0.350)	(0.625)	(1.125)	(1.750)	(3.050)	(4.875)	#N/A
660-679	(0.625)	(0.625)	(0.500)	(0.875)	(1.375)	(2.725)	(4.000)	#N/A	#N/A
640-659	(1.375)	(1.500)	(1.750)	(2.000)	(2.250)	(3.875)	(4.900)	#N/A	#N/A
620-639	(2.500)	(2.500)	(2.775)	(3.275)	(4.775)	(5.875)	#N/A	#N/A	#N/A
600-619	(3.000)	(3.250)	(3.500)	(3.750)	(4.250)	(5.625)	(6.625)	#N/A	#N/A
Program									
SELECT	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	#N/A
Core	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Income Doc Types									
VOE w/ Bank Statement	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.500)
1099 w/ Bank Statement	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.500)
Asset Utilization	(0.375)	(0.500)	(0.500)	(0.500)	(0.750)	(1.000)	(1.500)	#N/A	#N/A
P&L w/ Bank Statement	(0.125)	(0.250)	(0.250)	(0.250)	(0.250)	(0.375)	(0.375)	(0.500)	(0.500)
P&L Only	(0.750)	(0.750)	(0.750)	(1.000)	(1.000)	(1.500)	(2.000)	#N/A	#N/A
Professional	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250
Purpose									
Purchase	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Rate Term Refi	0.000	0.000	0.000	0.000	0.000	0.000	(0.125)	(0.125)	#N/A
Cash Out Refi	0.000	(0.125)	(0.125)	(0.250)	(0.250)	(0.250)	(0.500)	#N/A	#N/A
Rate Term Refi FICO < 680	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.500)	(0.500)	#N/A	#N/A
Cash Out Refi FICO < 680	(0.500)	(0.500)	(0.625)	(0.625)	(0.750)	(1.000)	#N/A	#N/A	#N/A
Loan Amount									
<\$150,000	(0.500)	(0.750)	(0.750)	(0.750)	(0.750)	(0.875)	(1.000)	(1.250)	(1.250)
\$150,001-\$250,000	0.000	0.100	(0.125)	(0.125)	(0.125)	(0.125)	(0.250)	(0.250)	(0.250)
\$250,001-\$500,000	0.125	0.125	0.125	0.125	0.125	0.125	0.000	0.000	0.000
\$500,001-\$1,000,000	0.375	0.375	0.375	0.375	0.375	0.250	0.250	0.250	0.250
>\$1,000,000	0.625	0.375	0.375	0.250	0.250	0.250	0.000	0.000	0.000
>\$1,500,000	0.250	0.250	0.125	0.125	0.125	0.125	0.000	0.000	0.000
>\$2,000,000	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.375)	(0.500)	#N/A	#N/A
>\$2,500,000	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	#N/A	#N/A	#N/A
>\$3,000,000	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	#N/A	#N/A	#N/A
>\$3,500,000	(2.000)	(2.000)	(2.000)	(2.000)	(2.000)	#N/A	#N/A	#N/A	#N/A
>\$4,000,000	(3.000)	(3.000)	(3.000)	(3.000)	#N/A	#N/A	#N/A	#N/A	#N/A
Occupancy/Property Unit									
NOO	0.000	0.000	(0.125)	(0.375)	(0.375)	(0.375)	(0.500)	#N/A	#N/A
2nd Home	(0.250)	(0.250)	(0.250)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	#N/A
NW Condo	(1.000)	(1.000)	(1.000)	(1.000)	(1.250)	(1.500)	#N/A	#N/A	#N/A
2 Units	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	#N/A
3-4 Units	(0.125)	(0.125)	(0.250)	(0.250)	(0.250)	(0.500)	(0.625)	#N/A	#N/A
Prepayment Penalty									
No PPP-States not allowed	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	#N/A	#N/A
No PPP-States that allow	(1.750)	(1.750)	(1.750)	(1.750)	(1.750)	(1.750)	(1.750)	#N/A	#N/A
12 Months PPP*	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	#N/A	#N/A
24 Months PPP*	(0.250)	(0.500)	(0.250)	(0.250)	(0.250)	(0.500)	(0.750)	#N/A	#N/A
36 Months PPP*	0.250	0.125	0.125	0.125	0.125	0.125	0.125	0.063	#N/A
48 Months PPP*	0.375	0.250	0.250	0.250	0.250	0.250	0.250	0.125	#N/A
60 Months PPP*	0.750	0.625	0.625	0.625	0.625	0.625	0.500	0.250	#N/A
12 Months PPP (5% Fixed)**	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	#N/A	#N/A
24 Months PPP (5% Fixed)**	0.000	0.000	0.000	0.000	0.000	0.000	0.000	(0.250)	#N/A
36 Months PPP (5% Fixed)**	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.375	#N/A
48 Months PPP (5% Fixed)**	0.625	0.425	0.425	0.425	0.425	0.425	0.425	0.425	#N/A
60 Months PPP (5% Fixed)**	1.000	0.750	0.750	0.750	0.750	0.750	0.750	0.750	#N/A
Other									
Interest Only 30Yr FIX	(0.250)	(0.250)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	#N/A	#N/A
Interest Only 40Yr or ARM (30&40Yr)	(0.500)	(0.500)	(0.500)	(0.500)	(0.750)	(0.750)	(0.750)	(1.000)	#N/A
Escrow Waived	0.000	0.000	0.000	0.000	0.000	0.000	0.000	(0.250)	(0.500)
DTI >45% - All Doc Types	0.000	0.000	(0.125)	(0.250)	(0.250)	(0.250)	(0.500)	(0.500)	#N/A
DTI >50% - All Doc Types	(0.250)	(0.250)	(0.250)	(0.375)	(0.500)	(0.625)	(1.000)	#N/A	#N/A
ITIN	(2.000)	(2.000)	(2.500)	(2.500)	(2.500)	(2.500)	(2.750)	(3.000)	#N/A
Subordinate Financing	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)
Payment History									
0x30x12	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
1x30x12	(1.250)	(1.250)	(1.250)	(1.250)	(1.250)	(1.250)	(1.500)	(2.000)	#N/A
1x60x12	(1.750)	(1.750)	(1.750)	(1.750)	(1.750)	(2.000)	(2.000)	#N/A	#N/A
1x30x6	(1.750)	(1.750)	(1.750)	(1.750)	(1.750)	(2.000)	(2.000)	#N/A	#N/A
0x30x24	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Credit Events									
12 Months	(1.500)	(1.500)	(2.000)	(2.000)	(2.000)	(2.000)	#N/A	#N/A	#N/A
24 Months	(1.000)	(1.000)	(1.000)	(1.250)	(1.250)	(1.250)	(1.500)	#N/A	#N/A
36 Months	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.500)	(0.500)	(0.500)	(0.500)
48 Months	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000

