N2 Funding
5 Park Plaza, Suite 900
Irvine, CA 92614
Phone: 877-311-3501
Email: brokerdesk@N2funding.com
Reach us at www.N2funding.com

N2 FUNDING we love you.

Effective Date:	2/26/2024
Change Effective:	2/26/2024
Lock Desk Hours:*	Posting - 9pm PST

* CalHFA Locks must be submitted by 2:00PM PST
*Non-QM Locks must be submitted by 3:00PM PST

FHA ID: 73890-0000-5
VA ID: 5650780000

*Lock Desk Hours Extended to 9PM**
N2 Funding Making NonQM EASY!!!

** CalFHA 2pm, NonQM 3pm*

Extensions and ReLocks - Agency

Days / Extension	Cost
Per Diem (1-4)	0.015
5 Days	0.075
10 Days	0.150

Lock extensions greater than 30 days are case by case basis

ReLocks

<= 30 Days - Worst Case plus .25
>= 31 Days - Market

Sizzling Turn Times!

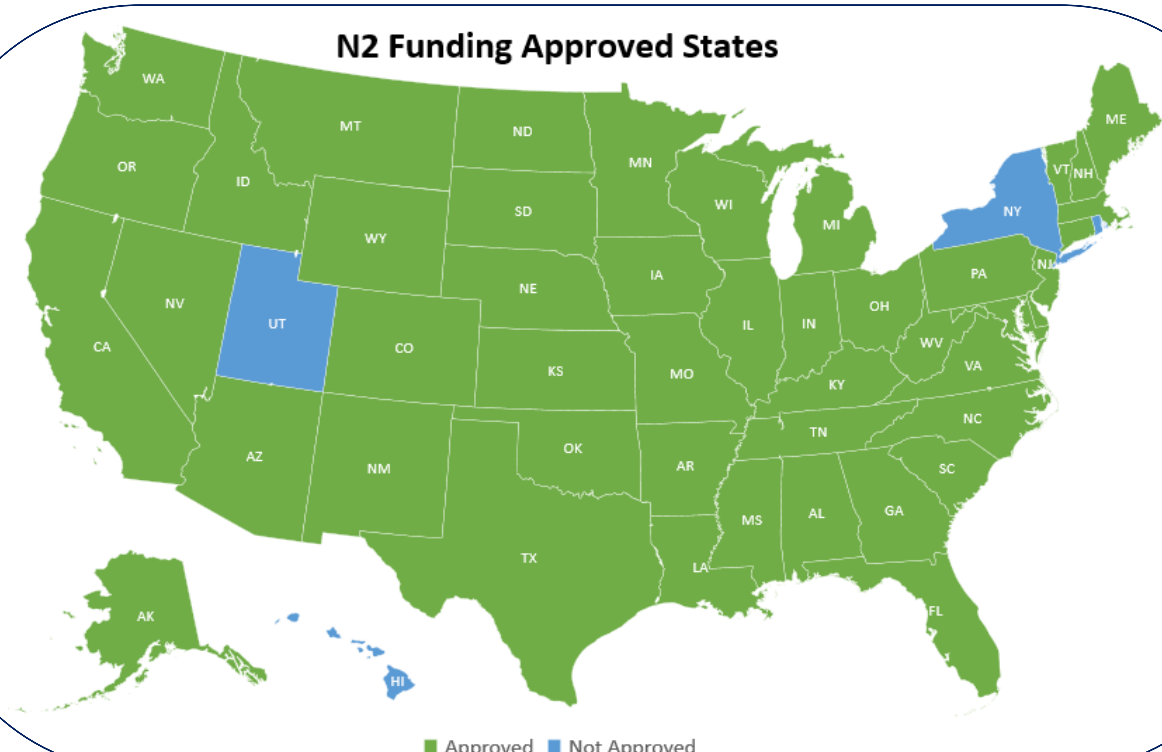
24 Hours	Disclosures (NonQM 48 Hours)
24 to 48 Hours	Initial Underwriting
72 Hours	Initial Non-QM Underwriting
24 to 48 Hours	Clear to Close Condition Review
48 to 72 Hours	Partial Condition Review
24 Hours	Docs (wet states require 48 hours to bal CD)
24 Hours	Doc Check In
24 Hours	Funding

Lender Fees

Lender Fee	$1,195
NonQM Lender Fee	$1,295
ITIN Lender Fee	$1,395
IRRRL & Streamline	$495
CalHFA Fee	$1,395
CalHFA Funding Fee	$250
203k Administration Fee	$1,895

Mortgagee Clause

Mortgagee and Hazard Insurance	Lender Name on CPL
Mission Loans, LLC	Mission Loans, LLC
ISAOA/ATIMA	ISAOA/ATIMA
P.O. Box 961292	5 Park Plaza, Suite 900
Fort Worth, TX 76161	Irvine, CA 92614



Conventional Products

Conventional Loan Amounts (105 Cap)

30 & 25 Year Fixed Term

Rate	15 Day	30 Day	45 Day	60 Day	90 day
5.990	1.601	1.666	1.731	1.796	2.396
6.000	1.571	1.636	1.701	1.766	2.366
6.125	0.815	0.880	0.945	1.010	1.610
6.250	0.950	1.015	1.080	1.145	1.745
6.375	0.443	0.508	0.573	0.638	1.238
6.490	0.004	0.069	0.134	0.199	0.799
6.500	(0.026)	0.039	0.104	0.169	0.769
6.625	(0.720)	(0.655)	(0.590)	(0.525)	0.075
6.750	(0.390)	(0.325)	(0.260)	(0.195)	0.405
6.875	(0.836)	(0.771)	(0.706)	(0.641)	(0.041)
6.990	(1.223)	(1.158)	(1.093)	(1.028)	(0.428)
7.000	(1.253)	(1.188)	(1.123)	(1.058)	(0.458)
7.125	(1.844)	(1.779)	(1.714)	(1.649)	(1.049)
7.250	(1.498)	(1.433)	(1.368)	(1.303)	(0.703)
7.375	(1.887)	(1.822)	(1.757)	(1.692)	(1.092)
7.490	(2.169)	(2.104)	(2.039)	(1.974)	(1.374)
7.500	(2.199)	(2.134)	(2.069)	(2.004)	(1.404)
7.625	(2.573)	(2.508)	(2.443)	(2.378)	(1.778)
7.750	(2.132)	(2.067)	(2.002)	(1.937)	(1.337)
7.875	(2.507)	(2.442)	(2.377)	(2.312)	(1.712)
7.990	(2.849)	(2.784)	(2.719)	(2.654)	(2.054)
8.000	(2.879)	(2.814)	(2.749)	(2.684)	(2.084)
8.125	(3.237)	(3.172)	(3.107)	(3.042)	(2.442)

15 Year Fixed Term

Rate	15 Day	30 Day	45 Day	60 Day	90 day
4.875	3.086	3.151	3.216	3.281	3.881
5.000	2.752	2.817	2.882	2.947	3.547
5.125	2.434	2.499	2.564	2.629	3.229
5.250	2.122	2.187	2.252	2.317	2.917
5.375	1.818	1.883	1.948	2.013	2.613
5.500	1.522	1.587	1.652	1.717	2.317
5.625	1.241	1.306	1.371	1.436	2.036
5.750	0.969	1.034	1.099	1.164	1.764
5.875	0.724	0.789	0.854	0.919	1.519
5.990	0.541	0.606	0.671	0.736	1.336
6.000	0.511	0.576	0.641	0.706	1.306
6.125	0.274	0.339	0.404	0.469	1.069
6.250	0.089	0.154	0.219	0.284	0.884
6.375	(0.146)	(0.081)	(0.016)	0.049	0.649
6.500	(0.373)	(0.308)	(0.243)	(0.178)	0.422
6.625	(0.587)	(0.522)	(0.457)	(0.392)	0.208
6.750	(0.796)	(0.731)	(0.666)	(0.601)	(0.001)
6.875	(1.005)	(0.940)	(0.875)	(0.810)	(0.210)
7.000	(1.202)	(1.137)	(1.072)	(1.007)	(0.407)
7.125	(1.408)	(1.343)	(1.278)	(1.213)	(0.613)
7.250	(1.533)	(1.468)	(1.403)	(1.338)	(0.738)
7.375	(1.740)	(1.675)	(1.610)	(1.545)	(0.945)
7.500	(1.949)	(1.884)	(1.819)	(1.754)	(1.154)

Conventional High Balance

30 Year Fixed Rate Term - High Bal (104 Cap)

Rate	15 Day	30 Day	45 Day	60 Day	90 day
5.990	1.648	1.713	1.778	1.843	2.443
6.000	1.618	1.683	1.748	1.813	2.413
6.125	1.123	1.188	1.253	1.318	1.918
6.250	0.949	1.014	1.079	1.144	1.744
6.375	0.470	0.535	0.600	0.665	1.265
6.490	0.060	0.125	0.190	0.255	0.855
6.500	0.030	0.095	0.160	0.225	0.825
6.625	(0.385)	(0.320)	(0.255)	(0.190)	0.410
6.750	(0.351)	(0.286)	(0.221)	(0.156)	0.444
6.875	(0.765)	(0.700)	(0.635)	(0.570)	0.030
6.990	(1.121)	(1.056)	(0.991)	(0.926)	(0.326)
7.000	(1.151)	(1.086)	(1.021)	(0.956)	(0.356)
7.125	(1.510)	(1.445)	(1.380)	(1.315)	(0.715)
7.250	(1.372)	(1.307)	(1.242)	(1.177)	(0.577)
7.375	(1.750)	(1.685)	(1.620)	(1.555)	(0.955)
7.490	(2.020)	(1.955)	(1.890)	(1.825)	(1.225)
7.500	(2.050)	(1.985)	(1.920)	(1.855)	(1.255)
7.625	(2.413)	(2.348)	(2.283)	(2.218)	(1.618)
7.750	(1.733)	(1.668)	(1.603)	(1.538)	(0.938)
7.875	(2.097)	(2.032)	(1.967)	(1.902)	(1.302)
7.990	(2.427)	(2.362)	(2.297)	(2.232)	(1.632)
8.000	(2.457)	(2.392)	(2.327)	(2.262)	(1.662)
8.125	(2.804)	(2.739)	(2.674)	(2.609)	(2.009)

20 Year Fixed Term

Rate	15 Day	30 Day	45 Day	60 Day	90 day
6.500	(0.877)	(0.812)	(0.747)	(0.682)	(0.082)
6.625	(1.273)	(1.208)	(1.143)	(1.078)	(0.478)
6.750	(1.047)	(0.982)	(0.917)	(0.852)	(0.252)
6.875	(1.440)	(1.375)	(1.310)	(1.245)	(0.645)
6.990	(1.779)	(1.714)	(1.649)	(1.584)	(0.984)
7.000	(1.809)	(1.744)	(1.679)	(1.614)	(1.014)
7.125	(2.153)	(2.088)	(2.023)	(1.958)	(1.358)
7.250	(1.846)	(1.781)	(1.716)	(1.651)	(1.051)
7.375	(2.188)	(2.123)	(2.058)	(1.993)	(1.393)
7.490	(2.476)	(2.411)	(2.346)	(2.281)	(1.681)
7.500	(2.506)	(2.441)	(2.376)	(2.311)	(1.711)
7.625	(2.838)	(2.773)	(2.708)	(2.643)	(2.043)
7.750	(2.353)	(2.288)	(2.223)	(2.158)	(1.558)
7.875	(2.686)	(2.621)	(2.556)	(2.491)	(1.891)
7.990	(2.986)	(2.921)	(2.856)	(2.791)	(2.191)
8.000	(3.016)	(2.951)	(2.886)	(2.821)	(2.221)
8.125	(3.331)	(3.266)	(3.201)	(3.136)	(2.536)

10 Year Fixed Term

Rate	15 Day	30 Day	45 Day	60 Day	90 day
5.000	2.277	2.342	2.407	2.472	3.072
5.125	1.959	2.024	2.089	2.154	2.754
5.250	1.647	1.712	1.777	1.842	2.442
5.375	1.343	1.408	1.473	1.538	2.138
5.500	1.047	1.112	1.177	1.242	1.842
5.625	0.776	0.841	0.906	0.971	1.571
5.750	0.504	0.569	0.634	0.699	1.299
5.875	0.259	0.324	0.389	0.454	1.054
6.000	0.046	0.111	0.176	0.241	0.841
6.125	(0.191)	(0.126)	(0.061)	0.004	0.604
6.250	(0.179)	(0.114)	(0.049)	0.016	0.616
6.375	(0.415)	(0.350)	(0.285)	(0.220)	0.380
6.500	(0.641)	(0.576)	(0.511)	(0.446)	0.154
6.625	(0.855)	(0.790)	(0.725)	(0.660)	(0.060)
6.750	(1.005)	(0.940)	(0.875)	(0.810)	(0.210)
6.875	(1.215)	(1.150)	(1.085)	(1.020)	(0.420)
7.000	(1.412)	(1.347)	(1.282)	(1.217)	(0.617)

15 Year Fixed Rate Term - High Bal

Rate	15 Day	30 Day	45 Day	60 Day	90 day
5.000	4.957	5.022	5.087	5.152	5.752
5.125	4.696	4.761	4.826	4.891	5.491
5.250	3.993	4.058	4.123	4.188	4.788
5.375	3.733	3.798	3.863	3.928	4.528
5.500	3.476	3.541	3.606	3.671	4.271
5.625	3.230	3.295	3.360	3.425	4.025
5.750	2.694	2.759	2.824	2.889	3.489
5.875	2.449	2.514	2.579	2.644	3.244
6.000	2.234	2.299	2.364	2.429	3.029
6.125	2.047	2.112	2.177	2.242	2.842
6.250	1.714	1.779	1.844	1.909	2.509
6.375	1.524	1.589	1.654	1.719	2.319
6.500	1.350	1.415	1.480	1.545	2.145
6.625	1.187	1.252	1.317	1.382	1.982
6.750	0.456	0.521	0.586	0.651	1.251
6.875	0.293	0.358	0.423	0.488	1.088
7.000	0.146	0.211	0.276	0.341	0.941

Price Adjustments

Loan-To-Value	<=30	30.01-60	60.01 - 70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
LTV FICO Adjustments Purchase Loans (For Loan Terms >15 Years) & (Not Applicable to Home Ready)									
>=780	0.000	0.000	0.000	0.000	0.375	0.375	0.250	0.250	0.125
760-779	0.000	0.000	0.000	0.250	0.625	0.625	0.500	0.500	0.250
740-759	0.000	0.000	0.125	0.375	0.875	1.000	0.750	0.625	0.500
720-739	0.000	0.000	0.250	0.750	1.250	1.250	1.000	0.875	0.750
700-719	0.000	0.000	0.375	0.875	1.375	1.500	1.250	1.125	0.875
680-699	0.000	0.000	0.625	1.125	1.750	1.875	1.500	1.375	1.125
660-679	0.000	0.000	0.750	1.375	1.875	2.125	1.750	1.625	1.250
640-659	0.000	0.000	1.125	1.500	2.250	2.500	2.000	1.875	1.500
620-639	0.000	0.125	1.500	2.125	2.750	2.875	2.625	2.250	1.750
No Score	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Additional LLPAs by Loan Attribute Applicable to Purchase Loans (For All Loan Terms)									
Condo	0.000	0.000	0.125	0.125	0.750	0.750	0.750	0.750	0.750
Investment Property	1.125	1.125	1.625	2.125	3.375	4.125	4.125	4.125	4.125
Second Home	1.125	1.125	1.625	2.125	3.375	4.125	4.125	4.125	4.125
Manufactured Home	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500
2-4 Unit	0.000	0.000	0.375	0.375	0.625	0.625	0.625	0.625	0.625
High-Balance Fixed	0.500	0.500	0.750	0.750	1.000	1.000	1.000	1.000	1.000
Subordinate Financing	0.625	0.625	0.625	0.875	1.125	1.125	1.125	1.875	1.875
DTI Ratio > 40%	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
LTV FICO Adjustments Rate and Term Loans (For Loan Terms >15 Years)									
>=780	0.000	0.000	0.000	0.125	0.500	0.625	0.500	0.375	0.375
760-779	0.000	0.000	0.125	0.375	0.875	1.000	0.750	0.625	0.625
740-759	0.000	0.000	0.250	0.750	1.125	1.375	1.125	1.000	1.000
720-739	0.000	0.000	0.500	1.000	1.625	1.750	1.500	1.250	1.250
700-719	0.000	0.000	0.625	1.250	1.875	2.125	1.750	1.625	1.625
680-699	0.000	0.000	0.875	1.625	2.250	2.500	2.125	1.750	1.750
660-679	0.000	0.125	1.125	1.875	2.500	3.000	2.375	2.125	2.125
640-659	0.000	0.250	1.375	2.125	2.875	3.375	2.875	2.500	2.500
620-639	0.000	0.375	1.750	2.500	3.500	3.875	3.625	2.500	2.500
No Score	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Additional LLPAs by Loan Attribute Applicable to Rate and Term Loans (For All Loan Terms)									
Condo	0.000	0.000	0.125	0.125	0.750	0.750	0.750	0.750	0.750
Investment Property	1.125	1.125	1.625	2.125	3.375	4.125	4.125	4.125	4.125
Second Home	1.125	1.125	1.625	2.125	3.375	4.125	4.125	4.125	4.125
Manufactured Home	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500
2-4 Unit	0.000	0.000	0.375	0.375	0.625	0.625	0.625	0.625	0.625
High-Balance Fixed	0.500	0.500	0.750	0.750	1.000	1.000	1.000	1.000	1.000
Subordinate Financing	0.625	0.625	0.625	0.875	1.125	1.125	1.125	1.875	1.875
DTI Ratio > 40%	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
RefiNow / RefiPossible	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500
LTV FICO Adjustments Cash Out Loans (For All Loan Terms)									
>=780	0.375	0.375	0.625	0.875	1.375	N/A	N/A	N/A	N/A
760-779	0.375	0.375	0.875	1.250	1.875	N/A	N/A	N/A	N/A
740-759	0.375	0.375	1.000	1.625	2.375	N/A	N/A	N/A	N/A
720-739	0.375	0.500	1.375	2.000	2.750	N/A	N/A	N/A	N/A
700-719	0.375	0.500	1.625	2.625	3.250	N/A	N/A	N/A	N/A
680-699	0.375	0.625	2.000	2.875	3.750	N/A	N/A	N/A	N/A
660-679	0.375	0.875	2.750	4.000	4.750	N/A	N/A	N/A	N/A
640-659	0.375	1.375	3.125	4.625	5.125	N/A	N/A	N/A	N/A
620-639	0.375	1.375	3.375	4.875	5.125	N/A	N/A	N/A	N/A
No Score	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Additional LLPAs by Loan Attribute Applicable to Cash Out Loans (For All Loan Terms)									
Condo	0.000	0.000	0.125	0.125	0.750	N/A	N/A	N/A	N/A
Investment Property	1.125	1.125	1.625	2.125	3.375	N/A	N/A	N/A	N/A
Second Home	1.125	1.125	1.625	2.125	3.375	N/A	N/A	N/A	N/A
Manufactured Home	0.500	0.500	0.500	0.500	0.500	N/A	N/A	N/A	N/A
2-4 Unit	0.000	0.000	0.375	0.375	0.625	N/A	N/A	N/A	N/A
High-Balance Fixed	1.250	1.250	1.500	1.500	1.750	N/A	N/A	N/A	N/A
Subordinate Financing	0.625	0.625	0.625	0.875	1.125	N/A	N/A	N/A	N/A
DTI Ratio > 40%	0.000	0.000	0.000	0.000	0.000	N/A	N/A	N/A	N/A
Texas Cash Out	0.500	0.500	0.500	0.500	0.500	N/A	N/A	N/A	N/A
Home Ready / Home Possible Adjustment Cap (Program Available for Fixed Rate ONLY)									
LLPA Cap	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
First-time homebuyers with qualifying income <= 100% area median income (AMI) or 120% AMI in high-cost areas									
LLPA Cap	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	

