Mortgage Mac
330 E. Lambert Rd. Suite 250 BREA CA 92821
Lock e-mail: lock@mtgmac.com
11/25/2019 8:00:00 AM

LENDER YOU CAN TRUST

Page	PROGRAM NAME	LENDER FEE/ COMMITMENT FEE
2	PRIME CONFORMING FIXED (DU & LP)	$1,070
2	PRIME CONFORMING ARMs (DU & LP)	$1,070
2	PRIME HIGH BALANCE FIXED & ARMs (DU & LP)	$1,070
3	FANNIE MAE CONFORMING FIXED	$1,070
3	FANNIE MAE CONFORMING ARMs	$1,070
3	FANNIE MAE HIGH BALANCE FIXED & ARMs	$1,070
3	HOME READY	$1,070
4	FREDDIE MAC CONFORMING FIXED	$1,070
4	FREDDIE MAC CONFORMING ARMS	$1,070
4	FREDDIE MAC SUPER CONFORMING FIXED & ARMs	$1,070
4	HOME POSSIBLE	$1,070
5	FHA CONFORMING	$1,070
5	FHA HIGH BALANCE	$1,070
5	FHA STREAMLINE	$375
5	JUMBO PRIME	$1,070
5	JUMBO EXTENDED	$1,070
6	PORTFOLIO 101 & 102	$1,070
7	PORTFOLIO 103 & 104	$1,070
8	KVOE ONLY PROGRAM	$1,295
8	TRADITIONAL VOE	$1,295
8	REDUCED DOC PROGRAM	$1,295
9	FOREIGN NATIONAL & ITIN	$1,295
10	PIGGY BACK HELOC	$295
10	EXTENDED HIGH BALANCE FIXED & ARMs	$1,070
10	HELOC & 2ND MORTGAGE	$295
10	HELOC (STANDALONE)	$695

*LENDER/COMMITMENT FEE IN STATE OF NC WILL BE APPLIED AS STATE ADJUSTMENT

GENERAL LOAN LIMITS FOR 2019

Units	Maximum Loan Amount	Max. Loan Amount for High-Cost Areas
1	$484,350	$726,525
2	$620,200	$930,300
3	$749,650	$1,124,475
4	$931,600	$1,397,400

TURN TIME

11/25/2019	Purchase	Refinance
Submission		
Registered before 3 pm pst	same day	same day
Registered after 3 pm pst	24 hours	24 hours
Underwriting		
Agency	5 Business days	5 Business days
FHA	5 Business days	5 Business days
KVOE	5 Business days	5 Business days
Portfolio Reduced Doc	5 Business days	5 Business days
Jumbo Prime	5 Business days	5 Business days
Other Jumbo (Initial Review)	5 Business days	5 Business days
Portfolio (Initial Review)	5 Business days	5 Business days
HELOC (Initial Review)	5 Business days	5 Business days
UW Conditions Review	5 Business days	5 Business days
Loan Doc	24-48 hours	24-48 hours
Docs Review	24-48 hours	24-48 hours
Funding Conditions	24-48 hours	24-48 hours

Turn time is based on date of last upload

CORPORATE OFFICE	BRANCH OFFICE	MORTGAGEE CLAUSE
330 E. Lambert Rd. Suite 250 BREA, CA 92821 714-276-1180	7611 Little River Turnpike #101W Annandale, VA 22003 3296 Summit Ridge Pkwy, Suite 1810 Duluth, GA 30096	Mortgage Mac Its Successors And/Or Assigns 330 E. Lambert Rd. Suite 250 BREA, CA 92821
FNMA SELLER/SERVICER ID: 30488-000-7	FHA LENDER ID: 00224-0000-3	NMLS ID: 886336

LENDER FEE	FUNDING FEE
See above	0.500% pricing adjustment for any 1st T.D. loan with greater than $50,000 and less than $100,000 loan amount

RATE LOCK EXPIRATION SCHEDULE & OPTIONS

15 days	12/10/2019	U/W Approved & Appraisal conditions must be cleared - PTD is not required to be signed off.
30 days	12/25/2019	Submitted & Appraisal payment must be paid
45 days	1/9/2020	Submitted & Appraisal payment must be paid / PRE-LOCK

LOCK CUT-OFF TIME	EXTENSION	RE-LOCK POLICY
4:00 P.M. (PST)	2 Days: 0.125 to Fee (2 extensions per lock) 7 Days: 0.250 to Fee (1 extension per lock)	Worse case pricing + 0.250% (One Re-Lock Allowed) No Extension allowed after Re-Lock

LOAN PROGRAM/TIER CHANGE

Table 1. Program Group		Table 2. Tier							
Page #	Program	Tier	Program	Tier	Program	Tier	Program	Tier	Program
1	PRIME	1	PRIME30, PRIME20	2	PRIME15, PRIME10	3	PRIME10/1, 7/1	4	PRIME5/1, 3/1
	LP		LP30, LP20		LP15, LP10		LP10/1, LP7/1		LP5/1, LP3/1
	HBC		HBC30		HBC15		HBC10/1, HBC7/1		HBC5/1
	SLP		SLP30		SLP15		SLP10/1, SLP7/1		SLP5/1
2	EFC		EFC30, EFC20		EFC15, EFC10		EFC10/1, EFC7/1		EFC5/1
	EHBC		ELP30, ELP20		ELP15, ELP10		ELP10/1, ELP7/1		
3	ELP		EHBC30, EHBC20		EHBC15		EHBC10/1, 7/1		
	ESLP		ESLP30, ESLP20		ESLP15		ESLP10/1, 7/1		

Program changes within the above program groups will be priced by using the pricing on the locked-in date of the original program.

1. For program change in The Same Group / Tier (Ref. Table 1 & 2)
   - Base price will be revised, based on the pricing of original locked date, Not subject to the Worst-case pricing.
   - LLPAs will be adjusted, based on the recent rate sheet.
2. For program change to The Different Group / Tier (Ref. Table 1 & 2)
   - Base price will be revised with the Worst-case pricing, between original locked date and requested date.
   - LLPAs will be adjusted, based on the recent rate sheet.
   - No Worst-case pricing will be applied, if the program change is requested by 4 P.M. (PST) on the original locked date.

Actual closing cost may not be less than amounts of lender credit towards to borrower's closing costs. NMSI does not allow principle reduction with any lender credit that is over the actual closing costs. Note: This price sheet is for the use of approved mortgage brokerages only and is not intended for distribution to the general public. Rates, terms and fees are subject to change without notice.

Mortgage Mac
330 E. Lambert Rd. Suite 250 BREA CA 92821
Lock e-mail: lock@mtgmac.com
11/25/2019 8:00:00 AM

PRIME CONFORMING FIXED (DU & LP)

30 YEAR FIXED			20 YEAR FIXED			15 YEAR FIXED			10 YEAR FIXED		
PROGRAM CODE: PRIME DU/LP30			PROGRAM CODE: PRIME DU/LP20			PROGRAM CODE: PRIME DU/LP15			PROGRAM CODE: PRIME DU/LP10		
Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day
4.125	(3.875)	(3.750)	4.125	(4.125)	(4.000)	3.625	(3.250)	(3.125)	3.625	(3.250)	(3.125)
4.000	(3.500)	(3.375)	4.000	(3.750)	(3.625)	3.500	(2.750)	(2.625)	3.500	(2.750)	(2.625)
3.875	(3.000)	(2.875)	3.875	(3.250)	(3.125)	3.375	(2.375)	(2.250)	3.375	(2.500)	(2.375)
3.750	(2.500)	(2.375)	3.750	(2.875)	(2.750)	3.250	(1.875)	(1.750)	3.250	(2.250)	(2.125)
3.625	(1.875)	(1.750)	3.625	(2.375)	(2.250)	3.125	(1.625)	(1.500)	3.125	(1.875)	(1.750)
3.500	(1.375)	(1.250)	3.500	(1.625)	(1.500)	3.000	(1.125)	(1.000)	3.000	(1.375)	(1.250)
3.375	(0.875)	(0.750)	3.375	(1.250)	(1.125)	2.875	(0.625)	(0.500)	2.875	(0.750)	(0.625)
3.250	(0.375)	(0.250)	3.250	(0.750)	(0.625)	2.750	(0.125)	0.000	2.750	(0.250)	(0.125)

NO ADD-ON
FOR LP APPROVAL
"Streamlined Accept"
documentation
is acceptable
per LP findings

PRIME CONFORMING ARMs (DU & LP)

10/1 ARM			7/1 ARM			5/1 ARM			3/1 ARM		
PROGRAM CODE: PRIME DU/LP 10/1			PROGRAM CODE: PRIME DU/LP 7/1			PROGRAM CODE: PRIME DU/LP 5/1			PROGRAM CODE: PRIME DU/LP 3/1		
Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day
3.750	(2.250)	(2.125)	3.625	(2.250)	(2.125)	3.500	(1.375)	(1.250)	3.875	(1.250)	(1.125)
3.625	(1.875)	(1.750)	3.500	(1.875)	(1.750)	3.375	(1.250)	(1.125)	3.750	(1.125)	(1.000)
3.500	(1.500)	(1.375)	3.375	(1.500)	(1.375)	3.250	(1.000)	(0.875)	3.625	(1.000)	(0.875)
3.375	(1.125)	(1.000)	3.250	(1.250)	(1.125)	3.125	(0.625)	(0.500)	3.500	(0.750)	(0.625)
3.250	(0.875)	(0.750)	3.125	(0.875)	(0.750)	3.000	(0.375)	(0.250)	3.375	(0.500)	(0.375)
3.125	(0.625)	(0.500)	3.000	(0.500)	(0.375)	2.875	(0.250)	(0.125)	3.250	(0.375)	(0.250)
3.000	(0.125)	0.000	2.875	(0.125)	0.000	2.750	0.000	0.125	3.125	(0.250)	(0.125)
Mar/Cap	2.250	5/2/5	Mar/Cap	2.250	5/2/5	Mar/Cap	2.250	2/2/5	Mar/Cap	2.250	2/2/6

Max. Net Premium
Conforming Fixed & Arm
4.000%

High Balance Fixed & Arm
3.000%

PRIME HIGH BALANCE FIXED & ARMs (DU & LP)

