

**COVER SHEET**

**LOCK CUT OFF TIME 4:30 PM PST**

**ANNOUNCEMENT**

<b>Daily Turn Times</b>	Underwriting : Purch. 1 business day / Refi. 2 business days CTC : 2 business days Docs / Funding: 24 - 48 hrs
<b>Approved States</b>	AL, AZ, CA, CO, FL, GA, ID, IN, LA, MD, MI, MN, MS, NC, NJ, NV, OH, OR, TX, VA, WA  <b>*Loans in NC that are less than \$300,000 call for rate</b>
<b>Mortgage Loss Payee Clause</b>	ONY GLO INC., DBA CAPITALEND HOME LOANS ISAOA / ATIMA 6 HUTTON CENTRE DRIVE SUITE 1030 SANTA ANA, CA 92707

**PRODUCT HIGHLIGHT**

**Series O - DSCR Program (No Ratio) - Page 9**

**5 - 8 Units DSCR Program Available (Min DSCR Ratio 1.000)**

**P&L, Bankstatement, 1099, Asset Depletion - Through Portal for Best Execution**

**Expanded Prime 2nd HELOAN - P&L, Bank Statements available**  
*(Please contact AE for Pricing)*

**\*\*Please use Portal to price the scenario.\*\***

**CONVENTIONAL LOAN LIMIT**

<u>CONFORMING PRODUCT</u>	
# OF UNITS	LOAN LIMITS
1	\$806,500
2	\$1,032,650
3	\$1,248,150
4	\$1,551,250
<u>HIGH BALANCE / SUPER CONFORMING</u>	
LOS ANGELES	\$1,209,750
ORANGE	\$1,209,750
SAN FRANCISCO	\$1,209,750
RIVERSIDE	\$806,500
SAN DIEGO	\$1,077,550
SAN BERNARDINO	\$806,500

**LOCK DESK**

<u>LOCK EXPIRATION</u>			
15 Day		02/19/25	
30 Day		03/06/25	
45 Day		03/21/25	
<u>LOCK EXTENSION FEE</u>			
	QM Loans		Non QM Loans
5 Days	0.125	5 Days	0.150
10 Day	0.250	10 Day	0.300
15 Day	0.375	15 Day	0.450
20 Day	0.500	20 Day	0.600
<b>* 15 Days will only be available for UW Approved loans with</b>			
i. Most of PTD conditions signed off &			
ii. The appraisal is completed.			

**RATE SHEET DIRECTORY**

CONFORMING & HB FIXED / ARM	PAGE 1
JUMBO PREMIER	PAGE 2
JUMBO MAX	PAGE 2
FHA & VA , FHA DPA	PAGE 3
OPTIMAL PORTFOLIO	PAGE 3
SERIES V DSCR /FOREIGN NATIONAL	PAGE 4 & 5
ADVANCED DSCR / PORTFOLIO	PAGE 6 & 7
SERIES D DSCR	PAGE 8

**OPERATION DIRECTORY**

APPRAISAL	<a href="mailto:APPRAISALDESK@CAPITALEND.COM">APPRAISALDESK@CAPITALEND.COM</a>
DISCLOSURE	<a href="mailto:DISCLOSUREDESK@CAPITALEND.COM">DISCLOSUREDESK@CAPITALEND.COM</a>
LOCK REQUEST	<a href="mailto:LOCKDESK@CAPITALEND.COM">LOCKDESK@CAPITALEND.COM</a>

**INDEX INFORMATION**

<u>INDICES</u>	<u>TODAY</u>
SOFR (30 day ave.)	4.324%
PRIME RATE	7.500%

**LENDER FEES**

	<u>CONV / DPA</u>	<u>JUMBO</u>	<u>FHA / VA</u>	<u>STREAMLINE / IRRRL</u>	<u>NON QM</u>
LENDER FEE	\$1,295.00	\$1,395.00	\$1,295.00	\$895.00	\$1,395.00
FLOOD CERT	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00
ADMIN. FEE	\$85.00	\$85.00	\$85.00	\$85.00	\$85.00