* A minimum of 620 score is required. In the event that one borrower does not have a credit score, the less than 620 add-on must be applied to pricing.

Loan Amount / Miscellaneous

Loan Amt Adj does not apply to HB

Loan Amount	Adjust
< $125,000	0.750
125,000-199,999	0.125
200,000 - 500,000	0.000
500,001 - $1,396,800	-0.125
Impound Waiver (Req 90%+LTV)	0.125
State Adjuster - Non CA or FL	0.250
Lender Fee	$1,195
CalHFA Fee	$1,395
CalHFA Funding Fee	$250

Extensions

Days / Extension	First	Second
Per Diem (1-4)	0.025	0.050
5 Days	0.125	0.250
10 Days	0.250	0.500

Relocks

<= 30 Days - Worst Case plus .25
>= 31 Days - Market

All price and rate adjustments are cumulative, Rates & Terms are subject to change without notice. Refer to product guide for eligibility

N2 FUNDING we love you.

Reach us at www.n2funding.com

N2 Funding proudly offers CalHFA Loans

Lock Desk Hours Extended to 9pm PST

Effective Date: 2/26/2024
Change Effective: 2/26/2024
Lock Desk Hours:* Posting - 9pm PST
*** CalHFA Locks must be submitted by 2:00PM PST**
***Non-OM Locks must be submitted by 3:00PM PST**

Conventional Products Temporary Buydown Price Adjustments

2-Year (2/1) Buydown			
Note Rate	Price Adj	Yr 1 Rate	Yr 2 Rate
4.875	2.079	2.875	3.875
5.000	2.095	3.000	4.000
5.125	2.111	3.125	4.125
5.250	2.127	3.250	4.250
5.375	2.143	3.375	4.375
5.500	2.158	3.500	4.500
5.625	2.173	3.625	4.625
5.750	2.189	3.750	4.750
5.875	2.204	3.875	4.875
6.000	2.218	4.000	5.000
6.125	2.233	4.125	5.125
6.250	2.247	4.250	5.250
6.375	2.262	4.375	5.375
6.500	2.276	4.500	5.500
6.625	2.290	4.625	5.625
6.750	2.304	4.750	5.750
6.875	2.317	4.875	5.875
7.000	2.331	5.000	6.000
7.125	2.344	5.125	6.125
7.250	2.357	5.250	6.250
7.375	2.370	5.375	6.375
7.500	2.383	5.500	6.500
7.625	2.395	5.625	6.625
7.750	2.408	5.750	6.750
7.875	2.420	5.875	6.875
8.000	2.432	6.000	7.000
8.125	2.444	6.125	7.125
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

1-Year (1/0) Buydown		
Note Rate	Price Adj	Yr 1 Rate
4.875	0.708	3.875
5.000	0.713	4.000
5.125	0.718	4.125
5.250	0.723	4.250
5.375	0.728	4.375
5.500	0.733	4.500
5.625	0.738	4.625
5.750	0.743	4.750
5.875	0.748	4.875
6.000	0.753	5.000
6.125	0.757	5.125
6.250	0.762	5.250
6.375	0.767	5.375
6.500	0.771	5.500
6.625	0.776	5.625
6.750	0.780	5.750
6.875	0.785	5.875
7.000	0.789	6.000
7.125	0.793	6.125
7.250	0.797	6.250
7.375	0.802	6.375
7.500	0.806	6.500
7.625	0.810	6.625
7.750	0.814	6.750
7.875	0.818	6.875
8.000	0.821	7.000
8.125	0.825	7.125
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

Making Buydowns EASY!

- ✓ **Purchase Transactions ONLY!**
- ✓ **Manual Underwrite is not permitted**
- ✓ **Must qualify at the Note Rate (undiscounted rate)**
- ✓ **Primary and 2nd homes ONLY!**

All price and rate adjustments are cumulative, Rates & Terms are subject to change without notice. Refer to product guide for eligibility

EQUAL HOUSING OPPORTUNITY

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Government Rate Sheet

Effective Date:	2/26/2024
Change Effective:	2/26/2024
Lock Desk Hours:*	Posting - 9pm PST

* CalHFA Locks must be submitted by 2:00PM PST
*Non-QM Locks must be submitted by 3:00PM PST

Government Products - FHA, VA & USDA

Standard Loan Balance (105 Cap)

30 Year Fixed Term - FHA & VA

Rate	15 Day	30 Day	45 Day	60 Day	90 day
5.750	1.022	1.087	1.152	1.217	1.817
5.875	0.665	0.730	0.795	0.860	1.460
5.990	0.253	0.318	0.383	0.448	1.048
6.000	0.215	0.280	0.345	0.410	1.010
6.125	(0.218)	(0.153)	(0.088)	(0.023)	0.577
6.250	(0.504)	(0.439)	(0.374)	(0.309)	0.291
6.375	(0.372)	(0.307)	(0.242)	(0.177)	0.423
6.490	(0.752)	(0.687)	(0.622)	(0.557)	0.043
6.500	(0.787)	(0.722)	(0.657)	(0.592)	0.008
6.625	(1.185)	(1.120)	(1.055)	(0.990)	(0.390)
6.750	(1.449)	(1.384)	(1.319)	(1.254)	(0.654)
6.875	(1.108)	(1.043)	(0.978)	(0.913)	(0.313)
6.990	(1.470)	(1.405)	(1.340)	(1.275)	(0.675)
7.000	(1.503)	(1.438)	(1.373)	(1.308)	(0.708)
7.125	(1.884)	(1.819)	(1.754)	(1.689)	(1.089)
7.250	(1.924)	(1.859)	(1.794)	(1.729)	(1.129)
7.375	(1.470)	(1.405)	(1.340)	(1.275)	(0.675)
7.490	(1.809)	(1.744)	(1.679)	(1.614)	(1.014)
7.500	(1.840)	(1.775)	(1.710)	(1.645)	(1.045)
7.625	(2.196)	(2.131)	(2.066)	(2.001)	(1.401)
7.750	(2.411)	(2.346)	(2.281)	(2.216)	(1.616)

15 Year Fixed Term - FHA & VA

Rate	15 Day	30 Day	45 Day	60 Day	90 day
4.125	6.081	6.146	6.211	6.276	6.876
4.250	5.654	5.719	5.784	5.849	6.449
4.375	4.792	4.857	4.922	4.987	5.587
4.490	4.400	4.465	4.530	4.595	5.195
4.500	4.378	4.443	4.508	4.573	5.173
4.625	3.963	4.028	4.093	4.158	4.758
4.750	3.554	3.619	3.684	3.749	4.349
4.875	3.089	3.154	3.219	3.284	3.884
4.990	2.714	2.779	2.844	2.909	3.509
5.000	2.694	2.759	2.824	2.889	3.489
5.125	2.297	2.362	2.427	2.492	3.092
5.250	1.908	1.973	2.038	2.103	2.703
5.375	1.821	1.886	1.951	2.016	2.616
5.490	1.458	1.523	1.588	1.653	2.253
5.500	1.439	1.504	1.569	1.634	2.234
5.625	1.058	1.123	1.188	1.253	1.853
5.750	0.685	0.750	0.815	0.880	1.480
5.875	0.846	0.911	0.976	1.041	1.641
5.990	0.498	0.563	0.628	0.693	1.293
6.000	0.480	0.545	0.610	0.675	1.275
6.125	0.116	0.181	0.246	0.311	0.911

High Balance (103 Cap)

30 Year Fixed Rate FHA & VA

Rate	15 Day	30 Day	45 Day	60 Day	90 day
5.750	1.921	1.986	2.051	2.116	2.716
5.875	1.346	1.411	1.476	1.541	2.141
6.000	0.920	0.985	1.050	1.115	1.715
6.125	0.499	0.564	0.629	0.694	1.294
6.250	0.083	0.148	0.213	0.278	0.878
6.375	0.083	0.148	0.213	0.278	0.878
6.500	(0.334)	(0.269)	(0.204)	(0.139)	0.461
6.625	(0.745)	(0.680)	(0.615)	(0.550)	0.050
6.750	(1.151)	(1.086)	(1.021)	(0.956)	(0.356)
6.875	(0.727)	(0.662)	(0.597)	(0.532)	0.068
7.000	(1.133)	(1.068)	(1.003)	(0.938)	(0.338)
7.125	(1.534)	(1.469)	(1.404)	(1.339)	(0.739)
7.250	(1.930)	(1.865)	(1.800)	(1.735)	(1.135)
7.375	(1.294)	(1.229)	(1.164)	(1.099)	(0.499)
7.500	(1.690)	(1.625)	(1.560)	(1.495)	(0.895)
7.625	(2.081)	(2.016)	(1.951)	(1.886)	(1.286)
7.750	(2.467)	(2.402)	(2.337)	(2.272)	(1.672)
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-

Price Adjustments

Credit Score Adjustments

Score	Adjust
=> 740	-0.250
720 - 739	-0.125
660 - 679	0.000
640 - 659	0.375
620 - 639	1.000
600 - 619	1.500
580 - 599	1.750
No Score	2.250

Loan Amount Adjustments

Loan Amt Adj does not apply to HB

Loan Amount	Adjust
< $125,000	0.500
$125,000-$199,999	0.250
$200,000 - $500,000	0.000
$500,001 - $1,397,400	-0.125

Mortgagee Clause

Mission Loans, LLC

ISAA/ATIMA PO Box 961292, Fort Worth, TX 76161

Other Adjustments

Category	Adjust
DTI 50% - 54.99% (Minimum Score 580)*	0.000
DTI => 55% (Minimum Score 580)*	0.125
3-4 Units	0.500
Manufactured Housing - Multiwide	0.500
Manufactured Housing - Singlewide	2.000
State - Non CA or Florida	0.250

Product Specific Adjustments

Category	Adjust
VA (Add to FHA Price)	0.000
USDA (Add to FHA Price)	0.500
FHA Streamline & VA IRRRL	0.250
VA IRRRL 95.01-100% LTV	0.500
VA Cash Out 90.01-95% LTV	1.500
VA Cash Out 95.01-100% LTV	2.000

Lender Fees

Lender Fee	$1,195
IRRRL & Streamline	$495
CalHFA Fee	$1,395
CalHFA Funding Fee	$250

FHA ID: 73890-0008-6

VA ID: 5650780000

Rate Extensions

Days / Extension	First	Second
Per Diem (1-4)	0.025	0.050
5 Days	0.125	0.250
10 Days	0.250	0.500

Relocks

<= 30 Days - Worst Case plus .25

>= 31 Days - Market

Government Requirements

All Government Loans

- ✓ Minimum Loan Amount: $75,000 and Minimum Credit Score 580
- ✓ When a C0-Borrower has no Credit Score, loan is subject to manual Underwrite and must be priced at the 580 minimum bucket

USDA Loans

- ✓ Manufactured Homes are not permitted.
- ✓ Min FICO score is 580

FHA Loans

- ✓ Manufactured Home Doublewide - Min score 620
- ✓ Manufactured Home Singlewide - Min score 640
- ✓ Manual UW allowed at 580 on Purchase, No Cash Out and Cash Out transactions
- ✓ FHA Streamline Refi are permitted. Min 620 Credit Score. New rate must be .5% below the original rate. Must complete 2yr work history and VVOE is req.
- ✓ Temporary Buydown - Min 580 Credit Score
- ✓ No FICO allowed on standard bal loans. SL and 203k are ineligible. Max DTI 43%.

VA Loans

- ✓ Maximum Conventional VA Loan Amount is $726,200 with a VA Funding Fee. Loan Amounts > $726,200 are considered High Balance Loans.
- ✓ Min score 580
- ✓ Temporary Buydown - Min 640 Credit Score
- ✓ Manufactured Homes Min score 640
- ✓ VA IRRL are permitted.
- ✓ Loans between 1 mil and 1.5 mil require a score of 700 (manual UW not allowed)
- ✓ Maximum Loan Size 1.5 Million

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Government Products Temporary Buydown Price Adjustments

2-Year (2/1) Buydown			
Note Rate	Price Adj	Yr 1 Rate	Yr 2 Rate
4.125	1.980	2.125	3.125
4.250	1.997	2.250	3.250
4.375	2.014	2.375	3.375
4.500	2.030	2.500	3.500
4.625	2.047	2.625	3.625
4.750	2.063	2.750	3.750
4.875	2.079	2.875	3.875
5.000	2.095	3.000	4.000
5.125	2.111	3.125	4.125
5.250	2.127	3.250	4.250
5.375	2.143	3.375	4.375
5.500	2.158	3.500	4.500
5.625	2.173	3.625	4.625
5.750	2.189	3.750	4.750
5.875	2.204	3.875	4.875
6.000	2.218	4.000	5.000
6.125	2.233	4.125	5.125
6.250	2.247	4.250	5.250
6.375	2.262	4.375	5.375
6.500	2.276	4.500	5.500
6.625	2.290	4.625	5.625
6.750	2.304	4.750	5.750
6.875	2.317	4.875	5.875
7.000	2.331	5.000	6.000
7.125	2.344	5.125	6.125
7.250	2.357	5.250	6.250
7.375	2.370	5.375	6.375
7.500	2.383	5.500	6.500
7.625	2.395	5.625	6.625
7.750	2.408	5.750	6.750
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

1-Year (1/0) Buydown		
Note Rate	Price Adj	Yr 1 Rate
4.125	0.675	3.125
4.250	0.681	3.250
4.375	0.686	3.375
4.500	0.692	3.500
4.625	0.697	3.625
4.750	0.702	3.750
4.875	0.708	3.875
5.000	0.713	4.000
5.125	0.718	4.125
5.250	0.723	4.250
5.375	0.728	4.375
5.500	0.733	4.500
5.625	0.738	4.625
5.750	0.743	4.750
5.875	0.748	4.875
6.000	0.753	5.000
6.125	0.757	5.125
6.250	0.762	5.250
6.375	0.767	5.375
6.500	0.771	5.500
6.625	0.776	5.625
6.750	0.780	5.750
6.875	0.785	5.875
7.000	0.789	6.000
7.125	0.793	6.125
7.250	0.797	6.250
7.375	0.802	6.375
7.500	0.806	6.500
7.625	0.810	6.625
7.750	0.814	6.750
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

Making Buydowns EASY!

- ✓ **Purchase Transactions ONLY!**
- ✓ **Manual Underwrite is not permitted**
- ✓ **Must qualify at the Note Rate (undiscounted rate)**
- ✓ **Primary and 2nd homes ONLY!**

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Reach us at www.n2funding.com

Effective Date:	**2/26/2024**
Change Effective:	**2/26/2024**
Lock Desk Hours:*	**Posting - 9pm PST**

*** CalHFA Locks must be submitted by 2:00PM PST**

***Non-QM Locks must be submitted by 3:00PM PST**

DPA Program Links

Arrive Home - Available on our Rate Sheet

CalHFA Rates: https://www.calhfa.ca.gov/apps/rates/

GSFA Platinum Rates*: https://nhfresportal.nhfloan.org/pub/GSFA_Plat.aspx

***Maximum 2.000 origination. No discount points are allowed. Max broker comp is 2.000. Borrower paid comp only.**

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Lock Cut Off 1:30 PM PST
Expired locked loans that relock within 30 days must lock at the worst case scenario plus a .250% price adjustment.

