

LENDER YOU CAN TRUST

Page	PROGRAM NAME	LENDER FEE/ COMMITMENT FEE	GENERAL LOAN LIMITS FOR 2020		
2	PRIME CONFORMING FIXED (DU & LP)	\$1,070	Units	Maximum Loan Amount	Max. Loan Amount for High-Cost Areas
2	PRIME CONFORMING ARMs (DU & LP)	\$1,070	1	\$510,400	\$765,600
2	PRIME HIGH BALANCE FIXED & ARMs (DU & LP)	\$1,070	2	\$653,550	\$980,325
3	FANNIE MAE CONFORMING FIXED	\$1,070	3	\$789,950	\$1,184,925
3	FANNIE MAE CONFORMING ARMs	\$1,070	4	\$981,700	\$1,472,550
3	FANNIE MAE HIGH BALANCE FIXED & ARMs	\$1,070	TURN TIME for LOCKED LOAN		
3	HOME READY	\$1,070	9/28/2020	Purchase	Refinance
4	FREDDIE MAC CONFORMING FIXED	\$1,070	Submission		
4	FREDDIE MAC CONFORMING ARMs	\$1,070	Registered before 3 pm pst	Same day	Same day
4	FREDDIE MAC SUPER CONFORMING FIXED & ARMs	\$1,070	Registered after 3 pm pst	1 Business day	1 Business day
4	HOME POSSIBLE	\$1,070	Underwriting		
5	FHA CONFORMING	\$1,070	Agency	7-8 Business days	7-8 Business days
5	FHA HIGH BALANCE	\$1,070	FHA	7-8 Business days	7-8 Business days
5	FHA STREAMLINE	\$375	KVOE	7-8 Business days	7-8 Business days
5	JUMBO PRIME	\$1,070	Portfolio Reduced Doc	7-8 Business days	7-8 Business days
5	JUMBO EXTENDED	\$1,070	Jumbo Prime	7-8 Business days	7-8 Business days
6	KVOE ONLY PROGRAM	\$1,295	Other Jumbo (Initial Review)	7-8 Business days	7-8 Business days
6	TRADITIONAL VOE	\$1,295	Portfolio (Initial Review)	7-8 Business days	7-8 Business days
6	REDUCED DOC PROGRAM	\$1,295	HELOC (Initial Review)	7-8 Business days	7-8 Business days
6	REDUCED DOC PROGRAM	\$1,295	UW Conditions Review	7-8 Business days	7-8 Business days
7	INVESTOR PROGRAM	\$1,295	Loan Doc	1-2 Business days	1-2 Business days
7	INVESTOR PROGRAM	\$1,295	Docs Review	1-2 Business days	1-2 Business days
8	ITIN PROGRAM	\$1,295	Funding Conditions	1-2 Business days	1-2 Business days
8	FOREIGN NATIONAL	\$1,295	Turn time is based on date of last upload		
8	FOREIGN NATIONAL	\$1,295			
8	FOREIGN NATIONAL	\$1,295			
8	FOREIGN NATIONAL	\$1,295			
9	PIGGY BACK HELOC	\$295			
9	HELOC & 2ND MORTGAGE	\$295			
9	HELOC (STANDALONE)	\$695			
*LENDER/COMMITMENT FEE IN STATE OF NC WILL BE APPLIED AS STATE ADJUSTMENT					

CORPORATE OFFICE	BRANCH OFFICE	MORTGAGEE CLAUSE
2601 Saturn St. Suite 200 BREA, CA 92821 714-276-1180 Toll free: 888-748-8569	7611 Little River Turnpike #101W Annandale, VA 22003 3296 Summit Ridge Pkwy, Suite 1810 Duluth, GA 30096	Mortgage Mac Its Successors And/Or Assigns 2601 Saturn St. Suite 200 BREA, CA 92821

FNMA SELLER/SERVICER ID: 30488-000-7	FHA LENDER ID: 00224-0000-3	NMLS ID: 886336
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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 COST & SCHEDULE	RATE LOCK OPTIONS (Please refer to Rate Lock Policy for details)
15 days: + 0.000 to Fee 10/13/2020	U/W Approved & Appraisal conditions must be cleared - PTD is not required to be signed off.
30 days: + 0.125 to Fee 10/28/2020	Submitted & Appraisal payment must be paid / PRE-LOCK Available
45 days: + 0.375 to Fee 11/12/2020	Submitted & Appraisal payment must be paid / PRE-LOCK Available

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	1	EFC30, EFC20	2	EFC15, EFC10	3	EFC10/1, EFC7/1	4	EFC5/1
	EHBC		ELP30, ELP20		ELP15, ELP10		ELP10/1, ELP7/1		
3	ELP	1	EHBC30, EHBC20	2	EHBC15	3	EHBC10/1, 7/1	4	
	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.

- 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.
- 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.

PRIME CONFORMING FIXED (DU & LP)

30 YEAR FIXED PROGRAM CODE: PRIME DU/LP30			20 YEAR FIXED PROGRAM CODE: PRIME DU/LP20			15 YEAR FIXED PROGRAM CODE: PRIME DU/LP15			10 YEAR FIXED PROGRAM CODE: PRIME DU/LP10			NO ADD-ON FOR LP APPROVAL "Streamlined Accept" documentation is acceptable per LP findings
Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day	
3.500	(4.000)	(3.875)	3.375	(3.500)	(3.375)	3.125	(3.125)	(3.000)	3.125	(3.250)	(3.125)	
3.375	(3.625)	(3.500)	3.250	(3.125)	(3.000)	3.000	(3.125)	(3.000)	3.000	(3.000)	(2.875)	
3.250	(3.125)	(3.000)	3.125	(2.875)	(2.750)	2.875	(3.000)	(2.875)	2.875	(2.750)	(2.625)	
3.125	(3.250)	(3.125)	3.000	(2.625)	(2.500)	2.750	(2.750)	(2.625)	2.750	(2.500)	(2.375)	
3.000	(2.875)	(2.750)	2.875	(2.250)	(2.125)	2.625	(2.375)	(2.250)	2.625	(2.125)	(2.000)	
2.875	(2.375)	(2.250)	2.750	(1.750)	(1.625)	2.500	(2.125)	(2.000)	2.500	(2.000)	(1.875)	
2.750	(1.875)	(1.750)	2.625	(1.625)	(1.500)	2.375	(2.000)	(1.875)	2.375	(1.625)	(1.500)	
2.625	(1.250)	(1.125)	2.500	(1.125)	(1.000)	2.250	(1.375)	(1.250)	2.250	(1.375)	(1.250)	

PRIME CONFORMING ARMs (DU & LP)