NonQM Price Calculator		
Inputs		
Interest Rate *	Choose a Selection	Reset
LTV Range	Choose a Selection	(3.525)
FICO Range	Choose a Selection	FALSE
Program	Core	#N/A
Reserves	Choose a Selection	0.000
Payment History	0x30x12	#N/A
Credit Events	NONE	0.000
Doc Type	Choose a Selection	0.000
Additional Adjs	Choose a Selection	#N/A
Citizenship	Choose a Selection	0.000
DTI	Choose a Selection	0.000
Loan Balance	Choose a Selection	#N/A
Purpose	Choose a Selection	#N/A
Occupancy	Choose a Selection	0.000
Property Type	Choose a Selection	0.000
Loan Term	30Yr Fixed	0.000
Escrow	Escrow Not Waived	0.000
Prepayment Penalty	Choose a Selection	0.000
NI - Title Vesting	No	#N/A
State	Choose a Selection	0.000
Lock Term	30 Day	#N/A
Buydown	No	0.000
Subordinate Financing	No	0.000
Possible Eligibility Issue	No	0.000
State Tier Adjustment	Choose a Selection	0.000
Special	Not Applicable	FALSE
Total LLPA		#N/A
Gross Rate Sheet Price (Prior to LLPA's)		#N/A
Net Price: Rate Sheet - LLPA (Prior to Min/Max YSP)		Minimum Rate
Max YSP		#N/A
Final Price *		#N/A
MANUAL LPC CALCULATOR		
Loan amount	\$500,000.00	
LPC %	2.250	\$11,250.00
LPC Flat Fee		0.000
Total LPC LLPA	2.250	
Final Price AFTER LPC *		#N/A
*YSP allowed up to 102.000, may be paid to borrower on all Loans, or to Broker on Business Purpose Loans only		
*YSP Lender Credit are not Applicable to DSCR 15-8 Use		
*YSP requests must be sent via e-mail to the Lockdesk, AE and AH		
Calculator does not verify eligibility. Please use in conjunction with product matrix.		
Max Price		
Owner/2nd Home	102.000	5/6 ARM
>\$2,500,000	101.000	7/6 ARM
80.01-90.00% LTV	101.000	Floor
ITIN/Foreign National	100.500	Index
Subord Financing	100.000	Reset
No PPP	100.000	Margin
12 Months PPP	101.500	Terms
24 Months PPP	102.000	13Yr Fixed
36-60 Months PPP	102.500	30Yr Fixed
Floor Price		40Yr Fixed
NC Floor Price	98.750	5/6 30Yr ARM
Min Rate		5/6 40Yr ARM
>\$2,500,000	6.625	7/6 30Yr ARM
ITIN/Foreign National	7.375	7/6 40Yr ARM
Full Doc Includes		
Tax Returns		12 Bank Statements
1099 Only		12 or 24 CPA P&L</