***This Rate Sheet is for internal company use only, and not for public distribution.

Arrive Home DPA Program

Arrive Home - FHA 30 yr Fixed - Repayable 3.5%		
Rate	15 Day	30 Day
7.250	0.836	0.906
7.375	0.681	0.751
7.500	0.532	0.602
7.625	0.404	0.474
7.750	-0.376	-0.306
7.875	-0.426	-0.356
8.000	-0.476	-0.406
8.125	-0.526	-0.456
8.250	-0.577	-0.507

Arrive Home - FHA 30 yr Fixed - Repayable 5%		
Rate	15 Day	30 Day
7.250	1.836	1.906
7.375	1.681	1.751
7.500	1.532	1.602
7.625	1.404	1.474
7.750	0.624	0.694
7.875	0.574	0.644
8.000	0.524	0.594
8.125	0.474	0.544
8.250	0.423	0.493

Arrive Home - FHA 30 yr Fixed - Forgivable 3.5%		
Rate	15 Day	30 Day
7.250	3.335	3.405
7.375	3.180	3.250
7.500	3.031	3.101
7.625	2.903	2.973
7.750	2.123	2.193
7.875	2.073	2.143
8.000	2.023	2.093
8.125	1.973	2.043
8.250	1.922	1.992

Arrive Home Price Adjustments / Eligibility

LTV's	<=60%	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	>=95.01
Manufactured Home	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250
2 Units	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250
Manual Underwrite	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250
Income Exceeds 160% AMI	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250
High Balance	2.500	2.500	2.500	2.500	2.500	2.500	2.500	2.500
FICO 660-674	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
FICO 640-659	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
FICO 620-639	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.375
FICO 600-619	0.750	0.750	0.750	0.750	0.750	0.750	0.750	0.750

Arrive Home - State Pricing Adjustments	
3.5% DPA SC & AK Loan Amount <$100,000	1.500
3.5% DPA SC & AK Loan Amount >=$100,000 and <$120,000	1.000
3.5% DPA SC & AK Loan Amount >=$120,000 and <$140,000	0.500
5% DPA SC & AK Loan Amount <$100,000 and >=$90,000	0.500
5% DPA SC & AK Loan Amount <$90,000 and >=$80,000	1.250
5% DPA SC & AK Loan Amount <$80,000 and >=70,000	2.125
5% DPA SC & AK Loan Amount <$70,000	3.000

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N2F - NonQM Elite Plus Program -Standard and Alternative Documentation

12 MO Housing 0x30 - Minimum FICO 700 - Max LTV 80% - BK/FC/SS/DIL > 48 MO - Loan Amounts to $2.5 Million!

30 Day Pricing - 30yr Fixed

Rate	Standard Doc	Rate	Alt Doc
6.250	95.860	6.250	95.860
6.375	96.350	6.375	96.350
6.500	96.800	6.500	96.800
6.625	97.237	6.625	97.237
6.750	97.617	6.750	97.617
6.875	97.992	6.875	97.992
6.999	98.367	6.999	98.367
7.125	98.742	7.125	98.742
7.250	98.975	7.250	98.975
7.375	99.208	7.375	99.208
7.500	99.442	7.500	99.442
7.625	99.664	7.625	99.664
7.750	99.877	7.750	99.877
7.875	100.079	7.875	100.079
7.999	100.272	7.999	100.272
8.125	100.456	8.125	100.456
8.250	100.632	8.250	100.632
8.375	100.799	8.375	100.799
8.500	100.924	8.500	100.924

Standard Documentation - 2 Years Income with 1 year Option

FICO/CLTV	<=50	55%	60%	65%	70%	75%	80%	85%	90%*
780+	0.625	0.625	0.500	0.375	0.125	0.000	0.000	-1.000	-2.125
760-779	0.625	0.625	0.500	0.375	0.125	0.000	-0.125	-1.125	-2.250
740-759	0.500	0.500	0.375	0.250	0.000	-0.125	-0.250	-1.625	-2.875
720-739	0.375	0.375	0.250	0.125	-0.125	-0.375	-0.625	-2.000	-3.500
700-719	0.250	0.250	0.125	0.000	-0.500	-0.875	-1.250	-3.250	NA
680-699	0.250	0.250	0.000	-0.375	-0.875	-1.750	-2.125	NA	NA

Alternative Documentation

FICO/CLTV	<=50	55%	60%	65%	70%	75%	80%	85%	90% *
780+	0.625	0.625	0.500	0.375	0.125	0.000	-0.125	-1.250	-2.375
760-779	0.625	0.625	0.500	0.375	0.125	0.000	-0.250	-1.375	-2.500
740-759	0.500	0.500	0.375	0.250	0.000	-0.125	-0.375	-1.875	-3.125
720-739	0.375	0.375	0.250	0.125	-0.125	-0.375	-0.875	-2.250	-3.750
700-719	0.250	0.250	0.125	0.000	-0.500	-0.875	-1.500	-3.500	NA
680-699	0.250	0.250	0.000	-0.375	-0.875	-1.750	-2.625	NA	NA

Standard Doc LLPA - Adjustment to Price

Criteria / CLTV	<=50	55%	60%	65%	70%	75%	80%	85%	90%*
Standard Doc 1 Yr	0.000	0.000	0.000	0.000	-0.125	-0.125	-0.125	-0.250	-0.375

Alternative Documentation - Adjustment to Price

Criteria / CLTV	<=50	55%	60%	65%	70%	75%	80%	85%	90%*
Bank Statement - 12 Mo	0.000	0.000	0.000	0.000	-0.125	-0.125	-0.125	-0.250	-0.375
1099 - 12 Months	NA	NA	NA	NA	NA	NA	NA	NA	NA
WVOE	NA	NA	NA	NA	NA	NA	NA	NA	NA

* Overlays: Max loan amount $2MM and 5% LTV reduction apply to all transactions secured by property in a state or CBSA in the table at the end of this document.

Additional Loan Level Price Adjustments

Price Adjustments	<=50	55%	60%	65%	70%	75%	80%	85%	90%*
DTI I 36.01%-43%	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.125	-0.125
DTI >43%	NA	NA	NA	NA	NA	NA	NA	NA	NA
Purchase	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
R/T Refi	0.000	0.000	0.000	0.000	-0.125	-0.125	-0.125	NA	NA
Cash-Out Refi	-0.250	-0.250	-0.375	-0.375	-0.625	-0.750	-0.750	NA	NA
2nd Home	0.000	0.000	0.000	-0.125	-0.250	-0.250	NA	NA	NA
Investor	-0.125	-0.125	-0.125	-0.250	-0.375	-0.375	NA	NA	NA
Condo	-0.125	-0.125	-0.125	-0.125	-0.250	-0.375	-0.500	NA	NA
Condotel	NA	NA	NA	NA	NA	NA	NA	NA	NA
2-4 Unit	NA	NA	NA	NA	NA	NA	NA	NA	NA
Escrow Waiver *	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	NA	NA

* 720 Min Score Required

Price Adjustments	<=50	55%	60%	65%	70%	75%	80%	85%	90%*
<=$250,000	-0.250	-0.250	-0.250	-0.250	-0.500	-0.500	-0.500	-0.750	-0.875
$250,000 - $750,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
$750,001 - $1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
$1,000,001 - $1,500,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA
$1,500,001 - $2,000,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA
$2,000,001 - $2,500,000	-0.125	-0.125	-0.125	-0.125	-0.250	NA	NA	NA	NA
40 Year Maturity	NA	NA	NA	NA	NA	NA	NA	NA	NA
Interest Only	-0.500	-0.500	-0.500	-0.750	-0.875	-0.875	-1.000	NA	NA
Note:	Max price may vary by loan amount.								

* Qualifying Rate: All ARMs qualified at the Greater of the Fully Indexed Rate or Note Rate. * 30 Yr Term requires 10 Yr IO (Not available as 30 Yr amortizing)

Additional Products Add to 30yr Price

5/6 ARM 7/6 ARM 10/6 ARM 15 Year Fixed	See Optimal Blue

Prepay Penalty - NOO ONLY

No Penalty	-1.000
12 Months	-0.750
24 Months	-0.375
36 Months	0.000
48 Months	0.250
60 Months	0.500

PPP not allowed in: AK, DE, IA, IL, KS, KY, MD, MI, MN, MS, ND, NH, NJ, NM, OH, PA, RI, VT

Lock Period	Lock Price
15 Days	0.150
30 Days	0.000
45 Days	-0.150
5 Day Extension	-0.075

Lock Desk Closes at 3pm PST - M-F

Pricing Subject to Change

Other Information

Origination Fee	$1,295
Min / Max Loan Size	$250k to $2.5 Million
Min / Max Buy Price	96.500 / 100.225
ARM Index / Margin	SOFR 30 Avg / 5
5yr ARM Cap Reset	2 / 1 / 5
7yr & 10yr ARM Cap	5 / 1 / 5
Reset Frequency	6 Mo

Making NonQM EASY!

- ✓ 12 Months Bank Statements
- ✓ 1099 - 12 Months
- ✓ WVOE Program
- ✓ 43% Max DTI
- ✓ Lower Exp Ratio w/ Documentation
- ✓ Loan Amt to $2,500,000
- ✓ No Restrictions to Cash Out!
- ✓ Cash Out Refinance to 80%
- ✓ Second Home Financing to 75%
- ✓ Cash Out as Reserves - OK!

All price and rate adjustments are cumulative, Rates & Terms are subject to change without notice. Refer to product guide for eligibility

N2 FUNDING we love you.

Reach us at www.n2funding.com

Effective Date:		2/26/2024
Change Effective:		2/26/2024
Lock Desk Hours:*	Posting - 9pm PST	

* CalHFA Locks must be submitted by 2:00PM PST
*Non-QM Locks must be submitted by 3:00PM PST

N2F - NonQM Elite Program -Standard and Alternative Documentation

12 MO Housing 0x30 - Minimum FICO 660 - Max LTV 90% - BK/FC/SS/DIL 48 MO - Loan Amounts to $4 Million!

30 Day Pricing - 30yr Fixed

Rate	Standard Doc	Rate	Alt Doc
6.500	97.088	6.500	96.888
6.625	97.463	6.625	97.263
6.750	97.838	6.750	97.638
6.875	98.150	6.875	97.950
6.999	98.463	6.999	98.263
7.125	98.775	7.125	98.575
7.250	99.025	7.250	98.888
7.375	99.275	7.375	99.200
7.500	99.525	7.500	99.450
7.625	99.775	7.625	99.700
7.750	100.025	7.750	99.950
7.875	100.275	7.875	100.200
7.999	100.525	7.999	100.450
8.125	100.775	8.125	100.700
8.250	101.025	8.250	100.950
8.375	101.275	8.375	101.200
8.500	101.525	8.500	101.450
8.625	101.650	8.625	101.575
8.750	101.775	8.750	101.700
8.875	101.900	8.875	101.825
8.999	102.025	8.999	101.950
9.125	102.150	9.125	102.075
9.250	102.275	9.250	102.200
9.375	102.400	9.375	102.325

Additional Products Add to 30yr Price	
5/6 ARM	See Optimal Blue
7/6 ARM	
10/6 ARM	
15 Year Fixed	

Standard Documentation - 2 Years Income with 1 year Option

FICO/CLTV	<=50	55%	60%	65%	70%	75%	80%	85%	90%*
760 +	0.750	0.750	0.500	0.375	0.125	0.000	-0.250	-1.500	-2.625
740-759	0.625	0.625	0.375	0.250	0.000	-0.125	-0.375	-1.875	-3.125
720-739	0.500	0.500	0.250	0.125	-0.125	-0.375	-0.875	-2.250	-3.750
700-719	0.375	0.375	0.125	0.000	-0.500	-1.000	-1.375	-3.250	-4.625
680-699	0.375	0.375	0.000	-0.375	-0.875	-1.750	-2.125	-4.000	-5.000
660-679	-0.250	-0.500	-0.750	-1.250	-2.000	-2.500	-3.125	NA	NA

Alternative Documentation

FICO/CLTV	<=50	55%	60%	65%	70%	75%	80%	85%	90% *
760 +	0.875	0.875	0.625	0.500	0.250	0.000	-0.375	-1.625	-2.875
740-759	0.750	0.750	0.500	0.375	0.125	-0.125	-0.500	-2.125	-3.500
720-739	0.625	0.625	0.375	0.250	0.000	-0.500	-1.125	-2.625	-4.125
700-719	0.500	0.500	0.250	0.125	-0.375	-1.125	-1.625	-3.625	-5.125
680-699	0.375	0.375	0.000	-0.500	-0.875	-2.000	-2.625	-4.500	-5.375
660-679	-0.250	-0.500	-0.875	-1.375	-2.250	-2.750	-3.375	NA	NA

Standard Doc LLPA - Adjustment to Price

Criteria / CLTV	<=50	55%	60%	65%	70%	75%	80%	85%	90%*
Standard Doc 1 Yr	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.250	-0.375

Alternative Documentation - Adjustment to Price

Criteria / CLTV	<=50	55%	60%	65%	70%	75%	80%	85%	90%*
Bank Statement - 12 Mo	0.000	0.000	0.000	0.000	-0.125	-0.125	-0.125	-0.250	-0.375
1099 - 12 Months	0.000	0.000	0.000	0.000	-0.125	-0.125	-0.125	-0.250	-0.375
WVOE	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.500	NA
CPA/EA Prepared P&L - 24 Mo	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.375	NA
CPA/EA Prepared P&L - 12 Mo	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.500	NA

* Maximum LTV in CT, IL and NJ 85% Max Cash Out 80%

Additional Loan Level Price Adjustments

Price Adjustments	<=50	55%	60%	65%	70%	75%	80%	85%	90%*
DTI I 43.01%-50%	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.125	-0.125
DTI >50%	0.000	0.000	0.000	0.000	-0.250	-0.250	-0.250	NA	NA
R/T Refi	0.000	0.000	-0.125	-0.125	-0.375	-0.375	-0.375	NA	NA
Cash-Out Refi	-0.250	-0.250	-0.375	-0.500	-0.750	-0.875	-1.250	NA	NA
2nd Home	0.000	0.000	0.000	-0.125	-0.250	-0.250	-0.250	-0.500	NA
Investor	0.000	0.000	0.000	-0.125	-0.250	-0.250	-0.250	-0.500	NA
Condo	-0.125	-0.125	-0.125	-0.125	-0.250	-0.375	-0.500	-0.750	NA
Condotel	-1.375	-1.375	-1.375	-1.375	-1.375	-1.375	-1.375	-1.375	NA
2-4 Unit	-0.250	-0.250	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500	NA
Escrow Waiver *	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	NA	NA

* 720 Min Score Required

Housing History - 1x30x12	-0.125	-0.250	-0.250	-0.375	-0.375	-0.375	-0.500	-0.500	-1.500

Price Adjustments	<=50	55%	60%	65%	70%	75%	80%	85%	90%*
≤ 250k	-0.250	-0.250	-0.250	-0.250	-0.500	-0.500	-0.500	-0.750	-0.875
$250,000 - $1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
$1,000,001 - $1,500,000	0.600	0.600	0.600	0.600	0.600	0.600	0.600	0.600	0.350
$1,500,001 - $2,000,000	0.475	0.475	0.475	0.475	0.475	0.475	0.475	0.225	NA
$2,000,001 - $2,500,000	0.600	0.600	0.600	0.600	0.350	0.350	0.225	NA	NA
$2,500,001 - $3,000,000	0.100	0.100	0.100	0.100	-0.025	-0.025	NA	NA	NA
$3,000,001 - $3,500,000	-0.400	-0.400	-0.400	-0.900	-1.150	NA	NA	NA	NA
$3,500,001 - $4,000,000	-1.150	-1.150	-1.150	-1.150	-1.400	NA	NA	NA	NA
40 Year Maturity	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
Interest Only	-0.250	-0.250	-0.250	-0.375	-0.500	-0.500	-0.750	-1.000	-1.250

* Qualifying Rate: All ARMs qualified at the Greater of the Fully Indexed Rate or Note Rate. * 40 Yr Term requires 10 Yr IO (Not available as 40 Yr amortizing)

Note: Max price may vary by loan amount.

Prepay Penalty - NOO ONLY	
No Penalty	-1.000
12 Months	-0.750
24 Months	-0.375
36 Months	0.000
48 Months	0.250
60 Months	0.500

PPP not allowed in: AK, DE, IA, IL, KS, KY MD, MI, MN, MS, ND, NH, NJ, NM, OH, PA, RI, VT

Lock Period	Lock Price
15 Days	0.150
30 Days	0.000
45 Days	-0.150
5 Day Extension	-0.075

Lock Desk Closes at 3pm PST - M-F

Pricing Subject to Change

Other Information	
Origination Fee	$1,295
Min / Max Loan Size	$150k to $4Million
Min / Max Buy Price	96.500 / 101.775
ARM Index / Margin	SOFR 30 Avg / 5
5yr ARM Cap Reset	2 / 1 / 5
7yr & 10yr ARM Cap	5 / 1 / 5
Reset Frequency	6 Mo

Making NonQM EASY!