30 YEAR FIXED			15 YEAR FIXED			10/1 ARM			7/1 ARM			5/1 ARM		
PROGRAM CODE: HBC/SLP 30			PROGRAM CODE: HBC/SLP 15			PROGRAM CODE: HBC/SLP 10/1			PROGRAM CODE: HBC/SLP 7/1			PROGRAM CODE: HBC/SLP 5/1		
Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day
4.250	(3.125)	(3.000)	3.750	(2.625)	(2.500)	3.875	(2.375)	(2.250)	3.750	(2.375)	(2.250)	3.875	(1.875)	(1.750)
4.125	(3.000)	(2.875)	3.625	(2.375)	(2.250)	3.750	(2.000)	(1.875)	3.625	(2.000)	(1.875)	3.750	(1.750)	(1.625)
4.000	(2.875)	(2.750)	3.500	(2.125)	(2.000)	3.625	(1.750)	(1.625)	3.500	(1.750)	(1.625)	3.625	(1.625)	(1.500)
3.875	(2.500)	(2.375)	3.375	(1.750)	(1.625)	3.500	(1.375)	(1.250)	3.375	(1.375)	(1.250)	3.500	(1.125)	(1.000)
3.750	(1.875)	(1.750)	3.250	(1.375)	(1.250)	3.375	(1.000)	(0.875)	3.250	(1.000)	(0.875)	3.375	(1.000)	(0.875)
3.625	(1.250)	(1.125)	3.125	(1.000)	(0.875)	3.250	(0.875)	(0.750)	3.125	(0.750)	(0.625)	3.250	(0.625)	(0.500)
3.500	(0.750)	(0.625)	3.000	(0.625)	(0.500)	3.125	(0.500)	(0.375)	3.000	(0.375)	(0.250)	3.125	(0.375)	(0.250)
3.375	(0.125)	0.000	2.875	(0.250)	(0.125)	Mar/Cap	2.250	5/2/5	Mar/Cap	2.250	5/2/5	Mar/Cap	2.250	2/2/5

LTV/FICO ADJUSTMENTS: All products w/Terms > 15 Yrs , Fixed & ARMs

	<=60%	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
FICO >= 740	0.000	0.250	0.250	0.500	0.250	0.250	0.250	0.750
FICO 720 - 739	0.000	0.250	0.500	0.750	0.500	0.500	0.500	1.000
FICO 700 - 719	0.000	0.500	1.000	1.250	1.000	1.000	1.000	1.500
FICO 680 - 699	0.000	0.500	1.250	1.750	1.500	1.250	1.250	1.500
FICO 660 - 679	0.000	1.000	2.250	2.750	2.750	2.250	2.250	2.250
FICO 640 - 659	0.500	1.250	2.750	3.000	3.250	2.750	2.750	N/A
FICO 620 - 639	0.500	1.500	3.000	3.000	3.250	3.250	3.250	N/A

LTV/FICO Adjustments : CASH-OUT REFINANCE (All Terms) , Fixed & ARMs

	<=60%	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
FICO >= 740	0.375	0.625	0.625	0.875	N/A	N/A	N/A	N/A
FICO 720 - 739	0.375	1.000	1.000	1.125	N/A	N/A	N/A	N/A
FICO 700 - 719	0.375	1.000	1.000	1.125	N/A	N/A	N/A	N/A
FICO 680 - 699	0.375	1.125	1.125	1.750	N/A	N/A	N/A	N/A
FICO 660 - 679	0.625	1.125	1.125	1.875	N/A	N/A	N/A	N/A
FICO 640 - 659	0.625	1.625	1.625	2.625	N/A	N/A	N/A	N/A
FICO 620 - 639	0.625	1.625	1.625	3.125	N/A	N/A	N/A	N/A

Product Feature Adjustments

	<=60%	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.500
High-LTV ARMs	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.250
2 Units	1.000	1.000	1.000	1.000	1.000	N/A	N/A	N/A
3-4 Units	1.000	1.000	1.000	N/A	N/A	N/A	N/A	N/A
Condo (>15Year,excludes detached condos)	0.000	0.000	0.000	0.750	0.750	0.750	0.750	0.750
2ND HOME	0.000	0.000	0.000	0.000	0.000	0.250	N/A	N/A
Investment Property	2.125	2.125	2.125	3.375	N/A	N/A	N/A	N/A
Investment Property - FICO<700	0.375	0.375	0.375	0.375	N/A	N/A	N/A	N/A
High-Balance Purchase or Rate&Term	0.250	0.250	0.250	0.250	0.250	0.250	0.250	N/A
High-Balance Cash-out	1.000	1.000	1.000	1.000	N/A	N/A	N/A	N/A
High-Balance Arm	0.750	0.750	0.750	1.500	1.500	1.500	1.500	N/A
Loan amount < $100,000	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500

LENDER PAID MI (SINGLE PREMIUM) Adjustments

LTV	%	>=760	740-759	720-739	700-719	680-699	660-679	< 660
95.01-97	35	2.500	3.375	4.125	4.875	5.875	7.875	8.375
90.01-95	30	1.875	2.625	3.125	3.625	4.500	6.000	6.375
85.01-90	25	1.375	2.000	2.375	2.875	3.375	4.750	4.875
80.01-85	12	0.750	0.875	1.000	1.250	1.375	1.875	2.125
LOAN TERM < 30		(0.125)	(0.125)	(0.125)	(0.250)	(0.250)	(0.375)	(0.375)
CASH OUT		0.625	0.625	0.750	1.000	1.000	1.375	1.375
R&T REFI		0.000	0.000	0.000	0.000	0.000	0.000	0.000
2ND HOME		0.375	0.375	0.500	0.750	0.750	1.250	1.250
3-4 UNIT PROPERTY		1.250	1.250	1.375	N/A	N/A	N/A	N/A
INVESTMENT PRO.		1.250	1.250	1.375	N/A	N/A	N/A	N/A
LOAN AMT > 650K		0.625	0.625	0.750	1.250	1.250	2.125	2.125

Subordinate Financing

LTV	CLTV	FICO <720	FICO >=720
<=75%	<=80%	0.375	0.375
<=65%	80.01-95%	0.875	0.625
65.01-75%	80.01-95%	1.125	0.875
75.01-90%	76.01-95%	1.375	1.125
90.01-95%	90.01-95%	1.375	1.125
<=95%	95.01-97%	1.875	1.875

PROPERTY INSPECTION WAIVER
Now Available for Purchase & Refinance
through DU & LP

Mortgage Mac
330 E. Lambert Rd. Suite 250 BREA CA 92821
Lock e-mail: lock@mtgmac.com
11/25/2019 8:00:00 AM

FANNIE MAE CONFORMING FIXED

30 YEAR FIXED			20 YEAR FIXED			15 YEAR FIXED			10 YEAR FIXED		
PROGRAM CODE: EFC 30			PROGRAM CODE:EFC 20			PROGRAM CODE: EFC 15			PROGRAM CODE: EFC 10		
Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day
4.125	(3.625)	(3.500)	4.125	(4.000)	(3.875)	3.750	(3.375)	(3.250)	3.625	(3.125)	(3.000)
4.000	(3.375)	(3.250)	4.000	(3.625)	(3.500)	3.625	(3.125)	(3.000)	3.500	(2.625)	(2.500)
3.875	(2.875)	(2.750)	3.875	(3.125)	(3.000)	3.500	(2.625)	(2.500)	3.375	(2.375)	(2.250)
3.750	(2.375)	(2.250)	3.750	(2.750)	(2.625)	3.375	(2.250)	(2.125)	3.250	(2.125)	(2.000)
3.625	(1.750)	(1.625)	3.625	(2.250)	(2.125)	3.250	(1.750)	(1.625)	3.125	(1.750)	(1.625)
3.500	(1.250)	(1.125)	3.500	(1.500)	(1.375)	3.125	(1.500)	(1.375)	3.000	(1.250)	(1.125)
3.375	(0.750)	(0.625)	3.375	(1.125)	(1.000)	3.000	(1.125)	(1.000)	2.875	(0.625)	(0.500)
3.250	(0.250)	(0.125)	3.250	(0.625)	(0.500)	2.875	(0.500)	(0.375)	2.750	(0.125)	0.000

FANNIE MAE HOME READY

PROGRAM CODE : (EFCH30 & EFCH15)

CUMULATIVE ADJUSTMENTS CAPS. (***ADDITIONAL** ADJ. STILL APPLY)	
LTV>80 & FICO >=680	0.000
ALL OTHER LTV/FICO	1.500
*LOAN AMT<$100,000	0.500
*ALL HOME READY	0.125

FANNIE MAE CONFORMING ARMs

10/1 ARM			7/1 ARM			5/1 ARM		
PROGRAM CODE: EFC 10/1			PROGRAM CODE: EFC 7/1			PROGRAM CODE: EFC 5/1		
Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day
4.000	(2.000)	(1.875)	3.875	(2.125)	(2.000)	3.625	(1.375)	(1.250)
3.875	(1.750)	(1.625)	3.750	(1.750)	(1.625)	3.500	(1.250)	(1.125)
3.750	(1.375)	(1.250)	3.625	(1.500)	(1.375)	3.375	(1.125)	(1.000)
3.625	(1.000)	(0.875)	3.500	(1.250)	(1.125)	3.250	(0.875)	(0.750)
3.500	(0.875)	(0.750)	3.375	(1.000)	(0.875)	3.125	(0.500)	(0.375)
3.375	(0.750)	(0.625)	3.250	(0.750)	(0.625)	3.000	(0.375)	(0.250)
3.250	(0.500)	(0.375)	3.125	(0.375)	(0.250)	2.875	(0.125)	0.000
Mar/Cap	2.25	5/2/5	Mar/Cap	2.25	5/2/5	Mar/Cap	2.25	2/2/5

NO OVERLAYS
LOANS WITH DU APPROVE/ELIGIBLE

Max. Net Premium
Conforming Fixed & Arm
4.000%

High Balance Fixed & Arm
3.000%

FANNIE MAE HIGH BALANCE FIXED AND ARMs

30 YEAR FIXED			20 YEAR FIXED			15 YEAR FIXED			10/1 ARM			7/1 ARM		
PROGRAM CODE: EHBC 30			PROGRAM CODE: EHBC 20			PROGRAM CODE: EHBC 15			PROGRAM CODE: EHBC 10/1			PROGRAM CODE: EHBC 7/1		
Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day
4.375	(3.250)	(3.125)	4.375	(2.750)	(2.625)	3.750	(2.500)	(2.375)	4.125	(1.875)	(1.750)	4.000	(1.625)	(1.500)
4.250	(3.000)	(2.875)	4.250	(2.375)	(2.250)	3.625	(2.250)	(2.125)	4.000	(1.750)	(1.625)	3.875	(1.500)	(1.375)
4.125	(2.875)	(2.750)	4.125	(2.250)	(2.125)	3.500	(2.000)	(1.875)	3.875	(1.625)	(1.500)	3.750	(1.375)	(1.250)
4.000	(2.750)	(2.625)	4.000	(2.000)	(1.875)	3.375	(1.625)	(1.500)	3.750	(1.500)	(1.375)	3.625	(1.250)	(1.125)
3.875	(2.375)	(2.250)	3.875	(1.500)	(1.375)	3.250	(1.250)	(1.125)	3.625	(1.125)	(1.000)	3.500	(1.000)	(0.875)
3.750	(1.750)	(1.625)	3.750	(1.125)	(1.000)	3.125	(0.875)	(0.750)	3.500	(0.750)	(0.625)	3.375	(0.875)	(0.750)
3.625	(1.250)	(1.125)	3.625	(0.750)	(0.625)	3.000	(0.500)	(0.375)	3.375	(0.375)	(0.250)	3.250	(0.250)	(0.125)
3.500	(0.625)	(0.500)	3.500	(0.250)	(0.125)	2.875	(0.125)	0.000	Mar/Cap	2.25	5/2/5	Mar/Cap	2.25	5/2/5