\* In Additiona to NON QM fee

CONFORMING FIXED													
CONFORMING 30 YR FIXED				CONFORMING 20 YR FIXED				CONFORMING 15 YR FIXED				New Loan Level Price Adjustment starting 3/1/2023	
CF30	15 day	30 day	45 day	CF20	15 day	30 day	45 day	CF15	15 day	30 day	45 day		
6.375	(0.543)	(0.418)	(0.293)	6.125	(0.280)	(0.193)	(0.034)	5.750	(0.684)	(0.540)	(0.483)		
6.490	(0.822)	(0.697)	(0.572)	6.250	(0.900)	(0.833)	(0.661)	5.875	(0.999)	(0.851)	(0.791)		
6.500	(1.039)	(0.914)	(0.789)	6.375	(1.363)	(1.291)	(1.117)	5.990	(1.389)	(1.240)	(1.180)		
6.624	(1.242)	(1.117)	(0.992)	6.490	(1.787)	(1.713)	(1.537)	6.000	(1.406)	(1.257)	(1.197)		
6.625	(1.454)	(1.329)	(1.204)	6.500	(1.803)	(1.729)	(1.553)	6.125	(1.486)	(1.629)	(1.636)		
6.750	(1.740)	(1.615)	(1.490)	6.624	(2.265)	(2.186)	(2.013)	6.250	(1.788)	(1.626)	(1.579)		
6.875	(2.186)	(2.061)	(1.936)	6.625	(2.238)	(2.163)	(1.988)	6.375	(2.063)	(1.896)	(1.845)		
6.990	(2.474)	(2.349)	(2.224)	6.750	(1.937)	(1.881)	(1.694)	6.500	(2.445)	(2.278)	(2.227)		
7.000	(2.663)	(2.538)	(2.413)	6.875	(2.347)	(2.287)	(2.097)	6.625	(2.618)	(2.442)	(2.393)		
HIGH BALANCE FIXED								CONFORMING ARM					
HIGH BALANCE 30 YR FIXED				HIGH BALANCE 15 YR FIXED				CONF. 5/6 ARM			CONF. 7/6 ARM		
HF30	15 day	30 day	45 day	HF15	15 day	30 day	45 day	CA56	15 day	30 day	CA76	15 day	30 day
6.375	(0.199)	(0.111)	(0.070)	5.875	2.240	2.289	2.299	6.000	0.275	0.747	6.000	0.431	0.902
6.490	(0.574)	(0.583)	(0.539)	5.990	1.848	1.897	1.907	6.125	0.013	0.490	6.125	0.107	0.584
6.500	(0.692)	(0.600)	(0.556)	6.000	1.816	1.865	1.875	6.250	(0.249)	0.232	6.250	(0.198)	0.283
6.624	(1.149)	(1.051)	(1.006)	6.125	1.860	1.917	1.910	6.375	(0.491)	(0.006)	6.375	(0.481)	0.005
6.625	(1.120)	(1.022)	(0.977)	6.250	1.586	1.649	1.645	6.500	(0.684)	(0.194)	6.500	(0.663)	(0.173)
6.750	(1.381)	(1.356)	(1.303)	6.375	1.293	1.360	1.360	6.625	(0.855)	(0.361)	6.625	(0.750)	(0.248)
6.875	(1.738)	(1.781)	(1.721)	6.500	0.967	1.034	1.035	6.750	(1.019)	(0.520)	6.750	(0.832)	(0.324)
6.990	(2.084)	(2.072)	(2.008)	6.625	0.875	0.950	0.950	6.875	(1.160)	(0.656)	6.875	(0.896)	(0.390)
7.000	(2.198)	(2.236)	(2.171)	6.750	0.582	0.662	0.665	7.000	(0.821)	(0.313)	7.000	(0.959)	(0.451)
AGENCY ADJUSTMENTS													
PURCHASE LTV & FICO ADJUSTMENTS (Terms > 15 Yr.)													
FICO / LTV	<=30	30.01 - 60	60.01 - 70	70.01 - 75	75.01 - 80	80.01 - 85	85.01 - 90	90.01 - 95	>95				
>=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				
<=639	0.000	0.125	1.500	2.125	2.750	2.875	2.625	2.250	1.750				
RATE & TERM LTV & FICO ADJUSTMENTS (Terms > 15 Yr.)													
FICO / LTV	<=30	30.01 - 60	60.01 - 70	70.01 - 75	75.01 - 80	80.01 - 85	85.01 - 90	90.01 - 95	>95				
>=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	0.375	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				
<=639	0.000	0.375	1.750	2.500	3.500	3.875	3.625	2.500	2.500				
PURCHASE OR RATE & TERM ADDITIONAL LLPA													
	<=30	30.01 - 60	60.01 - 70	70.01 - 75	75.01 - 80	80.01 - 85	85.01 - 90	90.01 - 95	>95				
ARM	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	NA				
Condo	0.000	0.000	0.125	0.125	0.750	0.750	0.750	0.750	0.750				
NCO	1.125	1.125	1.625	2.125	3.375	4.125	NA	NA	NA				
2nd Home	1.125	1.125	1.625	2.125	3.375	4.125	4.125	NA	NA				
Manufactured Home	NA	NA	NA	NA	NA	NA	NA	NA	NA				
2-4 Units	0.000	0.000	0.375	0.375	0.625	0.625	0.625	0.625	NA				
HB FIX	0.500	0.500	0.750	0.750	1.000	1.000	1.000	1.000	NA				
HB ARM	1.250	1.250	1.500	1.500	2.500	2.500	2.500	2.750	NA				
SERIES D DSCR	0.625	0.625	0.625	0.875	1.125	1.125	1.125	1.875	1.875				
DIT>40%	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000				
CASH OUT LTV & FICO ADJUSTMENTS													
FICO / LTV	<=30	30.01 - 60	60.01 - 70	70.01 - 75	75.01 - 80	Temp. buy down 0.25% FEE to ALL TRANSACTIONS (only 30yr term allowed)							
>=780	0.375	0.375	0.625	0.875	1.375								
760-779	0.375	0.375	0.875	1.250	1.875								
740-759	0.375	0.375	1.000	1.625	2.375								
720-739	0.375	0.500	1.375	2.000	2.750								
700-719	0.375	0.500	1.625	2.625	3.250								
680-699	0.375	0.625	2.000	2.875	3.750								
660-679	0.375	0.875	2.750	4.000	4.750								
640-659	0.375	1.375	3.125	4.625	5.125								
<=639	0.375	1.375	3.375	4.875	5.125								
CASH OUT ADDITIONAL LLPA													
FICO / LTV	<=30	30.01 - 60	60.01 - 70	70.01 - 75	75.01 - 80								
Condo	0.000	0.000	0.125	0.125	0.750								
NCO	1.125	1.125	1.625	2.125	NA								
2nd Home	1.125	1.125	1.625	2.125	NA								
Manufactured Home	NA	NA	NA	NA	NA								
2-4 Units	0.000	0.000	0.375	0.375	NA								
HB FIX	1.250	1.250	1.500	1.500	1.750								
HB ARM	2.000	2.000	2.250	2.250	3.250	ARM	MARGIN	CAPS	INDEX				
Subordinate Financing	0.625	0.625	0.625	0.875	1.125	5YR ARM	2.75	2\1\5	4.3240%				
DIT>40%	0.000	0.000	0.000	0.000	0.000	7YR ARM	2.75	5\1\5	4.3240%				
											**INDEX - SOFR		

\*The representative credit score is used for pricing regardless of the credit score used for DU eligibility.



JUMBO PREMIER / HIGH BALANCE OK														
JUMBO 30YR			JUMBO 15YR			JUMBO 10YR ARM				<=60	60.01-65	65.01-70	70.01-75	75.01-80
JC30	15 day	30 day	JC15	15 day	30 day	JC106	15 day	30 day	800+	(0.500)	(0.500)	(0.250)	0.000	0.000
6.000	3.898	4.023	5.500	5.388	5.513	6.375	1.412	1.537	780-799	(0.500)	(0.500)	(0.250)	0.000	0.000
6.125	3.148	3.273	5.625	4.638	4.763	6.500	0.787	0.912	760-779	(0.250)	(0.250)	0.000	0.000	0.000
6.250	2.398	2.523	5.750	3.888	4.013	6.625	0.287	0.412	740-759	(0.250)	(0.250)	0.000	0.000	0.000
6.375	1.773	1.898	5.875	3.138	3.263	6.750	(0.213)	(0.088)	720-739	(0.250)	(0.250)	0.000	0.000	0.000
6.500	1.148	1.273	6.000	2.513	2.638	6.875	(0.713)	(0.588)	PURCHASE BONUS					(0.625)
6.625	0.523	0.648	6.125	1.888	2.013	7.000	(1.088)	(0.963)	CASH OUT					0.500
6.750	0.023	0.148	6.250	1.263	1.388	7.125	(1.463)	(1.338)	INVESTMENT					0.500
6.875	(0.477)	(0.352)	6.375	0.638	0.763	7.250	(1.713)	(1.588)	ESCROW WAIVER					0.125
7.000	(0.852)	(0.727)	6.500	0.138	0.263	7.375	(1.963)	(1.838)	CONDO>65%					0.125
7.125	(1.227)	(1.102)	6.625	(0.362)	(0.237)	7.500	(2.088)	(1.963)	CO-OP					0.750
7.250	(1.602)	(1.477)	6.750	(0.737)	(0.612)	7.625	(2.125)	(2.088)	SECOND HOME					0.125
7.375	(1.852)	(1.727)	6.875	(1.112)	(0.987)	7.750	(2.125)	(2.125)	2-4 UNITS LTV<=65%					0.125
7.500	(2.102)	(1.977)	7.000	(1.362)	(1.237)	7.875	(2.125)	(2.125)	2-4 UNITS LTV>65%					0.250
7.625	(2.352)	(2.227)	7.125	(1.612)	(1.487)	8.000	(2.125)	(2.125)	LAMT>\$2MM					0.250
Qualifying Rate: 5yr ARM - Higher of noter rate + 2% or FIR* 10yr / 7yr ARM - Higher of Note Rate or FIR							2.75 Margin / 5/1/5 CAP		STATE Bonus 0.250 - AK, AL, AR, AZ, DE, HI, IA, ID, IN, KS, KY, LA, MA, ME, MI, MN, MO, MS, MT, NC, ND, NE, NH, NM, OH, OK, OR, PA, RI, SC, SD, TN, UT, VT, VA, WI, WV, WY					
*FIR - Fully Indexed Rate									State Adjustment 0.25 Hit - CO					

Appraisal - LAMT<+\$1mm One full appraisal / LAMT>\$2mm Two full appraisals ordered from two different AMC's  
\*\*Delegated Jumbo / Minimum loan amount - Conforming loan amount +\$1(\$726,201 / 1 unit)  
When the subject property is located in a depreciating market, the maximum LTV/CLTV/HCLTV is reduced by % as shown in the matrix