10/1 ARM PROGRAM CODE: PRIME DU/LP 10/1			7/1 ARM PROGRAM CODE: PRIME DU/LP 7/1			5/1 ARM PROGRAM CODE: PRIME DU/LP 5/1			3/1 ARM PROGRAM CODE: PRIME DU/LP 3/1			Max. Net Premium Conforming Fixed & Arm 4.000% High Balance Fixed & Arm 3.000%
Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day	
3.125	(2.625)	(2.500)	3.125	(2.750)	(2.625)	3.125	(2.500)	(2.375)	3.500	(0.875)	(0.750)	
3.000	(1.750)	(1.625)	3.000	(1.750)	(1.625)	3.000	(2.375)	(2.250)	3.375	(0.750)	(0.625)	
2.875	(1.500)	(1.375)	2.875	(1.500)	(1.375)	2.875	(2.125)	(2.000)	3.250	(0.625)	(0.500)	
2.750	(1.125)	(1.000)	2.750	(1.250)	(1.125)	2.750	(1.000)	(0.875)	3.125	(0.500)	(0.375)	
2.625	(0.875)	(0.750)	2.625	(0.875)	(0.750)	2.625	(0.750)	(0.625)	3.000	(0.375)	(0.250)	
2.500	(0.500)	(0.375)	2.500	(0.500)	(0.375)	2.500	(0.500)	(0.375)	2.875	(0.375)	(0.250)	
2.375	0.000	0.125	2.375	0.000	0.125	2.375	(0.125)	0.000	2.750	(0.125)	0.000	
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	

PRIME HIGH BALANCE FIXED & ARMs (DU & LP)

30 YEAR FIXED PROGRAM CODE: HBC/SLP 30			15 YEAR FIXED PROGRAM CODE: HBC/SLP 15			10/1 ARM PROGRAM CODE: HBC/SLP 10/1			7/1 ARM PROGRAM CODE: HBC/SLP 7/1			5/1 ARM 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
3.500	(2.875)	(2.750)	3.125	(2.875)	(2.750)	3.000	(2.500)	(2.375)	3.000	(2.375)	(2.250)	3.000	(2.250)	(2.125)
3.375	(2.625)	(2.500)	3.000	(2.875)	(2.750)	2.875	(2.125)	(2.000)	2.875	(2.125)	(2.000)	2.875	(2.000)	(1.875)
3.250	(2.250)	(2.125)	2.875	(2.625)	(2.500)	2.750	(1.875)	(1.750)	2.750	(1.875)	(1.750)	2.750	(1.875)	(1.750)
3.125	(2.125)	(2.000)	2.750	(2.500)	(2.375)	2.625	(1.500)	(1.375)	2.625	(1.500)	(1.375)	2.625	(1.625)	(1.500)
3.000	(2.250)	(2.125)	2.625	(2.125)	(2.000)	2.500	(1.000)	(0.875)	2.500	(1.000)	(0.875)	2.500	(1.125)	(1.000)
2.875	(1.750)	(1.625)	2.500	(2.000)	(1.875)	2.375	(0.625)	(0.500)	2.375	(0.750)	(0.625)	2.375	(0.875)	(0.750)
2.750	(1.250)	(1.125)	2.375	(1.750)	(1.625)	2.250	(0.250)	(0.125)	2.250	(0.250)	(0.125)	2.250	(0.500)	(0.375)
2.625	(0.625)	(0.500)	2.250	(1.375)	(1.250)	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	4.125	N/A	N/A	N/A
Investment Property - FICO<700	0.375	0.375	0.375	0.375	0.375	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
Adverse Market Refinance Fee ≥ 45 Lock Term	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500
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	3.000	3.875	4.750	5.500	6.750	10.000	10.500
90.01-95	30	2.000	2.875	3.250	3.500	4.500	6.875	7.500
85.01-90	25	1.500	2.250	2.750	3.125	3.875	5.500	6.000
80.01-85	12	0.750	0.875	1.000	1.250	1.500	2.250	2.375
LOAN TERM < 30		(0.125)	(0.125)	(0.250)	(0.375)	(0.500)	(1.000)	(1.000)
CASH OUT		0.625	0.625	0.750	0.875	1.000	1.375	1.375
R&T REFI		0.125	0.125	0.125	0.250	0.375	0.500	0.750
2ND HOME		0.375	0.375	0.500	0.750	0.750	0.875	1.000
3-4 UNIT PROPERTY		0.500	0.500	0.750	N/A	N/A	N/A	N/A
INVESTMENT PRO.		1.625	1.625	1.750	N/A	N/A	N/A	N/A
LOAN AMT > 650K		0.875	1.000	1.125	1.250	1.500	2.625	2.750

Subordinate Financing

LTV	HCLTV	FICO	
		<720	>=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

FANNIE MAE CONFORMING FIXED

30 YEAR FIXED PROGRAM CODE: EFC 30			20 YEAR FIXED PROGRAM CODE: EFC 20			15 YEAR FIXED PROGRAM CODE: EFC 15			10 YEAR FIXED PROGRAM CODE: EFC 10			FANNIE MAE HOME READY PROGRAM CODE : (EFC30 & EFC15)
Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day	
3.500	(3.875)	(3.750)	3.625	(3.875)	(3.750)	3.125	(3.000)	(2.875)	3.125	(3.125)	(3.000)	
3.375	(3.500)	(3.375)	3.500	(3.625)	(3.500)	3.000	(3.000)	(2.875)	3.000	(2.875)	(2.750)	
3.250	(3.000)	(2.875)	3.375	(3.375)	(3.250)	2.875	(2.875)	(2.750)	2.875	(2.625)	(2.500)	
3.125	(3.125)	(3.000)	3.250	(3.000)	(2.875)	2.750	(2.625)	(2.500)	2.750	(2.375)	(2.250)	
3.000	(2.750)	(2.625)	3.125	(2.750)	(2.625)	2.625	(2.250)	(2.125)	2.625	(2.000)	(1.875)	
2.875	(2.250)	(2.125)	3.000	(2.500)	(2.375)	2.500	(2.000)	(1.875)	2.500	(1.875)	(1.750)	
2.750	(1.750)	(1.625)	2.875	(2.250)	(2.125)	2.375	(1.875)	(1.750)	2.375	(1.500)	(1.375)	
2.625	(1.125)	(1.000)	2.750	(1.750)	(1.625)	2.250	(1.250)	(1.125)	2.250	(1.250)	(1.125)	

CUMULATIVE ADJUSTMENTS CAPS.	
LTV>80 & FICO >=680	0.000
ALL OTHER LTV/FICO	1.500

FANNIE MAE CONFORMING ARMS

10/1 ARM PROGRAM CODE: EFC 10/1			7/1 ARM PROGRAM CODE: EFC 7/1			5/1 ARM PROGRAM CODE: EFC 5/1			NO OVERLAYS LOANS WITH DU APPROVE/ELIGIBLE	Max. Net Premium Conforming Fixed & Arm 4.000% High Balance Fixed & Arm 3.000%
Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day		
3.250	(2.750)	(2.625)	3.250	(2.750)	(2.625)	3.125	(2.375)	(2.250)		
3.125	(2.500)	(2.375)	3.125	(2.625)	(2.500)	3.000	(2.250)	(2.125)		
3.000	(1.625)	(1.500)	3.000	(1.625)	(1.500)	2.875	(2.000)	(1.875)		
2.875	(1.375)	(1.250)	2.875	(1.375)	(1.250)	2.750	(0.875)	(0.750)		
2.750	(1.000)	(0.875)	2.750	(1.125)	(1.000)	2.625	(0.625)	(0.500)		
2.625	(0.875)	(0.750)	2.625	(0.875)	(0.750)	2.500	(0.375)	(0.250)		
2.500	(0.375)	(0.250)	2.500	(0.375)	(0.250)	2.375	0.000	0.125		
Mar/Cap	2.25	5/2/5	Mar/Cap	2.25	5/2/5	Mar/Cap	2.25	2/2/5		