LTV/FICO ADJUSTMENTS: All products w/Terms > 15 Yrs , Fixed & ARMs

	<=60%	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
FICO >= 740	0.000	0.250	0.250	0.500	0.250	0.250	0.250	0.750
FICO 720 - 739	0.000	0.250	0.500	0.750	0.500	0.500	0.500	1.000
FICO 700 - 719	0.000	0.500	1.000	1.250	1.000	1.000	1.000	1.500
FICO 680 - 699	0.000	0.500	1.250	1.750	1.500	1.250	1.250	1.500
FICO 660 - 679	0.000	1.000	2.250	2.750	2.750	2.250	2.250	2.250
FICO 640 - 659	0.500	1.250	2.750	3.000	3.250	2.750	2.750	2.750
FICO 620 - 639	0.500	1.500	3.000	3.000	3.250	3.250	3.250	3.500
FICO < 620	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

LTV/FICO Adjustments : CASH-OUT REFINANCE (All Terms) , Fixed & ARMs

	<=60%	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
FICO >= 740	0.375	0.625	0.625	0.875	N/A	N/A	N/A	N/A
FICO 720 - 739	0.375	1.000	1.000	1.125	N/A	N/A	N/A	N/A
FICO 700 - 719	0.375	1.000	1.000	1.125	N/A	N/A	N/A	N/A
FICO 680 - 699	0.375	1.125	1.125	1.750	N/A	N/A	N/A	N/A
FICO 660 - 679	0.625	1.125	1.125	1.875	N/A	N/A	N/A	N/A
FICO 640 - 659	0.625	1.625	1.625	2.625	N/A	N/A	N/A	N/A
FICO 620 - 639	0.625	1.625	1.625	3.125	N/A	N/A	N/A	N/A
FICO < 620	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Product Feature Adjustments

	<=60%	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.500
2ND HOME	0.000	0.000	0.000	0.000	0.000	0.250	N/A	N/A
2 Units	1.000	1.000	1.000	1.000	1.000	N/A	N/A	N/A
3-4 Units	1.000	1.000	1.000	N/A	N/A	N/A	N/A	N/A
Condo (>15Year,excludes detached condos)	0.000	0.000	0.000	0.750	0.750	0.750	0.750	0.750
Investment Property	2.125	2.125	2.125	3.375	4.125	N/A	N/A	N/A
High-Balance Purchase or Rate&Term	0.250	0.250	0.250	0.250	0.250	0.250	0.250	N/A
High-Balance Cash-out	1.000	1.000	1.000	1.000	N/A	N/A	N/A	N/A
High-Balance Arm	0.750	0.750	0.750	1.500	1.500	1.500	1.500	N/A
Loan amount < $100,000	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500

LENDER PAID MI (SINGLE PREMIUM) Adjustments

LTV	%	>=760	740-759	720-739	700-719	680-699	660-679	< 660
95.01-97	35	2.500	3.375	4.125	4.875	5.875	7.875	8.375
90.01-95	30	1.875	2.625	3.125	3.625	4.500	6.000	6.375
85.01-90	25	1.375	2.000	2.375	2.875	3.375	4.750	4.875
80.01-85	12	0.750	0.875	1.000	1.250	1.375	1.875	2.125
HOME READY		**>=760**	**740-759**	**720-739**	**700-719**	**680-699**	**660-679**	**< 660**
95.01-97	25	2.000	2.625	3.250	3.875	4.750	6.250	6.250
90.01-95	25	1.625	2.250	2.750	3.250	3.875	5.125	5.125
LOAN TERM < 30		(0.125)	(0.125)	(0.125)	(0.250)	(0.250)	(0.375)	(0.375)
CASH OUT		0.625	0.625	0.750	1.000	1.000	1.375	1.375
R&T REFI		0.000	0.000	0.000	0.000	0.000	0.000	0.000
2ND HOME		0.375	0.375	0.500	0.750	0.750	1.250	1.250
3-4 UNIT PROPERTY		1.250	1.250	1.375	N/A	N/A	N/A	N/A
INVESTMENT PRO.		1.250	1.250	1.375	N/A	N/A	N/A	N/A
LOAN AMT > 650K		0.625	0.625	0.750	1.250	1.250	2.125	2.125

Subordinate Financing

LTV	CLTV	FICO <720	FICO >=720
<=75%	<=80%	0.375	0.375
<=65%	80.01-95%	0.875	0.625
65.01-75%	80.01-95%	1.125	0.875
75.01-90%	76.01-95%	1.375	1.125
90.01-95%	90.01-95%	1.375	1.125
<=95%	95.01-97%	1.875	1.875

ACCEPT TRANSFERRED APPRAISAL

PROPERTY INSPECTION WAIVER
Now Available for Purchase & Refinance through DU & LP

Mortgage Mac
330 E. Lambert Rd. Suite 250 BREA CA 92821
Lock e-mail: lock@mtgmac.com
11/25/2019 8:00:00 AM

FREDDIE MAC CONFORMING FIXED

30 YEAR FIXED			20 YEAR FIXED			15 YEAR FIXED			10 YEAR FIXED		
PROGRAM CODE: ELP 30			PROGRAM CODE: ELP 20			PROGRAM CODE: ELP 15			PROGRAM CODE: ELP 10		
Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day
4.125	(3.625)	(3.500)	4.125	(4.000)	(3.875)	3.750	(3.375)	(3.250)	3.625	(3.125)	(3.000)
4.000	(3.375)	(3.250)	4.000	(3.625)	(3.500)	3.625	(3.125)	(3.000)	3.500	(2.625)	(2.500)
3.875	(2.875)	(2.750)	3.875	(3.125)	(3.000)	3.500	(2.625)	(2.500)	3.375	(2.375)	(2.250)
3.750	(2.375)	(2.250)	3.750	(2.750)	(2.625)	3.375	(2.250)	(2.125)	3.250	(2.125)	(2.000)
3.625	(1.750)	(1.625)	3.625	(2.250)	(2.125)	3.250	(1.750)	(1.625)	3.125	(1.750)	(1.625)
3.500	(1.250)	(1.125)	3.500	(1.500)	(1.375)	3.125	(1.500)	(1.375)	3.000	(1.250)	(1.125)
3.375	(0.750)	(0.625)	3.375	(1.125)	(1.000)	3.000	(1.125)	(1.000)	2.875	(0.625)	(0.500)
3.250	(0.250)	(0.125)	3.250	(0.625)	(0.500)	2.875	(0.500)	(0.375)	2.750	(0.125)	0.000

FREDDIE MAC HOME POSSIBLE

PROGRAM CODE : (ELPH30)

CUMULATIVE ADJUSTMENTS CAPS. (***ADDITIONAL** ADJ. STILL APPLY)	
LTV>80 & FICO >=680	0.000
ALL OTHER LTV/FICO	1.500
*LOAN AMT<$100,000	0.500
*SUBOR. FINANCING	0.500

FREDDIE MAC CONFORMING ARMS

10/1 ARM			7/1 ARM		
PROGRAM CODE: ELP 10/1			PROGRAM CODE: ELP 7/1		
Rate	15 Day	30 Day	Rate	15 Day	30 Day
4.000	(2.000)	(1.875)	3.875	(2.125)	(2.000)
3.875	(1.750)	(1.625)	3.750	(1.750)	(1.625)
3.750	(1.375)	(1.250)	3.625	(1.500)	(1.375)
3.625	(1.000)	(0.875)	3.500	(1.250)	(1.125)
3.500	(0.875)	(0.750)	3.375	(1.000)	(0.875)
3.375	(0.750)	(0.625)	3.250	(0.750)	(0.625)
3.250	(0.500)	(0.375)	3.125	(0.375)	(0.250)
Mar/Cap	2.25	5/2/5	Mar/Cap	2.25	5/2/5

MAXIMUM LOAN AMOUNT FOR 2019

Units	Maximum Loan Amount	Maximum Loan Amount for High-Cost Areas
1	$484,350	$726,525
2	$620,200	$930,300
3	$749,650	$1,124,475
4	$931,600	$1,397,400

Click here for Loan Limit Look-Up Table 2019

NO OVERLAYS
LOAN WITH LP
ELIGIBLE FINDINGS

Max. Net Premium	
Conforming	4.000%
High Balance	3.000%

FREDDIE MAC SUPER CONFORMING FIXED AND ARMs

30 YEAR FIXED			20 YEAR FIXED			15 YEAR FIXED			10/1 ARM			7/1 ARM		
PROGRAM CODE: ESLP 30			PROGRAM CODE: ESLP 20			PROGRAM CODE: ESLP 15			PROGRAM CODE: ESLP 10/1			PROGRAM CODE: ESLP 7/1		
Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day
4.375	(3.250)	(3.125)	4.375	(2.750)	(2.625)	3.750	(2.500)	(2.375)	4.125	(1.875)	(1.750)	4.000	(1.625)	(1.500)
4.250	(3.000)	(2.875)	4.250	(2.375)	(2.250)	3.625	(2.250)	(2.125)	4.000	(1.750)	(1.625)	3.875	(1.500)	(1.375)
4.125	(2.875)	(2.750)	4.125	(2.250)	(2.125)	3.500	(2.000)	(1.875)	3.875	(1.625)	(1.500)	3.750	(1.375)	(1.250)
4.000	(2.750)	(2.625)	4.000	(2.000)	(1.875)	3.375	(1.625)	(1.500)	3.750	(1.500)	(1.375)	3.625	(1.250)	(1.125)
3.875	(2.375)	(2.250)	3.875	(1.500)	(1.375)	3.250	(1.250)	(1.125)	3.625	(1.125)	(1.000)	3.500	(1.000)	(0.875)
3.750	(1.750)	(1.625)	3.750	(1.125)	(1.000)	3.125	(0.875)	(0.750)	3.500	(0.750)	(0.625)	3.375	(0.875)	(0.750)
3.625	(1.250)	(1.125)	3.625	(0.750)	(0.625)	3.000	(0.500)	(0.375)	3.375	(0.375)	(0.250)	3.250	(0.250)	(0.125)
3.500	(0.625)	(0.500)	3.500	(0.250)	(0.125)	2.875	(0.125)	0.000	Mar/Cap	2.25	5/2/5	Mar/Cap	2.25	5/2/5

LTV/FICO ADJUSTMENTS: All products w/Terms > 15 Yrs , Fixed & ARMs

	<=60%	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
Fico >= 740	0.000	0.250	0.250	0.500	0.250	0.250	0.250	N/A
Fico 720 - 739	0.000	0.250	0.500	0.750	0.500	0.500	0.500	N/A
Fico 700 - 719	0.000	0.500	1.000	1.250	1.000	1.000	1.000	N/A
Fico 680 - 699	0.000	0.500	1.250	1.750	1.500	1.250	1.250	N/A
Fico 660 - 679	0.000	1.000	2.250	2.750	2.750	2.250	2.250	N/A
Fico 640 - 659	0.500	1.250	2.750	3.000	3.250	2.750	2.750	N/A
Fico 620 - 639	0.500	1.500	3.000	3.000	3.250	3.250	3.250	N/A
Fico < 620	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