- ✓ 12 Months Bank Statements
- ✓ 1099 - 12 Months
- ✓ WVOE Program
- ✓ 12 Months Bank Statements
- ✓ CPA/EA Prepared P&L Program
- ✓ 50% Expense Ratio Allowed
- ✓ Lower Exp Ratio w/ Documentation
- ✓ Loan Amt to $4,000,000
- ✓ No Restrictions to Cash Out!
- ✓ Cash Out Refinance to 80%
- ✓ Second Home Financing to 80%
- ✓ Cash Out as Reserves - OK!
- ✓ Debt Ratios up to 55%
- ✓ Alt Doc DTI to 50%

All price and rate adjustments are cumulative, Rates & Terms are subject to change without notice. Refer to product guide for eligibility

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Effective Date: 2/26/2024
Change Effective: 2/26/2024
Lock Desk Hours:* Posting - 6pm PST
* CalHFA Locks must be submitted by 2:00PM PST
*Non-QM Locks must be submitted by 3:00PM PST

N2F - NonQM Elite Program -Standard and Alternative Documentation

Program Requirements

Applies to both Products

Housing History
0x30x12
Housing Seasoning Events
BK/FC/SS,DIL≥ 48 MO
Loan Sizes
Min $150,000 - Max $4,000,000
Occupancy
Primary / Second / Investor
Transaction Type
Purchase, RT and CO Refi
Property Requirements
Rural Properties not Eligible
2-4 Units & Condos 85% Max CLTV
Condo Hotel Max LTV
* 85%

Max Acreage 20
10 or more Acres max 80% CLTV
Acceptable Appraisals
FNMA 1004, 1025, 1073
Interior/Exterior Inspection Req
Appr rev req unless 2 Appraisals
2 Appraisals Req LA > 2 Million
Product Type
15yr, 30 yr & 40 yr.
5/6, 7/6 and 10yr ARM
40yr avail combined w IO Feature
Cash in Hand
Unlimited
Credit Score
Middle of 3 Lower of 2
Trade Lines
* Min: 2 reporting 24-months w/activity in last 12- mo or 3 reporting 12-mo w/recent activity
* If the primary borr has three (3) credit scores, the min tradeline requirement is waived
Gift Funds - Min Contribution
5% Primary 10% Investor
Assets
* Min 30 days asset verification req
* All large deposits sourced

Standard Documentation - 2 Years Income with 1 year Option

Credit Score	Loan Amt	Purchase	RT Refi	CO Refi
720 +	≤ 1,000,000	90	80	80
	1,000,001 - 1,500,000	85	80	80
	1,500,001 - 2,000,000	80	75	75
	2,000,001 - 3,000,000	75	70	70
	3,000,001 - 4,000,001	70	NA	NA
700 - 719	≤ 1,000,000	90	80	80
	1,000,001 - 1,500,000	80	80	80
	1,500,001 - 2,000,000	80	75	75
	2,000,001 - 3,000,000	70	65	65
680 - 699	≤ 1,000,000	85	80	80
	1,000,001 - 1,500,000	85	75	75
	1,500,001 - 2,000,000	80	70	70
	2,000,001 - 3,000,000	70	65	65
660 -679	≤ 1,000,000	80	75	75
	1,000,001 - 1,500,000	80	75	75
	1,500,001 - 2,500,000	70	65	65

Alternative Documentation

Credit Score	Loan Amt	Purchase	RT Refi	CO Refi
720 +	≤ 1,000,000	90	80	80
	1,000,001 - 1,500,000	85	80	80
	1,500,001 - 2,000,000	80	75	75
	2,000,001 - 3,000,000	75	70	70
	3,000,001 - 4,000,001	70	NA	NA
700 - 719	≤ 1,000,000	90	80	80
	1,000,001 - 1,500,000	85	80	80
	1,500,001 - 2,000,000	80	75	70
	2,000,001 - 3,000,000	70	65	65
680 - 699	≤ 1,000,000	85	80	80
	1,000,001 - 1,500,000	85	75	75
	1,500,001 - 2,000,000	80	70	70
	2,000,001 - 3,000,000	70	65	65
660 -679	≤ 1,000,000	80	75	75
	1,000,001 - 1,500,000	80	75	75
	1,500,001 - 2,500,000	70	65	65

Income Requirements - Standard Documentation

Wage Earner / Salary	• Paystubs, w2, 2 Years or 1 Year Tax Return, IRS Form 4506-C Verbal VOE
Self Employed	• 2 Years or 1 year Personal and Business returns, YTD P&L, 2-monthly bank statements, IRS Form 4506-C
Debt to Income	• Standard Maximum DTI - 50% • Primary Residence - Up to 55% allowed with the following met: • Minimum residual income of $3,500 • Minimum 12 Months reserves • First Time Home Buyer not Eligible

	Standard Doc		Alt Doc	
Second Home	Purchase	80	Purchase	80
	Rate and Term Refi	75	Rate and Term Refi	75
	Cash Out Refi	75	Cash Out Refi	75
	Loan Amt	$2,500,000	Loan Amt	$2,500,000
Investment Property	Purchase	80	Purchase	80
	Rate and Term Refi	75	Rate and Term Refi	75
	Cash Out Refi	75	Cash Out Refi	75
	Loan Amt	$2,500,000	Loan Amt	$2,500,000

Product Standard and Alt Doc	Amort Term	Term	I/O Term
5yr, & 7yr ARM	360	360	NA
5yr & 7yr ARM I/O (30 Yr)	240	360	120
5yr & 7yr ARM I/O (40 Yr)	360	480	120
15 YR FIXED	180	180	NA
30 YR FIXED	360	360	NA
40 YR FIXED	480	480	NA
30 YR FIXED Interest Only	240	360	120
40 YR FIXED Interest Only	360	480	120

Income Requirements - Alternative Documentation

Personal Bank Statements	• 24 or 12-months of Personal and 2-months of business bank statements. • Qualifying income is determined by the total eligible deposits from the 24 or 12-months of personal statements divided by the number of statements. • The bus bank stmts must reflect bus activity and trans to the personal acct.
Debt to Income	• 50%
Business Bank Statements	• 24 or 12-mo of business bank statements. Qualifying determined by: • Fixed expense ratio (50%) • Expense ratio provided by a 3rd party (CPA or EA) Min Ratio of 10% • 3rd party prepared Profit % Loss Statement (CPA or EA)
Profit & Loss Statement Only	• 24 or 12-month CPA/EA prepared Profit & Loss Statement Only • CPA/EA/CTEC must attest they have prepared the borrower's most recent tax return
Written Verification of Employment	• FNMA Form 1005 • Two (2) most recent mo of personal bank statements reflecting deposit(s) from employer on each of the statements
IRS Form 1099	• 2 Years or 1 Year 1099 • Fixed Expense Ratio of 10% • YTD Documentation supporting continued receipt of income - same source
Asset Utilization	• Eligible assets divided by 84 to determine monthly income stream

Reserves - Standard and Alt Doc

Reserves	• LTV ≤ 85%: 6 months of PITIA • LTV > 85%: 12-months of PITIA if DTI Greater than 45% <700 12MO • Loan Amount > $1.5M: 9-months of PITIA if DTI is greater than 45% • Loan Amount > $2.5M: 12-months of PITIA • Cash out may be used to satisfy requirement

Product Type: Fixed Rate Terms: 15, 30, 40-Years 5/6 ARM, 7/6 ARM, 10/6 ARM (40-year term ARMS available when combined with interest only feature)

All price and rate adjustments are cumulative, Rates & Terms are subject to change without notice. Refer to product guide for eligibility

40 YR FIXED

N2 FUNDING we love you.

Reach us at www.n2funding.com

Effective Date: 2/26/2024
Change Effective: 2/26/2024
Lock Desk Hours:* Posting - 9pm PST
* CalHFA Locks must be submitted by 2:00PM PST
*Non-QM Locks must be submitted by 3:00PM PST

N2F - NonQM Plus Program -Standard and Alternative Documentation

12 MO Housing 0x90 - Minimum FICO 600 - Max LTV 85% - BK/FC/SS/DIL 12 MO - Loan Amounts to $3 Million!

30 Day Pricing - 30yr Fixed

Rate	Standard Doc	Rate	Alt Doc
6.750	96.888	6.750	96.688
6.875	97.263	6.875	97.063
6.999	97.638	6.999	97.438
7.125	97.950	7.125	97.750
7.250	98.263	7.250	98.063
7.375	98.575	7.375	98.375
7.500	98.825	7.500	98.688
7.625	99.075	7.625	99.000
7.750	99.325	7.750	99.250
7.875	99.575	7.875	99.500
7.999	99.825	7.999	99.750
8.125	100.075	8.125	100.000
8.250	100.325	8.250	100.250
8.375	100.575	8.375	100.500
8.500	100.825	8.500	100.750
8.625	101.075	8.625	101.000
8.750	101.325	8.750	101.250
8.875	101.450	8.875	101.375
8.999	101.575	8.999	101.500
9.125	101.700	9.125	101.625
9.250	101.825	9.250	101.750
9.375	101.950	9.375	101.875
9.500	102.075	9.500	102.000
9.625	102.200	9.625	102.125

Standard Documentation - 2 Years Income with 1 year Option

FICO/CLTV	<=50	55%	60%	65%	70%	75%	80%	85%	90%*
740 +	0.625	0.625	0.375	0.250	0.000	-0.125	-0.625	-2.125	NA
720-739	0.500	0.500	0.250	0.125	-0.125	-0.375	-1.000	-2.500	NA
700-719	0.375	0.375	0.125	0.000	-0.500	-1.000	-1.500	-3.500	NA
680-699	0.375	0.375	0.000	-0.375	-0.875	-1.750	-2.125	-4.000	NA
660-679	-0.250	-0.500	-0.750	-1.250	-2.000	-2.500	-3.125	NA	NA
640-659	-1.000	-1.000	-1.000	-1.250	-2.000	-2.625	NA	NA	NA
620-639	-2.000	-2.000	-2.000	-2.250	-2.750	-3.625	NA	NA	NA
600-619	-3.125	-3.125	-3.375	-3.875	-4.625	NA	NA	NA	NA

Alternative Documentation

FICO/CLTV	<=50	55%	60%	65%	70%	75%	80%	85%	90%*
740 +	0.750	0.750	0.500	0.375	0.125	-0.125	-0.750	-2.375	NA
720-739	0.625	0.625	0.375	0.250	0.000	-0.500	-1.250	-2.875	NA
700-719	0.500	0.500	0.250	0.125	-0.375	-1.125	-1.750	-3.875	NA
680-699	0.375	0.375	0.000	-0.500	-0.875	-2.000	-2.625	-4.500	NA
660-679	-0.250	-0.500	-0.875	-1.375	-2.250	-2.750	-3.375	NA	NA
640-659	-1.000	-1.000	-1.000	-1.250	-2.125	-2.750	NA	NA	NA
620-639	-2.250	-2.250	-2.250	-2.500	-3.000	-3.875	NA	NA	NA
600-619	-4.000	-4.000	-4.500	-5.000	-5.750	NA	NA	NA	NA

Standard Doc LLPA - Adjustment to Price

Criteria / CLTV	<=50	55%	60%	65%	70%	75%	80%	85%	90%*
Standard Doc 1 Yr	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.375	NA

* Maximum LTV in CT, IL and NJ 85%, Cash Out 80%

Alternative Documentation - Adjustment to Price

Criteria / CLTV	<=50	55%	60%	65%	70%	75%	80%	85%	90%*
Bank Statement - 12 Mo	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.375	NA
1099 - 12 Months	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.375	NA
WVOE	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	NA	NA
CPA/EA Prepared P&L - 24 Mo	-0.500	-0.500	-0.500	-0.500	-0.500	-0.750	-1.000	NA	NA
CPA/EA Prepared P&L - 12 Mo	-0.500	-0.500	-0.500	-0.500	-0.500	-0.750	-1.000	NA	NA

Additional Loan Level Price Adjustments

Price Adjustments	<=50	55%	60%	65%	70%	75%	80%	85%	90%
DTI > 43%	0.000	0.000	0.000	0.000	0.000	0.000	-0.125	-0.250	NA
Cash-Out Refi	-0.500	-0.500	-0.500	-0.500	-0.750	-1.000	-1.500	NA	NA
2nd Home	0.000	0.000	-0.125	-0.250	-0.250	-0.250	-0.250	NA	NA
Investor	0.000	0.000	-0.250	-0.375	-0.375	-0.375	-0.375	NA	NA
Condo	-0.250	-0.250	-0.250	-0.250	-0.375	-0.375	-0.500	-0.750	NA
Condotel	-1.375	-1.375	-1.375	-1.375	-1.375	-1.375	-1.375	NA	NA
2-4 Unit	-0.500	-0.500	-0.500	-0.500	-0.500	-0.750	-1.000	-1.000	NA
Escrow Waiver *	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	NA	NA
Housing History - 1x30x12	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	NA
Housing History - 0x60x12	-0.875	-0.875	-0.875	-0.875	-0.875	-1.125	NA	NA	NA
Housing History - 0x90x12	-1.250	-1.250	-1.250	-1.250	-1.500	NA	NA	NA	NA

* 720 Min Score Required

Price Adjustments	<=50	55%	60%	65%	70%	75%	80%	85%	90%
≤ 250k	-0.250	-0.250	-0.250	-0.250	-0.500	-0.500	-0.500	-0.625	NA
$250,000 - $1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	NA
$1,000,001 - $1,500,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	NA
$1,500,001 - $2,000,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA
$2,000,001 - $2,500,000	-0.125	-0.125	-0.125	-0.125	-0.125	NA	NA	NA	NA
$2,500,001 - $3,000,000	-0.375	-0.375	-0.375	-0.375	-0.500	NA	NA	NA	NA
40 Year Maturity	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.375	-0.375	NA
Interest Only	-0.250	-0.250	-0.500	-0.750	-0.750	-1.000	-1.000	-1.000	NA

* Qualifying Rate: All ARMs qualified at the Greater of the Fully Indexed Rate or Note Rate. * 40 Yr Term requires 10 Yr IO (Not available as 40 Yr amortizing)

Price Adjustments	<=50	55%	60%	65%	70%	75%	80%	85%	90%
Housing Event 24 - 35 Mo	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	NA	NA
Housing Event 12 - 23 Mo	-1.000	-1.000	-1.000	-1.000	-1.000	NA	NA	NA	NA

Note:	Max price may vary by loan.

Additional Products

Additional Products	
5/6 ARM	See Optimal Blue
7/6 ARM	
10/6 ARM	
15 Year Fixed	

Add to 30 year Price

Prepay Penalty - NOO ONLY

Prepay Penalty - NOO ONLY	
No Penalty	-1.000
12 Months	-0.750
24 Months	-0.375
36 Months	0.000
48 Months	0.250
60 Months	0.500

PPP not allowed in: AK, DE, IA, IL, KS, KY, MD, MI, MN, MS, ND, NH, NJ, NM, OH, PA, RI, VT

Lock Period	Lock Price
15 Day	0.150
30 Days	0.000
45 Days	-0.150
5 day Extension	-0.075

Lock Desk Closes at 3pm PST - M-F

Pricing Subject to Change

Other Information

Other Information	
Origination Fee	$1,295
Min / Max Loan Size	$150k to $3Million
Min / Max Buy Price	96.500 / 101.575
ARM Index / Margin	SOFR 30 Avg / 5
5yr ARM Cap Reset	2 / 1 / 5
7yr & 10yr ARM Cap	5 / 1 / 5
Reset Frequency	6 Mo

Making NonQM EASY!

