

**Product Matrix**

**NonQM Program Pricing**

Rate	Base Rate / Base Price	Full Doc	All Doc	DSCR
5.875				
5.999				
6.125				
6.250				
6.375				
6.499				
6.625	98.750	98.750		
6.750	99.000	99.000	99.250	
6.875	99.250	99.250	99.500	
6.999	99.750	99.750	100.000	
7.125	100.000	100.000	100.250	
7.250	100.250	100.250	100.500	
7.375	100.500	100.500	100.750	
7.499	100.750	100.750	101.000	
7.625	101.000	101.000	101.250	
7.750	101.250	101.250	101.500	
7.875	101.500	101.500	101.750	
7.999	102.000	102.000	102.250	
8.125	102.250	102.250	102.500	
8.250	102.500	102.500	102.750	
8.375	102.750	102.750	103.000	
8.499	103.000	103.000	103.250	
8.625	103.250	103.250	103.500	
8.750	103.500	103.500	103.750	
8.875	103.750	103.750	104.000	
8.999	104.250	104.250	104.500	
9.125	104.500	104.500	104.750	
9.250	104.750	104.750	105.000	
9.375	105.000	105.000	105.250	
9.499	105.250	105.250	105.500	
9.625	105.500	105.500	105.750	
9.750	105.750	105.750	106.000	
9.875	106.000	106.000	106.250	
9.999	106.250	106.250	106.500	
10.125	106.500	106.500	106.750	
10.250	106.750	106.750	107.000	
10.375	107.000	107.000	107.250	
10.499	107.250	107.250	107.500	
10.625	107.500	107.500	107.750	
10.750	107.750	107.750	108.000	
10.875	108.000	108.000	108.250	
10.999	108.250	108.250	108.500	
11.125	108.500	108.500	108.750	

**Non QM Prelocks**

Non-QM Pre-Locks may be locked for 30 or 45 days  
30 day Non-QM Pre-Locks are eligible for up to 15 days of extensions at cost  
All Non-QM Pre-Locks must be Submitted/Completed/Submitted within 10 days or Lock will be cancelled  
All 45 day locks are at a 25bp cost and are eligible for up to 15 days of extensions at cost  
All 60 day locks are at a 50bp cost and are not eligible for lock extensions  
All Non-QM locks that expire will be subject to a 25bp Rollover Fee and Worst Case Pricing

**FICO/LTV Price Adjustments**

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

**Loan Level Price Adjustments**

DTI >45% - All Doc Types	0.000
DTI >50% - All Doc Types	-0.500
TIN	-2.000
VOE Only	-0.250
1099 Only	-0.250
Asset Utilization	-0.250
P&L w/ BK Stmt	-0.250
DSCR STR	-0.500
Debt Consol. >70% LTV	-0.500
Debt Consol. < 70% LTV	-0.250
Cash-Out >70% LTV	-1.000
Cash-Out < 70% LTV	-0.500
Cash-Out/Debt Consol. FICO < 680	-0.500
2 Units	0.000
3-4 Units	-0.500
DSCR 5-8 Units	0.000
Second Home	-0.500
No PPP-States not allowed	-1.500
No PPP-States that allow	-3.000
12 Months PPP	-1.000
24 Months PPP	-0.500
36 Months PPP	0.250
48 Months PPP	0.500
60 Months PPP	0.750
Escrow Waived	-0.250
NW Condo	-1.000
<\$150,000	-1.000
\$150,000-\$1,000,000	0.000
>\$1,000,000	0.250
>\$1,500,000	0.000
>\$2,000,000	-0.250
>\$2,500,000	-0.500
>\$3,000,000	-1.000
>\$4,000,000	-1.500
Foreign Nat With Fico	-1.500
Purchase	0.000
Subordinate Financing	-0.500
NOD & 2nd Home >75% LTV	-0.500
Full/Alt NOD & 2nd Home >75% LTV	-0.250

**Program**

SELECT	0.750
Core	0.000
SELECT - DSCR	0.750
Core DSCR (81.20)	0.000
Core DSCR (81.00)	0.000
Subt DSCR (0.75-0.99)	-3.000

**Reserves**

< 3 Months	0.000
= 3 Months	0.000
> 3 Months	0.000

**Payment History**

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

**Credit Events**

12 Months	-2.000
24 Months	-1.250
36 Months	-0.500
48 Months	-0.250
60 Months	0.000

**Lock Days**

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

**Min Rate**

>\$2,000,000	6.625
TIN/Foreign National	7.499

**Allowable Fees**

Terms	Cpis	Floor
5/6 ARM	21/5	Margin
7/6 ARM	5/15	
Index	Emo SOFR	
Reset Frequency	6 Mo	