FANNIE MAE HIGH BALANCE FIXED AND ARMS

30 YEAR FIXED PROGRAM CODE: EHBC 30			20 YEAR FIXED PROGRAM CODE: EHBC 20			15 YEAR FIXED PROGRAM CODE: EHBC 15			10/1 ARM PROGRAM CODE: EHBC 10/1			7/1 ARM 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
3.500	(2.750)	(2.625)	3.625	(2.625)	(2.500)	3.125	(2.750)	(2.625)	3.000	(2.375)	(2.250)	3.000	(2.250)	(2.125)
3.375	(2.500)	(2.375)	3.500	(2.625)	(2.500)	3.000	(2.750)	(2.625)	2.875	(2.000)	(1.875)	2.875	(2.000)	(1.875)
3.250	(2.125)	(2.000)	3.375	(2.375)	(2.250)	2.875	(2.500)	(2.375)	2.750	(1.750)	(1.625)	2.750	(1.750)	(1.625)
3.125	(2.000)	(1.875)	3.250	(2.125)	(2.000)	2.750	(2.375)	(2.250)	2.625	(1.375)	(1.250)	2.625	(1.375)	(1.250)
3.000	(2.125)	(2.000)	3.125	(1.750)	(1.625)	2.625	(2.000)	(1.875)	2.500	(0.875)	(0.750)	2.500	(0.875)	(0.750)
2.875	(1.625)	(1.500)	3.000	(1.875)	(1.750)	2.500	(1.875)	(1.750)	2.375	(0.500)	(0.375)	2.375	(0.625)	(0.500)
2.750	(1.125)	(1.000)	2.875	(1.625)	(1.500)	2.375	(1.625)	(1.500)	2.250	(0.125)	0.000	2.250	(0.125)	0.000
2.625	(0.500)	(0.375)	2.750	(1.250)	(1.125)	2.250	(1.250)	(1.125)	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
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	4.125	N/A	N/A	N/A
Investment Property - FICO<700	0.375	0.375	0.375	0.375	0.375	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
Adverse Market Refinance Fee ≥ 45 Lock Term	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500
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	Subordinate Financing			
									LTV	HCLTV	FICO	
									<=75%	<=80%	<720	>=720
95.01-97	35	3.000	3.875	4.750	5.500	6.750	10.000	10.500	<=65%	80.01-95%	0.375	0.375
90.01-95	30	2.000	2.875	3.250	3.500	4.500	6.875	7.500	65.01-75%	80.01-95%	0.875	0.625
85.01-90	25	1.500	2.250	2.750	3.125	3.875	5.500	6.000	75.01-90%	76.01-95%	1.375	1.125
80.01-85	12	0.750	0.875	1.000	1.250	1.500	2.250	2.375	90.01-95%	90.01-95%	1.375	1.125
HOME READY		>=760	740-759	720-739	700-719	680-699	660-679	< 660	<=95%	95.01-97%	1.875	1.875
95.01-97	25	2.000	2.625	3.250	3.875	4.750	6.250	6.250	ACCEPT TRANSFERRED APPRAISAL PROPERTY INSPECTION WAIVER Now Available for Purchase & Refinance through DU & LP			
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)	(0.250)	(0.375)	(0.500)	(1.000)	(1.000)				
CASH OUT		0.625	0.625	0.750	0.875	1.000	1.375	1.375				
R&T REFI		0.125	0.125	0.125	0.250	0.375	0.500	0.750				
2ND HOME		0.375	0.375	0.500	0.750	0.750	0.875	1.000				
3-4 UNIT PROPERTY		0.500	0.500	0.750	N/A	N/A	N/A	N/A				
INVESTMENT PRO.		1.625	1.625	1.750	N/A	N/A	N/A	N/A				
LOAN AMT > 650K		0.875	1.000	1.125	1.250	1.500	2.625	2.750				

FREDDIE MAC CONFORMING FIXED

30 YEAR FIXED PROGRAM CODE: ELP 30			20 YEAR FIXED PROGRAM CODE: ELP 20			15 YEAR FIXED PROGRAM CODE: ELP 15			10 YEAR FIXED PROGRAM CODE: ELP 10			FREDDIE MAC HOME POSSIBLE PROGRAM CODE : (ELPH30) CUMULATIVE ADJUSTMENTS CAPS.
Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day	
3.500	(3.875)	(3.750)	3.625	(3.875)	(3.750)	3.125	(3.000)	(2.875)	3.125	(3.125)	(3.000)	
3.375	(3.500)	(3.375)	3.500	(3.625)	(3.500)	3.000	(3.000)	(2.875)	3.000	(2.875)	(2.750)	
3.250	(3.000)	(2.875)	3.375	(3.375)	(3.250)	2.875	(2.875)	(2.750)	2.875	(2.625)	(2.500)	
3.125	(3.125)	(3.000)	3.250	(3.000)	(2.875)	2.750	(2.625)	(2.500)	2.750	(2.375)	(2.250)	
3.000	(2.750)	(2.625)	3.125	(2.750)	(2.625)	2.625	(2.250)	(2.125)	2.625	(2.000)	(1.875)	
2.875	(2.250)	(2.125)	3.000	(2.500)	(2.375)	2.500	(2.000)	(1.875)	2.500	(1.875)	(1.750)	
2.750	(1.750)	(1.625)	2.875	(2.250)	(2.125)	2.375	(1.875)	(1.750)	2.375	(1.500)	(1.375)	
2.625	(1.125)	(1.000)	2.750	(1.750)	(1.625)	2.250	(1.250)	(1.125)	2.250	(1.250)	(1.125)	
											LTV>80 & FICO >=680	0.000
											ALL OTHER LTV/FICO	1.500

FREDDIE MAC CONFORMING ARMS

10/1 ARM PROGRAM CODE: ELP 10/1			7/1 ARM PROGRAM CODE: ELP 7/1			MAXIMUM LOAN AMOUNT FOR 2019			NO OVERLAYS LOAN WITH LP ELIGIBLE FINDINGS	
Rate	15 Day	30 Day	Rate	15 Day	30 Day	Units	Maximum Loan Amount	Maximum Loan Amount for High-Cost Areas		
3.250	(2.750)	(2.625)	3.250	(2.750)	(2.625)	1	\$510,400	\$765,600		
3.125	(2.500)	(2.375)	3.125	(2.625)	(2.500)	2	\$653,550	\$980,325		
3.000	(1.625)	(1.500)	3.000	(1.625)	(1.500)	3	\$789,950	\$1,184,925		
2.875	(1.375)	(1.250)	2.875	(1.375)	(1.250)	4	\$981,700	\$1,472,550		
2.750	(1.000)	(0.875)	2.750	(1.125)	(1.000)	Click here for Loan Limit Look-Up Table 2020				
2.625	(0.875)	(0.750)	2.625	(0.875)	(0.750)					
2.500	(0.375)	(0.250)	2.500	(0.375)	(0.250)					
Mar/Cap	2.25	5/2/5	Mar/Cap	2.25	5/2/5					
									Max. Net Premium	
									Conforming	4.000%
									High Balance	3.000%