- ✓ 12 Months Bank Statements
- ✓ 1099 - 12 Months
- ✓ WVOE Program
- ✓ 12 Months Bank Statements
- ✓ CPA/EA Prepared P&L Program
- ✓ 50% Expense Ratio Allowed
- ✓ Lower Exp Ratio w/ Documentation
- ✓ Loan Amt to $3,000,000
- ✓ No Restrictions to Cash Out!
- ✓ Cash Out Refinance to 80%
- ✓ Housing Event 12 Months
- ✓ Cash Out as Reserves - OK!
- ✓ Debt Ratios up to 50%
- ✓ Easy Trade-Line Requirements

All price and rate adjustments are cumulative, Rates & Terms are subject to change without notice. Refer to product guide for eligibility

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Effective Date:	2/26/2024
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*Non-QM Locks must be submitted by 3:00PM PST

N2F - NonQM Plus Program -Standard and Alternative Documentation

Program Requirements

Applies to both Products

Housing History
0x90x12

Housing Seasoning Events
BK/FC/SS,DIL≥ 12 MO

Loan Sizes
Min $150,000 - Max $3,000,000

Occupancy
Primary / Second / Investor

Transaction Type
Purchase, RT and CO Refi

Property Requirements
Rural Properties not Eligible
2-4 Units & Condos 85% Max CLTV

Condo Hotel Max LTV
* Purchase 75%
* RT and CO Refi 65%

Max Acreage 20
10 or more Acres max 80% CLTV

Acceptable Appraisals
FNMA 1004, 1025, 1073
Interior/Exterior Inspection Req
Appr rev req unless 2 Appraisals
2 Appraisals Req LA > 2 Million

Product Type
15yr, 30 yr & 40 yr
5/6, 7/6 and 10yr ARM
40yr avail combined w IO Feature

Cash in Hand
Unlimited

Credit Score
Middle of 3 Lower of 2

Trade Lines
* Min: 2 reporting 24-months w/activity in last 12- mo or 3 reporting 12-mo w/recent activity
* If the primary borr has three (3) credit scores, the min tradeline requirement is waived

Gift Funds - Min Contribution
5% Primary 10% Investor

Assets
* Min 30 days asset verification req
* All large deposits sourced

Standard Documentation - 2 Years Income with 1 year Option

Credit Score	Loan Amt	Purchase	RT Refi	CO Refi
700 +	≤ 1,000,000	85	80	80
	1,000,001 - 1,500,000	85	80	80
	1,500,001 - 2,000,000	80	75	75
	2,000,001 - 3,000,000	70	65	65
680 - 699	≤ 1,000,000	85	80	80
	1,000,001 - 1,500,000	80	75	75
	1,500,001 - 2,000,000	80	70	70
	2,000,001 - 3,000,000	70	65	65
660 - 679	≤ 1,000,000	80	75	75
	1,000,001 - 1,500,000	80	75	75
	1,500,001 - 2,000,000	70	65	65
620 - 659	≤ 1,000,000	75	70	70
	1,000,001 - 1,500,000	70	65	65
	1,500,001 - 2,000,000	65	NA	NA
600 - 619	≤ 1,000,000	70	65	65

Alternative Documentation

Credit Score	Loan Amt	Purchase	RT Refi	CO Refi
700 +	≤ 1,000,000	85	80	80
	1,000,001 - 1,500,000	85	80	80
	1,500,001 - 2,000,000	80	75	75
	2,000,001 - 3,000,000	70	65	65
680 - 699	≤ 1,000,000	85	80	80
	1,000,001 - 1,500,000	80	75	75
	1,500,001 - 2,000,000	80	70	70
	2,000,001 - 3,000,000	70	65	65
660 - 679	≤ 1,000,000	80	75	75
	1,000,001 - 1,500,000	80	75	75
	1,500,001 - 2,000,000	70	65	65
600 - 659	≤ 1,000,000	75	70	70
	1,000,001 - 1,500,000	70	65	65
	1,500,001 - 2,000,000	65	NA	NA

Income Requirements - Standard Documentation

Wage Earner / Salary	• Paystubs, w2, 2 Years or 1 Year Tax Return, IRS Form 4506-C Verbal VOE
Self Employed	• 2 Years or 1 year Personal and Business returns, YTD P&L, 2-monthly bank statements, IRS Form 4506-C
Debt to Income	• 50%

Housing History, Event Seasoning and Occupancy Restrictions - Standard and Alt Doc

Housing History:	1x30x12	0 x 60 x 12	0 x90 x 12
Max LTV / CLTV	85	80	70
Max LTV if Cash Out	80	75	NA
Max Loan Amt:	$3,000,000	$1,500,000	$1,000,000
BK/FC/SS/DIL:	**≥ 36 mo**	**≥ 24 mo**	**≥ 12 mo**
Max LTV / CLTV Purchase	85	80	70
Max LTV if Refi	80	75	NA
Max Loan Amt:	$3,000,000	$1,500,000	$1,000,000
Occupancy Restrictions - Second Homes and Investment Properties			
Max LTV / CLTV	80	Max Loan Amount:	$2,500,000
Max LTV if Cash Out	75		

Product Standard and Alt Doc	Amort Term	Term	I/O Term
5yr, 7yr & 10yr ARM	360	360	NA
5yr & 7yr ARM I/O (30 Yr)	240	360	120
5yr & 7yr ARM I/O (40 Yr)	360	480	120
15 YR FIXED	180	180	NA
30 YR FIXED	360	360	NA
40 YR FIXED	480	480	NA
30 YR FIXED Interest Only	240	360	120
40 YR FIXED Interest Only	360	480	120

Income Requirements - Alternative Documentation

Personal Bank Statements	• 24 or 12-months of Personal and 2-months of business bank statements. • Qualifying income is determined by the total eligible deposits from the 24 or 12-months of personal statements divided by the number of statements. • The bus bank stmts must reflect bus activity and trans to the personal acct.
Debt to Income	• 50%
Business Bank Statements	• 24 or 12-mo of business bank statements. Qualifying determined by: • Fixed expense ratio (50%) • Expense ratio provided by a 3rd party (CPA or EA) Min Ratio of 10% • 3rd party prepared Profit % Loss Statement (CPA or EA)
Profit & Loss Statement Only	• 24 or 12-month CPA/EA prepared Profit & Loss Statement Only • CPA/EA/CTEC must attest they have prepared the borrower's most recent tax return
Written Verification of Employment	• FNMA Form 1005 • Two (2) most recent mo of personal bank statements reflecting deposit(s) from employer on each of the statements
IRS Form 1099	• 2 Years or 1 Year 1099 • Fixed Expense Ratio of 10% • YTD Documentation supporting continued receipt of income - same source
Asset Utilization	• Eligible assets divided by 84 to determine monthly income stream

Reserves - Standard and Alt Doc

Reserves	• 6 months PITIA if LTV ≥ 80% • 3 months PITIA if LTV < 80% • Cash out may be used to satisfy requirement

Product Type: Fixed Rate Terms: 15, 30, 40-Years 5/6 ARM, 7/6 ARM, 10/6 ARM (40-year term ARMS available when combined with interest only feature)

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*Non-QM Locks must be submitted by 3:00PM PST

N2F - NonQM - DSCR

12 MO Housing 0x60 - Minimum FICO 620 - Max LTV 80% - BK/FC/SS/DIL 24 MO - Loan Amounts to $3.5 Million!

30 Day Pricing

Rate	5/6 ARM	30yr Fixed
7.125	96.625	96.475
7.250	97.250	97.100
7.375	97.875	97.725
7.500	98.500	98.350
7.625	98.938	98.788
7.750	99.375	99.225
7.875	99.813	99.663
7.999	100.250	100.100
8.125	100.625	100.475
8.250	101.000	100.850
8.375	101.375	101.225
8.500	101.750	101.600
8.625	102.125	101.975
8.750	102.500	102.350
8.875	102.875	102.725
8.999	103.250	103.100
9.125	103.625	103.475
9.250	104.000	103.850
9.375	104.375	104.225
9.500	104.625	104.475
9.625	104.875	104.725
9.750	105.125	104.975
9.875	105.375	105.225
10.000	105.625	105.475
10.125	105.875	105.725
10.250	106.125	105.975
10.375	106.375	106.225

Additional Products	
7/6 ARM	See Optimal Blue
10/6 ARM	
15 Year Fixed	

Add to 30 year Price

DSCR Base Pricing

FICO/CLTV	<=50	55%	60%	65%	70%	75%*	80% *
760 +	1.875	1.625	1.375	0.875	0.250	-0.250	-2.500
740 -759	1.750	1.500	1.250	0.750	0.000	-0.500	-2.750
720-739	1.500	1.250	1.000	0.500	-0.250	-0.750	-3.500
700-719	0.875	0.625	0.375	-0.125	-1.000	-1.375	-4.250
680-699	0.250	-0.125	-0.125	-0.625	-2.000	-3.250	NA
660-679	0.000	-0.375	-0.625	-1.125	-2.500	-5.000	NA
640-659	-2.500	-3.000	-3.500	-4.000	-4.500	NA	NA
620-639	-4.000	-4.500	-4.750	-5.250	-5.750	NA	NA

* Maximum LTV in CT, IL and NJ 75%,, Purchase, 70% all refinances

DSCR Adjustments

DSCR	<=50	55%	60%	65%	70%	75%*	80% *
>=1.25	0.500	0.500	0.500	0.500	0.500	0.500	0.500
1.00-1.24	0.000	0.000	0.000	0.000	0.000	0.000	0.000
.75-.99	-1.375	-1.375	-1.375	-1.875	-2.375	-3.000	NA
<.75	-2.625	-2.625	-2.625	-3.250	-3.625	-5.000	NA

Additional Loan Level Price Adjustments

Rate Adjustments	<=50	55%	60%	65%	70%	75%	80%
Housing History 0x60x12	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	NA
Housing Event ≥ 36 Months	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Housing Event 24 - 36 Months	-0.250	-0.250	-0.250	-0.250	-0.375	-0.375	NA
Cash-Out Refi & FICO>=700	-0.375	-0.375	-0.375	-0.500	-0.750	-1.250	NA
Cash-Out Refi & FICO<700	-0.500	-0.500	-0.500	-0.500	-1.750	-2.250	NA
Condo	-0.125	-0.125	-0.125	-0.250	-0.500	-0.750	NA
Condotel	-1.375	-1.375	-1.375	-1.375	-1.375	-1.375	NA
2-4 Unit	-0.500	-0.500	-0.500	-0.500	-0.625	-0.750	NA

5% Fixed PPP	<=50	55%	60%	65%	70%	75%	80%	Max Price
60 Months	0.875	0.875	0.875	0.875	1.000	1.000	1.000	103.000
48 Months	0.625	0.625	0.625	0.625	0.750	0.750	0.750	103.000
36 Months	0.250	0.250	0.250	0.250	0.250	0.250	0.250	102.725
24 Months	-0.375	-0.375	-0.375	-0.375	-0.500	-0.500	-0.500	102.225
12 Months	-1.125	-1.125	-1.375	-1.375	-1.625	-1.625	-1.625	99.725
No Penalty	-1.750	-1.750	-2.000	-2.000	-2.250	-2.250	-2.250	98.725

PPP Not allowed in: AK, DE, IA, IL, KS, MD, MI, MN, MS, ND, NH, NJ, NM, OH, PA, RI, VT

Rate Adjustments	<=50	55%	60%	65%	70%	75%	80%
<=$150,000**	-0.750	-0.750	-0.875	-0.875	-0.875	-1.750	-2.000
$150,001 - $250,000	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
$250,001 - $1,000,001	0.000	0.000	0.000	0.000	0.000	0.000	0.000
$250,001 - $1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
$1,000,001 - $1,500,000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500
$1,500,001 - $2,000,000	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	NA
$2,000,001 - $2,500,000	-0.125	-0.125	-0.250	-0.375	-0.500	NA	NA
$2,500,001 - $3,000,000	-0.500	-0.500	-0.500	-0.875	-1.000	NA	NA
$3,000,001 - $3,500,000	-1.250	-1.250	-1.250	-1.250	-1.500	NA	NA
40 Year Maturity	-0.250	-0.250	-0.250	-0.250	-0.250	-0.375	NA
Interest Only	-0.500	-0.500	-0.500	-0.500	-0.625	-0.750	NA

* Qualifying Rate: All ARMs qualified at the Greater of the Fully Indexed Rate or Note Rate. * 40 Yr Term requires 10 Yr IO (Not available as 40 Yr amortizing)

Escrow Waiver *	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

* 720 Min Score Required

** Loan Balance under $150k require a DSCR of Greater than or equal to 1.50 | Max LTV/CLTV: Purchase 70%, any Refinance 65%

Lock Period	Lock Price
15 Days	0.150
30 Days	0.000
60 Months	-0.150
5 Day Extension	-0.075

Lock Desk Closes at 3pm PST - M-F

Pricing Subject to Change

Other Information	
Origination Fee	$1,295
Min / Max Loan Size	$100k to $3.5 Million
Min / Max Buy Price	96.500 / See PPP Section
ARM Index / Margin	SOFR 30 Avg / 6.5
5yr ARM Cap Reset	2 / 1 / 5
7yr & 10yr ARM Cap	5 / 1 / 5
Reset Frequency	6 Mo

Making NonQM EASY!

- ✓ Short Term Rentals Allowed
- ✓ Loan Amounts to $3,500,000
- ✓ Credit Event as little as 24 months
- ✓ Condo Hotel Eligible
- ✓ First time Investors Eligible
- ✓ Credit Scores as low as 660
- ✓ Cash in hand up to $1 Million dollars
- ✓ 40 Year Terms
- ✓ Interest Only Available
- ✓ Gift funds allowed
- ✓ Housing Event 12 Months
- ✓ Cash Out as Reserves - OK!
- ✓ Vacant properties eligible
- ✓ Easy Trade-Line Requirements

All price and rate adjustments are cumulative, Rates & Terms are subject to change without notice. Refer to product guide for eligibility

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N2F - NonQM - DSCR

Program Requirements

Applies to both Products

Housing History
See Grid

Housing Seasoning Events
See Grid

Loan Sizes
Min $100,000 - Max $3,500,000

Occupancy
Investment Only

Transaction Type
Purchase, RT and CO Refi

Property Requirements
Rural Properties not Eligible

2-4 Units & Condos 75% Pur 70% REFI

Condo Hotel Max LTV

* Purchase 75%

* RT and CO Refi 65%

Max acres - 2

not meeting the rural definition eligible

Acceptable Appraisals
FNMA 1004, 1025, 1073

Interior/Exterior Inspection Req

Appr rev req unless 2 Appraisals

2 Appraisals Req LA > 2 Million

Product Type
15yr & 30 yr.

5/6, 7/6 & 10yr ARM

40yr avail combined w IO Feature

Cash in Hand
See Grid

Credit Score
Middle of 3 Lower of 2

Trade Lines

* Min: 2 reporting 24-months w/activity in last 12- mo or 3 reporting 12-mo w/recent activity

* If the primary borr has three (3) credit scores, the min tradeline requirement is waived

5% Primary 10% Investor

Assets

* Min 30 days asset verification req

* All large deposits sourced

DSCR - ≥ 1.00

Credit Score	Loan Amt	Purchase	RT Refi	CO Refi
720 +	≤ 1,000,000	80	75	75
700 - 719	≤ 1,000,000	80	75	75
	1,000,001 - 1,500,000	75	70	70
	1,500,001 - 2,000,000	70	65	65
	2,000,001 - 3,500,000	70	NA	NA
660 - 699	≤ 1,000,000	75	70	70
	1,000,001 - 1,500,000	75	70	70
	1,500,001 - 2,000,000	70	65	65
	2,000,001 - 3,000,000	65	NA	NA
620 - 659	≤ 1,000,000	70	65	65
	1,000,001 - 1,500,000	65	NA	NA
	1,500,001 - 2,000,000	65	NA	NA
	2,000,001 - 3,000,000	60	NA	NA

DSCR < 1.00

Credit Score	Loan Amt	Purchase	RT Refi	CO Refi
720 +	≤ 1,000,000	75	70	70
700 - 719	≤ 1,000,000	75	70	70
	1,000,001 - 1,500,000	70	65	65
	1,500,001 - 2,000,000	65	60	60
	2,000,001 - 3,500,000	60	NA	NA
660 - 699	≤ 1,000,000	70	65	65
	1,000,001 - 1,500,000	70	65	65
	1,500,001 - 2,000,000	65	60	60
	2,000,001 - 3,000,000	60	NA	NA

Investor Experience

Experienced Investor: Borrower must have a history of owning and managing commerical or non-owner occupied residential real estate for at least 1 year in last 3 years.

First Time Investor: A borrower not meeting the experienced investor criteria.

- First time investors eligible suject to the following restrictions:
  - Minimum Credit Score: 680
  - Maximum LTV: 75%
  - No mortgage late payments during the past 36 months
  - ≥ 36 Months from any credit event
  - Cash-out not eligible
- **First Time Home Buyer not eligible**

Housing History	Credit Event History
	Bankruptcy / Foreclosure
1 x 30 x 12	**Short Sale / Deed In Lieu**
No Reduction	
0 x 60 x 12	**≥ 36 Months -** No Reduction
Purchase: 70%	**≥ 24 Months**
Rate and Term Refi: 65%	Purchase - 75%
Cash-Out Refi: 65%	Rate and Term Refi - 70%
	Cash-Out Refi - 70%

Unleased Properties: If Appraiser reflects any vacant unit, Max LTV 70% for DSSR ≥ 1.00 and max LTV 65% for DSCR <1.00

Cash-In Hand

- Maximum Cash-In Hand
  - LTV ≥ 65% - $500,000
  - LTV < 65% - $1,000,000
  - Total equity withdrawn can't exceed above limits

Income

- User lower of Estimated market rent from 1007 or lease agreement if provided.
- All refi transactions require a 5% LTV reduction if appraisal reflects any unit is vacant (does not apply if subject is used as a short term rental.
- Short term rental permitted with use of a 12-month look back period to determine average monthly rents. Annual or monthly statements from Airbnb or similar service req.

