



19000 MacArthur Blvd, Suite 300
Irvine, CA 92612

Wholesale Ratesheet

30 Day Lock Period
Borrower Paid Compensation
Effective Date: Thu, February - 2 - 2023

V1.0

Non QM Program Pricing

Coupon	Select (Full/Alt)	Full Doc	Alt Doc	DSCR/No Ratio
6.750	99.250			
6.875	99.500	99.500	99.500	
6.999	99.750	99.750	99.750	
7.125	100.000	100.000	100.000	99.500
7.250	100.250	100.250	100.250	99.750
7.375	100.500	100.500	100.500	100.000
7.499	100.750	100.750	100.750	100.250
7.625	101.000	101.000	101.000	100.500
7.750	101.250	101.250	101.250	100.750
7.875	101.500	101.500	101.500	101.000
7.999	101.750	102.000	102.000	101.500
8.125	102.000	102.250	102.250	101.750
8.250	102.250	102.500	102.500	102.000
8.375	102.500	102.750	102.750	102.250
8.499		103.000	103.000	102.500
8.625		103.250	103.250	102.750
8.750		103.500	103.500	103.000
8.875		103.750	103.750	103.250
8.999		104.250	104.250	103.750
9.125		104.500	104.500	104.000
9.250		104.750	104.750	104.250
9.375		105.000	105.000	104.500
9.499		105.250	105.250	104.750
9.625		105.500	105.500	105.000
9.750		105.750	105.750	105.250
9.875		106.000	106.000	105.500
9.999		106.250	106.250	105.750
10.125		106.500	106.500	106.000
10.250		106.750	106.750	106.250
10.375		107.000	107.000	106.500
10.499		107.250	107.250	106.750
10.625		107.500	107.500	107.000
10.750		107.750	107.750	107.250
10.875		108.000	108.000	107.500
10.999		108.250	108.250	107.750
11.125		108.500	108.500	108.000
11.250		108.750	108.750	108.250
11.375		109.000	109.000	108.500
11.499		109.250	109.250	108.750

Non-QM Prelocks
Non-QM Pre-locks may be locked for 30 or 45 days
30 day Non-QM Pre-locks are eligible for up to 15 days of extensions at cost
All Non-QM Pre-locks must be Submitted Completed/Submitted within 10 days or Lock will be cancelled
All 45 day locks are at a 50bp cost and are not eligible for lock extensions
All Non-QM locks that expire will be subject to a 25bp Relock Fee and Worse Case Pricing

	<=50	50.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95
780+	0.000	0.000	-0.250	-0.500	-1.000	-1.500	-3.500	-4.750	
760-779	-0.125	-0.125	-0.375	-0.625	-1.125	-1.625	-3.250	-4.875	
740-759	-0.250	-0.250	-0.500	-0.750	-1.250	-1.750	-3.750	-5.000	
720-739	-0.250	-0.500	-0.750	-1.250	-1.750	-2.250	-4.250	-5.500	
700-719	-0.500	-1.000	-1.500	-2.000	-2.500	-3.000	-4.750	-6.000	
680-699	-0.750	-1.500	-2.250	-2.750	-3.250	-3.750			
660-679	-1.250	-2.000	-2.750	-3.250	-3.750	-4.250			
640-659	-2.000	-2.750	-3.500	-4.000	-4.750	-5.500			
620-639	-2.500	-3.250	-4.000	-4.750	-5.500	-6.250			
600-619	-3.000	-3.750	-4.500	-5.250	-6.250	-7.250			

	<=50	50.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95
780+	0.500	0.375	0.250	0.125	-0.125	-0.375	-1.625	-2.750	
760-779	0.500	0.375	0.250	0.125	-0.125	-0.375	-1.625	-2.875	
740-759	0.375	0.250	0.125	0.000	-0.250	-0.500	-2.000	-3.375	
720-739	0.250	0.125	0.000	-0.125	-0.375	-0.625	-2.500	-3.875	
700-719	0.125	0.000	-0.125	-0.500	-0.875	-1.125	-3.375		
680-699	0.000	-0.250	-0.500	-0.875	-1.375	-1.625			
660-679	-0.750	-0.750	-1.000	-1.375	-1.875				