FREDDIE MAC SUPER CONFORMING FIXED AND ARMS

30 YEAR FIXED PROGRAM CODE: ESLP 30			20 YEAR FIXED PROGRAM CODE: ESLP 20			15 YEAR FIXED PROGRAM CODE: ESLP 15			10/1 ARM PROGRAM CODE: ESLP 10/1			7/1 ARM 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
3.500	(2.750)	(2.625)	3.625	(2.625)	(2.500)	3.125	(2.750)	(2.625)	3.000	(2.375)	(2.250)	3.000	(2.250)	(2.125)
3.375	(2.500)	(2.375)	3.500	(2.625)	(2.500)	3.000	(2.750)	(2.625)	2.875	(2.000)	(1.875)	2.875	(2.000)	(1.875)
3.250	(2.125)	(2.000)	3.375	(2.375)	(2.250)	2.875	(2.500)	(2.375)	2.750	(1.750)	(1.625)	2.750	(1.750)	(1.625)
3.125	(2.000)	(1.875)	3.250	(2.125)	(2.000)	2.750	(2.375)	(2.250)	2.625	(1.375)	(1.250)	2.625	(1.375)	(1.250)
3.000	(2.125)	(2.000)	3.125	(1.750)	(1.625)	2.625	(2.000)	(1.875)	2.500	(0.875)	(0.750)	2.500	(0.875)	(0.750)
2.875	(1.625)	(1.500)	3.000	(1.875)	(1.750)	2.500	(1.875)	(1.750)	2.375	(0.500)	(0.375)	2.375	(0.625)	(0.500)
2.750	(1.125)	(1.000)	2.875	(1.625)	(1.500)	2.375	(1.625)	(1.500)	2.250	(0.125)	0.000	2.250	(0.125)	0.000
2.625	(0.500)	(0.375)	2.750	(1.250)	(1.125)	2.250	(1.250)	(1.125)	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	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	4.125	N/A	N/A	N/A
Investment Property - FICO<700	0.375	0.375	0.375	0.375	0.375	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
Adverse Market Refinance Fee ≥ 45 Lock Term	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500
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	3.000	3.875	4.750	5.500	6.750	10.000	10.500
90.01-95	30	2.000	2.875	3.250	3.500	4.500	6.875	7.500
85.01-90	25	1.500	2.250	2.750	3.125	3.875	5.500	6.000
80.01-85	12	0.750	0.875	1.000	1.250	1.500	2.250	2.375
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)	(0.250)	(0.375)	(0.500)	(1.000)	(1.000)
CASH OUT		0.625	0.625	0.750	0.875	1.000	1.375	1.375
R&T REFI		0.125	0.125	0.125	0.250	0.375	0.500	0.750
2ND HOME		0.375	0.375	0.500	0.750	0.750	0.875	1.000
3-4 UNIT PROPERTY		0.500	0.500	0.750	N/A	N/A	N/A	N/A
INVESTMENT PRO.		1.625	1.625	1.750	N/A	N/A	N/A	N/A
LOAN AMT > 650K		0.875	1.000	1.125	1.250	1.500	2.625	2.750

Subordinate Financing

LTV	HCLTV	FICO	
		<720	>=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			

FHA CONFORMING														
30 YEAR FIXED PROGRAM CODE: FHA 30			15 YEAR FIXED PROGRAM CODE: FHA 15			5/1 ARM PROGRAM CODE: FHA 5/1			PRICE ADJUSTMENTS					
Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day	FIXED & ARM					
3.125	(4.250)	(4.125)	3.125	(3.750)	(3.625)	3.500	(3.375)	(3.250)	FICO 620 - 639	N/A	LOAN AMT LESSE THAN	0.500		
3.000	(4.250)	(4.125)	3.000	(3.375)	(3.250)	3.375	(3.375)	(3.250)	FICO 640 - 659	N/A	\$225K			
2.875	(3.875)	(3.750)	2.875	(3.000)	(2.875)	3.250	(3.125)	(3.000)	FICO 660 - 679	0.875	SECOND HOME	0.500		
2.750	(3.500)	(3.375)	2.750	(3.250)	(3.125)	3.125	(2.625)	(2.500)	FICO 680 - 719	0.000	INVESTMENT	0.500		
2.625	(3.625)	(3.500)	2.625	(3.000)	(2.875)	3.000	(2.625)	(2.500)	FICO >=720	(0.125)	STREAMLINE	0.125		
2.500	(3.250)	(3.125)	2.500	(2.625)	(2.500)	2.875	(2.625)	(2.500)	MAX. NET PREMIUM FIXED: 6.000% ARM: 5.000%					
2.375	(2.750)	(2.625)	2.375	(2.250)	(2.125)	2.750	(2.375)	(2.250)						
2.250	(2.125)	(2.000)	2.250	(1.875)	(1.750)	Mar/Cap	2.000	1/1/5						

FHA HIGH BALANCE														
30 YEAR FIXED PROGRAM CODE: FHAHB 30			15 YEAR FIXED PROGRAM CODE: FHAHB 15			5/1 ARM PROGRAM CODE: FHAHB 5/1			PRICE ADJUSTMENTS					
Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day	FIXED & ARM					
3.250	(1.375)	(1.250)	4.125	0.625	0.750	4.250	0.000	0.125	FICO 620 - 639	N/A	LOAN AMT LESSE THAN	0.500		
3.125	(1.250)	(1.125)	4.000	0.625	0.750	4.125	0.000	0.125	FICO 640 - 659	N/A	\$225K			
3.000	(1.125)	(1.000)	3.875	0.625	0.750	4.000	0.125	0.250	FICO 660 - 679	0.875	SECOND HOME	0.500		
2.875	(0.875)	(0.750)	3.750	0.875	1.000	3.875	0.125	0.250	FICO 680 - 719	0.000	INVESTMENT	0.500		
2.750	(0.875)	(0.750)	3.625	0.750	0.875	3.750	0.250	0.375	FICO >=720	(0.125)	STREAMLINE	0.125		
2.625	(1.250)	(1.125)	3.500	0.750	0.875	3.625	0.500	0.625	MAX. NET PREMIUM FIXED: 6.000% ARM: 5.000%					
2.500	(0.875)	(0.750)	3.375	1.000	1.125	3.500	0.625	0.750						
2.375	(0.500)	(0.375)	3.250	1.250	1.375	Mar/Cap	2.000	1/1/5						

JUMBO PRIME														
30 YEAR FIXED PROGRAM CODE: JPW 30			15 YEAR FIXED PROGRAM CODE: JPW 15			10/1 ARM PROGRAM CODE: JPW 10/1			7/1 ARM PROGRAM CODE: JPW 7/1			5/1 ARM 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
3.625	(2.125)	(2.000)	3.625	(1.750)	(1.625)	3.500	(0.375)	(0.250)	3.500	(0.500)	(0.375)	3.500	(0.375)	(0.250)
3.500	(2.000)	(1.875)	3.500	(1.750)	(1.625)	3.375	(0.250)	(0.125)	3.375	(0.375)	(0.250)	3.375	(0.250)	(0.125)
3.375	(1.625)	(1.500)	3.375	(1.625)	(1.500)	3.250	(0.125)	0.000	3.250	(0.250)	(0.125)	3.250	(0.125)	0.000
3.250	(1.500)	(1.375)	3.250	(1.375)	(1.250)	3.125	0.000	0.125	3.125	0.000	0.125	3.125	0.250	0.375
3.125	(1.250)	(1.125)	3.125	(1.125)	(1.000)	3.000	0.250	0.375	3.000	0.250	0.375	3.000	0.500	0.625
3.000	(1.000)	(0.875)	3.000	(0.875)	(0.750)	2.875	0.625	0.750	2.875	0.625	0.750	2.875	0.875	1.000
2.875	(0.125)	0.000	2.875	(0.625)	(0.500)	2.750	1.000	1.125	2.750	1.000	1.125	2.750	1.250	1.375
2.750	0.500	0.625	2.750	(0.250)	(0.125)	Mar/Cap	2/2/5	Mar/Cap	2.25	2/2/5	Mar/Cap	2.25	2/2/5	