Product Standard and Alt Doc	Amort Term	Term	I/O Term
5yr, 7yr & 10yr ARM	360	360	NA
5yr & 7yr ARM I/O (30 Yr)	240	360	120
5yr & 7yr ARM I/O (40 Yr)	360	480	120
15 YR FIXED	180	180	NA
30 YR FIXED	360	360	NA
40 YR FIXED	480	480	NA
30 YR FIXED Interest Only	240	360	120
40 YR FIXED Interest Only	360	480	120

Reserves, Assets and Gift Funds

Reserves	• 2 months of PITIA • Loan Amount > $1.5M: 6-months of PITIA • Loan Amount > $2.5M: 12-months of PITIA • Cash out may be used to satisfy requirement
Assets	Minimum of 30-days assets verification required.
Gift Funds	Allowed after minimum 10% borrower contribution

Product Type **Fixed Rate Terms: 15, 30, 40-Years 5/6 ARM, 7/6 ARM, 10/6 ARM (40-year term ARMS available when combined with interest only feature)**

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*Non-QM Locks must be submitted by 3:00PM PST

N2F - Foreign National - Standard, Alternative Documentation and DSCR

12 MO Housing 0x30 - Minimum FICO 680 or Foreign Credit - Max LTV 75% - BK/FC/SS/DIL 36 MO - Loan Amounts to $2 Million!

30 Day Pricing

Rate	5/6 ARM	30yr Fixed
7.125	96.225	96.075
7.250	96.850	96.700
7.375	97.475	97.325
7.500	98.100	97.950
7.625	98.538	98.388
7.750	98.975	98.825
7.875	99.413	99.263
7.999	99.850	99.700
8.125	100.225	100.075
8.250	100.600	100.450
8.375	100.975	100.825
8.500	101.350	101.200
8.625	101.725	101.575
8.750	102.100	101.950
8.875	102.475	102.325
8.999	102.850	102.700
9.125	103.225	103.075
9.250	103.600	103.450
9.375	103.975	103.825
9.500	104.225	104.075
9.625	104.475	104.325
9.750	104.725	104.575
9.875	104.975	104.825
10.000	105.225	105.075
10.125	105.475	105.325
10.250	105.725	105.575
10.375	105.975	105.825

Alternative Documentation

Price Adjustments	FICO	<=50	55%	60%	65%*	70%*	75%*
Standard Doc	680 +	0.250	-0.125	-0.125	-0.625	-1.375	-2.250
	Foreign Credit	N/A	N/A	N/A	N/A	N/A	NA
Asset Utilization	680 +	0.250	-0.125	-0.125	-0.625	-1.375	-2.250
	Foreign Credit	N/A	N/A	N/A	N/A	N/A	NA

* Maximum LTV in CT, IL and NJ 65% all transactions

DSCR

Price Adjustments	FICO	<=50	55%	60%	65%*	70%*	75%*
DSCR	680 +	0.500	0.000	-0.125	-0.625	-1.375	-2.500
	Foreign Credit	0.500	0.000	-0.125	-0.625	-1.375	-2.500
DSCR Additional Requirements	≥ 1.25	0.375	0.375	0.375	0.375	0.375	0.375
	1.00-1.24	0.000	0.000	0.000	0.000	0.000	0.000
	.75-.99	-1.375	-1.375	-1.375	-1.625	NA	NA
	<.75	-1.875	-1.875	-1.875	-2.125	NA	NA

Additional Loan Level Price Adjustments

Rate Adjustments	<=50	55%	60%	65%	70%	75%
Occupancy - 2nd Home (Canadian Citizens)	0.375	0.375	0.375	0.375	0.375	0.375
Cash-Out Refi & FICO>=700	-0.500	-0.625	-0.750	-1.000	NA	NA
Condo	-0.250	-0.250	-0.250	-0.375	-0.500	NA
Condotel	-1.375	-1.375	-1.375	-1.375	-1.375	NA
2-4 Unit	-0.375	-0.375	-0.375	-0.500	-0.625	NA
Escrow Waiver *	-0.250	-0.250	-0.250	-0.250	-0.250	NA
Less than 12 Months Reserves	-0.250	-0.250	-0.250	-0.250	NA	NA
40 Year Maturity	-0.250	-0.250	-0.250	-0.250	-0.250	-0.375
Interest Only	-0.500	-0.500	-0.500	-0.500	-0.625	-0.750

* Min 720 Score Required

Rate Adjustments	<=50	55%	60%	65%	70%	75%
$150,001 - $250,000	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
$250,001 - $500,000	0.000	0.000	0.000	0.000	0.000	0.000
$500,001 - $1,000,000	0.000	0.000	0.000	0.000	0.000	0.000
$1,000,001 - $1,500,000	0.000	0.000	0.000	0.000	0.000	0.000
$1,500,001 - $2,000,000	-0.125	-0.125	-0.250	-0.250	-0.375	NA

Additional Products	
7/6 ARM	See Optimal Blue
10/6 ARM	
15 Year Fixed	

Add to 30 year Price

Lock Period	Lock Price
15 Days	0.150
30 Days	0.000
45 Days	-0.150
5 Day Extension	-0.075

Lock Desk Closes at 3pm PST - M-F

Pricing Subject to Change

Other Information	
Origination Fee	$1,295
Min / Max Loan Size	$150k to $2.00 Million
Min / Max Buy Price	96.500 / 101.875 or See DSCR
ARM Index / Margin	SOFR 30 Avg / 5
5yr ARM Cap Reset	2 / 1 / 5
7yr & 10yr ARM Cap	5 / 1 / 5
Reset Frequency	6 Mo

5% Fixed Prepayment Penalty - NOO Only						
60 Months - Max 103.00	0.875	0.875	0.875	0.875	1.000	1.000
48 Months - Max 102.825	0.625	0.625	0.625	0.625	0.750	0.750
36 Months - Max 102.325	0.250	0.250	0.250	0.250	0.250	0.250
24 Months - Max 101.825	-0.375	-0.375	-0.375	-0.375	-0.500	-0.500
12 Months - Max 99.325	-1.125	-1.125	-1.375	-1.375	-1.625	-1.625
No Penalty - Max 98.325	-1.750	-1.750	-2.000	-2.000	-2.250	-2.250

PPP not allowed in: AK, DE, IA, IL, KS, MD, MI, MN, MS, ND, NH, NJ, NM, OH, PA, RI, VT

All price and rate adjustments are cumulative, Rates & Terms are subject to change without notice. Refer to product guide for eligibility

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N2F - Foreign National - Standard, Alternative Documentation and DSCR

Program Requirements

Applies to both Products

Housing History
0 x 30 x 12 if Documented

Housing Seasoning Events
BK / FC / SS/ DIL / MOD: > 36 MO

Loan Sizes
Min $150,000 - Max $2,000,000

Occupancy
2nd Home and Investor

Transaction Type
Purchase, RT and CO Refi

Property Requirements
Rural Properties not Eligible
2-4 Units & Condos 65%

Condo Hotel Max LTV
* Purchase 65%
* RT and CO Refi 65%

Max acres - 2 DSCR - 20 2nd Home not meeting the rural definition eligible

Acceptable Appraisals
FNMA 1004, 1025, 1073
Interior/Exterior Inspection Req
Appr rev req unless 2 Appraisals
2 Appraisals Req LA > 2 Million

Product Type
15yr & 30 yr.
5/6, 7/6 & 10yr ARM
40yr avail combined w IO Feature

Cash in Hand
See Grid

Credit Score
Middle of 3 Lower of 2

Trade Lines
See Grid

Gift Funds - Min Contribution
Not Allowed

Assets
* Min 30 days asset verification req
* All large deposits sourced

DSCR ≥ 1.00

Credit Score	Loan Amt	Purchase	RT Refi	CO Refi
680 +	≤ 1,000,000	75	65	70
	1,000,001 - 1,500,000	70	60	65
Foreign Credit	≤ 1,000,000	75	65	65
	1,000,001 - 1,500,000	70	60	60

DSCR < 1.00

Credit Score	Loan Amt	Purchase	RT Refi	CO Refi
680 +	≤ 1,000,000	65	60	60
	1,000,001 - 1,500,000	65	NA	NA
Foreign Credit	≤ 1,000,000	65	60	60
	1,000,001 - 1,500,000	65	NA	NA

Investor Experience

First Time Investor Allowed.

Unleased Properties

Refinance: 5% LTV reduction if vacant

Eligibility Restrictions

Citizens of Russia and Belarus are not eligible

Not available in FL

Cash-In Hand

- Maximum Cash-In Hand
  - LTV > 65% - $300,000
  - LTV ≤ 65% - $500,000
  - Total equity withdrawn can't exceed above limits

Income Standard Doc

Self-Employed

- Must be self-employed for a minimum of 2 years evidenced by a letter from the borrower's CPA or local equivalent (the "Accountant") on Accountant letterhead. The letter must include income figures for each of the last 2 years and YTD income. A business license (where required) and organization documents should be provided; and
- A copy of the accountant's current license is required. The Business & Accountant must be independently verified; and
- An independent certified translator must translate all documents

Salary / Wage

- A letter from employer on company letter head providing current monthly salary, YTD earnings and total earnings for the past 2-years. Letter from employer must be on company letterhead, including address and company web address, Employer to be independently verified (LexisNexis, D&B, Google, other).
- All documents must be translated by an independent certified translator

DSCR Income

- User lower of Estimated market rent from 1007 or lease agreement if provided.
- All refi transactions require a 5% LTV reduction if appraisal reflects any unit is vacant (does not apply if subject is used as a short term rental.
- Short term rental permitted with use of a 12-month look back period to determine average monthly rents. Annual or monthly statements from Airbnb or similar service req.

Asset Utilization

- Eligible assets divided by 84 to determine a monthly income stream, US Credit and Foreign Credit eligible.

Tradeline

- US credit: Min 2 reporting 24-months or 3 reporting 12-months, for borrowers
- Without U.S. credit: two credit reference letters must be provided, see Guide for requirements

Product Standard and DSCR	Amort Term	Term	I/O Term
5yr, 7yr & 10yr ARM	360	360	NA
5yr & 7yr ARM I/O (30 Yr)	240	360	120
5yr & 7yr ARM I/O (40 Yr)	360	480	120
15 YR FIXED	180	180	NA
30 YR FIXED	360	360	NA
40 YR FIXED	480	480	NA
30 YR FIXED Interest Only	240	360	120
40 YR FIXED Interest Only	360	480	120

Reserves, Assets and Gift Funds

Reserves	• 12 months of PITIA • 6-months with 5% LTV reduction and price adjustment • Cash out may be used to satisfy requirement
Assets	Minimum of 30-days assets verification required.
Gift Funds	Not Allowed

Product Type	Fixed Rate Terms: 15, 30, 40-Years 5/6 ARM, 7/6 ARM, 10/6 ARM (40-year term ARMS available when combined with interest only feature)

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Non-QM ALT-A PREMIER - 30 Day Pricing (Including ITIN)

Agency Fallout - Full Doc and Alternative Doc - Self Employed and ITIN

25 and 30 Year Pricing

Credit / LTV	<=60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85
720 Plus	9.375	9.630	9.750	9.900	10.250	10.375
700 - 719	9.625	9.750	9.875	10.125	10.375	10.500
690-699	10.500	10.625	10.875	10.990	11.500	
680-689	10.500	10.625	10.875	10.990	11.500	

20 Year Pricing

Credit / LTV	<=60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85
720 Plus	9.250	9.505	9.625	9.775	10.125	10.250
700 - 719	9.500	9.625	9.750	10.000	10.250	10.375
690-699	10.375	10.500	10.750	10.865	11.375	
680-689	10.375	10.500	10.750	10.865	11.375	

15 Year Pricing

Credit / LTV	<=60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85
720 Plus	9.125	9.380	9.500	9.650	10.000	10.125
700 - 719	9.375	9.500	9.625	9.875	10.125	10.250
690-699	10.250	10.375	10.625	10.740	11.250	
680-689	10.250	10.375	10.625	10.740	11.250	

Other

Other	
Profit and Loss	0.250
Bank Statement	0.250
Cash Out Refi	0.500

Property Types

Property Types	
Single Family OO	0.000
2nd Home (detached)	0.000
Condo / Townhome	0.500
Hi-Rise Properties	Not Allowed
Non-Owner Occupied Near Miss Offers NOO	Not Allowed

Loan Size

Loan Size	
$100,000 - $726,200	0.000
$726,201 - $825000	0.150
$825,001 - $1,250,000	0.300

Credit

No bankruptcy, foreclosure, or short sale within 4 years. (4)

Loan to Value Parameters

LTV Parameters	LTV Limits
$100,000 - $726,200	Max 85%
$726,201 - $825000	Max 80%
$825,001 - $1,250,000	Max 75%
2nd Home	Max 80%
Non-Owner	Not Allowed
Condo / Townhome	Max 80%
Any Gift Funds	Max 80%
* Property condition of c3 or better in CA, CT, IL and NJ	
Floor Rate After Adjustments	8.750%
All Adjustments are to Rate	

Cash Out Refinance Max LTV

Cash Out Refinance Max LTV	
$100,000 - $726,200	Max 75%
$726,201 - $825000	Max 75%
$825,001 - $1,250,000	Max 70%
Texas Cash Out	Not Allowed

There are 2 methods to qualify your borrower for the Alt A Rate Sheet

Method 1 - Max LTV 85%

1. If **only one applicant**, the score must be **700 or greater**
2. When **more than one applicant** (6), the primary applicant needs a 680 or better score when using blended score of 700.
3. Primary borrower must also meet the following: 5 tradelines with a 12mo or greater history and

a. 1 trade 24mo or greater hist **b.** 1 trade min credit limit of $3k **c.** 1 trade line can be housing history (2,3), if not reporting to credit

* No bankruptcy, foreclosure, or deed in lieu in the most recent four years (4) * No payment Shock Restrictions
* No housing history required on purchase money mortgages (1) * All liens and judgements must be paid in full at closing
* No gift funds allowed on LTV's greater than 80% (5) * 3 Months reserves required

Collateral:

* C4 or better condition of property required * No purchase of REO's
* Rural properties considered on a case by case basis
* No property flips in the past 6 months (7)

Method 2 - Max LTV 80%*

All Applicants must have a 680 or better credit score.

* Three tradelines with at least a 12 month history, or
* Two tradelines with at least an 18 month history
* No Bankruptcy, Foreclosure, or Deed in Lieu in most recent 4 years.(4)

Program Notes

Program Notes	
Terms Available	Fixed Rate 15, 20, 25 and 30 Year Terms
3-4 Unit, NOO SFR, Townhome or Condo	25 Year Maximum Term
Manufactured Home - Doublewide	Not Allowed see Near Miss Rate Sheet
Manufactured Home - Singlewide	Not Allowed
Vacant Land	Not Allowed
Maximum Number of Financed Properties	8 Financed Properties
ITIN Documentation	a. ITIN must be assigned prior to application b. Verification of unexpired ITIN from IRS confirming ITIN is the borrowers. c. Unexpired passport, visa or Gov ID.
Debt to Income	Up to 55% Varies based on MO Income
Prepayment penalties	Not Allowed
Miscellaneous	
Origination Fee	$1,395
Loan Size	$100,000 to $1,250,000
Min / Max Price	Borrower Paid Only
Loan cannot be locked until loan is fully approved.	

Follow Near Miss rate sheet and guidelines if applicant does not meet above requirements.

1. If used as a trade line, housing history must come from institutional third party (not individual landlord). Can be VOR from a management co, bank stmts, cancelled checks etc. PURCHASE transactions only. Refi's require prior history.
2. Trade lines may be active or closed. Authorized users, delinquent accounts (collection), deferred accounts (i.e. student loans) or payday accounts are not allowed "Secured" credit cards are acceptable.
3. Exception to lack of trade lines may be considered/granted for 6 mo. reserves. (Gift funds cannot be used for reserves).
4. End date is the disbursement date of the new loan.
5. Two months seasoning and sourced large deposits required on bank statements. 100% of the funds for closing must come from borrower, coborrower, or non-applicant spouse.
6. Primary applicant is the highest wage earner of all applicants and must occupy the property as his/her primary residence.
7. Consideration will be given for flips within 6 months if rapid appreciation is supported by work completed and comps

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*Non-QM Locks must be submitted by 3:00PM PST

Non-QM Near Miss - 30 Day Pricing (Including ITIN)

Agency Fallout - Full Doc and Alternative Doc - Self Employed and ITIN

25 and 30 Year Pricing

Credit/LTV	<=60	60.01-65	65.01-70	70.01-75	75.01-80
>=740	9.625	9.750	9.875	10.250	10.500
720-739	9.750	9.875	10.250	10.375	10.630
700-719	9.875	10.250	10.375	10.500	10.750
680-699	10.990	11.125	11.250	11.375	11.625
660-679	11.125	11.250	11.375	11.500	11.750
640-659	11.750	11.875	11.990	12.125	
621-639	12.375	12.500	12.625	12.750	
620/No Score	12.750	12.875	12.990	13.125	
600-619	13.500	13.625	13.750	13.875	

20 Year Pricing

Credit/LTV	<=60	60.01-65	65.01-70	70.01-75	75.01-80
>=740	9.500	9.625	9.750	10.125	10.375
720-739	9.625	9.750	10.125	10.250	10.505
700-719	9.750	10.125	10.250	10.375	10.625
680-699	10.865	11.000	11.125	11.250	11.500
660-679	11.000	11.125	11.250	11.375	11.625
640-659	11.625	11.750	11.865	12.000	
621-639	12.250	12.375	12.500	12.625	
620/No Score	12.625	12.750	12.865	13.000	
600-619	13.375	13.500	13.625	13.750	

15 Year Pricing

Credit/LTV	<=60	60.01-65	65.01-70	70.01-75	75.01-80
>=740	9.250	9.375	9.500	9.875	10.125
720-739	9.375	9.500	9.875	10.000	10.255
700-719	9.500	9.875	10.000	10.125	10.375
680-699	10.615	10.750	10.875	11.000	11.250
660-679	10.750	10.875	11.000	11.125	11.375
640-659	11.375	11.500	11.615	11.750	
621-639	12.000	12.125	12.250	12.375	
620/No Score	12.375	12.500	12.615	12.750	
600-619	13.125	13.250	13.375	13.500	

Program Notes

Terms Available	Fixed Rate 15, 20, 25 and 30 Year Terms
3-4 Unit, NOO SFR, Townhome or Condo	25 Year Maximum Term
Doublewide Manufactured Home	240 Months
Maximum Number of Financed Properties	8 Financed Properties
ITIN Documentation	a. ITIN must be assigned prior to application b. Verification of unexpired ITIN from IRS confirming ITIN is the borrowers. c. Unexpired passport, visa or Gov ID.
Debt to Income	Up to 55% Varies based on MO Income
Prepayment Penalties	Not Allowed

Miscellaneous

Origination Fee	$1,395
Loan Size	$150,000 to $750,000
Price	Borrower Paid Only
Loan cannot be locked until loan is fully approved.	