Effective Date: Fri, August - 7 - 2026

Base Price		
30 Day Lock		
Rate	DCSR	DCSR 5-8
6.125	98.463	#N/A
6.250	98.900	#N/A
6.375	99.276	#N/A
6.499	99.776	#N/A
6.625	100.244	#N/A
6.750	100.682	#N/A
6.875	101.104	#N/A
6.999	101.510	96.675
7.125	101.885	97.050
7.250	102.260	97.550
7.375	102.635	97.925
7.499	102.979	98.550
7.625	103.291	99.050
7.750	103.572	99.300
7.875	103.854	99.550
7.999	104.135	100.050
8.125	104.416	100.300
8.250	104.697	100.550
8.375	104.979	100.800
8.499	105.260	101.175
8.625	105.510	101.550
8.750	105.760	101.800
8.875	106.010	102.175
8.999	106.260	102.300
9.125	106.510	102.675
9.250	106.835	102.925
9.375	106.760	103.300
9.499	106.885	103.675
9.625	107.010	103.925
9.750	107.135	104.175
9.875	107.260	104.425
9.999	107.385	104.675
10.125	107.510	104.925
10.250	107.635	105.175
10.375	107.760	105.425
10.499	107.885	105.675
10.625	108.010	105.925
10.750	108.135	106.175

Lock Term	LLPA
45 Day	(0.250)
60 Day	(0.500)

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

[Click Here](#)

PPP Requirements

PPP Required on NOO>80% LTV
 * 6 Months interest on 80% of the Principal Balance *
 ** 5% Fixed PPP option is 5% penalty on Current Balance for the duration of the Pre-Pay Term **

DSCR Lending Pros									
FICO/LTV	Loan Level Pricing Adjustments								
	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
780+	1.375	1.150	1.025	1.000	0.750	0.550	(0.625)	(2.500)	
760-779	1.150	1.000	1.000	0.850	0.500	0.425	(0.875)	(2.750)	
740-759	1.000	0.875	0.875	0.715	0.400	0.213	(1.000)	(3.500)	
720-739	0.875	0.750	0.750	0.650	0.025	(0.100)	(1.875)	(3.500)	
700-719	0.650	0.375	0.125	0.025	(0.250)	(1.000)	(2.625)	#N/A	
680-699	0.250	(0.125)	(0.125)	(0.250)	(0.850)	(1.500)	(3.375)	#N/A	
660-679	(0.250)	(0.250)	(0.750)	(1.250)	(1.975)	(2.600)	#N/A	#N/A	
640-659	(0.900)	(1.250)	(1.650)	(2.875)	(2.875)	(3.625)	#N/A	#N/A	
620-639	(2.000)	(2.250)	(2.400)	(2.875)	(3.625)	#N/A	#N/A	#N/A	

[illegible]

Purpose								
Purchase	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Rate Term Refi	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250
Cash Out Refi	(0.125)	(0.250)	(0.375)	(0.500)	(0.500)	(0.500)	(1.750)	N/A
Rate Term Refi FICO < 680	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.375)	N/A
Cash Out Refi FICO < 680	(0.500)	(0.500)	(0.625)	(0.750)	(0.750)	N/A	N/A	N/A

	Loan Amount							
<\$150,000	(0.250)	(0.500)	(0.500)	(0.500)	(0.500)	(0.750)	(0.750)	(1.500)
\$150,001-\$250,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	(0.250)
\$250,001-\$1,000,000	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250
>\$1,000,000	0.375	0.250	0.250	0.250	0.250	0.000	0.000	0.000
>\$1,500,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
>\$2,000,000	(0.125)	(0.125)	(0.125)	(0.250)	(0.250)	(0.250)	(0.500)	n/A
>\$2,500,000	(0.375)	(0.375)	(0.500)	(0.500)	(0.500)	(0.500)	(0.750)	n/A
>\$3,000,000	(1.000)	(1.000)	(1.000)	(1.000)	(1.250)	(1.250)	(1.500)	n/A
>\$3,500,000	(2.000)	(2.250)	(2.500)	(2.500)	n/A	n/A	n/A	n/A

[illegible]