PRICE ADJUSTMENTS (FIXED & ARM)									
	<=50%	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	
FICO >= 780	(0.750)	(0.750)	(0.500)	(0.500)	(0.375)	(0.250)	0.000	N/A	FULLY DELEGATED UNDERWRITING
FICO 760 - 779	(0.500)	(0.500)	(0.500)	(0.500)	(0.375)	(0.125)	0.250	N/A	
FICO 740 - 759	(0.500)	(0.500)	(0.375)	(0.250)	(0.125)	0.000	0.250	N/A	
FICO 720 - 739	(0.500)	(0.500)	(0.375)	(0.250)	(0.125)	0.125	0.500	N/A	
FICO 700 - 719	(0.250)	(0.250)	(0.125)	0.000	0.250	0.750	1.000	N/A	MAX.NET PREMIUM FIXED & ARM 1.500%
PURCHASE	(0.150)	(0.150)	(0.150)	(0.150)	(0.150)	(0.150)	(0.150)	N/A	
RATE/TERM	0.100	0.100	0.100	0.100	0.100	0.100	0.100	N/A	
CASH OUT REFINANCE	0.100	0.100	0.600	1.100	1.600	2.100	3.100	N/A	CONTACT LOCK DESK FOR SELF-EMPLOYED BORROWER
SECOND HOME	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	
INVESTMENT	0.750	0.750	0.750	1.250	1.250	N/A	N/A	N/A	
2 UNITS	0.500	0.500	0.500	0.500	0.500	0.500	0.500	N/A	
3-4 UNITS	1.000	1.000	1.000	1.000	1.000	1.000	1.000	N/A	
SELF EMPLOYED	1.000	1.000	1.000	1.000	1.000	1.000	1.000	N/A	

JUMBO EXTENDED													
30 YEAR FIXED PROGRAM CODE: JPI 30			15 YEAR FIXED PROGRAM CODE: JPI 15			7/1 ARM PROGRAM CODE: JPI 7/1			5/1 ARM PROGRAM CODE: JPI 5/1			INVESTOR APPROVAL REQUIRED PRIOR TO DOC. MAX. NET PREMIUM FIXED & ARM 1.500%	
Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day		
5.500	1.500	1.625	4.500	1.500	1.500	4.500	2.250	2.375	4.500	2.125	2.250		
5.375	1.625	1.750	4.375	1.500	1.625	4.375	2.500	2.625	4.375	2.375	2.500		
5.250	1.875	2.000	4.250	1.750	1.875	4.250	2.750	2.875	4.250	2.625	2.750		
5.125	2.125	2.250	4.125	2.125	2.250	4.125	3.125	3.250	4.125	2.875	3.000		
5.000	2.375	2.500	4.000	2.250	2.375	4.000	3.375	3.500	4.000	3.125	3.250		
4.875	2.625	2.750	3.875	2.625	2.750	3.875	3.750	3.875	3.875	3.625	3.750		
4.750	3.000	3.125	3.750	3.000	3.125	3.750	4.125	4.250	3.750	4.000	4.125		
4.625	3.250	3.375	3.625	3.250	3.375	Mar/Cap	2.25	2/2/5	Mar/Cap	2.250	2/2/5		

PRICE ADJUSTMENTS (FIXED & ARM)									
	<=60%	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	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 4506T, No Tax Returns, No W-2s, No Paystubs

TURN TIME : 96 HOURS OR LESS

KVOE PROGRAM

30 YEAR FIXED		7/1 ARM		MAX. NET PREMIUM 1.000%	KVOE IS EXCLUDED FROM THE 15 DAYS LOCK	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
PROGRAM CODE: KVOE 30		PROGRAM CODE: KVOE 7/1				
Rate	30 Day	Rate	30 Day			
6.375	(2.625)	6.000	(1.500)			
6.250	(2.250)	5.875	(1.250)			
6.125	(1.875)	5.750	(1.000)			
6.000	(1.500)	5.625	(0.750)			
5.875	(1.125)	5.500	(0.500)			
5.750	(0.750)	5.375	(0.250)			
5.625	(0.375)	5.250	0.000			
5.500	0.000	Mar/Cap	2.250 5/2/5			
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

TRADITIONAL VOE

30 YEAR FIXED		7/1 ARM		7/1 ARM I/O		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 Owner Occupied, 2nd Home & Investment SFR / PUD / Condo / 1-4 Unit Primary & 2nd Home: 100% Gift Allowed First-Time Home Buyers are allowed An escrow waiver is eligible for non-HPML files
PROGRAM CODE: TVOE 30		PROGRAM CODE: TVOE 7/1		PROGRAM CODE: TVOE 7/1		
Rate	30 Day	Rate	30 Day	Rate	30 Day	
6.750	(1.875)	6.500	(1.500)	6.500	(1.500)	
6.625	(1.750)	6.375	(1.750)	6.375	(1.375)	
6.500	(1.625)	6.250	(1.500)	6.250	(1.250)	
6.375	(1.500)	6.125	(1.250)	6.125	(1.125)	
6.250	(1.375)	6.000	(1.000)	6.000	(1.000)	
6.125	(1.250)	5.875	(0.750)	5.875	(0.875)	
6.000	(1.125)	5.750	(0.750)	5.750	(0.750)	
5.875	(1.000)	5.625	(1.000)	5.625	(0.625)	
5.750	(0.875)	5.500	(0.875)	5.500	(0.500)	
5.625	(0.750)	5.375	(0.750)	5.375	(0.500)	
5.500	(0.625)	5.250	(0.625)	5.250	(0.500)	
5.375	(0.500)	5.125	(0.500)	5.125	(0.500)	
5.250	(0.375)	5.000	(0.375)	5.000	0.000	
5.125	(0.250)	4.875	(0.250)	4.875	0.125	
5.000	(0.125)	4.750	(0.125)	4.750	0.250	
		Mar/Cap	3.500 5/2/5	Mar/Cap	3.500 5/2/5	
MAX. NET PREMIUM: 1.000%						