LTV/FICO Adjustments : CASH-OUT REFINANCE (All Terms) , Fixed & ARMs

	<=60%	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
Fico >= 740	0.375	0.625	0.625	0.875	N/A	N/A	N/A	N/A
Fico 720 - 739	0.375	1.000	1.000	1.125	N/A	N/A	N/A	N/A
Fico 700 - 719	0.375	1.000	1.000	1.125	N/A	N/A	N/A	N/A
Fico 680 - 699	0.375	1.125	1.125	1.750	N/A	N/A	N/A	N/A
Fico 660 - 679	0.625	1.125	1.125	1.875	N/A	N/A	N/A	N/A
Fico 640 - 659	0.625	1.625	1.625	2.625	N/A	N/A	N/A	N/A
Fico 620 - 639	0.625	1.625	1.625	3.125	N/A	N/A	N/A	N/A
Fico < 620	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Product Feature Adjustments

	<=60%	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A
High-LTV ARMs	0.000	0.000	0.000	0.000	0.000	0.000	0.250	N/A
2ND HOME	0.000	0.000	0.000	0.000	0.000	0.250	N/A	N/A
2 Units	1.000	1.000	1.000	1.000	1.000	N/A	N/A	N/A
3-4 Units	1.000	1.000	1.000	1.000	N/A	N/A	N/A	N/A
Condo (>15Year,excludes detached condos)	0.000	0.000	0.000	0.750	0.750	0.750	0.750	N/A
Investment Property	2.125	2.125	2.125	3.375	4.125	N/A	N/A	N/A
High-Balance Purchase or Rate&Term	0.250	0.250	0.250	0.250	0.250	0.250	N/A	N/A
High-Balance Cash-out	1.000	1.000	1.000	1.000	N/A	N/A	N/A	N/A
High-Balance Arm	0.750	0.750	0.750	1.500	1.500	1.500	1.500	N/A
Loan amount < $100,000	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500

LENDER PAID MI (SINGLE PREMIUM) Adjustments

LTV	%	>=760	740-759	720-739	700-719	680-699	660-679	< 660
95.01-97	35	2.500	3.375	4.125	4.875	5.875	7.875	8.375
90.01-95	30	1.875	2.625	3.125	3.625	4.500	6.000	6.375
85.01-90	25	1.375	2.000	2.375	2.875	3.375	4.750	4.875
80.01-85	12	0.750	0.875	1.000	1.250	1.375	1.875	2.125
HOME POSSIBLE		**>=760**	**740-759**	**720-739**	**700-719**	**680-699**	**660-679**	**< 660**
95.01-97	25	2.000	2.625	3.250	3.875	4.750	6.250	6.250
90.01-95	25	1.625	2.250	2.750	3.250	3.875	5.125	5.125
LOAN TERM < 30		(0.125)	(0.125)	(0.125)	(0.250)	(0.250)	(0.375)	(0.375)
CASH OUT		0.625	0.625	0.750	1.000	1.000	1.375	1.375
R&T REFI		0.000	0.000	0.000	0.000	0.000	0.000	0.000
2ND HOME		0.375	0.375	0.500	0.750	0.750	1.250	1.250
3-4 UNIT PROPERTY		1.250	1.250	1.375	N/A	N/A	N/A	N/A
INVESTMENT PRO.		1.250	1.250	1.375	N/A	N/A	N/A	N/A
LOAN AMT > 650K		0.625	0.625	0.750	1.250	1.250	2.125	2.125

Subordinate Financing

LTV	CLTV	FICO <720	FICO >=720
<=75%	<=80%	0.375	0.375
<=65%	80.01-95%	0.875	0.625
65.01-75%	80.01-95%	1.125	0.875
75.01-90%	76.01-95%	1.375	1.125
90.01-95%	90.01-95%	1.375	1.125
<=95%	95.01-97%	1.875	1.875

ACCEPT TRANSFERRED APPRAISAL

PROPERTY INSPECTION WAIVER
Now Available for Purchase & Refinance through DU & LP

Mortgage Mac
330 E. Lambert Rd. Suite 250 BREA CA 92821
Lock e-mail: lock@mtgmac.com
11/25/2019 8:00:00 AM

FHA CONFORMING

30 YEAR FIXED			15 YEAR FIXED			5/1 ARM		
PROGRAM CODE: FHA 30			PROGRAM CODE: FHA 15			PROGRAM CODE: FHA 5/1		
Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day
3.625	(4.000)	(3.875)	3.625	(3.875)	(3.750)	4.000	(3.250)	(3.125)
3.500	(3.875)	(3.750)	3.500	(3.375)	(3.250)	3.875	(2.875)	(2.750)
3.375	(3.750)	(3.625)	3.375	(3.000)	(2.875)	3.750	(2.625)	(2.500)
3.250	(3.375)	(3.250)	3.250	(2.500)	(2.375)	3.625	(2.250)	(2.125)
3.125	(2.500)	(2.375)	3.125	(2.375)	(2.250)	3.500	(1.875)	(1.750)
3.000	(2.000)	(1.875)	3.000	(1.875)	(1.750)	3.375	(1.625)	(1.500)
2.875	(1.750)	(1.625)	2.875	(1.375)	(1.250)	3.250	(1.250)	(1.125)
2.750	(1.125)	(1.000)	2.750	(0.875)	(0.750)	Mar/Cap	2.000	1/1/5

PRICE ADJUSTMENTS

FIXED & ARM			
FICO 620 - 639	1.250	Loan Amt $50K-$74.9K	0.500
FICO 640 - 659	0.375	Loan Amt $75K-$99.9K	0.250
FICO 660 - 679	0.250	SECOND HOME	0.500
FICO 680 - 719	0.000	INVESTMENT	0.500
FICO >=720	(0.125)	STREAMLINE	0.125

0.125% PURCHASE SPECIAL BONUS ON FHA

MAX. NET PREMIUM
FIXED: 6.000% ARM: 5.000%

FHA HIGH BALANCE

30 YEAR FIXED			15 YEAR FIXED			5/1 ARM		
PROGRAM CODE: FHAHB 30			PROGRAM CODE: FHAHB 15			PROGRAM CODE: FHAHB 5/1		
Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day
4.125	(3.250)	(3.125)	4.500	(2.250)	(2.125)	4.000	(3.000)	(2.875)
4.000	(3.125)	(3.000)	4.375	(2.000)	(1.875)	3.875	(2.625)	(2.500)
3.875	(3.000)	(2.875)	4.250	(1.625)	(1.500)	3.750	(2.375)	(2.250)
3.750	(2.750)	(2.625)	4.125	(1.500)	(1.375)	3.625	(2.000)	(1.875)
3.625	(2.625)	(2.500)	4.000	(1.375)	(1.250)	3.500	(1.625)	(1.500)
3.500	(2.500)	(2.375)	3.875	(1.250)	(1.125)	3.375	(1.375)	(1.250)
3.375	(2.250)	(2.125)	3.750	(1.000)	(0.875)	3.250	(1.000)	(0.875)
3.250	(1.875)	(1.750)	3.625	(0.875)	(0.750)	Mar/Cap	2.000	1/1/5

PRICE ADJUSTMENTS

FIXED & ARM			
FICO 620 - 639	1.250	Loan Amt $50K-$74.9K	0.500
FICO 640 - 659	0.375	Loan Amt $75K-$99.9K	0.250
FICO 660 - 679	0.250	SECOND HOME	0.500
FICO 680 - 719	0.000	INVESTMENT	0.500
FICO >=720	(0.125)	STREAMLINE	0.125

0.125% PURCHASE SPECIAL BONUS ON FHA

MAX. NET PREMIUM
FIXED: 6.000% ARM: 5.000%

JUMBO PRIME

30 YEAR FIXED			15 YEAR FIXED			10/1 ARM			7/1 ARM			5/1 ARM		
PROGRAM CODE: JPW 30			PROGRAM CODE: JPW 15			PROGRAM CODE: JPW 10/1			PROGRAM CODE: JPW 7/1			PROGRAM CODE: JPW 5/1		
Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day
4.500	(1.750)	(1.625)	4.500	(2.125)	(2.000)	4.500	(0.500)	(0.375)	4.500	(0.875)	(0.750)	4.500	(1.500)	(1.375)
4.375	(1.500)	(1.375)	4.375	(2.000)	(1.875)	4.375	(0.250)	(0.125)	4.375	(0.625)	(0.500)	4.375	(1.250)	(1.125)
4.250	(1.250)	(1.125)	4.250	(1.750)	(1.625)	4.250	0.125	0.250	4.250	(0.250)	(0.125)	4.250	(1.000)	(0.875)
4.125	(1.125)	(1.000)	4.125	(1.375)	(1.250)	4.125	0.375	0.500	4.125	0.000	0.125	4.125	(0.750)	(0.625)
4.000	(0.875)	(0.750)	4.000	(1.250)	(1.125)	4.000	0.750	0.875	4.000	0.250	0.375	4.000	(0.375)	(0.250)
3.875	(0.625)	(0.500)	3.875	(1.000)	(0.875)	3.875	1.000	1.125	3.875	0.625	0.750	3.875	0.000	0.125
3.750	(0.375)	(0.250)	3.750	(0.625)	(0.500)	3.750	1.375	1.500	3.750	0.875	1.000	3.750	0.375	0.500
3.625	0.125	0.250	3.625	(0.250)	(0.125)	Mar/Cap	2.250	2/2/5	Mar/Cap	2.25	2/2/5	Mar/Cap	2.25	2/2/5

PRICE ADJUSTMENTS (FIXED & ARM)

	<=55%	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
FICO 680 - 699	(0.375)	(0.250)	(0.125)	0.000	0.500	0.875	N/A	N/A
FICO 700 - 719	(0.375)	(0.250)	(0.125)	0.000	0.250	0.625	1.000	1.000
FICO 720 - 739	(0.500)	(0.375)	(0.250)	(0.250)	0.000	0.500	0.750	0.750
FICO 740 - 759	(0.500)	(0.375)	(0.250)	(0.250)	0.000	0.250	0.500	0.500
FICO 760 - 779	(0.500)	(0.375)	(0.375)	(0.375)	(0.125)	0.125	0.250	0.250
FICO >= 780	(0.500)	(0.500)	(0.500)	(0.375)	(0.250)	0.000	0.125	0.125
PURCHASE	(0.375)	(0.375)	(0.250)	(0.250)	(0.250)	(0.250)	(0.500)	(0.500)
CASH OUT REFINANCE	0.000	0.000	0.250	0.500	0.875	N/A	N/A	N/A
INVESTMENT	0.500	0.500	0.750	0.750	1.250	N/A	N/A	N/A
NO MI ALL FICO	N/A	N/A	N/A	N/A	N/A	N/A	0.750	1.000

FULLY DELEGATED UNDERWRITING

MAX. NET PREMIUM
FIXED & ARM
1.750%

JUMBO EXTENDED

30 YEAR FIXED			15 YEAR FIXED			7/1 ARM			5/1 ARM		
PROGRAM CODE: JPI 30			PROGRAM CODE: JPI 15			PROGRAM CODE: JPI 10/1			PROGRAM CODE: JPI 7/1		
Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day
4.875	(1.750)	(1.625)	4.500	(1.125)	(1.000)	4.500	0.125	0.250	4.500	(0.500)	(0.375)
4.750	(1.500)	(1.375)	4.375	(0.875)	(0.750)	4.375	0.375	0.500	4.375	(0.125)	0.000
4.625	(1.125)	(1.000)	4.250	(0.625)	(0.500)	4.250	0.625	0.750	4.250	0.125	0.250
4.500	(0.875)	(0.750)	4.125	(0.375)	(0.250)	4.125	1.000	1.125	4.125	0.375	0.500
4.375	(0.750)	(0.625)	4.000	(0.250)	(0.125)	4.000	1.250	1.375	4.000	0.625	0.750
4.250	(0.375)	(0.250)	3.875	0.125	0.250	3.875	1.500	1.625	3.875	1.000	1.125
4.125	(0.250)	(0.125)	3.750	0.500	0.625	3.750	1.875	2.000	3.750	1.500	1.625
4.000	0.000	0.125	3.625	0.875	1.000	Mar/Cap	2.250	5/2/5	Mar/Cap	2.250	2/2/5

INVESTOR APPROVAL REQUIRED PRIOR TO DOC.