JUMBO EXPRESS														
JUMBO 30YR			JUMBO 15YR			JUMBO 5YR ARM			JUMBO 7YR ARM			JUMBO 10YR ARM		
JM30	15 day	30 day	JM15	15 day	30 day	JM56	15 day	30 day	JM76	15 day	30 day	JM106	15 day	30 day
8.500	(6.455)	(6.330)	7.125	(0.489)	(0.364)	7.250	(0.712)	(0.587)	7.125	(0.642)	(0.517)	7.125	0.018	0.143
8.375	(5.697)	(5.572)	7.000	(0.235)	(0.110)	7.125	(0.487)	(0.362)	7.000	(0.406)	(0.281)	7.000	0.303	0.428
8.250	(5.005)	(4.880)	6.875	0.010	0.135	7.000	(0.247)	(0.122)	6.875	(0.183)	(0.058)	6.875	0.541	0.666
8.125	(4.258)	(4.133)	6.750	0.317	0.442	6.875	(0.023)	0.102	6.750	0.166	0.291	6.750	0.844	0.969
8.000	(3.186)	(3.061)	6.625	0.647	0.772	6.750	0.242	0.367	6.625	0.531	0.656	6.625	1.151	1.276
7.875	(2.777)	(2.652)	6.500	0.954	1.079	6.625	0.563	0.688	6.500	0.879	1.004	6.500	1.449	1.574
7.750	(2.415)	(2.290)	6.375	1.305	1.430	6.500	0.855	0.980	6.375	1.259	1.384	6.375	1.783	1.908
7.625	(2.049)	(1.924)	6.250	1.663	1.788	6.375	1.183	1.308	6.250	1.640	1.765	6.250	2.133	2.258
7.500	(1.683)	(1.558)	6.125	2.049	2.174	6.250	1.540	1.665	6.125	2.011	2.136	6.125	2.499	2.624
7.375	(1.304)	(1.179)	6.000	2.415	2.540	6.125	1.895	2.020	6.000	2.388	2.513	6.000	2.873	2.998
7.250	(1.025)	(0.900)	5.875	2.806	2.931	6.000	2.263	2.388	5.875	2.799	2.924	5.875	3.265	3.390
7.125	(0.843)	(0.718)	5.750	3.224	3.349	5.875	2.655	2.780	5.750	3.219	3.344	5.750	3.673	3.798
7.000	(0.619)	(0.494)	5.625	3.641	3.766	Margin 2.75 / Caps 2/1/5			Margin 2.75 / Caps 5/1/5			Margin 2.75 / Caps 5/1/5		

LOAN LEVEL PRICE ADJUSTMENTS											Jumbo EXPRESS Lock Cut Off Time 3:30 PM PST	
Credit Score	CLTV**										CASH OUT ON 2-4 UNITS INVESTMENT PROPERTIES AVAILABLE  with AUS	
	0-50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01 -		
Primary Purchase											Max Price 102.125 Additional LLPA CLTV 80.01-85 85.01-90 >80% LTV No MI 2.000 2.500	
800+	(1.090)	(1.090)	(0.965)	(0.965)	(0.715)	(0.465)	(0.215)	0.660	1.160	na		
780-799	(1.090)	(1.090)	(0.965)	(0.965)	(0.715)	(0.465)	(0.215)	0.660	1.160	na		
760-779	(0.965)	(0.965)	(0.965)	(0.840)	(0.590)	(0.340)	(0.090)	0.660	1.660	na		
740-759	(0.840)	(0.840)	(0.840)	(0.715)	(0.465)	(0.090)	(0.090)	0.910	1.910	na		
720-739	(0.715)	(0.715)	(0.590)	(0.465)	(0.090)	(0.090)	0.410	1.160	2.160	na		
700-719	(0.465)	(0.465)	(0.340)	(0.090)	(0.090)	0.410	0.910	1.785	2.410	na		
680-699	(0.215)	(0.215)	(0.090)	(0.090)	0.660	1.410	1.910	2.410	3.035	na		
660-679	(0.090)	(0.090)	0.410	0.910	1.410	2.160	2.910	na	na	na		
Primary NCO Refi											*Second Home: Run Pricing Engine	
800+	(0.840)	(0.840)	(0.715)	(0.715)	(0.465)	(0.215)	0.035	0.660	1.160	na		
780-799	(0.840)	(0.840)	(0.715)	(0.715)	(0.465)	(0.215)	0.035	0.660	1.160	na		
760-779	(0.715)	(0.715)	(0.715)	(0.590)	(0.340)	(0.090)	0.160	0.660	1.660	na		
740-759	(0.590)	(0.590)	(0.590)	(0.465)	(0.215)	0.160	0.160	0.910	1.910	na		
720-739	(0.465)	(0.465)	(0.340)	(0.215)	0.160	0.160	0.660	1.160	2.160	na		
700-719	(0.215)	(0.215)	(0.090)	0.160	0.160	0.660	1.160	1.785	2.410	na		
680-699	0.035	0.035	0.160	0.160	0.910	1.660	2.160	2.410	3.035	na		
660-679	0.160	0.160	0.660	1.160	1.660	2.410	3.160	na	na	na		
Primary CO Refi											**CLTV should be calculated using the unpaid principal balance on all closed-end subordinate financing and the full amount of any HELOCs (whether or not funds have been drawn).  *Minimum Loan Amount - \$1 higher than High Balance	
800+	(0.840)	(0.840)	(0.590)	(0.590)	(0.090)	0.535	1.035	na	na	na		
780-799	(0.840)	(0.840)	(0.590)	(0.590)	(0.090)	0.535	1.035	na	na	na		
760-779	(0.715)	(0.715)	(0.590)	(0.465)	0.035	0.660	1.160	na	na	na		
740-759	(0.590)	(0.590)	(0.465)	(0.340)	0.160	0.910	1.160	na	na	na		
720-739	(0.465)	(0.465)	(0.215)	(0.090)	0.535	0.910	1.660	na	na	na		
700-719	(0.215)	(0.215)	0.035	0.285	0.535	1.410	2.160	na	na	na		
680-699	0.035	0.035	0.285	0.285	1.285	2.410	3.160	na	na	na		
NOO Purchase												
800+	(0.840)	(0.840)	(0.465)	(0.465)	0.035	0.535	1.285	na	na	na		
780-799	(0.840)	(0.840)	(0.465)	(0.465)	0.035	0.535	1.285	na	na	na		
760-779	(0.715)	(0.715)	(0.465)	(0.340)	0.160	0.660	1.410	na	na	na		
740-759	(0.590)	(0.590)	(0.340)	(0.215)	0.285	0.910	1.410	na	na	na		
720-739	(0.465)	(0.465)	(0.090)	0.035	0.660	0.910	1.910	na	na	na		
700-719	(0.215)	(0.215)	0.160	0.410	0.660	1.410	2.460	na	na	na		
680-699	0.035	0.035	0.410	0.410	1.410	2.410	3.480	na	na	na		
660-679	0.160	0.160	0.910	1.410	2.160	na	na	na	na	na		
NOO NCO Refi												
800+	(0.590)	(0.590)	(0.215)	(0.215)	0.285	0.785	1.535	na	na	na		
780-799	(0.590)	(0.590)	(0.215)	(0.215)	0.285	0.785	1.535	na	na	na		
760-779	(0.465)	(0.465)	(0.215)	(0.090)	0.410	0.910	1.710	na	na	na		
740-759	(0.340)	(0.340)	(0.090)	0.035	0.535	1.160	1.820	na	na	na		
720-739	(0.215)	(0.215)	0.160	0.285	0.910	1.160	2.360	na	na	na		
700-719	0.035	0.035	0.410	0.660	0.910	1.660	2.910	na	na	na		
680-699	0.285	0.285	0.660	0.660	1.660	2.660	4.000	na	na	na		
660-679	0.410	0.410	1.160	1.660	2.470	na	na	na	na	na		
NOO CO Refi												
800+	(0.590)	(0.590)	(0.090)	(0.090)	0.660	1.535	na	na	na	na		
780-799	(0.590)	(0.590)	(0.090)	(0.090)	0.660	1.535	na	na	na	na		
760-779	(0.465)	(0.465)	(0.090)	0.035	0.785	1.660	na	na	na	na		
740-759	(0.340)	(0.340)	0.035	0.160	0.910	1.910	na	na	na	na		
720-739	(0.215)	(0.215)	0.285	0.410	1.285	1.910	na	na	na	na		
700-719	0.035	0.035	0.535	0.785	1.305	2.450	na	na	na	na		
680-699	0.285	0.285	0.785	0.785	2.075	3.450	na	na	na	na		
660-679	na	na	na	na	na	na	na	na	na	na		