Loan to Value Parameters

LTV Parameters	LTV Limits
$100,000 - $726,200	Max 80%
$726,200 - $825,000 (=> 640 Score)	Max 75%
Primary Resident Purchase and NCO	Max 80%
Primary Res CO to $726,200	Max 75%
Primary Res CO $726,201-$825,000	Max 70%
Condo/Townhome / 2nd Home	Max 75%
Investment Prop / Multi Family	Max 70%
Doublewide Mobile Home	Max 70%
Vacant Acreage / Land	Not Allowed
To Qualify for 75.01% - 80% 0x30 housing history 6 Months	
Floor Rate After Adjustments	9.00%

Loan Size

$100,000 - $726,200	0.000
$726,201 - $825,000	0.350
$726,201 + Requires 640 Score	

Property Types

OO/2nd Home Detached	0.000
Condo/TH - Attached	0.500
Multi Family (2-4 Units)	0.500
Doublewide Mobile Home	1.000
Vacant Acreage / Land	Not Allowed
Hi-Rise Properties	Not Allowed

Other

Profit and Loss	0.250
Bank Statement	0.250
Cash Out Refi	0.500
Non-Owner Occ	1.000
LTV 50% or Less	-0.125

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Lock Desk Hours Extended to 9pm PST

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Jumbo CB Portfolio Products

30 Year Fixed Term

Rate	15 Day	30 Day	45 Day	60 Day
5.750	7.461	7.586	7.711	7.836
5.875	6.461	6.586	6.711	6.836
6.000	5.461	5.586	5.711	5.836
6.125	4.586	4.711	4.836	4.961
6.250	3.711	3.836	3.961	4.086
6.375	2.961	3.086	3.211	3.336
6.500	2.211	2.336	2.461	2.586
6.625	1.586	1.711	1.836	1.961
6.750	0.961	1.086	1.211	1.336
6.875	0.336	0.461	0.586	0.711
7.000	(0.164)	(0.039)	0.086	0.211
7.125	(0.664)	(0.539)	(0.414)	(0.289)
7.250	(1.039)	(0.914)	(0.789)	(0.664)
7.375	(1.414)	(1.289)	(1.164)	(1.039)
7.500	(1.789)	(1.664)	(1.539)	(1.414)
7.625	(2.039)	(1.914)	(1.789)	(1.664)
7.750	(2.289)	(2.164)	(2.039)	(1.914)
7.875	(2.539)	(2.414)	(2.289)	(2.164)
8.000	(2.664)	(2.539)	(2.414)	(2.289)
8.125	(2.750)	(2.664)	(2.539)	(2.414)
8.250	(2.750)	(2.750)	(2.664)	(2.539)
8.375	(2.750)	(2.750)	(2.750)	(2.664)
-	-	-	-	-

15 Year Fixed Term

Rate	15 Day	30 Day	45 Day	60 Day
5.875	7.668	7.793	7.918	8.043
6.000	6.793	6.918	7.043	7.168
6.125	5.918	6.043	6.168	6.293
6.250	5.168	5.293	5.418	5.543
6.375	4.418	4.543	4.668	4.793
6.500	3.668	3.793	3.918	4.043
6.625	2.918	3.043	3.168	3.293
6.750	2.293	2.418	2.543	2.668
6.875	1.668	1.793	1.918	2.043
7.000	1.043	1.168	1.293	1.418
7.125	0.418	0.543	0.668	0.793
7.250	(0.082)	0.043	0.168	0.293
7.375	(0.582)	(0.457)	(0.332)	(0.207)
7.500	(0.957)	(0.832)	(0.707)	(0.582)
	100.750	100.750	100.750	100.750
	100.750	100.750	100.750	100.750
	100.750	100.750	100.750	100.750

5/6 SOFR ARM - 30 yr

Rate	15 Day	30 Day	45 Day	60 Day
6.250	8.536	8.661	8.786	8.911
6.375	7.661	7.786	7.911	8.036
6.500	6.786	6.911	7.036	7.161
6.625	5.911	6.036	6.161	6.286
6.750	5.161	5.286	5.411	5.536
6.875	4.411	4.536	4.661	4.786
7.000	3.661	3.786	3.911	4.036
7.125	2.911	3.036	3.161	3.286
7.250	2.286	2.411	2.536	2.661
7.375	1.661	1.786	1.911	2.036
7.500	1.161	1.286	1.411	1.536
7.625	0.661	0.786	0.911	1.036
7.750	0.161	0.286	0.411	0.536
7.875	(0.339)	(0.214)	(0.089)	0.036
8.000	(0.714)	(0.589)	(0.464)	(0.339)
8.125	(1.089)	(0.964)	(0.839)	(0.714)
8.250	(1.339)	(1.214)	(1.089)	(0.964)
8.375	(1.589)	(1.464)	(1.339)	(1.214)
8.500	(1.714)	(1.589)	(1.464)	(1.339)
8.625	(1.839)	(1.714)	(1.589)	(1.464)
8.750	(1.964)	(1.839)	(1.714)	(1.589)
8.875	(2.089)	(1.964)	(1.839)	(1.714)
9.000	(2.214)	(2.089)	(1.964)	(1.839)
9.125	(2.250)	(2.214)	(2.089)	(1.964)
9.250	(2.250)	(2.250)	(2.214)	(2.089)
	-	-	-	-

7/6 SOFR ARM - 30 yr

Rate	15 Day	30 Day	45 Day	60 Day
5.625	6.094	6.219	6.344	6.469
5.750	5.344	5.469	5.594	5.719
5.875	4.594	4.719	4.844	4.969
6.000	3.969	4.094	4.219	4.344
6.125	3.344	3.469	3.594	3.719
6.250	2.719	2.844	2.969	3.094
6.375	2.094	2.219	2.344	2.469
6.500	1.469	1.594	1.719	1.844
6.625	0.969	1.094	1.219	1.344
6.750	0.469	0.594	0.719	0.844
6.875	(0.031)	0.094	0.219	0.344
7.000	(0.531)	(0.406)	(0.281)	(0.156)
7.125	(0.906)	(0.781)	(0.656)	(0.531)
7.250	(1.281)	(1.156)	(1.031)	(0.906)
7.375	(1.531)	(1.406)	(1.281)	(1.156)
7.500	(1.656)	(1.531)	(1.406)	(1.281)
7.625	(1.750)	(1.656)	(1.531)	(1.406)
7.750	(1.750)	(1.750)	(1.656)	(1.531)
7.875	(1.750)	(1.750)	(1.750)	(1.656)
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-

10/6 SOFR ARM - 30 yr

Rate	15 Day	30 Day	45 Day	60 Day
5.500	7.464	7.589	7.714	7.839
5.625	6.464	6.589	6.714	6.839
5.750	5.589	5.714	5.839	5.964
5.875	4.714	4.839	4.964	5.089
6.000	3.839	3.964	4.089	4.214
6.125	3.089	3.214	3.339	3.464
6.250	2.339	2.464	2.589	2.714
6.375	1.714	1.839	1.964	2.089
6.500	1.089	1.214	1.339	1.464
6.625	0.589	0.714	0.839	0.964
6.750	0.089	0.214	0.339	0.464
6.875	(0.411)	(0.286)	(0.161)	(0.036)
7.000	(0.786)	(0.661)	(0.536)	(0.411)
7.125	(1.161)	(1.036)	(0.911)	(0.786)
7.250	(1.411)	(1.286)	(1.161)	(1.036)
7.375	(1.661)	(1.536)	(1.411)	(1.286)
7.500	(1.786)	(1.661)	(1.536)	(1.411)
7.625	(1.911)	(1.786)	(1.661)	(1.536)
7.750	(2.036)	(1.911)	(1.786)	(1.661)
7.875	(2.161)	(2.036)	(1.911)	(1.786)
8.000	(2.250)	(2.161)	(2.036)	(1.911)
8.125	(2.250)	(2.250)	(2.161)	(2.036)
8.250	(2.250)	(2.250)	(2.250)	(2.161)
	-	-	-	-
	-	-	-	-
	-	-	-	-

Price Adjustments

LTV / CLTV / HCLTV FICO Adjustments

LTV / CLTV / HCLTV	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	>80.00
800+	-0.500	-0.500	-0.500	-0.500	-0.250	0.000	0.000	N/A
780-799	0.375	-0.500	-0.500	-0.500	-0.250	0.000	0.000	N/A
760-779	0.375	-0.250	-0.250	-0.250	0.000	0.000	0.000	N/A
740-759	0.375	-0.250	-0.250	-0.250	0.000	0.000	0.000	N/A
720- 739	0.625	-0.250	-0.250	-0.250	0.000	0.000	0.000	N/A

Fixed Loans
State Adjustments

State	Escrow = Y	Escrow = N	State	Escrow = Y	Escrow = N
AK	0.000	0.000	**MS**	0.000	0.000
AL	0.000	0.000	**MT**	0.000	0.000
AR	0.000	0.000	**NC**	0.000	0.000
AZ	0.000	0.000	**ND**	0.000	0.000
CA	0.250	0.250	**NE**	0.000	0.000
CO	0.000	0.000	**NH**	0.000	0.000
CT	0.250	0.250	**NJ**	0.250	0.250
DC	0.250	0.250	**NM**	0.000	0.000
DE	0.000	0.000	**NV**	0.250	0.250
FL	0.250	0.250	**NY**	0.250	0.250
GA	0.000	0.000	**OH**	0.000	0.000
HI	0.000	0.000	**OK**	0.000	0.000
IA	0.000	0.000	**OR**	0.000	0.000
ID	0.000	0.000	**PA**	0.000	0.000
IL	0.250	0.250	**RI**	0.000	0.000
IN	0.000	0.000	**SC**	0.000	0.000
KS	0.000	0.000	**SD**	0.000	0.000
KY	0.000	0.000	**TN**	0.000	0.000
LA	0.000	0.000	**TX**	0.000	0.000
MA	0.000	0.000	**UT**	0.000	0.000
MD	0.250	0.250	**VA**	0.250	0.250
ME	0.000	0.000	**VT**	0.000	0.000
MI	0.000	0.000	**WA**	0.000	0.000
MN	0.000	0.000	**WI**	0.000	0.000
MO	0.000	0.000	**WV**	0.000	0.000
			WY	0.000	0.000

ARM Loans
State Adjustments

State	Escrow = Y	Escrow = N	State	Escrow = Y	Escrow = N
AK	0.000	0.000	**MS**	0.000	0.000
AL	0.000	0.000	**MT**	0.000	0.000
AR	0.000	0.000	**NC**	0.000	0.000
AZ	0.000	0.000	**ND**	0.000	0.000
CA	0.250	0.250	**NE**	0.000	0.000
CO	0.000	0.000	**NH**	0.000	0.000
CT	0.250	0.250	**NJ**	0.250	0.250
DC	0.250	0.250	**NM**	0.000	0.000
DE	0.000	0.000	**NV**	0.250	0.250
FL	0.250	0.250	**NY**	0.250	0.250
GA	0.000	0.000	**OH**	0.000	0.000
HI	0.000	0.000	**OK**	0.000	0.000
IA	0.000	0.000	**OR**	0.000	0.000
ID	0.000	0.000	**PA**	0.000	0.000
IL	0.250	0.250	**RI**	0.000	0.000
IN	0.000	0.000	**SC**	0.000	0.000
KS	0.000	0.000	**SD**	0.000	0.000
KY	0.000	0.000	**TN**	0.000	0.000
LA	0.000	0.000	**TX**	0.000	0.000
MA	0.000	0.000	**UT**	0.000	0.000
MD	0.250	0.250	**VA**	0.250	0.250
ME	0.000	0.000	**VT**	0.000	0.000
MI	0.000	0.000	**WA**	0.000	0.000
MN	0.000	0.000	**WI**	0.000	0.000
MO	0.000	0.000	**WV**	0.000	0.000
			WY	0.000	0.000

Loan Amount / Miscellaneous (Fixed / ARM)

Purchase	-0.625	**Condo >65%**	0.125
Cashout	0.500	**CO-OP**	0.250
Investment	0.500	**Second Home**	0.125
Loan Amount > $2MM	0.250	**2-4 units <= 65%LTV**	0.125
Escrow Waiver	0.125	**2-4 units >65%LTV**	0.250
		Self Employed	0.000

*Fixed Loans Only: Applies to 60 day base price. 120 and 180 day lock options are not available on Jumbo products

All price and rate adjustments are cumulative, Rates & Terms are subject to change without notice. Refer to product guide for eligibility

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Effective Date:	2/26/2024
Change Effective:	2/26/2024
Lock Desk Hours:*	Posting - 9pm PST

* CalHFA Locks must be submitted by 2:00PM PST
*Non-QM Locks must be submitted by 3:00PM PST

Jumbo 30 and 20 Year - AUS Program

Rate	15 Day	30 Day	45 Day	60 Day
7.750%	6.160	6.255	6.350	6.445
7.875%	5.044	5.139	5.234	5.329
8.000%	4.298	4.393	4.488	4.583
8.125%	3.692	3.787	3.882	3.977
8.250%	3.192	3.287	3.382	3.477
8.375%	2.775	2.870	2.965	3.060
8.500%	2.421	2.516	2.611	2.706
8.625%	2.109	2.204	2.299	2.394
8.750%	1.858	1.953	2.048	2.143
8.875%	1.651	1.746	1.841	1.936
9.000%	1.466	1.561	1.656	1.751
9.125%	1.298	1.393	1.488	1.583
9.250%	1.151	1.246	1.341	1.436
9.375%	1.032	1.127	1.222	1.317
9.500%	0.945	1.040	1.135	1.230

Price Adjustments

Purchase Adjustments for LTV / CLTV /HCLTV

FICO / LTV	<= 55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-89.99
≥ 780	-1.250	-1.250	-1.000	-0.750	-0.500	-0.250	6.875	8.500
760-779	-1.000	-1.000	-0.750	-0.500	-0.250	0.000	7.250	8.875
740-759	-0.875	-0.750	-0.500	-0.250	0.000	0.375	7.875	9.750
720-739	-0.625	-0.500	-0.250	0.000	0.375	0.875	8.500	NA
700-719	-0.375	-0.125	0.125	0.375	0.750	1.750	NA	NA
680-699	0.250	-0.500	NA	NA	NA	NA	NA	NA

Rate and Term Adjustments for LTV / CLTV /HCLTV

FICO / LTV	<= 55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-89.99
≥ 780	-1.250	-1.250	-1.000	-0.750	-0.500	-0.125	7.125	9.000
760-779	-1.000	-1.000	-0.750	-0.500	-0.250	0.125	7.625	9.625
740-759	-0.875	-0.750	-0.500	-0.250	0.125	0.625	8.375	10.750
720-739	-0.625	-0.500	-0.250	0.125	0.625	1.125	9.250	NA
700-719	-0.375	-0.125	0.125	0.625	1.250	2.250	NA	NA
680-699	0.250	0.500	NA	NA	NA	NA	NA	NA

Cash Out Adjustments for LTV / CLTV /HCLTV

FICO / LTV	<= 55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-89.99
≥ 780	-0.750	-0.625	-0.500	-0.250	0.250	NA	NA	NA
760-779	-0.375	-0.250	-0.125	0.125	0.750	NA	NA	NA
740-759	-0.125	0.000	0.250	0.500	1.250	NA	NA	NA
720-739	0.125	0.250	0.500	0.875	1.625	NA	NA	NA
700-719	0.625	0.750	1.000	1.500	2.125	NA	NA	NA
680-699	NA	NA	NA	NA	NA	NA	NA	NA

Loan Amt / LTV	<= 55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-89.99
≤ 1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
1,000,001-1.5MIL	0.125	0.125	0.125	0.125	0.250	0.375	0.500	0.625
1,500,001-2 MIL	0.125	0.125	0.125	0.375	0.625	NA	NA	N/A
2,000,001-2.5 MIL	0.375	0.375	0.625	0.875	NA	NA	NA	N/A

Misc. / LTV	<= 55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-89.99
2 Unit	0.125	0.125	0.125	0.250	NA	NA	NA	N/A
3-4 Units	0.250	0.250	0.375	0.500	NA	NA	NA	N/A
Second Home	0.125	0.125	0.250	0.375	0.875	1.125	NA	N/A
Investment	1.625	1.750	1.875	2.000	NA	NA	NA	N/A
20 yr. Fixed	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
California	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Florida / Nevada	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000

Maximum Price - Escrow Waiver - Lender Fees and Extension Costs

Maximum All-In Price

Product	≤ 1 MIL	> 1 Mil
Jumbo AUS- Fixed	102.25	102.250

Escrow Waiver and Lender Fees

No Escrow	0.250
Lender Fees	$1,195

Extension Fees by Day

See Cover Page

All price and rate adjustments are cumulative, Rates & Terms are subject to change without notice. Refer to product guide for eligibility

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Effective Date: 2/26/2024
Change Effective: 2/26/2024
Lock Desk Hours:* Posting - 9pm PST

***This Rate Sheet is for internal company use only, and not for public distribution.

BANK JUMBO

*Rates below are indicative only. Please use Optimal Blue.