MAX. NET PREMIUM
FIXED & ARM
1.500%

PRICE ADJUSTMENTS (FIXED & ARM)

	<=60%	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95
FICO 680 - 699	(0.125)	0.125	0.375	0.750	1.250	2.250	2.500	N/A
FICO 700 - 719	(0.250)	0.000	0.250	0.750	1.250	1.500	1.750	N/A
FICO 720 - 739	(0.250)	(0.125)	0.000	0.500	1.000	1.000	1.250	N/A
FICO 740 - 759	(0.375)	(0.250)	(0.125)	0.125	0.375	0.750	0.750	N/A
FICO >= 760	(0.500)	(0.375)	(0.250)	0.000	0.250	0.375	0.625	N/A
PURCHASE TRANSACTION	(0.375)	(0.375)	(0.375)	(0.375)	(0.250)	0.000	0.000	N/A
LOAN AMT >$1.5M - $2M	0.000	0.000	0.000	0.000	0.500	0.500	0.500	N/A
LOAN AMT >$2M - $2.5M	0.000	0.000	0.000	0.250	0.500	0.500	0.500	N/A
SECOND HOME	0.000	0.000	0.500	0.500	N/A	N/A	N/A	N/A
INVESTMENT PROP.	1.000	1.500	N/A	N/A	N/A	N/A	N/A	N/A
CONDO	0.000	0.000	0.250	0.250	0.250	0.250	0.250	N/A
CASH OUT REFINANCE	0.500	0.500	0.500	1.500	N/A	N/A	N/A	N/A
2-4 UNITS	0.500	0.500	0.500	0.500	0.500	N/A	N/A	N/A
DTI > 40	0.000	0.000	0.000	0.125	0.250	0.375	0.500	N/A
NO MI W/ 740+ FICO	N/A	N/A	N/A	N/A	N/A	0.375	1.125	N/A
NO MI W/ 720-739 FICO	N/A	N/A	N/A	N/A	N/A	0.375	N/A	N/A

Mortgage Mac
330 E. Lambert Rd. Suite 250 BREA CA 92821
Lock e-mail: lock@mtgmac.com
11/25/2019 8:00:00 AM

PORTFOLIO 101

30 YEAR FIXED			5/1 ARM			5/1 ARM IO*		
PROGRAM CODE: NPA 30			PROGRAM CODE: NPA 5/1			PROGRAM CODE: NPAI 5/1		
Rate	30 Day	45 Day	Rate	30 Day	45 Day	Rate	30 Day	45 Day
6.500	(1.875)	(1.625)	6.250	(1.500)	(1.250)	6.250	(1.500)	(1.250)
6.375	(1.625)	(1.375)	6.125	(1.250)	(1.000)	6.125	(1.250)	(1.000)
6.250	(1.375)	(1.125)	6.000	(1.000)	(0.750)	6.000	(1.000)	(0.750)
6.125	(1.125)	(0.875)	5.875	(0.750)	(0.500)	5.875	(0.750)	(0.500)
6.000	(0.875)	(0.625)	5.750	(0.500)	(0.250)	5.750	(0.500)	(0.250)
5.875	(0.625)	(0.375)	5.625	(0.250)	0.000	5.625	(0.250)	0.000
5.750	(0.375)	(0.125)	5.500	0.000	0.250	5.500	0.000	0.250
5.625	(0.125)	0.125	Mar/Cap	5.000	2/2/6	Mar/Cap	5.000	2/2/6

Max. 90% LTV, $3,000,000 660 FICO (NO PMI)
Max. 85% LTV, $3,000,000 650 FICO (NO PMI)
DTI UP TO 50%
$750K MAXIMUM CASH BACK
NO PRE-PAYMENT PENALTIES

MAX. NET PREMIUM
2.000%
INVESTOR APPROVAL REQUIRED PRIOR TO LOCK

LTV ADJUSTMENTS TO RATE

	0-40%	40.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	>85
SECOND HOME	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250
CASH OUT (EXCEPT DEBT CONSOLIDATION)	0.375	0.375	0.375	0.375	0.375	0.375	0.375	N/A
2-4 UNITS	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125
ASSET DEPLETION, RSU INCOME	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500
FICO >= 740	(0.500)	(0.500)	(0.500)	(0.500)	(0.375)	(0.250)	0.250	0.500
FICO 720 - 739	(0.375)	(0.375)	(0.375)	(0.375)	(0.250)	(0.125)	0.375	0.625
FICO 700 - 719	(0.250)	(0.250)	(0.250)	(0.250)	(0.125)	0.000	0.500	0.750
FICO 680 - 699	0.000	0.000	0.000	0.000	0.125	0.250	0.625	0.875
FICO 660 - 679	0.125	0.125	0.125	0.125	0.250	0.375	0.750	1.125
FICO 640 - 659	0.500	0.500	0.500	0.500	0.625	0.750	1.125	N/A

LTV ADJUSTMENTS TO PRICE

	0-40%	40.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	>85
LOAN AMOUNT $100,000 TO $199,999	0.500	0.500	0.500	0.500	0.500	0.500	0.625	0.750
LOAN AMOUNT $200,000 TO $299,999	0.250	0.250	0.250	0.250	0.250	0.250	0.375	0.500
LOAN AMOUNT $300,000 TO $599,999	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	0.000	0.500
LOAN AMOUNT $600,000 TO $799,999	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	0.000	0.500
LOAN AMOUNT $800,000 TO $999,999	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	0.125	0.500
LOAN AMOUNT $1,000,000 to $1,499,999	0.125	0.125	0.125	0.125	0.125	0.125	0.250	0.750
LOAN AMOUNT $1,500,000 to $1,999,999	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.750
LOAN AMOUNT >= $2,000,000	0.375	0.375	0.375	0.375	0.375	0.375	0.375	1.000
REFINANCE	0.250	0.250	0.250	0.250	0.250	0.250	0.375	0.500
CONDO	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.250
>80% LTV AND <700 FICO (HIGH LTV)	N/A	N/A	N/A	N/A	N/A	N/A	0.500	0.500

PORTFOLIO 102

30 YEAR FIXED			5/1 ARM		
PROGRAM CODE: NHO 30			PROGRAM CODE: NHO 5/1		
Rate	30 Day	45 Day	Rate	30 Day	45 Day
7.500	(1.750)	(1.500)	7.250	(1.500)	(1.250)
7.375	(1.500)	(1.250)	7.125	(1.250)	(1.000)
7.250	(1.250)	(1.000)	7.000	(1.000)	(0.750)
7.125	(1.000)	(0.750)	6.875	(0.750)	(0.500)
7.000	(0.750)	(0.500)	6.750	(0.500)	(0.250)
6.875	(0.500)	(0.250)	6.625	(0.250)	0.000
6.750	(0.250)	0.000	6.500	0.000	0.250
6.625	0.000	0.250	Mar/Cap	5.000	2/2/6

Max. 90% LTV, $1,500,000 660 FICO (NO PMI)
Max. 85% LTV, $1,500,000 620 FICO (NO PMI)
Max. 80% LTV, $1,500,000 610 FICO
DTI UP TO 50%
100% GIFT FROM FAMILY MEMBERS
FIRST TIME HOMEBUYERS ALLOWED

MAX. NET PREMIUM: 2.000%
INVESTOR APPROVAL REQUIRED PRIOR TO LOCK

LTV ADJUSTMENTS TO RATE

	0-40%	40.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	>85
SECOND HOME	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250
CASH OUT (EXCEPT DEBT CONSOLIDATION)	0.375	0.375	0.375	0.375	0.375	0.375	N/A	N/A
2-4 UNITS	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125
FICO >= 740	(0.875)	(0.875)	(0.875)	(0.750)	(0.625)	(0.500)	0.000	0.250
FICO 720 - 739	(0.750)	(0.750)	(0.750)	(0.625)	(0.500)	(0.375)	0.125	0.375
FICO 700 - 719	(0.625)	(0.625)	(0.625)	(0.500)	(0.375)	(0.250)	0.250	0.500
FICO 680 - 699	(0.375)	(0.375)	(0.375)	(0.250)	(0.125)	0.000	0.375	0.625
FICO 660 - 679	(0.250)	(0.250)	(0.250)	(0.125)	0.000	0.125	0.500	0.875
FICO 640 - 659	0.000	0.000	0.000	0.125	0.250	0.375	0.750	N/A
FICO 620 - 639	0.250	0.250	0.250	0.375	0.500	0.625	1.125	N/A
FICO 610 - 619	0.500	0.500	0.500	0.625	0.750	1.000	N/A	N/A

LTV ADJUSTMENTS TO PRICE

	0-40%	40.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	>85
LOAN AMOUNT $100,000 TO $149,999	0.375	0.375	0.375	0.375	0.375	0.375	0.500	0.625
LOAN AMOUNT $150,000 TO $199,999	0.250	0.250	0.250	0.250	0.250	0.250	0.375	0.625
LOAN AMOUNT $200,000 TO $349,999	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	0.250	0.625
LOAN AMOUNT $350,000 TO $449,999	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	0.250	0.625
LOAN AMOUNT $450,000 TO $599,999	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	0.250	0.625
LOAN AMOUNT $600,000 TO $849,999	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	0.250	0.625
LOAN AMOUNT $850,000 TO $999,999	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	0.250	0.625
LOAN AMOUNT >= $1,000,000	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	0.250	0.625
REFINANCE	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.500
CONDO	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.250

Mortgage Mac
330 E. Lambert Rd. Suite 250 BREA CA 92821
Lock e-mail: lock@mtgmac.com
11/25/2019 8:00:00 AM

PORTFOLIO 103

30 YEAR FIXED			5/1 ARM		
PROGRAM CODE: NFS 30			PROGRAM CODE: NFS 5/1		
Rate	30 Day	45 Day	Rate	30 Day	45 Day
9.250	(1.750)	(1.500)	9.000	(1.500)	(1.250)
9.125	(1.500)	(1.250)	8.875	(1.250)	(1.000)
9.000	(1.250)	(1.000)	8.750	(1.000)	(0.750)
8.875	(1.000)	(0.750)	8.625	(0.750)	(0.500)
8.750	(0.750)	(0.500)	8.500	(0.500)	(0.250)
8.625	(0.500)	(0.250)	8.375	(0.250)	0.000
8.500	(0.250)	0.000	8.250	0.000	0.250
8.375	0.000	0.250	Mar/Cap	5.000	2/2/6