FHA / VA FIXED / ARM														
FHA / VA 30 YR FIX			FHA / VA 20 YR FIX			FHA / VA 15 YR FIX			FHA / VA HB 30 YR FIX			FHA / VA HB 15 YR FIX		
GF30	15 day	30 day	GF20	15 day	30 day	GF15	15 day	30 day	GJ30	15 day	30 day	GJ15	15 day	30 day
5.625	1.095	1.176	5.875	0.123	0.221	5.375	0.674	0.780	5.875	0.929	1.027	5.125	5.613	5.689
5.750	0.459	0.540	5.990	(0.480)	(0.383)	5.500	0.111	0.217	5.990	0.326	0.423	5.250	5.049	5.126
5.875	0.123	0.221	6.000	(0.533)	(0.436)	5.625	(0.443)	(0.336)	6.000	0.273	0.371	5.375	4.949	5.055
5.990	(0.480)	(0.383)	6.125	(1.088)	(0.991)	5.750	(0.988)	(0.881)	6.125	(0.282)	(0.184)	5.500	4.386	4.492
6.000	(0.533)	(0.436)	6.250	(1.607)	(1.510)	5.875	(0.541)	(0.461)	6.250	(0.801)	(0.704)	5.625	3.832	3.939
6.125	(1.088)	(0.991)	6.375	(1.448)	(1.334)	6.000	(1.086)	(1.006)	6.375	(0.861)	(0.747)	5.750	3.287	3.394
6.250	(1.607)	(1.510)	6.490	(2.011)	(1.897)	6.125	(1.624)	(1.544)	6.500	(1.474)	(1.360)	5.875	3.734	3.814
6.375	(1.448)	(1.334)	6.500	(2.061)	(1.947)	6.250	(2.153)	(2.073)	6.625	(2.004)	(1.890)	6.000	3.189	3.269

FHA / VA ADJUSTMENTS														
FHA	<70	70-79.9	80-89.9	90-94.9	95-99.9	>=100	VA	<70	70-79.9	80-89.9	90-94.9	95-99.9	>=100	
>=740	(0.350)	(0.350)	(0.350)	(0.350)	(0.350)	(0.350)	>=720	(0.150)	(0.150)	(0.150)	(0.150)	(0.150)	(0.150)	
720 - 739	(0.350)	(0.350)	(0.350)	(0.350)	(0.350)	(0.350)	700-719	(0.030)	(0.030)	(0.030)	(0.030)	(0.030)	(0.030)	
700 - 719	(0.180)	(0.180)	(0.180)	(0.180)	(0.180)	(0.180)	680-699	0.000	0.000	0.000	0.000	0.000	0.000	
660 - 699	(0.150)	(0.150)	(0.150)	(0.150)	(0.150)	(0.150)	660-679	(0.005)	(0.005)	(0.005)	(0.005)	(0.005)	(0.005)	
640 - 659	0.200	0.200	0.200	0.200	0.200	0.200	640-659	0.550	0.550	0.550	0.550	0.550	0.550	
620 - 639	0.700	0.700	0.700	0.700	0.700	0.700	620-639	1.000	1.000	1.000	1.000	1.000	1.000	
600 - 619	1.050	1.050	1.050	1.050	1.050	1.050	600-619	1.225	1.225	1.225	1.225	1.225	1.225	
580 - 599	1.800	1.800	1.800	1.800	1.800	1.800	580-599	1.850	1.850	1.850	1.850	1.850	1.850	

FHA STREAMLINE	0.000	LAMT / FHA & VA	FHA / VA STATE ADJ.	Temp. Buy down	0.250
FHA PURCH BONUS	0.000	LAMT<=\$85,000	AZ, CA, CO, NV	VA C/O & LTV>90%	2.500
FHA Manufactured Home (LTV based off total loan amount)	0.750	LAMT<=\$110,000	DC, ID, MA, UT, WA	VA IRRRL FICO 640-659	0.250
FHA ID # 3091600008		LAMT<=\$150,000	MD,MN,MT,ND,NH,NJ,NY,OR,RI,VA,WY	VA PURCH BONUS	0.000
		LAMT>\$175,000*	OTHER STATES	*VA HB Max DTI 55%	

FHA DPA										
NHF FHA 1st with 10Yr Fully Amortizing DPA				PRICE ADJUSTMENTS		FHA 100% DPA Program Comments				
Rate	3030NHFAS			FICO	Fee	DPA Second is 3.50% of Purchase Price or Appraised Value whichever is less • DPA 10Yr Fixed Fully Amortizing Plus 2% of the 1st Lien Rate • DTI per DU Approval • Manufactured Housing (Double Wide Only) • SFR, 2 Units, PUDs, Townhomes, Condo (must not be in litigation) • Minimum FICO Score 600 Full UW approval is needed to lock / No prelock is allowed <b>FHA DPA Lock Cut Off Time 2:30 PM PST TODAY</b>				
	15	30	45	FICO => 680	(0.500)					
6.990	0.313	0.501	0.731	FICO 660 - 679	0.000					
7.000	0.283	0.471	0.701	FICO 640 - 659	0.500					
7.125	(0.178)	0.010	0.240	FICO 620 - 639	1.000					
7.250	(0.636)	(0.422)	(0.192)	FICO 600 - 619	1.500					
7.375	(1.127)	(0.906)	(0.617)	DTI						Fee
7.490	(1.569)	(1.348)	(1.059)	DTI >50	0.250					
7.500	(1.599)	(1.378)	(1.089)	Property Type						Fee
8.990	0.000			Manufactured Home	0.250					
9.000	0.000			2-Units	0.250					
9.125	0.000									
9.250	0.000									
9.375	0.000									
9.490	0.000									
9.500	0.000									

OPTIMAL PORTFOLIO ARM										
5/6 Month ARM (PO56)					RATE ADJUSTMENTS					
Rate Cap: 2/1/6		Margin: 3%			Loan Amount : \$750,001 - \$1,000,000					0.000%
Index: 30 DAY SOFR					Loan Amount : \$1,000,001 - \$1,500,000					0.000%
Rate		Price			Loan Amount : \$1,500,001 - \$2,000,000					0.000%
6.875%		(0.250)			Cash out > 50%					0.250%
7.000%		(0.375)			Cash out <= 50%					0.125%
7.125%		(0.500)			2-4 Units					0.250%
Primary and Second Homes										
Purchase/ R&T Refi		Cash-Out Refi			Condominium LTV > 60%					0.125%
LAMT	1-4 unit, SFR, PUD	Condo	1-4 unit, SFR, PUD	Condo	FICO < 700 *					0.250%
\$1.5 M	70%	65%	65%	60%	Borrower prepared P&L					0.000%
\$2 M	65%	60%	60%	55%	Second Home / Non Owner Occupied					0.250%
Investment Properties										
Purchase/ R&T Refi		Cash-Out Refi			Foreigner Program					0.250%
LAMT	1-4 unit, SFR, PUD	Condo	1-4 unit, SFR, PUD	Condo	* FICO < 700 deduct 5% from MAX LTV *					
\$1.5 M	65%	60%	60%	55%						
\$2 M	60%	55%	55%	50%						