PORTFOLIO REDUCED DOC PROGRAM

30 YEAR FIXED		7/1 ARM		7/1 ARM I/O		Delegated Underwriting Self-Employed: (Bank Statements or/and P&L) 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 / 1-4 Unit Primary & 2nd Home: 100% Gift Allowed First-Time Home Buyers are allowed An escrow waiver is eligible for non-HPML files
PROGRAM CODE: RED 30		PROGRAM CODE: RED 7/1		PROGRAM CODE: RED 7/1 IO		
Rate	30 Day	Rate	30 Day	Rate	30 Day	
6.750	(1.625)	6.500	(1.625)	6.500	(1.250)	
6.625	(1.500)	6.375	(1.500)	6.375	(1.125)	
6.500	(1.375)	6.250	(1.375)	6.250	(1.000)	
6.375	(1.250)	6.125	(1.250)	6.125	(0.875)	
6.250	(1.125)	6.000	(1.125)	6.000	(0.750)	
6.125	(1.000)	5.875	(1.000)	5.875	(0.625)	
6.000	(0.875)	5.750	(0.875)	5.750	(0.500)	
5.875	(0.750)	5.625	(0.750)	5.625	(0.375)	
5.750	(0.625)	5.500	(0.625)	5.500	(0.250)	
5.625	(0.500)	5.375	(0.500)	5.375	(0.125)	
5.500	(0.375)	5.250	(0.375)	5.250	0.000	
5.375	(0.250)	5.125	(0.250)	5.125	0.125	
5.250	(0.125)	5.000	(0.125)	5.000	0.250	
5.125	0.000	4.875	0.000	4.875	0.375	
5.000	0.125	4.750	0.125	4.750	0.500	
		Mar/Cap	3.500 5/2/5	Mar/Cap	3.500 5/2/5	
MAX. NET PREMIUM: 1.000%						

PRODUCT FEATURE PRICING ADJUSTMENTS (TVOE & RED)

	<=55%	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
FICO 720+	0.000	0.000	0.000	0.000	0.000	0.000
FICO 700-719	0.250	0.250	0.250	0.250	0.250	0.250
FICO 680-699	0.500	0.500	0.500	0.500	0.500	0.500
FICO 660-679	0.500	0.500	0.500	0.500	0.500	0.500
FICO 640-659	1.000	1.000	1.000	1.000	1.000	1.000
DTI > 43%	0.000	0.000	0.125	0.125	0.125	0.125
Loan Amount < \$100,000	0.500	0.500	0.500	0.500	0.500	0.500
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	0.000	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	0.125	0.125	0.125	0.125	N/A	N/A
Owner Occupied	(0.250)	(0.250)	0.000	0.000	0.250	0.625
2nd Home	0.500	0.500	0.500	0.500	0.500	0.500
Investment Property	0.250	0.250	0.250	0.500	N/A	N/A
2-4 Units	0.250	0.250	0.250	0.500	0.500	0.500
Condo	0.000	0.000	0.000	0.125	0.125	0.250

TRADITIONAL STATED INCOME PROGRAM

30 YEAR FIXED PROGRAM CODE: TSI 30		7/1 ARM PROGRAM CODE: TSI 7/1		7/1 ARM I/O PROGRAM CODE: TSI 7/1		Delegated Underwriting (TURN TIME : 96 HOURS OR LESS)			
Rate	30 Day	Rate	30 Day	Rate	30 Day	MAX. DTI: 49.99% & LTV up to 80% Minimum to maximum loan amount of \$75,000 to \$1 MM Credit scores as low as 640 Purchase, R/T & Cash-out Refinance Owner Occupied Only SFR / PUD / Condo / 1-4 Unit 100% Gift Allowed First-Time Home Buyers are allowed An escrow waiver is eligible for non-HPML files If more than 6 financial properties, Lock Desk will manually adjust the price MAX. NET PREMIUM: 1.000%			
7.125	(1.500)	6.875	(1.500)	6.875	(1.250)				
7.000	(1.375)	6.750	(1.375)	6.750	(1.125)				
6.875	(1.250)	6.625	(1.250)	6.625	(1.000)				
6.750	(1.125)	6.500	(1.125)	6.500	(0.875)				
6.625	(1.000)	6.375	(1.000)	6.375	(0.750)				
6.500	(0.875)	6.250	(0.875)	6.250	(0.625)				
6.375	(0.750)	6.125	(0.750)	6.125	(0.500)				
6.250	(0.625)	6.000	(0.625)	6.000	(0.375)				
6.125	(0.500)	5.875	(0.500)	5.875	(0.250)				
6.000	(0.375)	5.750	(0.375)	5.750	(0.125)				
5.875	(0.250)	5.625	(0.250)	5.625	0.000				
5.750	(0.125)	5.500	(0.125)	5.500	0.125				
5.625	0.000	5.375	0.000	5.375	0.250				
5.500	0.125	5.250	0.125	5.250	0.375				
5.375	0.250	5.125	0.250	5.125	0.500				
Mar/Cap 3.500		5/2/5		Mar/Cap 3.500					
PRODUCT FEATURE PRICING ADJUSTMENTS									
	<=55%	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80			
FICO 720+	0.000	0.000	0.000	0.000	0.000	0.000			
FICO 700-719	0.250	0.250	0.250	0.250	0.250	0.250			
FICO 680-699	0.500	0.500	0.500	0.500	0.500	N/A			
FICO 660-679	0.500	0.500	0.500	0.500	0.500	N/A			
FICO 640-659	1.000	1.000	1.000	1.000	N/A	N/A			
DTI > 43%	0.000	0.000	0.000	0.125	0.125	N/A			
Loan Amount < \$100,000	0.500	0.500	0.500	0.500	0.500	N/A			
Cash-Out Refinance	0.125	0.125	0.125	N/A	N/A	N/A			
Owner Occupied	(0.250)	(0.250)	(0.250)	0.000	0.000	0.250			
2nd Home	0.500	0.500	0.500	0.500	0.500	0.500			
2-4 Units	0.250	0.250	0.250	0.250	0.500	0.500			
Condo	0.000	0.000	0.000	0.000	0.125	0.125			
No 4506T, No Tax Returns, No W-2s, No Paystubs				TURN TIME : 96 HOURS OR LESS					