"NO SEASONING REQUIREMENT FOR
BANKRUPCY, FORECLOSURE, DEED-IN-LIEU OR SHORT SALE"
Max. 85% LTV, $1,000,000 640 FICO (NO PMI)
Max. 80% LTV, $1,000,000 620 FICO
Max. 70% LTV, $1,000,000 580 FICO
DTI UP TO 50%

MAX. NET PREMIUM: 2.000%

INVESTOR APPROVAL REQUIRED PRIOR TO LOCK

LTV ADJUSTMENTS TO RATE

	0-40%	40.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	>85
SECOND HOME	0.250	0.250	0.250	0.250	0.250	0.250	0.250	N/A
CASH OUT (EXCEPT DEBT CONSOLIDATION)	0.375	0.375	0.375	0.375	0.375	0.375	N/A	N/A
2-4 UNITS	0.125	0.125	0.125	0.125	0.125	0.125	0.125	N/A
FICO >= 720	(0.750)	(0.750)	(0.750)	(0.625)	(0.500)	(0.375)	0.125	N/A
FICO 700 - 719	(0.625)	(0.625)	(0.625)	(0.500)	(0.375)	(0.250)	0.250	N/A
FICO 680 - 699	(0.375)	(0.375)	(0.375)	(0.250)	(0.125)	0.000	0.375	N/A
FICO 660 - 679	(0.250)	(0.250)	(0.250)	(0.125)	0.000	0.125	0.500	N/A
FICO 640 - 659	0.000	0.000	0.000	0.125	0.250	0.375	0.625	N/A
FICO 620 - 639	0.250	0.250	0.250	0.375	0.500	0.625	N/A	N/A
FICO 600 - 619	0.500	0.500	0.500	0.625	N/A	N/A	N/A	N/A
FICO 580 - 599	0.750	0.750	0.750	0.875	N/A	N/A	N/A	N/A

LTV ADJUSTMENTS TO PRICE

	0-40%	40.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	>85
LOAN AMOUNT $100,000 TO $199,999	0.375	0.375	0.375	0.375	0.375	0.500	0.500	N/A
LOAN AMOUNT $200,000 TO $349,999	0.125	0.125	0.125	0.125	0.125	0.250	1.000	N/A
LOAN AMOUNT $350,000 TO $499,999	(1.000)	(1.000)	(1.000)	(0.750)	(0.750)	0.250	1.000	N/A
LOAN AMOUNT $450,000 TO $599,999	(1.000)	(1.000)	(1.000)	(0.750)	(0.750)	0.250	1.000	N/A
LOAN AMOUNT $600,000 TO $849,999	(1.000)	(1.000)	(1.000)	(0.750)	(0.750)	0.250	1.000	N/A
LOAN AMOUNT >= $850,000	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	0.250	1.000	N/A
REFINANCE	0.375	0.375	0.375	0.375	0.375	0.375	0.500	N/A
CONDO	0.125	0.125	0.125	0.125	0.125	0.125	0.250	N/A

PORTFOLIO 104

30 YEAR FIXED			5/1 ARM		
PROGRAM CODE: NIP 30			PROGRAM CODE: NIP 5/1		
Rate	30 Day	45 Day	Rate	30 Day	45 Day
7.375	(1.500)	(1.250)	7.125	(1.250)	(1.000)
7.250	(1.250)	(1.000)	7.000	(1.000)	(0.750)
7.125	(1.000)	(0.750)	6.875	(0.750)	(0.500)
7.000	(0.750)	(0.500)	6.750	(0.500)	(0.250)
6.875	(0.500)	(0.250)	6.625	(0.250)	0.000
6.750	(0.250)	0.000	6.500	0.000	0.250
6.625	0.000	0.250	Mar/Cap	5.000	2/2/6

INVESTMENT PROPERTY
Max. 85% LTV, $1,500,000 660 FICO
Max. 80% LTV, $1,500,000 620 FICO
MAX. CASH-OUT $350,000 UP TO 80% LTV AND 640 FICO
UNLIMITED FINANCED PROPERTIES ALLOWED

MAX. NET PREMIUM: 2.000%

INVESTOR APPROVAL REQUIRED PRIOR TO LOCK

LTV ADJUSTMENTS TO RATE

	0-40%	40.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	>85
LOAN AMOUNT $1,000,000-$1,500,000	0.125	0.125	0.125	0.125	0.125	0.125	0.125	N/A
LOAN AMOUNT > $1,500,000	0.250	0.250	0.250	0.250	0.250	N/A	N/A	N/A
CASHOUT	0.375	0.375	0.375	0.375	0.375	0.375	N/A	N/A
2-4 UNITS	0.125	0.125	0.125	0.125	0.125	0.125	0.125	N/A
NON-WARRANTABLE CONDO	0.250	0.250	0.250	0.250	0.250	0.250	0.250	N/A
FICO >= 720	(0.625)	(0.625)	(0.625)	(0.500)	(0.375)	(0.250)	0.250	N/A
FICO 700 - 719	(0.500)	(0.500)	(0.500)	(0.375)	(0.250)	(0.125)	0.375	N/A
FICO 680 - 699	(0.250)	(0.250)	(0.250)	(0.125)	0.000	0.125	0.625	N/A
FICO 660 - 679	(0.125)	(0.125)	(0.125)	0.000	0.125	0.250	0.750	N/A
FICO 640 - 659	0.000	0.000	0.000	0.125	0.250	0.375	N/A	N/A
FICO 620 - 639	0.500	0.500	0.500	0.625	0.750	0.875	N/A	N/A

LTV ADJUSTMENTS TO PRICE

	0-40%	40.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	>85
LOAN AMOUNT $100,000 TO $149,999	0.750	0.750	0.750	0.750	0.750	1.000	1.500	N/A
LOAN AMOUNT $150,000 TO $199,999	0.250	0.250	0.250	0.250	0.250	0.500	1.000	N/A
LOAN AMOUNT $200,000 TO $349,999	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	0.250	1.000	N/A
LOAN AMOUNT $350,000 TO $449,999	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	0.250	1.000	N/A
LOAN AMOUNT $450,000 TO $599,999	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	0.250	1.000	N/A
LOAN AMOUNT $600,000 TO $849,999	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	0.250	1.000	N/A
LOAN AMOUNT $850,000 TO $999,999	0.000	0.000	0.000	0.000	0.000	0.250	1.000	N/A
LOAN AMOUNT >= $1,000,000	0.000	0.000	0.000	0.000	0.000	0.250	1.000	N/A
REFINANCE	0.375	0.375	0.375	0.375	0.375	0.375	0.500	N/A
CONDO	0.125	0.125	0.125	0.125	0.125	0.125	0.250	N/A

Mortgage Mac
330 E. Lambert Rd. Suite 250 BREA CA 92821
Lock e-mail: lock@mtgmac.com
11/25/2019 8:00:00 AM

KVOE PROGRAM

30 YEAR FIXED		7/1 ARM		
PROGRAM CODE: KVOE 30		PROGRAM CODE: KVOE 7/1		
Rate	30 Day	Rate	30 Day	
6.000	(2.625)	5.625	(1.500)	
5.875	(2.250)	5.500	(1.250)	
5.750	(1.875)	5.375	(1.000)	
5.625	(1.500)	5.250	(0.750)	
5.500	(1.125)	5.125	(0.500)	
5.375	(0.750)	5.000	(0.250)	
5.250	(0.375)	4.875	0.000	
5.125	0.000	Mar/Cap	2.250	5/2/5

MAX. NET PREMIUM
1.000%

LTV/FICO ADJUSTMENTS TO PRICE

	<=50%	50.01-60	60.01-70	70.01-75	75.01-80
FICO >= 740	0.000	0.250	0.375	0.500	0.750
FICO 700 - 739	0.000	0.250	0.500	1.000	1.500

PRODUCT FEATURE ADJUSTMENTS TO RATE

	<=50%	50.01-60	60.01-70	70.01-75	75.01-80
FICO 680 - 699	0.000	0.125	0.250	0.375	N/A
FICO 660 - 679	0.000	0.125	0.375	N/A	N/A
FICO 640 - 659	0.125	0.250	0.500	N/A	N/A
2-4 Units	0.000	0.250	0.250	N/A	N/A
Condo	0.000	0.125	0.125	0.250	0.250
Investment Property	0.625	0.625	0.625	N/A	N/A
Cash-out	0.250	0.375	0.375	N/A	N/A

No 4506T, No Tax Returns, No W-2s, No Paystubs

Delegated Underwriting
WVOE Only (Employment + Income)
Wage-Earned Only
Min. 24-month of employment & income with a same employer.
MAX. DTI: 49.99%
Credit scores as low as 640
Loan amounts up to agency loan limits
Purchase & R/T Refinance: Max. 80% LTV
Cash-out: Max. 70% LTV / 6 months title seasoning is required
Owner Occupied, 2nd Home & Investment
SFR / PUD / Condo / 1-4 Units
Primary & 2nd Home: 100% Gift Allowed
Primary & 2nd Home: Up to 6 months reserves may be required upon assessment of the overall risk
Investment: 6 months reserves are required
First-Time Home Buyers are allowed
Non-Occupying Co-borrowers are allowed
Transferred Appraisals are NOT permitted
An escrow waiver is eligible for non-HPML files

TURN TIME : 72 HOURS OR LESS

TRADITIONAL VOE

30 YEAR FIXED		7/1 ARM		
PROGRAM CODE: TVOE 30		PROGRAM CODE: TVOE 7/1		
Rate	30 Day	Rate	30 Day	
6.125	(1.000)	5.625	(1.000)	
6.000	(0.750)	5.500	(0.750)	
5.875	(0.500)	5.375	(0.500)	
5.750	(0.250)	5.250	(0.250)	
5.625	0.000	5.125	0.000	
		Mar/Cap	3.500	5/2/5

MAX. NET PREMIUM
1.000%

ADJUSTMENTS TO PRICE		ADJUSTMENTS TO RATE	
FICO 700-719	0.250	FICO 660-699	0.375
FICO 660-699	0.375	FICO 640-659	0.500
FICO 640-659	0.500		