Qualifying Ratios	43%	Income Documentation	Salary Borrowers- Full Verification of Employment
FICO	680 with price adjustment		Self-Employed Borrowers (Sole Prop, Partnership, S Corp., C Corp., & Commission > 25%) YTD P&L & CPA letter to verify SE over last 2-yr; Business license
Asset Documentation	1 month Bank Statement		Self-Employed Borrowers (commission<25%) - VOE
Qualifying Rate	5/6 ARM: Note Rate + 1% / 7/6 ARM: Initial Note Rate	Eligible States	CA, TX, NV
Reserves	O/O : 3 months PITIA ; 2nd / NOO : 6 months PITIA	Adverse Credit History	BK- 4 years; Foreclosure & Short Sale- 4 years; Collection, Judgements & Charge offs - None but, must be paid prior or at closing if amt > than \$250
Gift	Gift is not allowed for Investment and Foreign National borrowers.	Prepayment Penalty	No prepayment penalty
Eligible Property	SFR, PUDs, Condo, 2-4 Units	Foreign National	Copy of passport, valid VISA, and proof of ESTA Approval (for borrowers on VISA Wavier Program)
Appraisal Requirement	Two appraisal reports required when loan amount is over \$1.5MM		Borrower must have U.S. address when applying for loan
Allowed # of late payments (w/in last 24 mos. from application date)	Housing: 0x 30d in last 12 mo.; 2x 30d in the last 24 mo.		Foreign assets (downpayment, closing costs, and reserves) must be transferred to a U.S. account prior to approval.
	Installment (opened accts only): 3x 30d in last 12 mo.; 4x 30d or 3x 60d in last 24 mo.		12 Months PITIA and DTI Ratio:38%
	Revolving (opened accts only): 4x 30d in last 12 mo.; 5x 30d or 4x 60d in last 24 mo.	Qualifying Rate	
Introductory or fully indexed interest rate (margin + 30-Day Average SOFR index as of the lock date) whichever is higher.			

SERIES V - DSCR									
5/6 ARM		7/6 ARM		15YR FIXED		30YR FIXED		ARM Requirements	
IS56		IS76		IS15		IS30		ARM Index	
RATE	30 DAY	RATE	30 DAY	RATE	30 DAY	RATE	30 DAY	SOFR 30AVG	
6.875	1.012	6.875	1.062	6.875	1.012	6.875	1.162	ARM Margin 6.5	
7.000	0.450	7.000	0.500	7.000	0.450	7.000	0.600	5yr ARM Caps 2/1/5	
7.125	(0.113)	7.125	(0.063)	7.125	(0.113)	7.125	0.037	7yr ARM Caps 5/1/5	
7.250	(0.675)	7.250	(0.625)	7.250	(0.675)	7.250	(0.525)	Reset Frequency 6 mo.	
7.375	(1.238)	7.375	(1.188)	7.375	(1.238)	7.375	(1.088)	<b>Product</b>	
7.500	(1.800)	7.500	(1.750)	7.500	(1.800)	7.500	(1.650)	<b>Amort Terr</b>	
7.625	(2.300)	7.625	(2.250)	7.625	(2.300)	7.625	(2.150)	<b>Term</b>	
7.750	(2.738)	7.750	(2.688)	7.750	(2.738)	7.750	(2.588)	<b>I/O Term</b>	
7.875	(3.175)	7.875	(3.125)	7.875	(3.175)	7.875	(3.025)	5yr ARM & 7yr ARM 360 360 NA	
8.000	(3.613)	8.000	(3.563)	8.000	(3.613)	8.000	(3.463)	5yr ARM I/O & 7yr ARM I/O 240 360 120	
8.125	(3.988)	8.125	(3.938)	8.125	(3.988)	8.125	(3.838)	15 YR FIXED 180 180 NA	
8.250	(4.363)	8.250	(4.313)	8.250	(4.363)	8.250	(4.213)	30 YR FIXED 360 360 NA	
8.375	(4.738)	8.375	(4.688)	8.375	(4.738)	8.375	(4.588)	30 YR FIXED I/O 240 360 120	
8.500	(5.113)	8.500	(5.063)	8.500	(5.113)	8.500	(4.963)	40 YR FIXED I/O 360 480 120	
8.625	(5.488)	8.625	(5.438)	8.625	(5.488)	8.625	(5.338)	* Qualifying Rate: Note Rate	
8.750	(5.863)	8.750	(5.813)	8.750	(5.863)	8.750	(5.713)	<b>Program Restrictions</b>	
8.875	(6.238)	8.875	(6.188)	8.875	(6.238)	8.875	(6.088)	Housing 1x30x12	
9.000	(6.613)	9.000	(6.563)	9.000	(6.613)	9.000	(6.463)	(BK/FC/SS/DIL) 24.0	
9.125	(6.988)	9.125	(6.938)	9.125	(6.988)	9.125	(6.838)	Min FICO 600	
9.250	(7.363)	9.250	(7.313)	9.250	(7.363)	9.250	(7.213)	Max LTV 80	
9.375	(7.738)	9.375	(7.688)	9.375	(7.738)	9.375	(7.588)	Prepay Term <sup>1-4</sup> Min Price Max Price	
9.500	(8.050)	9.500	(8.000)	9.500	(8.050)	9.500	(7.900)	60 Months 94.375 104.375	
9.625	(8.300)	9.625	(8.250)	9.625	(8.300)	9.625	(8.150)	48 Months 94.375 103.875	
								36 Months 94.375 103.375	
								24 Months 94.375 102.875	
								12 Months 94.375 100.875	
								No Penalty 94.375 99.375	
Price Adj.		FICO/CLTV		<=50		50.01-55		55.01-60	
		760+		(1.875)		(1.625)		(1.375)	
		740-759		(1.750)		(1.500)		(1.250)	
		720-739		(1.500)		(1.250)		(1.000)	
		700-719		(1.125)		(0.875)		(0.375)	
		680-699		(0.500)		(0.125)		0.125	
		660-679		(0.250)		0.125		0.625	
		640-659		2.500		3.000		3.500	
		620-639		NA		NA		NA	
		600-619		NA		NA		NA	
		DSCR >= 1.25		(0.625)		(0.625)		(0.625)	
		DSCR 1.00 - 1.24		0.000		0.000		0.000	
		DSCR 0.75-0.99		1.000		1.000		1.500	
		DSCR < 0.75		2.625		2.625		3.250	
Price Adj.		<=50		50.01-55		55.01-60		60.01-65	
		0x60x12		0.250		0.250		0.250	
		>=36 Mo		0.00		0.00		0.00	
		24 - 35 Mo		0.250		0.250		0.250	
		<=\$150,000		0.750		0.750		0.875	
		\$150,001 - \$250,000		0.250		0.250		0.250	
		\$250,001 - \$500,000		0.000		0.000		0.000	
		\$500,001 - \$1,000,000		0.000		0.000		0.000	
		\$1,000,001 - \$1,500,000		0.000		0.000		0.000	
		\$1,500,001 - \$2,000,000		0.000		0.000		0.125	
		\$2,000,001 - \$2,500,000		0.375		0.375		0.500	
		\$2,500,001 - \$3,000,000		0.750		0.750		1.125	
		\$3,000,001 - \$3,500,000		1.500		1.500		2.000	
		Cash-Out & FICO >= 700		0.375		0.375		0.375	
		Cash-Out & FICO < 700		0.750		0.750		0.750	
		Condo		0.125		0.125		0.125	
		Condotel		1.375		1.375		1.375	
		2-4 Unit		0.500		0.500		0.500	
		CT, IL, NJ, NY		0.000		0.000		0.000	
		40 yr. Maturity		0.250		0.250		0.250	
		Interest only		0.500		0.500		0.500	
		60 Months		(1.000)		(1.000)		(1.000)	
		48 Months		(0.750)		(0.750)		(0.750)	
		36 Months		(0.250)		(0.250)		(0.250)	
		24 Months		0.375		0.375		0.375	
		12 Months		1.125		1.125		1.375	
		No Penalty		1.750		1.750		2.000	
		60 Months		(0.750)		(0.750)		(0.750)	
		48 Months		(0.500)		(0.500)		(0.500)	
		36 Months		0.000		0.000		0.000	
		24 Months		0.500		0.500		0.500	
		12 Months		1.250		1.250		1.500	
		No Penalty		1.750		1.750		2.000	
		Escrow Waiver		0.250		0.250		0.250	

