



19000 MacArthur Blvd, Suite 200
Irvine, CA 92612

Wholesale Ratesheet

30 Day Lock Period
Borrower Paid Compensation*
Tue, July - 8 - 2025

Lock Request

Product Matrix

NonQM Program Pricing

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

Loan Level Price Adjustments

LLPA	
DTI >45% - All Doc Types	0.000
DTI >50% - All Doc Types	-0.500
P&L w/ BK Stmt	-0.500
VOE Only	-0.250
1099 Only	-0.250
Asset Utilization	-0.250
Subj DSCR (>75% LTV	-0.500
Debt Consol. >70% LTV	-0.250
Cash-Out >70% LTV	-0.250
Cash-Out/Debt Consol. FICO < 680	-0.500
2 Units	0.000
3-4 Units	-0.250
DSCR 5-8 Units	0.000
Second Home	-1.500
No PPP-States that allow	-2.000
12 Months PPP	-0.750
24 Months PPP	-0.500
36 Months PPP	0.250
48 Months PPP	0.500
60 Months PPP	0.750
Escrow Waived	-0.250
NYV Condo	-1.000
<\$150,000	-0.750
\$150,000-\$1,000,000	0.000
>\$1,000,000	0.250
>\$1,500,000	0.000
>\$2,000,000	-0.250
>\$2,500,000	-0.500
>\$3,000,000	-1.000
>\$3,500,000	-2.000
>\$4,000,000	-3.000
Foreign Nat' With Fico	-1.500
Purchase	0.000
Subordinate Financing	-0.500
NOO & 2nd Home >75% LTV	-0.250
Full/Alt NOO & 2nd Home >75% LTV	0.000

State, DSCR Only

Georgia	-0.250
Illinois	-0.250
Kansas	-0.250
New Jersey	-0.250
North Carolina	-0.250

Program

SELECT	0.500
Core	0.000
SELECT - DSCR	0.500
Core DSCR (Alt Doc)	-1.500
Core DSCR (Alt Doc)	0.000
Subj DSCR (>75% LTV)	-2.000
No Ratio DSCR < 0.75	-3.000

Reserves

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

Payment History

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

Credit Events

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

Lock Days

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

Min Rate

>\$2,500,000	6.750
1/1N/Foreign National	7.400

Allowable Fees

Sub Fee

Terms

Terms	Caps	Floor
5/6 ARM	2/15	Margin
7/6 ARM	5/15	
10/6 ARM	6mo SOFR	

Reset Frequency

6 Mo

Temporary Guidance See Below Extension Cost

All Rates @ 2 bps / day Extension Cost

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

All 45 day locks are at a 25bp cost and are eligible for up to 15 days of extensions at cost

All 60 day locks are at a 50bp cost and are not eligible for lock extensions

All Non-QM locks that expire will be subject to a 25bp Reduc Fee and Worst Case Pricing

NonQM Price Calculator

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

Interest Rate --

LTV Range

FICO Range

Program

Reserves

Payment History

Credit Events

Doc Type

Additional Adj

Citizenship

DTI

Loan Balance

Purpose

Occupancy

Property Type

Loan Term

Escrow

Prepayment Penalty

NJ - Title Vesting

State

Lock Term

Buydown

Subordinate Financing

Choose a Selection

Choose a Selection

Choose a Selection

Core

Choose a Selection

Choose a Selection

36 Months

Choose a Selection

Choose a Selection

Choose a Selection

Choose a Selection

Choose a Selection

30YR Fixed

Escrow Not Waived

No PPP "See PPP Section"

Choose a Selection

30 Day

No

No

Not Applicable

Not Applicable

Not Applicable

No PPP "See PPP Section"

Choose a Selection

30 Day

No

No

Not Applicable

Not Applicable

Not Applicable

Gross Rate Sheet Price (Prior to LLPA)

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

Minimum Rate

Max YSP

Reset

JULY NonQM SPECIAL
25 BPS Price Improvement on all NonQM
CAN COMBINE WITH SELECT, EXCLUDES DSCR 5-8

Total LLPA

#N/A

Gross Rate Sheet Price (Prior to LLPA)

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

Minimum Rate

Max YSP

Final Price -->

#N/A

Owner Occ/Sec Home

102.000

No PPP-States that allow

100.000

1YR PPP

102.000

2YR PPP

102.000

3YR PPP

102.000

4YR PPP

102.000

5YR PPP

102.000

>\$2,500,000

101.000

80-91.90 20% LTV

101.000

1/1N/Foreign National

101.000

Subordinate Financing

100.000

NJ Title Vested in LLC

100.000

DSCR 5-8 Units

100.000

Borrower Paid Comp Only

Loans only

*YSP allowed up to 102.000, may be paid to borrower on all Loans, or 80 Broker on Business Purpose

*YSP & Lender Credit are not Applicable to DSCR 5-8 Unit

Standard Prepayment Penalties Allowed	
Arizona	Missouri
Alabama	Montana
Arkansas	Nebraska
California	Nevada
Colorado	North Carolina
Connecticut	North Dakota
District of Columbia	Oklahoma
Florida	Oregon
Georgia	South Carolina
Hawaii	South Dakota
Idaho	Tennessee
Indiana	Texas
Iowa	Utah
Kansas	Virginia
Kentucky	Washington
Louisiana	West Virginia
Maine	Wisconsin
Massachusetts	Wyoming
Mississippi	

No Prepayment Penalties Allowed	
Alaska -	New Hampshire
Express prohibition on PP provisions for business purpose loans or maximum PP charge is so low there's no market for them	
Delaware	New Mexico
Minnesota	

States with "Restricted" Prepayment Penalties			
States	PPP Allowed When:	PPP Structures	No PPP Allowed When:
*Illinois / Cook County	All of IL: If closed in the name of an individual and rate < 8% APR, or is a Business Purpose Loan & closed in a Corporation, or LLC. **If in Cook County must also be >\$250k	Normal Rates	If closed in the name of an individual and Rate is > 8% APR, ***If in Cook County < \$250K
Maryland	Maximum of 3 years	2 months advance interest on the aggregate amount of all prepayments made in a 12-month period which exceed 1/3 of the amount of the loan	Never
Michigan	Maximum of 3 years	1% of balance prepaid	Never
New Jersey	Closed in name of Corp (Inc.) *does NOT include LLC	Normal Rates	Closed in name of individual or LLC
Ohio	>= \$112,957.5 year max	1% of original principal amount	< \$112,957
Pennsylvania	>\$312,159 and 1-2 Unit, or any 3-4 Unit	Normal Rates	<=\$312,159 and 1-2 Unit
Rhode Island	Maximum of 1 year	2% of balance prepaid	Never

Example APR 3/2025

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

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

DSCR/No Ratio Column Includes	
DSCR	
No Ratio	

*** Extension Cost

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