PRODUCT FEATURE ADJUSTMENTS TO RATE

	<=55%	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
LTV	0.000	0.000	0.000	0.125	0.250	0.250
DTI > 43%	0.000	0.000	0.125	0.125	0.125	0.125
Loan Amount < $250,000	0.000	0.000	0.000	0.125	0.125	0.250
Loan Amount < $250,000 - $750,000	0.000	0.000	0.000	0.000	0.000	0.000
Loan Amount $750,001 - $1M	0.000	0.000	0.000	0.000	N/A	N/A
Loan Amount $1,000,001 -$1.5M	0.000	0.000	0.000	N/A	N/A	N/A
Loan Amount $1,500,001 -$2M	0.250	0.250	0.250	N/A	N/A	N/A
Loan Amount $2,000,001 -$2.5M	0.375	0.375	0.375	N/A	N/A	N/A
Loan Amount $2,500,001 -$3M	0.500	0.500	0.500	N/A	N/A	N/A
Cash-Out Refinance	0.375	0.375	0.375	0.500	N/A	N/A
2nd Home	0.500	0.500	0.500	0.500	0.500	0.500
Investment Property	0.125	0.250	0.250	0.500	N/A	N/A
2-4 Units	0.500	0.500	0.500	0.500	0.500	0.500
Condo	0.000	0.000	0.125	0.125	0.125	0.250
Interest Only	0.000	0.000	0.000	0.125	0.125	0.125

Delegated Underwriting
Wage-Earned: WVOE Only
MAX. DTI: 49.99% & LTV up to 80%
Minimum to maximum loan amount of $75,000 to $3 MM
Credit scores as low as 640
Purchase, R/T & Cash-out Refinance
Maximum Cashout is up to Max. Loan amount
Owner Occupied, 2nd Home & Investment
SFR / PUD / Condo / 1-4 Units
Primary & 2nd Home: 100% Gift Allowed
First-Time Home Buyers are allowed
An escrow waiver is eligible for non-HPML files
No 4506T, No Tax Returns, No W-2s, No Paystubs

TURN TIME : 72 HOURS OR LESS

PORTFOLIO REDUCED DOC PROGRAM

30 YEAR FIXED		7/1 ARM		
PROGRAM CODE: RED 30		PROGRAM CODE: RED 7/1		
Rate	30 Day	Rate	30 Day	
6.375	(1.000)	5.875	(1.000)	
6.250	(0.750)	5.750	(0.750)	
6.125	(0.500)	5.625	(0.500)	
6.000	(0.250)	5.500	(0.250)	
5.875	0.000	5.375	0.000	
		Mar/Cap	3.500	5/2/5

MAX. NET PREMIUM
1.000%

ADJUSTMENTS TO PRICE		ADJUSTMENTS TO RATE	
FICO 700-719	0.250	FICO 660-699	0.375
FICO 660-699	0.375	FICO 640-659	0.500
FICO 640-659	0.500		

PRODUCT FEATURE ADJUSTMENTS TO RATE

	<=55%	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
LTV	0.000	0.000	0.000	0.125	0.250	0.250
DTI > 43%	0.000	0.000	0.125	0.125	0.125	0.125
Loan Amount < $250,000	0.000	0.000	0.000	0.125	0.125	0.250
Loan Amount < $250,000 - $750,000	0.000	0.000	0.000	0.000	0.000	0.000
Loan Amount $750,001 - $1M	0.000	0.000	0.000	0.000	N/A	N/A
Loan Amount $1,000,001 -$1.5M	0.000	0.000	0.000	N/A	N/A	N/A
Loan Amount $1,500,001 -$2M	0.250	0.250	0.250	N/A	N/A	N/A
Loan Amount $2,000,001 -$2.5M	0.375	0.375	0.375	N/A	N/A	N/A
Loan Amount $2,500,001 -$3M	0.500	0.500	0.500	N/A	N/A	N/A
Cash-Out Refinance	0.375	0.375	0.375	0.500	N/A	N/A
2nd Home	0.500	0.500	0.500	0.500	0.500	0.500
Investment Property	0.125	0.250	0.250	0.500	N/A	N/A
2-4 Units	0.500	0.500	0.500	0.500	0.500	0.500
Condo	0.000	0.000	0.125	0.125	0.125	0.250
Interest Only	0.000	0.000	0.000	0.125	0.125	0.125

Delegated Underwriting
Wage-Earned & Self-Employed
Wage-Earned: WVOE Only
Self-Employed: (4 Options)
Option 1. CPA letter + 2 mos personal bank smt
Option 2. CPA prepared most recent 12-mos P&L smt
Option 3. Borrower prepared most recent 12-mos P&L smt + 2 mos personal bank smts
Option 4. 12 mos personal or business bank smts
MAX. DTI: 49.99% & LTV up to 80%
Minimum to maximum loan amount of $75,000 to $3 MM
Credit scores as low as 640
Purchase, R/T & Cash-out Refinance
Owner Occupied, 2nd Home & Investment
SFR / PUD / Condo
Primary & 2nd Home: 100% Gift Allowed
First-Time Home Buyers are allowed
An escrow waiver is eligible for non-HPML files
No 4506T, No Tax Returns, No W-2s, No Paystubs

TURN TIME : 72 HOURS OR LESS

Mortgage Mac
330 E. Lambert Rd. Suite 250 BREA CA 92821
Lock e-mail: lock@mtgmac.com
11/25/2019 8:00:00 AM

FOREIGN NATIONAL

30 YEAR FIXED		7/1 ARM		MAX. NET PREMIUM
PROGRAM CODE: FCI 30		PROGRAM CODE: FCI 7/1		1.000%
Rate	30 Day	Rate	30 Day	
6.125	(0.500)	5.625	(0.500)	
6.000	(0.250)	5.500	(0.250)	
5.875	0.000		0.000	

Mar/C /2/5

PRO CT F U ADJ ME S T AT

		5.01-	1-6	1-70	7	75.01-8
LTV	0.000	0.25	750	625	50	N/A
DTI > 43%	0.000	0.000	0.125	125	125	N/A
Loan Amount < $250,000	0.000	0.000	0.000	0.125		N/
Loan Amount $250,000 - $750,000	0.000	0.000	0.000	0.000	000	N/A
Loan Amount $750,001 - $1M	0.000	0.000	0.000	0.000	0.000	N/A
Loan Amount $1,000,001 -$1.5M	0.000	0.000	0.000	N/A	N/A	N/A
Loan Amount $1,500,001 -$2M	0.250	0.250	0.250	N/A	N/A	N/A
Loan Amount $2,000,001 -$2.5M	0.375	0.375	0.375	N/A	N/A	N/A
Loan Amount $2,500,001 -$3M	0.500	0.500	0.500	N/A	N/A	N/A
Cash-Out Refinance	0.375	0.375	0.375	0.500	N/A	N/A
2nd Home	0.500	0.500	0.500	0.500	0.500	N/A
Investment Property	0.125	0.250	0.250	0.500	N/A	N/A
2-4 Units	0.500	0.500	0.500	0.500	0.500	N/A
Condo	0.000	0.000	0.125	0.125	0.125	N/A
Interest Only	0.000	0.000	0.000	0.125	0.125	N/A

Delegated Underwriting
Foreign National & ITIN

MAX. DTI: 49.99% & LTV up to 75%
Foreign Salaried income & self-employed income
Minimum to maximum loan amount of $75,000 to $5MM
Purchase, R/T & Cash-out Refinance
Cashou d to the lower of 50% of value or $3MM
d ne & es
R UD / 1-4 s
12 mo erve equi
Impounds are required

U/W APPROVAL REQUIRED PRIOR TO LOCK

DSCR (Debt Service Coverage Ratio)

30 YEAR FIXED		7/1 ARM		MAX. NET PREMIUM
PROGRAM CODE: RED 30		PROGRAM CODE: RED 7/1		1.000%
Rate	30 Day	Rate	30 Day	
7.000	(1.000)	6.500	(1.000)	
6.875	(0.750)	6.375	(0.750)	
6.750	(0.500)	6.250	(0.500)	
6.625	(0.250)		(0.250)	
6.500	0.000	6.000		

Mar/C .500 /5

PROD ATU ADJ TMP S T RAT

	<=55%	55.01-60	01-	01-70	7	75.01-80
DSCR >= 1.30	0.500	0.500	0.500	0.500		0.500
DSCR 1.00 - 1.29	0.625	0.625	0.625	0.625	.625	0.62
DSCR < 1.00	0.750	0.750	0.750	0.750		0.750
LTV	0.000	0.000	0.000	0.125	0.250	0.250
DTI > 43%	0.000	0.000	0.125	0.125	0.125	0.125
Loan Amount < $250,000	0.000	0.000	0.000	0.125	0.125	0.250
Loan Amount < $250,000 - $750,000	0.000	0.000	0.000	0.000	0.000	0.000
Loan Amount $750,001 - $1M	0.000	0.000	0.000	0.000	0.000	0.000
Loan Amount $1,000,001 -$1.5M	0.000	0.000	0.000	N/A	N/A	N/A
Loan Amount $1,500,001 -$2M	0.250	0.250	0.250	N/A	N/A	N/A
Loan Amount $2,000,001 -$2.5M	0.375	0.375	0.375	N/A	N/A	N/A
Loan Amount $2,500,001 -$3M	0.500	0.500	0.500	N/A	N/A	N/A
Cash-Out Refinance	0.375	0.375	0.375	0.500	N/A	N/A
2nd Home	0.500	0.500	0.500	0.500	0.500	0.500
Investment Property	0.125	0.250	0.250	0.500	N/A	N/A
2-4 Units	0.500	0.500	0.500	0.500	0.500	0.500
Condo	0.000	0.000	0.125	0.125	0.125	0.250
Interest Only	0.000	0.000	0.000	0.125	0.125	0.125

Delegated Underwriting
Foreign National w/ DSCR
DSCR - Debt Service Coverage Ratio

MAX. DTI: 49.99% or DSCR
Foreign Salaried income & self-employed income
Minimum to maximum loan amount of $75,000 to $5MM
rchase, R/T & Cash-out Refinance
Cashout limited to the lower of 50% of value or $3MM
d H vestm
R UD / d 1-4 ts
12 m h r v equi
Asset held in Fore nt be d as reserves
Impounds are required

ASSET ONLY PROGRAM (No Employment & No Income)

30 YEAR FIXED		7/1 ARM		5/1 ARM	
PROGRAM CODE: ACI 30		PROGRAM CODE: ACI 7/1		PROGRAM CODE: ACI 5/1	
Rate	30 Day	Rate	30 Day	Rate	30 Day
6.000	(2.375)	5.875	(2.625)	5.750	(2.375)
5.875	(2.125)		(2.375)	5.625	(2.125)
5.750	(1.875)	5.625	(2.125)	5.500	(1.875)
5.625	(1.625)	5.50	(1.875)		(1.625)
5.500	(1.375)		(1.62	50	(1.3
5.375	(1.125)	5.250	(1.37	125	(1.25

LTV ADJUSTMENTS TO **PRICE**

	<= 40.00	40.01-50	50.01-60	60.01-65		70.01-75
LTV	0.000	0.375	0.625	0.875	000	1.500

ADJUSTMENTS TO **RATE**

	<= 40.00	40.01-50	50.01-60	60.01-65	65.01-70	70.01-75
FICO 699-650	0.250	0.250	0.250	0.250	0.250	0.250
L/A $100,000 to $149,999	0.250	0.250	0.250	0.250	0.250	0.250
L/A $1,000,001 to $1,500,000	0.250	0.250	0.250	0.250	0.250	0.250
L/A $1,500,001 to $2,000,000	0.500	0.500	0.500	0.500	0.500	0.500
L/A $2,000,001 to $3,000,000	0.625	0.625	0.625	0.625	0.625	0.625
INTEREST ONLY	0.250	0.250	0.250	0.250	0.250	0.250
CONDO	0.250	0.250	0.250	0.250	0.250	0.250
N/O/O	0.250	0.250	0.250	0.250	0.250	0.250