1) Prepayment penalties not allowed in AK, KS, MI, MN, NM, OH, and RI  
 2) Prepayment penalties not allowed on loans vested to individuals in IL and NJ  
 3) Prepayment penalties not allowed on loan amounts less than \$301,022 in PA  
 4) Only declining prepayment penalty structures allowed in MS



SERIES V - FOREIGN NATIONAL DSCR									
5/6 ARM		7/6 ARM		15YR FIXED		30YR FIXED		ARM Requirements	
ISFN56		ISFN76		ISFN15		ISFN30		SOFR 30AVG	
RATE	30 DAY	RATE	30 DAY	RATE	30 DAY	RATE	30 DAY	ARM Index	ARM Margin (DTI)
6.875	1.262	6.875	1.312	6.875	1.262	6.875	1.412	ARM Margin (DSCR)	4.5
7.000	0.700	7.000	0.750	7.000	0.700	7.000	0.850	5yr ARM Caps	6.5
7.125	0.137	7.125	0.187	7.125	0.137	7.125	0.287	7yr ARM Caps	2/1/5
7.250	(0.425)	7.250	(0.375)	7.250	(0.425)	7.250	(0.275)	Reset Frequency	5/1/5
7.375	(0.988)	7.375	(0.938)	7.375	(0.988)	7.375	(0.838)		6 mo.
7.500	(1.550)	7.500	(1.500)	7.500	(1.550)	7.500	(1.400)	<b>Product</b>	<b>Amort Terr</b>
7.625	(2.050)	7.625	(2.000)	7.625	(2.050)	7.625	(1.900)	5yr ARM & 7yr ARM	360
7.750	(2.488)	7.750	(2.438)	7.750	(2.488)	7.750	(2.338)	5yr ARM I/O & 7yr ARM I/O	360
7.875	(2.925)	7.875	(2.875)	7.875	(2.925)	7.875	(2.775)	15 YR FIXED	180
8.000	(3.363)	8.000	(3.313)	8.000	(3.363)	8.000	(3.213)	30 YR FIXED	360
8.125	(3.738)	8.125	(3.688)	8.125	(3.738)	8.125	(3.588)	30 YR FIXED I/O	360
8.250	(4.113)	8.250	(4.063)	8.250	(4.113)	8.250	(3.963)	40 YR FIXED I/O	240
8.375	(4.488)	8.375	(4.438)	8.375	(4.488)	8.375	(4.338)		360
8.500	(4.863)	8.500	(4.813)	8.500	(4.863)	8.500	(4.713)	* Qualifying Rate: Note Rate	
8.625	(5.238)	8.625	(5.188)	8.625	(5.238)	8.625	(5.088)	<b>Program Restrictions</b>	
8.750	(5.613)	8.750	(5.563)	8.750	(5.613)	8.750	(5.463)	Housing	0x30x12
8.875	(5.988)	8.875	(5.938)	8.875	(5.988)	8.875	(5.838)	(BK/FC/SS/DIL)	48 MO
9.000	(6.363)	9.000	(6.313)	9.000	(6.363)	9.000	(6.213)	Min FICO	680 or Foreign Credit
9.125	(6.738)	9.125	(6.688)	9.125	(6.738)	9.125	(6.588)	Max LTV	75
9.250	(7.113)	9.250	(7.063)	9.250	(7.113)	9.250	(6.963)	<b>Prepay Term<sup>1-4</sup></b>	<b>Min Price</b>
9.375	(7.488)	9.375	(7.438)	9.375	(7.488)	9.375	(7.338)	60 Months	94.375
9.500	(7.800)	9.500	(7.750)	9.500	(7.800)	9.500	(7.650)	48 Months	103.875
9.625	(8.050)	9.625	(8.000)	9.625	(8.050)	9.625	(7.900)	36 Months	103.375
9.750	(8.300)	9.750	(8.250)	9.750	(8.300)	9.750	(8.150)	24 Months	102.875
								12 Months	100.875
								No Penalty	99.375
									1) Prepayment penalties not allowed in AK, KS, MI, MN, NM, OH, and RI
									2) Prepayment penalties not allowed on loans vested to individuals in IL and NJ
									3) Prepayment penalties not allowed on loan amounts less than \$301,022 in PA
									4) Only declining prepayment penalty structures allowed in MS
<b>Price Adj.</b>		<b>FICO/CLTV</b>		<b>&lt;=50</b>	<b>50.01-55</b>	<b>55.01-60</b>	<b>60.01-65</b>	<b>65.01-70</b>	<b>70.01-75</b>
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 Adjustments		≥1.25		(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)
		1.00-1.24%		0.000	0.000	0.000	0.000	0.000	0.000
		0.75-0.99%		1.000	1.000	1.000	1.500	NA	NA
		<0.75		2.625	2.625	2.625	3.250	NA	NA
<b>Price Adj.</b>		<b>FICO/CLTV</b>		<b>&lt;=50</b>	<b>50.01-55</b>	<b>55.01-60</b>	<b>60.01-65</b>	<b>65.01-70</b>	<b>70.01-75</b>
Loan Balance		≤\$150,000		1.000	1.000	1.125	1.125	1.125	2.000
		\$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
Purpose		Cash-Out & DSCR ≥ 1.0		0.375	0.375	0.375	0.500	NA	NA
		Cash-Out & DSCR < 1.0		0.750	0.750	0.750	0.875	NA	NA
Property Type		Condo		0.250	0.250	0.250	0.375	NA	NA
		Condotel		1.375	1.375	1.375	1.375	NA	NA
		2-4 Unit		0.375	0.375	0.375	0.500	NA	NA
State		CT, IL, NJ, NY		0.000	0.000	0.000	0.000	0.000	0.000
Amortization		40yr 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
5% Fixed Prepayment Penalty Term		60 Months		(1.000)	(1.000)	(1.000)	(1.000)	(1.125)	(1.125)
		48 Months		(0.750)	(0.750)	(0.750)	(0.750)	(0.875)	(0.875)
		36 Months		(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)
		24 Months		0.375	0.375	0.375	0.375	0.500	0.500
		12 Months		1.125	1.125	1.375	1.375	1.625	1.625
		No Penalty		1.750	1.750	2.000	2.000	2.250	2.250
Prepayment Penalty Term (Other allowable PPP, NOO only)		60 Months		(0.750)	(0.750)	(0.750)	(0.750)	(0.875)	(1.000)
		48 Months		(0.500)	(0.500)	(0.500)	(0.500)	(0.625)	(0.625)
		36 Months		0.000	0.000	0.000	0.000	0.000	0.000
		24 Months		0.500	0.500	0.500	0.500	0.625	0.625
		12 Months		1.250	1.250	1.500	1.500	1.750	1.750
		No Penalty		1.750	1.750	2.000	2.000	2.250	2.250
Other		Less than 12 Months Reserves		0.250	0.250	0.250	0.250	NA	NA
		Escrow Waiver		0.250	0.250	0.250	0.250	0.250	NA