INVESTOR PROGRAM (Debt Service Coverage Ratio) - 3 Year PPP									
30 YEAR FIXED PROGRAM CODE: DSCR 30		7/1 ARM PROGRAM CODE: DSCR 7/1		7/1 ARM I/O PROGRAM CODE: DSCR 7/1		Delegated Underwriting			
Rate	30 Day	Rate	30 Day	Rate	30 Day	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 Only SFR / PUD / Condo / 1-4 Unit Escrow waiver is NOT eligible If more than 6 financial properties, Lock Desk will manually adjust the price No 4506T, No Tax Returns, No P&L MAX. NET PREMIUM: 1.000%			
7.125	(2.125)	6.875	(2.125)	6.875	(1.875)				
7.000	(2.000)	6.750	(2.000)	6.750	(1.750)				
6.875	(1.875)	6.625	(1.875)	6.625	(1.625)				
6.750	(1.750)	6.500	(1.750)	6.500	(1.500)				
6.625	(1.625)	6.375	(1.625)	6.375	(1.375)				
6.500	(1.500)	6.250	(1.500)	6.250	(1.250)				
6.375	(1.375)	6.125	(1.375)	6.125	(1.125)				
6.250	(1.250)	6.000	(1.250)	6.000	(1.000)				
6.125	(1.125)	5.875	(1.125)	5.875	(0.875)				
6.000	(1.000)	5.750	(1.000)	5.750	(0.750)				
5.875	(0.875)	5.625	(0.875)	5.625	(0.625)				
5.750	(0.750)	5.500	(0.750)	5.500	(0.500)				
5.625	0.000	5.375	0.000	5.375	0.250				
5.500	0.500	5.250	0.500	5.250	0.500				
Mar/Cap 3.500		5/2/5		Mar/Cap 3.500					
PRODUCT FEATURE PRICING ADJUSTMENTS									
	<=55%	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80			
FICO 720+	(0.125)	(0.125)	0.000	0.375	0.375	0.375			
FICO 700-719	0.125	0.125	0.250	0.625	0.250	0.625			
FICO 680-699	0.250	0.250	0.375	0.750	0.375	N/A			
FICO 660-679	0.250	0.250	0.375	0.750	0.375	N/A			
FICO 640-659	0.625	0.625	0.750	1.125	0.750	N/A			
DSCR < 1.15	0.250	0.250	0.250	0.250	0.250	0.250			
Loan Amount < \$150,000	0.500	0.500	0.500	0.500	0.500	N/A			
Loan Amount \$1,500,001 - \$2.5M	0.250	0.250	0.250	0.250	0.250	N/A			
Loan Amount \$2,500,001 - \$3M	0.500	0.500	0.500	0.500	0.500	N/A			
Cash-Out Refinance	0.375	0.375	0.375	0.375	0.375	N/A			
2-4 Units	0.250	0.250	0.250	0.250	0.250	N/A			
Condo	0.250	0.250	0.250	0.250	0.250	N/A			
> 6 Financed Properties	0.250	0.250	0.250	0.250	0.250	0.250			
No Prepaid Penalty	1.000	1.000	1.000	1.000	1.000	1.000			
Non-CA	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)			
No 4506T, No Tax Returns, No W-2s, No Paystubs				TURN TIME : 96 HOURS OR LESS					

ITIN PROGRAM (FULL DOCS)

30 YEAR FIXED		PRODUCT FEATURE PRICING ADJUSTMENTS		Delegated Underwriting (TURN TIME : 96 HOURS OR LESS)
Rate	30 Day	FICO	Adjustment	
PROGRAM CODE: ITIN 30				
7.750	(1.000)	FICO 720+	0.000	MAX. DTI: 49.99% & LTV up to 80% Minimum to maximum loan amount of \$75,000 to \$1 MM Credit scores as low as 640 Purchase R/T & Cash-out Refinance Owner Occupied SFR / PUD / Condo / 1-4 Unit 100% Gift Allowed First-Time Home Buyers are allowed Escrow waiver is NOT eligible For more than 6 financial properties, Lock Desk will manually adjust the price
7.625	(0.875)	FICO 700-719	0.250	
7.500	(0.750)	FICO 680-699	0.500	
7.375	(0.625)	FICO 660-679	0.500	
7.250	(0.500)	FICO 640-659	1.000	
7.125	(0.375)	LTV 75.01-80.00%	0.375	
7.000	(0.250)	Loan Amount < \$100,000	0.500	
6.875	(0.125)	> 6 Financed Properties	0.250	
6.750	0.000	Non-CA	(0.250)	
6.625	0.500			
6.500	1.250			
MAX. NET PREMIUM: 1.000%				

FOREIGN NATIONAL PROGRAM (FULL DOCS)

30 YEAR FIXED		7/1 ARM		7/1 ARM I/O		Delegated Underwriting (TURN TIME : 96 HOURS OR LESS)
Rate	30 Day	Rate	30 Day	Rate	30 Day	
PROGRAM CODE: FNF 30						
7.125	(1.625)	6.875	(1.625)	6.875	(1.250)	MAX. DTI: 49.99% & LTV up to 75% Minimum to maximum loan amount of \$75,000 to \$3 MM Credit scores as low as 640 ; Foreign credit acceptable Purchase R/T & Cash-out Refinance 2nd Home & Investment SFR / PUD / Condo / 1-4 Unit 2nd Home: 100% Gift Allowed Copy of Passport, valid VISA & I-94 (if applicable) required. Escrow waiver is NOT eligible Program code with FICO: FNF & FNFIF For more than 6 financial properties, Lock Desk will manually adjust the price
7.000	(1.500)	6.750	(1.500)	6.750	(1.125)	
6.875	(1.375)	6.625	(1.375)	6.625	(1.000)	
6.750	(1.250)	6.500	(1.250)	6.500	(0.875)	
6.625	(1.125)	6.375	(1.125)	6.375	(0.750)	
6.500	(1.000)	6.250	(1.000)	6.250	(0.625)	
6.375	(0.875)	6.125	(0.875)	6.125	(0.500)	
6.250	(0.750)	6.000	(0.750)	6.000	(0.375)	
6.125	(0.625)	5.875	(0.625)	5.875	0.250	
6.000	(0.500)	5.750	(0.500)	5.750	0.125	
5.875	(0.375)	5.625	(0.375)	5.625	0.000	
5.750	(0.250)	5.500	(0.250)	5.500	0.125	
5.625	(0.125)	5.375	(0.125)	5.375	0.250	
5.500	0.000	5.250	0.000	5.250	0.375	
5.375	0.125	5.125	0.125	5.125	0.500	
		Mar/Cap 3.500	5/2/5	Mar/Cap 3.500	5/2/5	MAX. NET PREMIUM: 1.000%

PRODUCT FEATURE PRICING ADJUSTMENTS

	<=55%	55.01-60	60.01-65	65.01-70	70.01-75
FICO 720+	0.000	0.000	0.000	0.000	0.000
FICO 700-719	0.250	0.250	0.250	0.250	0.250
FICO 680-699	0.500	0.500	0.500	0.500	0.500
FICO 660-679	0.500	0.500	0.500	0.500	N/A
FICO 640-659	1.000	1.000	1.000	1.000	N/A
DTI > 43%	0.000	0.000	0.125	0.125	0.125
Loan Amount < \$100,000	0.500	0.500	0.500	0.500	0.500
Loan Amount \$1,500,001 -\$2M	0.250	0.250	0.250	N/A	N/A
Loan Amount \$2,000,001 -\$2.5M	0.375	0.375	0.375	N/A	N/A
Loan Amount \$2,500,001 -\$3M	0.500	0.500	0.500	N/A	N/A
Cash-Out Refinance	0.125	0.125	0.125	0.125	N/A
2nd Home	0.500	0.500	0.500	0.500	0.500
Investment Property	0.250	0.250	0.250	0.500	0.500
2-4 Units	0.250	0.250	0.250	0.500	N/A
Condo	0.000	0.000	0.000	0.125	0.125
> 6 Financed Properties	0.250	0.250	0.250	0.250	0.250