PROGRAM HIGHLIGHTS:
Verification of sufficient funds to cover the loan amount and closing cost.
Two(2) Month's PERSONAL Bank Statements OR/AND
Retirement account - See Matrix for Details
INCOME IS LEFT BLANK ON THE APPLICATION
4506T, No Tax Returns
Purchase & Refinance: : Max. 75% LTV
Owner d & Investment
n ounts 00 000
n. O: 65
Credi lin Trade s
> 65%LTV: 3 Accou ars
≤ 65%LTV: 1 Account ≥2years
Reserves are not required
Require impounding for Taxes & Insurance

Coming Soon

Mortgage Mac
330 E. Lambert Rd. Suite 250 BREA CA 92821
Lock e-mail: lock@mtgmac.com
11/25/2019 8:00:00 AM

HELOC (PIGGY BACK ONLY) - FULL DOC

PROGRAM CODE : HELOC - 30 YEAR RATES AMORTIZATION | **Current Prime - 4.750%**

PRIMARY RESIDENCE						
COMBINED 1ST & 2ND	**Min. FICO**	**<=60%**	**60.01 - 70.00%**	**70.01 - 80.00%**	**80.01 - 85.00%**	**85.01 - 89.99%**
$2,000,000	800+	-0.51%	0.00%	0.49%	0.74%	0.74%
$2,000,000	760-799	0.00%	0.24%	0.49%	0.74%	0.74%
$2,000,000	730-759	0.24%	0.49%	0.74%	0.99%	1.24%
$1,250,000	700-729	0.49%	0.49%	0.99%	1.24%	1.49%
$1,250,000	680-699	0.99%	0.99%	1.49%	1.99%	N/A
SECOND HOMES						
COMBINED 1ST & 2ND	**Min. FICO**	**<60%**	**60.01 - 70.00%**	**70.01 - 80.00%**	**80.01 - 85.00%**	**85.01 - 89.99%**
$1,275,000	800+	-0.51%	0.00%	0.49%	0.74%	N/A
$1,275,000	760-799	0.00%	0.24%	0.49%	0.74%	N/A
$1,275,000	730-759	0.24%	0.49%	0.74%	0.99%	N/A

PRIMARY RESIDENCE	SECOND HOME	PRICE ADJUSTMENTS TO 1st MORTGAGE	ORIGINATION FEE
$5,000 TO $350,000 WITH MAX. CLTV OF 89.99% >$350,000 TO $500,000 WITH MAX. CLTV OF 85%	$5,000 TO $250,000 WITH MAX. CLTV OF 85% STATE OF HI & TX ARE **NOT** ELIGIBLE	PURCHASE : 0.000% REFINANCE : 0.000%	$295

HELOC PLUS (PIGGY BACK & STANDALONE) - FULL DOC

HCLTV ≤ 80.000%			
FICO / Credit Limit	**$0 - $50,000**	**$50,001 - $150,000**	**$150,001 - $250,000**
000 - 679	N/A	N/A	N/A
680 - 699	Prime + 1.000%	Prime + 0.500%	Prime + 0.500%
700 - 739	Prime + 0.500%	Prime + 0.250%	Prime + 0.250%
740 - 900	Prime + 0.000%	Prime - 0.500%	Prime - 0.500%
HCLTV 80.001% - 89.999%			
FICO / Credit Limit	**$0 - $50,000**	**$50,001 - $150,000**	**$150,001 - $250,000**
000 - 679	N/A	N/A	N/A
680 - 699	Prime + 1.875%	Prime + 1.000%	Prime + 0.750%
700 - 739	Prime + 1.500%	Prime + 1.000%	Prime + 0.750%
740 - 900	Prime + 1.250%	Prime + 1.000%	Prime + 0.500%
HCLTV 90.000% - 95.000%			
FICO / Credit Limit	**$0 - $50,000**	**$50,001 - $150,000**	**$150,001 - $250,000**
000 - 679	N/A	N/A	N/A
680 - 699	N/A	N/A	N/A
700 - 739	Prime + 3.000%	Prime + 3.000%	Prime + 3.000%
740 - 900	Prime + 2.500%	Prime + 2.500%	Prime + 2.500%

OCCUPANCY	
Primary	0.000%
2nd	1.000%
Investment	N/A
PRICE ADJ. TO 1st MORTGAGE	
PURCHASE	0.000%
REFINANCE	0.000%
CASH-OUT REFI	0.000%
STANDALONE	0.000%

PROGRAM CODE: GHELOC
CURRENT PRIME
4.750%

State of HI & NY
are *NOT* eligible
Term
360 month
10yr I/O / 20yr amortization

ALL ABOVE ADJUSTMENTS ARE TO MARGIN

STATE OF CA, NV: MAX.89.999% HCLTV FOR CASH-OUT, SECOND HOME: MAX HCLTV: 89.999%

INVESTOR APPROVAL REQUIRED PRIOR TO LOCK

SECOND MORTGAGE (PIGGY BACK ONLY) - FULL DOC

Term (180 Months)		FICO / Loan Amount Adjustments to RATE				
PROGRAM CODE: CES180			**$0 - $25,000**	**$25,001 - $50,000**	**$50,001 - $125,000**	**$125,001 - $250,000**
Rate	**30 day**	000 - 679	N/A	N/A	N/A	N/A
9.750	(2.000)	680 - 699	0.375%	0.250%	0.125%	0.125%
9.500	(1.875)	700 - 719	0.250%	0.125%	0.000%	0.000%
9.250	(1.750)	720 - 739	0.125%	0.000%	0.000%	0.000%
9.000	(1.625)	740 - 759	0.000%	0.000%	(0.125%)	(0.125%)
8.750	(1.500)	760 - 900	0.000%	(0.125%)	(0.250%)	(0.250%)
8.500	(1.375)	FICO / CLTV Adjustments to RATE				
8.250	(1.250)		**<= 80%**	**80.001% - 85%**	**85.001% - 90%**	**90.001% - 95%**
8.000	(1.125)	000 - 679	N/A	N/A	N/A	N/A
7.750	(1.000)	680 - 699	0.125%	0.250%	0.375%	N/A
7.500	(0.875)	700 - 719	0.000%	0.125%	0.250%	0.500%
7.250	(0.750)	720 - 739	0.000%	0.000%	0.125%	0.375%
7.000	(0.625)	740 - 759	(0.125%)	0.000%	0.000%	0.250%
6.750	(0.500)	760 - 900	(0.250%)	(0.125%)	0.000%	0.125%
6.500	(0.375)	Feature Adjustments to RATE				
6.250	(0.250)	**OCCUPANCY**		**PURPOSE OF LOAN**		
6.000	(0.125)	Primary	0.000%	Cash-out < 90.000%		0.250%
5.750	0.000	2nd Home	1.000%	Cash-out > 90.000%		0.500%

PRICE ADJ. TO 1st MORTGAGE	
PURCHASE	0.000%
REFINANCE	0.000%
CASH-OUT REFI	0.000%

TERM
180 month

State of CA, NV
Max HCLTV cash-out: 90.000%

State of TX
Purchase only

State of HI & NY
are *NOT* eligible

Second Home
Max HCLTV: 90.000%

INVESTOR APPROVAL REQUIRED PRIOR TO LOCK

EXTENDED HIGH BALANCE

SPONSOR BROKER ONLY / INVESTOR APPROVAL REQUIRED PRIOR TO LOCK

30 YEAR FIXED			**15 YEAR FIXED**			**10/1 ARM**			**7/1 ARM**			**5/1 ARM**		
PROGRAM CODE: JPS 30			PROGRAM CODE: JPS 15			PROGRAM CODE: JPS 10/1			PROGRAM CODE: JPS 7/1			PROGRAM CODE: JPS 5/1		
Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day
4.875	(2.375)	(2.125)	4.375	(2.000)	(1.750)	4.875	(2.000)	(1.750)	5.250	(1.250)	(1.000)	4.875	(1.375)	(1.125)
4.750	(2.125)	(1.875)	4.250	(1.750)	(1.500)	4.750	(1.750)	(1.500)	5.125	(1.000)	(0.750)	4.750	(1.250)	(1.000)
4.625	(1.875)	(1.625)	4.125	(1.500)	(1.250)	4.625	(1.500)	(1.250)	5.000	(0.875)	(0.625)	4.625	(1.000)	(0.750)
4.500	(1.625)	(1.375)	4.000	(1.250)	(1.000)	4.500	(1.125)	(0.875)	4.875	(0.625)	(0.375)	4.500	(0.875)	(0.625)
4.375	(1.250)	(1.000)	3.875	(1.000)	(0.750)	4.375	(0.625)	(0.375)	4.750	(0.500)	(0.250)	4.375	(0.625)	(0.375)
4.250	(1.000)	(0.750)	3.750	(0.625)	(0.375)	4.250	(0.250)	0.000	4.625	(0.250)	0.000	4.250	(0.375)	(0.125)
4.125	(0.625)	(0.375)	3.625	(0.250)	0.000	4.125	0.250	0.500	4.500	(0.125)	0.125	4.125	0.000	0.250
4.000	(0.125)	0.125	3.500	0.125	0.375	Mar/Cap	2.250	5/2/5	Mar/Cap	2.250	5/2/5	Mar/Cap	2.250	5/2/5

PRICE ADJUSTMENTS (FIXED & ARM)							
	<=60%	**60.01-65**	**65.01-70**	**70.01-75**	**75.01-80**	**80.01-85**	**85.01-90**
<= $679,650	(0.250)	(0.250)	(0.125)	0.000	0.000	0.000	0.000
FICO >=760	(0.500)	(0.375)	(0.250)	0.000	0.250	0.375	0.375
FICO 740-759	(0.375)	(0.250)	(0.125)	0.250	0.625	0.750	0.750
FICO 720-739	(0.250)	(0.125)	0.000	0.500	0.750	1.000	1.000
FICO 700-719	(0.125)	0.125	0.250	0.750	1.000	1.500	1.500
FICO 680-699	0.125	0.375	0.875	1.000	1.500	2.250	2.250
CASHOUT	0.375	0.375	0.500	0.750	1.250	N/A	N/A
2ND HOME	0.125	0.250	0.375	0.750	N/A	N/A	N/A
ESCROW WAIVER	0.125	0.125	0.125	0.125	0.125	0.125	0.125
NO-MI OPTION 85%	N/A	N/A	N/A	N/A	N/A	1.375	N/A

PRICING INCENTIVE
SUBJECT PROPERTY IN CA (30Y Fixed)
LTV <=80%: (0.250)
SUBJECT PROPERTY IN NON-CA (30Y Fixed)
ALL LTV/FICO: (0.500)
SUBJECT PROPERTY IN NON-CA (5/1&7/1 Arm)
ALL LTV/FICO: (0.250)
PURCHASE TRANSACTION
ALL LTV/FICO: (0.125)

MAX. NET PREMIUM
102.000%