ADVANCED DSCR									
5/6 ARM		7/6 ARM		15YR FIXED		30YR FIXED		ARM Requirements	
DR56		DR76		DR15		DR30		ARM Index	
RATE	30 DAY	RATE	30 DAY	RATE	30 DAY	RATE	30 DAY	SOFR 30AVG	
6.125	N/A	6.125	N/A	6.125	N/A	6.125	3.556	ARM Margin 6.5	
6.250	N/A	6.250	N/A	6.250	N/A	6.250	3.204	5yr ARM Caps 2/1/5	
6.375	N/A	6.375	N/A	6.375	N/A	6.375	2.855	7yr ARM Caps 5/1/5	
6.500	N/A	6.500	N/A	6.500	N/A	6.500	2.510	Reset Frequency 6 mo.	
6.625	N/A	6.625	N/A	6.625	N/A	6.625	2.169	<b>Product</b> Amort Terr Term I/O Term	
6.750	N/A	6.750	N/A	6.750	N/A	6.750	1.831	5yr ARM & 7yr ARM 360 360 NA	
6.875	N/A	6.875	N/A	6.875	N/A	6.875	1.497	5yr ARM I/O & 7yr ARM I/O 240 360 120	
7.000	N/A	7.000	N/A	7.000	N/A	7.000	1.167	15 YR FIXED 180 180 NA	
7.125	N/A	7.125	N/A	7.125	N/A	7.125	0.841	30 YR FIXED 360 360 NA	
7.250	N/A	7.250	N/A	7.250	N/A	7.250	0.529	30 YR FIXED I/O 240 360 120	
7.375	N/A	7.375	N/A	7.375	N/A	7.375	0.222	40 YR FIXED I/O 360 480 120	
7.500	N/A	7.500	N/A	7.500	N/A	7.500	(0.078)	* Qualifying Rate: Note Rate	
7.625	N/A	7.625	N/A	7.625	N/A	7.625	(0.371)	<b>Program Restrictions</b>	
7.750	N/A	7.750	N/A	7.750	N/A	7.750	(0.659)	Housing 1x30x12	
7.875	N/A	7.875	N/A	7.875	N/A	7.875	(0.909)	(BK/FC/SS/DIL) 24.0	
8.000	N/A	8.000	N/A	8.000	N/A	8.000	(1.153)	Min FICO 620	
8.125	N/A	8.125	N/A	8.125	N/A	8.125	(1.390)	Max LTV 80	
8.250	N/A	8.250	N/A	8.250	N/A	8.250	(1.603)	<b>Prepay Term<sup>1-4</sup></b> Min Price Max Price	
8.375	N/A	8.375	N/A	8.375	N/A	8.375	(1.809)	60 Months 98.000 101.875	
8.500	N/A	8.500	N/A	8.500	N/A	8.500	(1.965)	48 Months 98.000 101.875	
8.625	N/A	8.625	N/A	8.625	N/A	8.625	(2.115)	36 Months 98.000 101.875	
8.750	N/A	8.750	N/A	8.750	N/A	8.750	(2.259)	24 Months 98.000 101.875	
8.875	N/A	8.875	N/A	8.875	N/A	8.875	(2.396)	12 Months 98.000 100.375	
								No Penalty 98.000 99.375	
Price Adj.		FICO/CLTV		<=50		50.01-55		55.01-60	
DSCR: >= 1.15x		760+		(1.375)		(1.000)		(0.750)	
		740-759		(1.250)		(0.875)		(0.625)	
		720-739		(1.000)		(0.875)		(0.625)	
		700-719		(0.625)		(0.375)		0.000	
		680-699		(0.125)		0.125		0.375	
		660-679		0.250		0.500		1.000	
		640-659		1.875		2.250		2.875	
		620-639		2.875		3.250		3.875	
DSCR => 1.00x and < 1.15		760+		(1.250)		(0.875)		(0.625)	
		740-759		(1.125)		(0.750)		(0.500)	
		720-739		(0.875)		(0.750)		(0.500)	
		700-719		(0.500)		(0.250)		0.125	
		680-699		0.000		0.250		0.500	
		660-679		0.375		0.625		1.125	
		640-659		2.000		2.375		3.000	
		620-639		3.000		3.375		4.000	
DSCR < 1.00x No less than 0.75x		760+		1.250		1.375		1.500	
		740-759		1.500		1.750		2.000	
		720-739		1.750		2.000		2.500	
		700-719		2.500		3.000		3.500	
		680-699		NA		NA		NA	
		660-679		NA		NA		NA	
		640-659		NA		NA		NA	
		620-639		NA		NA		NA	
Price Adj.		<=50		50.01-55		55.01-60		60.01-65	
Housing History		0x60x12		0.250		0.250		0.250	
Housing Event Seasoning		1 - 12 Mo		NA		NA		NA	
		13 - 24 Mo		NA		NA		NA	
		25 - 36 Mo		0.250		0.250		0.250	
Loan Balance		<=\$150,000		1.000		1.000		1.125	
		\$150,001 - \$250,000		0.500		0.500		0.500	
		\$1,000,001 - \$1,500,000		0.000		0.000		0.000	
		\$1,500,001 - \$2,000,000		0.125		0.125		0.250	
		\$2,000,001 - \$2,500,000		0.500		0.500		0.500	
		\$2,500,001 - \$3,000,000		0.750		0.750		0.750	
		\$3,000,001 - \$3,500,000		0.500		0.500		0.625	
Purpose		Cash-Out & FICO>=700		0.375		0.375		0.375	
		Cash-Out & FICO<700		0.500		0.500		0.500	
Property Type		Condo other than Condotel		0.125		0.125		0.125	
		Non-Warrantable Condo		0.500		0.500		0.500	
		2-4 Unit		0.500		0.500		0.500	
State		CT, IL, NJ		0.000		0.000		0.000	
Amortization		Interest Only, 30-year term		1.500		1.625		1.750	
		Interest Only, 40-year term		2.000		2.125		2.250	
Prepayment		60 Months		(0.250)		(0.250)		(0.250)	
		48 Months		(0.125)		(0.125)		(0.125)	
		36 Months		0.000		0.000		0.000	
		24 Months		0.500		0.500		0.500	
		12 Months		1.250		1.250		1.500	
		No Penalty		1.750		1.750		2.000	
Other		Escrow Waiver		0.250		0.250		0.250	