Loan Level Price Adjustments	LLPA
DTI >50% - All Doc Types	-0.500
ITIN	-2.000
VOE Only	-0.750
1099 Only	-0.750
Asset Utilization	-0.750
Debt Consol. >70% LTV	-1.000
Debt Consol. ≤ 70% LTV	-0.500
Cash-Out >70% LTV	-1.000
Cash-Out ≤ 70% LTV	-0.500
2 Units	-0.500
3-4 Units	-0.500
Second Home	-0.750
No PPP "See PPP Section"	-1.500
6 Months PPP	-1.500
12 Months PPP	-1.000
24 Months PPP	-0.500
36 Months PPP	0.000
48 Months PPP	0.250
60 Months PPP	0.500
Escrow Waived	-0.250
NW Condo	-1.000
<\$150,000	-1.000
\$150,000-\$1,000,000	0.000
>\$1,000,000	0.250
>\$1,500,000	0.000
>\$2,000,000	-0.500
>\$2,500,000	-0.500
>\$3,000,000	-1.500
>\$3,500,000	-1.500
>\$4,000,000	-1.500
Foreign Nat' With Fico	-1.500
Purchase	0.000
Inv. & 2nd Home >80% LTV	-1.000
Full Doc - Non-Owner	-0.500

Grades	
Select Standard	0.000
A+	0.250
A	-1.250
B	-2.000
C	-2.000
Select - DSCR	1.000
DSCR (e1.00)	0.000
No Ratio (0.75-0.99)	-2.000

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

Minimum Rates by Doc Type	Select	Full/Alt Doc	DSCR
6.750%	6.875%	7.125%	
≥\$4,000,000	#N/A		

Loan Term	Caps	Floor
5/6 ARM	2/1/5	=Rate
7/6 ARM	5/1/5	
Index	6mo SOFR	
Reset Frequency	6 Mo	

Temporary Guidance See Below Extension Cost

15 Days Max Extensions per schedule below

Rates <=8.500% @ 7 bps /day
Rates <=9.500% @ 5 bps / day
Rates >=9.500% @ 2 bps / day

Extension Cost

Current lock extension costs/policies apply to all active locks, regardless of lock date

All 45 day locks are at a 50bp cost and are not eligible for lock extensions

Loan Term	
15YR Fixed	0.250
30YR Fixed	0.000
30YR IO Fixed	-0.500
40YR Fixed	-0.500
40YR IO Fixed	-0.750
5/6 30YR ARM	0.000
5/6 30YR IO ARM	-0.500
5/6 40YR ARM	0.000
7/6 30YR ARM	-0.500
7/6 30YR IO ARM	-0.500
7/6 40YR ARM	-0.500

Max Price	
Owner Occ/Sec Home	100.000
Loans W/ No PPP	99.000
Loans W/ 6 Month PPP	99.000
Loans W/ 1YR PPP	100.000
Loans W/ 2YR PPP	100.000
Loans W/ 3YR PPP	100.000
Loans W/ 4YR PPP	100.000
Loans W/ 5YR PPP	100.000
>\$3,000,000	99.500
80.01-90.00% LTV	100.000
ITIN/Foreign National	100.000

ARM Margins	Occupancy	Margin
Primary Home		4.000
Second Home		4.000
Investment Home		4.000

NonQM Price Calculator

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

Wholesale Ratesheet Thu, February - 2 - 2023

Interest Rate: Choose a Selection

LTV Range: Choose a Selection

FICO Range: Choose a Selection

Grade: Choose a Selection

Doc Type: Choose a Selection

Additional Adjs: Choose a Selection

Citizenships: Choose a Selection

DTI: Choose a Selection

Loan Balance: Choose a Selection

Purpose: Choose a Selection

Occupancy: Choose a Selection

Property Type: Choose a Selection

Loan Term: 30YR Fixed

Escrow: Escrow Not Waived

Prepayment Penalty: No PPP "See PPP Section"

State: All Other States

Lock Term: 30 Day

Reset

Total LLPA: #N/A

Gross Rate Sheet Price (Prior to LLPAs): #N/A

Net Price: Rate Sheet - LLPA (Prior to Min/Max YSP): Minimum Rate

Max YSP: 0.000

Final Price → Final Price

Borrower Paid Comp Only

Loan Number: Borrower Name

*6 months interest on 80% of the original principal balance

Minimum 3 Year Prepay Required for All Investment/DSCR Loans with LTV's >80%

Minimum 6 Months Prepay required except in the following states

Not allowed in DE, IL, KS¹, MD, MI, MN, ND, NJ², NM, OH, PA, RI

¹ PPPs in Kansas are limited to 6 months only

² PPPs allowed for loans closed in the name of a Corporation or LLC in NJ

*PPP is only Allowed on the following

Non-TRID Loans - Investment

Non-TRID Loans - DSCR

No PPP price option only allowed where prohibited by State

Product Matrix

Full Doc Column Includes
Tax Returns
1099 Only
Asset Utilization Only
Asset Utilization W/ Full Doc
VOE

Alt Doc Column Includes
12 Bank Statements
12 or 24 CPA P&L
Asset Utilization W/ Bank Stmt

DSCR/No Ratio Column Includes
DSCR
No Ratio

*** Extension Cost

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