	Prepayment Penalty						
No PPP-States Not allowed	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	#N/A
No PPP-States that allow	(1,750)	(1,750)	(1,750)	(1,750)	(1,750)	(1,750)	(1,750)
12 Months PPP*	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	#N/A
24 Months PPP*	(0,250)	(0,250)	(0,250)	(0,250)	(0,250)	(0,750)	(0,750)
36 Months PPP*	(0,250)	(0,125)	(0,125)	(0,125)	(0,125)	(0,125)	(0,125)
48 Months PPP*	(0,250)	(0,250)	(0,250)	(0,250)	(0,250)	(0,250)	(0,125)
60 Months PPP*	0,750	0,625	0,625	0,625	0,625	0,625	0,500
12 Months PPP (% Fied)**	(0,750)	(0,750)	(0,750)	(0,750)	(0,750)	(0,750)	(0,750)
24 Months PPP (% Fied)**	0,000	0,000	0,000	0,000	0,000	0,000	(0,250)
36 Months PPP (% Fied)**	0,375	0,375	0,375	0,375	0,375	0,375	0,375
48 Months PPP (% Fied)**	0,625	0,425	0,425	0,425	0,425	0,425	0,425
60 Months PPP (% Fied)**	0,000	0,750	0,750	0,750	0,750	0,750	0,750

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NonQM Price Calculator		
Inputs		
Interest Rate →	Choose a Selection	Reset
LTV Range	Choose a Selection	
FICO Range	Choose a Selection	FALSE
Program	Choose a Selection	FFVA
Reserves	Choose a Selection	0.000
Payment History	0x30x12	FFVA
Credit Events	NONE	0.000
Doc Type	Choose a Selection	0.000
Adjustable Args	Choose a Selection	0.000
Citizenship	Choose a Selection	FFVA
Loan Balance	Choose a Selection	FFVA
Purpose	Choose a Selection	FFVA
DSCR Cashout	Choose a Selection	0.000
Occupancy	Choose a Selection	0.000
Property Type	Choose a Selection	0.000
Loan Term	30YR Fixed	FFVA
Escrow	Escrow Not Waived	0.000
Prepayment Penalty	Choose a Selection	0.000
NJ - Title Vesting		0.000
State	Choose a Selection	0.000
Lock Term	30 Day	FFVA
Buydown	No	0.000
Subordinate Financing	No	0.000
Possible Eligibility Issue	No	0.000
State Tier Adjustment	Choose a Selection	0.000
Special	Not Applicable	FALSE
Total LLPA		#N/A
Gross Rate Sheet Price (Prior to LLPAs)		#N/A
Net Price Rate Sheet - LLPA (Prior to Min/Max YSP)		Minimum Rate
Max YSP		#N/A
Final Price →		#N/A

MANUAL LPC CALCULATOR			
Loan amount		\$500,000.00	
LPC %	2.50		\$11,250.00
LPC Flat Fee			0.000
Total LPC LLPA			
Final Price LPC +		#N/A	

*YSP allowed up to 102,000, may be paid to borrower on all LPCs, to Broker/AR on Business Purpose Loans only

*YSP & Lender Credits are not Applicable to DCR's & Unit

*YSP requests must be sent via e-mail to the Lockbox, AE and AM

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

Max Price				State		LLPA	
36-60 Months PPP	102.50			Georgia		(0.250)	
>\$2,000,000	100.750			Illinois		(0.250)	
>\$2,500,000	100.500			Kansas		(0.250)	
80.01-90.00% LTV	101.000			New Jersey		(0.250)	
ITIN/Foreign National	100.500			North Carolina		(0.250)	
Subord Financing	100.000			Ohio		(0.250)	
No PPP	100.000			Terms		LLPA	
12 Months PPP	101.500			15YR Fixed		0.250	
24 Months PPP	102.000			30YR Fixed		0.000	
N/! Title Vested in LLC	100.000			40YR Fixed		(0.500)	
DSCR 5.0-8 Units	100.000			5/6 30YR ARM		0.250	
				5/6 40YR ARM		(0.500)	
				7/6 30YR ARM		0.250	
				7/6 40YR ARM		(0.500)	
Min Rate						Caps	
>\$2,500,000	6.625			5/6 ARM		2/1/5	
ITIN/Foreign National	7.375			7/6 ARM		5/1/5	
				Floor		Margin	
				Index		6 Month SOFR	
				Reset		6 Month	
				Margin		4.000	

State Tier Adjustment		
Tier 1 States	AZ, CA, CO, CT, GA, HI, MA, MD, NJ, NV, OR, SC, UT, VA, WA	0.000
Tier 2 States	DC, FL, ID, IL, IN, LA, MI, MN, MO, NC, OH, OK, PA, RI, TN, TX	0.150
Tier 3 States	AK, AL, AR, DE, IA, KS, KY, ME, MS, MT, ND, NE, NH, NM, SD, VT, WI, WV, WY	0.250