Temporary Guidance See Below Extension Cost  
All Rates @ 2 bps / day Extension Cost  
Current lock extension costs/policies apply to all active locks, regardless of lock date  
All 45 day locks are at a 25bp cost and are eligible for up to 15 days of extensions at cost  
All 60 day locks are at a 50bp cost and are not eligible for Lock Extensions

**State, DSCR Only**

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

**NonQM Price Calculator**

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

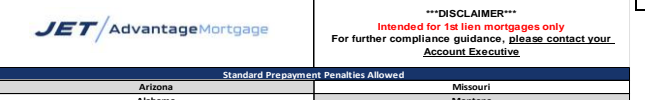
Wholesale Ratesheet Thu, April - 24 - 2025

**Interest Rate**  
LTV Range: Choose a Selection  
FICO Range: Choose a Selection  
Reserves: Choose a Selection  
Payment History: Choose a Selection  
Credit Events: 36 Months  
Doc Type: Choose a Selection  
Additional Adj: Choose a Selection  
Citizenship: Choose a Selection  
DTI: Choose a Selection  
Loan Balance: Choose a Selection  
Purpose: Choose a Selection  
Occupancy: Choose a Selection  
Property Type: Choose a Selection  
Loan Term: 30YR Fixed  
Escrow: Escrow Not Waived  
Prepayment Penalty: No PPP "See PPP Section"  
NJ - Title Vesting: Choose a Selection  
State: 30 Day  
Lock Term: No  
Buydown: No  
Subordinate Financing: No

**Final Price -->**

Gross Rate Sheet Price (Prior to LLPA) #N/A  
Net Price Rate Sheet - LLPA (Prior to Min/Max YSP) Minimum Rate  
Max YSP 0.000

**Borrower Paid Comp Only**  
\*YSP allowed up to 101, may be paid to borrower on all Loans, or to Broker on Business Purpose Loans only  
\*YSP & Lender Credit are not Applicable to DSCR 5-8 Unit



**Standard Prepayment Penalties Allowed**

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

**APRIL NON-QM SPECIAL**  
25 BPS Price Improvement on all NonQM  
\*Can be combined with SELECT

**Lender Credit**  
1% Max Lender Credit can be utilized for closing costs EXCEPT Broker Compensation  
\*YSP allowed up to 101, may be paid to borrower on all Loans, or to Broker on Business Purpose Loans only  
\*YSP & Lender Credit are not Applicable to DSCR 5-8 Units

**No Prepayment Penalties Allowed**

Alaska - Express prohibition on PP provisions for business purpose loans or maximum PP charge is so low there's no market for them

New Hampshire

Delaware

New Mexico

Minnesota

**PPP Requirements**

3 Year PPP Required on NOD >80% LTV  
6 Months Interest on 80% of the Original Principal Balance

States	PPP Allowed When:	PPP Structures	No PPP Allowed When:
*Illinois / Cook County	All of IL. If closed in the name of an individual and rate < 8% APR, or is a Business Purpose Loan & closed in a Corporation, or LLC. **If in Cook County must also be >\$250k	Normal Rates	If closed in the name of an individual and Rate is > 8% APR, **If in Cook County < \$250K
Maryland	Maximum of 3 years	2 months advance interest on the aggregate amount of all prepayments made in a 12-month period which exceed 1/3 of the amount of the loan	Never
Michigan	Maximum of 3 years	1% of balance prepaid	Never
New Jersey	Closed in name of Corp (Inc.) *does NOT include LLC	Normal Rates	Closed in name of individual or LLC
Ohio	>= \$112,957; 5 year max	1% of original principal amount	< \$112,957
Pennsylvania	>\$312,159 and 1-2 Unit, or any 3-4 Unit	Normal Rates	<=\$312,159 and 1-2 Unit
Rhode Island	Maximum of 1 year	2% of balance prepaid	Never

**Full Doc Column Includes**

- Tax Returns
- 1099 Only
- Asset Utilization Only
- Asset Utilization W/ Full Doc
- VOE

**All Doc Column Includes**

- 12 Bank Statements
- 12 or 24 CPA P&L
- Asset Utilization W/ Bank Stmt

**DSCR/No Ratio Column Includes**

- DSCR
- No Ratio

\*\*\* Extension Cost

Temporary Guidance See Below Extension Cost  
All Rates @ 2 bps / day Extension Cost

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**DISCLAIMER**  
Intended for 1st lien mortgages only  
For further compliance guidance, please contact your Account Executive