FOREIGN NATIONAL PROGRAM (Debt Service Coverage Ratio) - 3 Year PPP

30 YEAR FIXED		7/1 ARM		7/1 ARM I/O		Delegated Underwriting (TURN TIME : 96 HOURS OR LESS)
Rate	30 Day	Rate	30 Day	Rate	30 Day	
PROGRAM CODE: FND 30						
7.125	(1.000)	6.875	(1.000)	6.875	(0.750)	LTV up to 75% Minimum to maximum loan amount of \$75,000 to \$3 MM Credit scores as low as 640 ; Foreign credit acceptable Purchase R/T & Cash-out Refinance Investment Only SFR / PUD / Condo / 1-4 Unit Copy of Passport, valid VISA & I-94 (if applicable) required. Escrow waiver is NOT eligible Program code with FICO: FNF & FNFIF
7.000	(0.875)	6.750	(0.875)	6.750	(0.625)	
6.875	(0.750)	6.625	(0.750)	6.625	(0.500)	
6.750	(0.625)	6.500	(0.625)	6.500	(0.375)	
6.625	(0.500)	6.375	(0.500)	6.375	(0.250)	
6.500	(0.375)	6.250	(0.375)	6.250	(0.125)	
6.375	(0.250)	6.125	(0.250)	6.125	0.000	
6.250	(0.125)	6.000	(0.125)	6.000	0.125	
6.125	0.000	5.875	0.000	5.875	0.250	
6.000	0.125	5.750	0.125	5.750	0.375	
5.875	0.250	5.625	0.250	5.625	0.500	
5.750	0.375	5.500	0.375	5.500	0.625	
5.625	0.500	5.375	0.500	5.375	0.750	
5.500	0.625	5.250	0.625	5.250	1.000	
		Mar/Cap 3.500	5/2/5	Mar/Cap 3.500	5/2/5	MAX. NET PREMIUM: 1.000%

PRODUCT FEATURE PRICING ADJUSTMENTS

	<=55%	55.01-60	60.01-65	65.01-70	70.01-75
FICO 720+	(0.125)	(0.125)	0.000	0.375	0.375
FICO 700-719	0.125	0.125	0.250	0.625	0.625
FICO 680-699	0.250	0.250	0.375	0.750	0.750
FICO 660-679	0.250	0.250	0.375	0.750	N/A
FICO 640-659	0.625	0.625	0.750	1.125	N/A
DSCR < 1.15	0.250	0.250	0.250	0.250	0.250
Loan Amount < \$100,000	0.500	0.500	0.500	0.500	0.500
Loan Amount \$1,500,001 -\$2.5M	0.250	0.250	0.250	N/A	N/A
Loan Amount \$2,500,001 -\$3M	0.500	0.500	N/A	N/A	N/A
Cash-Out Refinance	0.375	0.375	0.375	0.375	0.375
2-4 Units	0.250	0.250	0.250	0.250	0.250
Condo	0.250	0.250	0.250	0.250	0.250
No Prepaid Penalty	1.000	1.000	1.000	1.000	1.000

HELOC (PIGGY BACK ONLY) - FULL DOC						
PROGRAM CODE : HELOC - 30 YEAR RATES AMORTIZATION				Current Prime - 3.250%		
PRIMARY RESIDENCE						
COMBINED 1ST & 2ND	FICO	CLTV	HOUSES	70.01 - 80.00%	80.01 - 85.00%	85.01 - 89.99%
\$2,000,000	800+	<65%	1	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	800+	<65%	0	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%		\$5,000 TO \$250,000 WITH MAX. CLTV OF 85%		PURCHASE : 0.000%		\$295
>\$350,000 TO \$500,000 WITH MAX. CLTV OF 85%		STATE OF HI & TX ARE NOT ELIGIBLE		REFINANCE : 0.000%		

HELOC PLUS (PIGGY BACK & STANDALONE) - FULL DOC						
HCLTV ≤ 80.000%				OCCUPANCY		
FICO / Credit Limit	\$0 - \$50,000	\$50,001 - \$150,000	\$150,001 - \$200,000	Primary	0.000%	
000 - 679	N/A	N/A	N/A	2nd	1.000%	
680 - 699	Prime + 3.500%	Prime + 3.250%	Prime + 3.000%	Investment	N/A	
700 - 739	Prime + 2.250%	Prime + 2.000%	Prime + 1.750%	PRICE ADJ. TO 1st MORTGAGE		
740 - 900	Prime + 1.750%	Prime + 1.750%	Prime + 1.500%	PURCHASE	0.000%	
HCLTV 80.001% - 85.000%				REFINANCE	0.000%	
FICO / Credit Limit	\$0 - \$50,000	\$50,001 - \$150,000	\$150,001 - \$200,000	CASH-OUT REFI	0.000%	
000 - 679	N/A	N/A	N/A	STANDALONE	0.000%	
680 - 699	Prime + 4.125%	Prime + 4.000%	Prime + 3.500%	PROGRAM CODE: GHELOC		
700 - 739	Prime + 2.750%	Prime + 2.500%	Prime + 2.250%	CURRENT PRIME		
740 - 900	Prime + 2.500%	Prime + 2.500%	Prime + 2.250%	3.250%		
85.001% ≤ HCLTV				State of AK, HI, TX & NY are NOT eligible		
FICO / Credit Limit	\$0 - \$50,000	\$50,001 - \$150,000	\$150,001 - \$200,000	Term		
000 - 679	N/A	N/A	N/A	360 month		
680 - 699	N/A	N/A	N/A	10yr I/O / 20yr amortization		
700 - 739	N/A	N/A	N/A			
740 - 900	N/A	N/A	N/A			

ALL ABOVE ADJUSTMENTS ARE TO MARGIN
 SECOND HOME: MAX HCLTV: 85.000%

INVESTOR APPROVAL REQUIRED PRIOR TO LOCK

SECOND MORTGAGE (PIGGY BACK ONLY) - FULL DOC						
Term (180 Months)	FICO / Loan Amount Adjustments to RATE				PRICE ADJ. TO 1st MORTGAGE	
PROGRAM CODE: CES180	\$0 - \$25,000	\$25,001 - \$50,000	\$50,001 - \$125,000	\$125,001 - \$250,000	PURCHASE	0.000%
Rate 30 day	000 - 679	N/A	N/A	N/A	REFINANCE	0.000%
8.000 (1.500)	680 - 699	0.375%	0.250%	0.125%	CASH-OUT REFI	0.000%
7.750 (1.375)	700 - 719	0.250%	0.125%	0.000%	TERM	
7.500 (1.250)	720 - 739	0.125%	0.000%	0.000%	180 month	
7.250 (1.125)	740 - 759	0.000%	0.000%	(0.125%)	State of CA, NV	
7.000 (1.000)	760 - 900	0.000%	(0.125%)	(0.250%)	Max HCLTV cash-out: 85.000%	
6.750 (0.875)	FICO / CLTV Adjustments to RATE				State of TX	
6.500 (0.750)	<= 80%	80.001% - 85%	85.001% - 90%	90.001% - 95%	Purchase only	
6.250 (0.625)	000 - 679	N/A	N/A	N/A	State of AK & HI & NY are NOT eligible	
6.000 (0.500)	680 - 699	0.125%	0.250%	N/A	Second Home	
5.750 (0.375)	700 - 719	0.000%	0.125%	N/A	Max HCLTV: 85.000%	
5.500 (0.250)	720 - 739	0.000%	0.000%	N/A		
5.250 (0.125)	740 - 759	(0.125%)	0.000%	N/A		
5.000 0.000	760 - 900	(0.250%)	(0.125%)	N/A		
4.875 0.250	Feature Adjustments to RATE					
4.750 0.500	OCCUPANCY		PURPOSE OF LOAN			
4.625 0.750	Primary	0.000%	Cash-out ≤ 85.000%		0.000%	
4.500 1.000	2nd Home	1.000%	Cash-out > 85.000%		N/A	
5.000 1.000						

INVESTOR APPROVAL REQUIRED PRIOR TO LOCK