30 & 25 Yr			
Max Price			
RATE	15 Day	30 Day	45 Day
5.875	6.459	6.615	6.771
6.000	6.084	6.240	6.396
6.125	5.709	5.865	6.021
6.250	5.334	5.490	5.646
6.375	4.959	5.115	5.271
6.500	4.709	4.865	5.021
6.625	4.459	4.615	4.771
6.750	4.084	4.240	4.396
6.875	3.709	3.865	4.021
7.000	3.334	3.490	3.646
7.125	3.084	3.240	3.396
7.250	2.709	2.865	3.021
7.375	2.459	2.615	2.771
7.500	2.334	2.490	2.646
7.625	2.209	2.365	2.521
7.750	2.084	2.240	2.396

20 Yr			
Max Price			
RATE	15 Day	30 Day	45 Day
5.625	6.784	6.940	7.096
5.750	6.409	6.565	6.721
5.875	6.034	6.190	6.346
6.000	5.659	5.815	5.971
6.125	5.284	5.440	5.596
6.250	4.909	5.065	5.221
6.375	4.534	4.690	4.846
6.500	4.159	4.315	4.471
6.625	3.784	3.940	4.096
6.750	3.409	3.565	3.721
6.875	3.034	3.190	3.346
7.000	2.784	2.940	3.096
7.125	2.659	2.815	2.971
7.250	2.534	2.690	2.846
7.375	2.409	2.565	2.721
7.500	2.284	2.440	2.596

15 Yr			
Max Price			
RATE	15 Day	30 Day	45 Day
5.375	6.439	6.595	6.751
5.500	6.064	6.220	6.376
5.625	5.689	5.845	6.001
5.750	5.314	5.470	5.626
5.875	4.939	5.095	5.251
6.000	4.564	4.720	4.876
6.125	4.189	4.345	4.501
6.250	3.814	3.970	4.126
6.375	3.439	3.595	3.751
6.500	3.064	3.220	3.376
6.625	2.814	2.970	3.126
6.750	2.689	2.845	3.001
6.875	2.564	2.720	2.876
7.000	2.439	2.595	2.751
-	-	-	-
-	-	-	-

FICO / LTV Price Adjustments							
	LTV	60.00%	60.01-70.00%	70.01-75.00%	75.01-80.00%	80.01-85.00%	85.01-90.00%
FICO	≥ 740	-0.500	-0.375	-0.125	-0.125	0.750	0.875
	730 - 739	-0.375	-0.250	0.000	0.000	0.875	1.000
	720 - 729	-0.375	-0.250	0.000	0.000	1.000	1.125
	710 - 719	-0.250	0.000	0.125	0.125	1.125	1.250
	700 - 709	-0.250	0.000	N/A	N/A	N/A	N/A
	680 - 699	0.000	0.125	N/A	N/A	N/A	N/A

Escrow Waiver Price Adjustments			
	(LTV/TLTV<=80%)	0	Insur only Waiver
State	TX	0.350	0.088
	OK	0.250	0.063
	AK-AR-CT-FL-GA-KS-KY-LA-MA-MI-MO-MS-NC-NE-NH-OH-OR	0.183	0.046
	AL-CO-DE-IL-IN-ME-MN-ND-NJ-RI-SC-SD-TN-UT-VA-VT-WA-WI	0.125	0.031
	AZ-DC-HI-IA-ID-MD-MT-NM-NV-NY-PA-WV-WY	0.078	0.020

Loan Parameter Price Adjustments		
	Loan Parameter	Price Adjustment
Misc.	Cash out refinance	0.250
	Fully Amortize Loans > $2,000,000	0.250
	Los Angeles or Orange County, California Properties	0.250
	Investment Property	1.500
	2 Unit	0.750
	Subordinate Financing (CLTV>LTV) 2 Unit	0.000
	Condo LTV>75% loan amount <=$650,000 2 Unit (applies to AK,CA,CO,CT,DC,HI,MD,MA,NY,VA,WA)	0.750
	Condo LTV>75% loan amount >$650,000 FICO <760	0.250

LPMI Rate Adjustments

LPMI Program Adjustments			
	LTV	FICO	Add to RATE
LPMI	80.01 - 85%	>= 710	0.875
	85.01 - 90%	>= 710	1

LPMI FICO / LTV Adjustments			
	LTV	FICO	Add to RATE
LPMI	80.01 - 85%	≥760	0
	80.01 - 85%	740-759	0
	80.01 - 85%	720-739	0.125
	80.01 - 85%	710-719	0.25
	80.01 - 85%	<710	N/A
	85.01 - 90%	≥760	0
	85.01 - 90%	740-759	0.125
	85.01 - 90%	720-739	0.25
	85.01 - 90%	710-719	0.375
	85.01 - 90%	<710	N/A

LPMI Programs MAX Price		
	LTV	Max Price
LPMI	80.01 - 85%	0
	85.01 - 90%	0

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CES EAGLE - Closed End Second Rate Sheet

30 Day Pricing

Rate	Fixed 10	Fixed 15	Fixed 20	Fixed 30
14.000	111.389	111.389	111.264	110.014
13.875	111.139	111.139	111.014	109.764
13.750	110.889	110.889	110.764	109.514
13.625	110.639	110.639	110.514	109.264
13.500	110.389	110.389	110.264	109.014
13.375	110.139	110.139	110.014	108.764
13.250	109.889	109.889	109.764	108.514
13.125	109.639	109.639	109.514	108.264
13.000	109.389	109.389	109.264	108.014
12.875	109.139	109.139	109.014	107.764
12.750	108.889	108.889	108.764	107.514
12.625	108.639	108.639	108.514	107.264
12.500	108.389	108.389	108.264	107.014
12.375	108.139	108.139	108.014	106.764
12.250	107.889	107.889	107.764	106.514
12.125	107.639	107.639	107.514	106.264
12.000	107.389	107.389	107.264	106.014
11.875	107.108	107.108	106.983	105.733
11.750	106.827	106.827	106.702	105.452
11.625	106.545	106.545	106.420	105.170
11.500	106.264	106.264	106.139	104.889
11.375	105.983	105.983	105.858	104.608
11.250	105.702	105.702	105.577	104.327
11.125	105.420	105.420	105.295	104.045
11.000	105.139	105.139	105.014	103.764
10.875	104.827	104.827	104.702	103.452
10.750	104.514	104.514	104.389	103.139
10.625	104.202	104.202	104.077	102.827
10.500	103.889	103.889	103.764	102.514
10.375	103.577	103.577	103.452	102.202
10.250	103.264	103.264	103.139	101.889
10.125	102.952	102.952	102.827	101.577
10.000	102.639	102.639	102.514	101.264
9.875	102.264	102.264	102.139	100.889
9.750	101.889	101.889	101.764	100.514
9.625	101.514	101.514	101.389	100.139
9.500	101.139	101.139	101.014	99.764
9.375	100.764	100.764	100.639	99.389
9.250	100.389	100.389	100.264	99.014
9.125	100.014	100.014	99.889	98.639
9.000	99.639	99.639	99.514	98.264
8.875	99.264	99.264	99.139	97.889
8.750	98.889	98.889	98.764	97.514
8.625	98.514	98.514	98.389	97.139
8.500	98.139	98.139	98.014	96.764
8.375	97.764	97.764	97.639	96.389
8.250	97.389	97.389	97.264	96.014
8.125	97.014	97.014	96.889	95.639
8.000	96.639	96.639	96.514	95.264

Type	Full Doc
Min Price	98.000
Max Price (30 Year Term)	101.500
Max Price (<30 Year Term)	101.500

	Credit Score	00.01-50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
Full Doc	>= 780	1.625	1.500	1.375	1.125	0.750	0.000	-1.125	-4.375	
	760 - 779	0.750	0.625	0.625	0.125	-0.125	-1.000	-2.125	-5.500	
	740 - 759	0.125	0.125	0.000	-0.375	-0.625	-1.500	-3.375	-7.000	
	720 - 739	-0.125	-0.375	-0.500	-0.875	-1.250	-2.250	-4.500		
	700 - 719	-0.750	-0.875	-1.000	-1.375	-2.500	-3.500	-6.875		
	680 - 699	-1.875	-2.250	-2.500	-3.000	-5.000	-6.500			
	660 - 679									
	640 - 659									
	620 - 639									

	Credit LLPA	00.01-50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
Loan Size	$70,000 - $100,000 (UPB)	0.000	0.000	-0.125	-0.125	-0.125	-0.250	-0.250	-0.250	
	$100,001 - $150,000 (UPB)	0.000	0.000	0.000	0.000	0.000	-0.125	-0.125	-0.125	
	$150,001 - $250,000 (UPB)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	$250,001 - $350,000 (UPB)	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
	$350,001 - $500,000 (UPB)	0.125	0.125	0.125	0.125	0.125	0.125	0.125		
Loan Type LLPAs	<=35.0% DTI	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	35.01 - 45.0% DTI	0.000	0.000	0.000	0.000	-0.125	-0.250	-0.375	-0.500	
	45.01 - 50.0% DTI	0.000	0.000	-0.125	-0.250	-0.375	-0.500	-0.625	-0.750	
	Escrow Waiver*	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	Piggyback/Concurrent	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	Standalone Cash Out	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	Second Home	-0.500	-0.500	-0.500	-0.500	-0.625	-0.750	-0.750		
	Investor	-1.000	-1.000	-1.250	-1.500	-1.750	-2.250			
Property LLPAs	Full Appraisal	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	Exterior Appraisal (2055)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	Condo (Warrantable)	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500	-0.750		
	Multi Unit	-0.375	-0.375	-0.375	-0.500					

Tier 2 States: Other*

Ineleqible States: **HI, IN, NC, NY, TN, TX**

Tier 1 States: California, Washington, Oregon, Arizona, Nevada, Idaho, Utah, Colorado, North Carolina

Tier 2 States: Other (Other represents all states not listed in Tier 1 category)

Max Lock Periods	
Max Lock Period	45 Days
Max Lock Period (Includ	60 Days

Lock Period	Price Adj
15 Day	0.150
30 Day	0.000
45 Day	-0.300

Extension Fee	
(Max 2x / 30 days)	
5 Days	-0.075
10 Days	-0.150
15 Days	-0.225
20 Days	-0.300
30 Days	-0.450

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Effective Date:	2/26/2024
Change Effective:	2/26/2024
Lock Desk Hours:*	Posting - 9pm PST

* CalHFA Locks must be submitted by 2:00PM PST

*Non-QM Locks must be submitted by 3:00PM PST

N2F - Closed End Second - Standard and Alternative Documentation

Closed End Second - Standard Doc - 30 Day Pricing

Rate	10 YR FIX	15 YR FIX	30 YR FIX
8.000	93.118	93.118	92.818
8.125	93.517	93.517	93.217
8.250	93.920	93.920	93.620
8.375	94.322	94.322	94.122
8.500	94.718	94.718	94.518
8.625	95.114	95.114	94.914
8.750	95.510	95.510	95.310
8.875	95.905	95.905	95.705
9.000	96.278	96.278	96.078
9.125	96.651	96.651	96.451
9.250	97.026	97.026	96.826
9.375	97.401	97.401	97.201
9.500	97.776	97.776	97.576
9.625	98.150	98.150	97.950
9.750	98.524	98.524	98.324
9.875	98.897	98.897	98.697
10.000	99.262	99.262	99.062
10.125	99.626	99.626	99.426
10.250	99.983	99.983	99.783
10.375	100.340	100.340	100.140
10.500	100.590	100.590	100.390
10.625	100.840	100.840	100.640
10.750	101.090	101.090	100.890
10.875	101.340	101.340	101.240
11.000	101.590	101.590	101.490
11.125	101.840	101.840	101.740
11.250	102.090	102.090	101.990
11.375	102.340	102.340	102.240
11.500	102.590	102.590	102.490
11.625	102.840	102.840	102.740
11.750	103.090	103.090	102.990
11.875	103.340	103.340	103.240
12.000	103.465	103.465	103.365
12.125	103.590	103.590	103.490
12.250	103.715	103.715	103.615
12.375	103.840	103.840	103.740
12.500	103.965	103.965	103.865
12.625	104.090	104.090	103.990
12.750	104.215	104.215	104.115
12.875	104.340	104.340	104.240
13.000	104.465	104.465	104.365
13.125	104.590	104.590	104.490
13.250	104.715	104.715	104.615
13.375	104.840	104.840	104.740
13.500	104.965	104.965	104.865
13.625	105.090	105.090	104.990
13.750	105.215	105.215	105.115
Min Price	94.000	94.000	94.000
Max Price	100.000	100.000	100.000

Closed End Second - Alt Doc - 30 Day Pricing

Rate	10 YR FIX	15 YR FIX	30 YR FIX
8.375	93.118	93.118	92.818
8.500	93.517	93.517	93.217
8.625	93.920	93.920	93.620
8.750	94.322	94.322	94.122
8.875	94.718	94.718	94.518
9.000	95.114	95.114	94.914
9.125	95.510	95.510	95.310
9.250	95.905	95.905	95.705
9.375	96.278	96.278	96.078
9.500	96.651	96.651	96.451
9.625	97.026	97.026	96.826
9.750	97.401	97.401	97.201
9.875	97.776	97.776	97.576
10.000	98.150	98.150	97.950
10.125	98.524	98.524	98.324
10.250	98.897	98.897	98.697
10.375	99.262	99.262	99.062
10.500	99.626	99.626	99.426
10.625	99.983	99.983	99.783
10.750	100.340	100.340	100.140
10.875	100.590	100.590	100.390
11.000	100.840	100.840	100.640
11.125	101.090	101.090	100.890
11.250	101.340	101.340	101.240
11.375	101.590	101.590	101.490
11.500	101.840	101.840	101.740
11.625	102.090	102.090	101.990
11.750	102.340	102.340	102.240
11.875	102.590	102.590	102.490
12.000	102.840	102.840	102.740
12.125	103.090	103.090	102.990
12.250	103.340	103.340	103.240
12.375	103.465	103.465	103.365
12.500	103.590	103.590	103.490
12.625	103.715	103.715	103.615
12.750	103.840	103.840	103.740
12.875	103.965	103.965	103.865
13.000	104.090	104.090	103.990
13.125	104.215	104.215	104.115
13.250	104.340	104.340	104.240
13.375	104.465	104.465	104.365
13.500	104.590	104.590	104.490
13.625	104.715	104.715	104.615
13.750	104.840	104.840	104.740
13.875	104.965	104.965	104.865
14.000	105.090	105.090	104.990
14.125	105.215	105.215	105.115
Min Price	94.000	94.000	94.000
Max Price	100.000	100.000	100.000

Adjustments to Price

Adjustments to Price	FICO/CLTV	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
Standard Doc - 2 Years	800+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-3.500
	780-799	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-4.500
	760-779	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-6.500
	740-759	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-8.500
	720-739	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-7.000	NA
	700-719	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-8.000	NA
	680-699	N/A	N/A	N/A	N/A	N/A	N/A	NA	NA	NA
Standard Doc - 1 Year (In Addition to the 2 Year		N/A	N/A	N/A	N/A	N/A	N/A	N/A	-0.250	-0.375
Alt Doc Bank Statement - 12/24 Months 1099 - 12/24 Months	800+	3.250	3.125	3.000	2.750	2.500	2.000	0.875	-2.250	NA
	780-799	3.125	3.000	2.875	2.625	2.250	1.375	0.500	-3.125	NA
	760-779	2.125	2.000	1.875	1.375	1.000	0.750	-0.500	-4.250	NA
	740-759	1.250	1.250	1.250	1.000	0.625	0.250	-1.750	-6.000	NA
	720-739	0.875	0.875	0.875	0.500	0.125	-0.500	-2.750	NA	NA
	700-719	0.125	0.125	0.125	-0.375	-1.250	-2.250	-5.500	NA	NA
	680-699	-0.500	-0.750	-1.000	-1.250	-3.250	-4.500	NA	NA	NA
Additional Alt Doc Adj.	Bank Statement - 12 Months	0.000	0.000	0.000	0.000	-0.125	-0.125	-0.125	-0.250	NA
	1099 - 12 Months	0.000	0.000	0.000	0.000	-0.125	-0.125	-0.125	-0.250	NA

Adjustments to Price		<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
DTI	<= 40%	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	40.01 - 45%	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.500	-0.750	-1.000
	45.01 - 50%	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.750	-1.000	-1.500
Loan Balance	$75,000 - $100,000	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
	$100,001 - $150,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	$150,001 - $200,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	$200,001 - $350,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	$350,001 - $500,000	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.000	NA
Occupancy	Second Home	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	NA	NA
	Investment	-1.875	-1.875	-2.375	-2.875	-3.375	-4.000	NA	NA	NA
Property Type	Condo	-0.250	-0.250	-0.250	-0.250	-0.375	-0.375	-0.500	NA	NA
State	CT, IL, NJ, NY	-1.000	-1.000	-1.250	-1.250	-1.500	-1.500	-2.000	NA	NA

Other Price Adjustments		
Lock Period	15 Days	0.150
	30 days	0.000
	45 days	-0.150
Extension Fee	5 Days	-0.050

Program Restrictions	
Housing	0x30x12
FC	84 mo
(BK/SS/DIL)	60 mo
Min FICO	680
Max CLTV	90

All price and rate adjustments are cumulative, Rates & Terms are subject to change without notice. Refer to product guide for eligibility