Note: MORE RESTRICTIVE OF LTV/FICO MATRIX AND LLPA SCHEDULE LIMITS ELIGIBILITY



ADVANCED PORTFOLIO														
30YR FIXED			15YR FIXED			7/6 ARM			5/6 ARM			Program Restrictions		
AP30			AP15			AP76			AP56			Housing		
30 day Lock			30 day Lock			30 day Lock			30 day Lock			(BK/FC/SS/DIL)		
RATE	FULL	ALT	RATE	FULL	ALT	RATE	FULL	ALT	RATE	FULL	ALT	Min FICO		
5.500	2.122	2.522	5.500	N/A	N/A	5.500	N/A	N/A	5.500	N/A	N/A	48.0		
5.625	1.762	2.162	5.625	N/A	N/A	5.625	N/A	N/A	5.625	N/A	N/A	660		
5.750	1.406	1.806	5.750	N/A	N/A	5.750	N/A	N/A	5.750	N/A	N/A	90		
5.875	1.054	1.454	5.875	N/A	N/A	5.875	N/A	N/A	5.875	N/A	N/A	Prepay Penalty (NOO only)		
6.000	0.705	1.105	6.000	N/A	N/A	6.000	N/A	N/A	6.000	N/A	N/A	No Penalty 0.750		
6.125	0.360	0.760	6.125	N/A	N/A	6.125	N/A	N/A	6.125	N/A	N/A	12 Months 0.500		
6.250	0.019	0.419	6.250	N/A	N/A	6.250	N/A	N/A	6.250	N/A	N/A	24 Months 0.250		
6.375	(0.319)	0.081	6.375	N/A	N/A	6.375	N/A	N/A	6.375	N/A	N/A	>=36 Months 0.000		
6.500	(0.653)	(0.253)	6.500	N/A	N/A	6.500	N/A	N/A	6.500	N/A	N/A	ARM Requirements		
6.625	(0.983)	(0.583)	6.625	N/A	N/A	6.625	N/A	N/A	6.625	N/A	N/A	ARM Index SOFR 30AVG		
6.750	(1.309)	(0.909)	6.750	N/A	N/A	6.750	N/A	N/A	6.750	N/A	N/A	ARM Margin 4.5		
6.875	(1.631)	(1.231)	6.875	N/A	N/A	6.875	N/A	N/A	6.875	N/A	N/A	5yr ARM Caps 2/1/5		
7.000	(1.944)	(1.544)	7.000	N/A	N/A	7.000	N/A	N/A	7.000	N/A	N/A	7yr ARM Caps 5/1/5		
7.125	(2.250)	(1.850)	7.125	N/A	N/A	7.125	N/A	N/A	7.125	N/A	N/A	Reset Frequency 6 mo.		
7.250	(2.550)	(2.150)	7.250	N/A	N/A	7.250	N/A	N/A	7.250	N/A	N/A	*Qualifying Rate: All ARMs qualified at the Greater of the Fully Indexed Rate or Note Rate.		
7.375	(2.844)	(2.444)	7.375	N/A	N/A	7.375	N/A	N/A	7.375	N/A	N/A	Amor. Term / Term / IO Term		
7.500	(3.119)	(2.719)	7.500	N/A	N/A	7.500	N/A	N/A	7.500	N/A	N/A	5yr I/O & 7yr I/O (30 Yr.) 240 / 360 / 120		
7.625	(3.375)	(2.975)	7.625	N/A	N/A	7.625	N/A	N/A	7.625	N/A	N/A	5yr I/O & 7yr I/O (40 Yr.) 360 / 480 / 120		
7.750	(3.613)	(3.213)	7.750	N/A	N/A	7.750	N/A	N/A	7.750	N/A	N/A	30 YR FIXED I/O 240 / 360 / 120		
7.875	(3.831)	(3.431)	7.875	N/A	N/A	7.875	N/A	N/A	7.875	N/A	N/A	40 YR FIXED I/O 360 / 480 / 120		
8.000	(4.031)	(3.631)	8.000	N/A	N/A	8.000	N/A	N/A	8.000	N/A	N/A	Max Price 101.875		
Price Adj.			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
Full Doc - 2 Years			780+	(0.150)	(0.100)	(0.100)	0.500	0.750	1.000	1.125	1.625	1.750	2.500	
			760-779	(0.150)	(0.100)	(0.100)	0.500	1.000	1.125	1.625	1.750	2.500		
			740-759	(0.050)	(0.100)	0.500	1.000	1.125	1.625	1.750	1.875	2.875		
			720-739	(0.050)	0.500	1.000	1.125	1.625	1.750	1.875	2.250	3.500		
			700-719	0.250	0.750	1.125	1.625	1.750	1.875	2.000	3.125	4.375		
			680-699	0.750	1.000	1.250	1.750	1.875	2.000	2.250	3.875	NA		
Full Doc - 1 Year (Addition to the 2Year Adj.)				0.000	0.000	0.000	0.000	0.125	0.125	0.125	0.125	0.250	0.375	
Alt Doc - 24 mo. Bank Statement / 24 months 1099 / Asset Utilization			780+	0.100	0.250	0.500	0.750	1.000	1.250	1.375	1.875	2.000	2.750	
			760-779	0.100	0.250	0.500	0.750	1.250	1.375	1.875	2.000	2.750		
			740-759	0.200	0.500	0.750	1.250	1.375	1.875	2.000	2.125	3.125		
			720-739	0.200	0.750	1.250	1.375	1.875	2.000	2.125	2.500	3.750		
			700-719	0.500	1.000	1.375	1.875	2.000	2.125	2.250	3.375	4.625		
			680-699	1.000	1.250	1.500	2.000	2.125	2.250	2.500	4.125	NA		
Additional adjustments to Alt Doc 24 mo			12 month Bank Statements	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.500	0.500	
			12 month 1099	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.500	0.500	
			WVOE	0.250	0.250	0.250	0.250	0.250	0.250	0.250	N/A	N/A		
			CPA / EA Prepared 24 month	0.250	0.250	0.250	0.250	0.250	0.250	0.250	N/A	N/A		
			CPA / EA Prepared 12 month	0.375	0.375	0.375	0.375	0.375	0.375	0.375	N/A	N/A		
Price Adjustments			<=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			43.01%-50%	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.125	0.125		
			>50%	0.125	0.125	0.250	0.250	0.250	0.250	NA	NA			
Loan Balance			<=\$250,000	0.500	0.500	0.500	0.500	0.500	0.625	0.625	0.750	0.875		
			\$250,001 - \$750,000	0.000	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	0.000	
			\$1,000,001 - \$1,500,000	0.150	0.150	0.150	0.150	0.150	0.150	0.000	0.000	0.000	0.000	
			\$1,500,001 - \$2,000,000	0.250	0.250	0.250	0.250	0.250	0.250	0.000	0.000	0.000	NA	
			\$2,000,001 - \$2,500,000	0.250	0.250	0.250	0.250	0.250	0.250	0.500	NA	NA	NA	
			\$2,500,001 - \$3,000,000	0.375	0.375	0.375	0.375	0.500	0.500	NA	NA	NA	NA	
\$3,000,001 - \$3,500,000	0.500	0.500	0.500	0.500	0.750	1.000	NA	NA	NA	NA				
Purpose			Rate-Term Refi	0.125	0.250	0.375	0.375	0.375	0.375	0.500	0.625	NA		
			Cash-Out Refi	0.375	0.500	0.625	0.625	0.625	0.750	1.125	NA	NA		
Occupancy			2nd Home	0.125	0.125	0.250	0.250	0.250	0.250	0.250	0.375	NA		
			Investor	0.125	0.250	0.375	0.375	0.375	0.375	0.375	0.375	0.500	NA	
Property Type			Condo other than Condotel	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	
			Non-Warrantable Condo	0.250	0.250	0.250	0.250	0.250	0.250	0.375	NA	NA		
			2-4 Unit	0.250	0.250	0.250	0.250	0.250	0.375	0.500	0.500	NA		
			5+ Unit	NA	NA	NA	NA	NA	NA	NA	NA	NA		
State			CT, IL, NJ	0.000	0.000	0.000	0.000	0.000	0.125	0.125	0.250	0.500		
Other			LTV / CLTV over 80%	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.500	0.500		
Amortization			Interest Only: 30-year term	0.500	0.625	0.750	0.875	1.000	1.125	1.250	1.375	NA		
			Interest Only: 40-year term	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Impound			Escrow Waiver	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.250	0.250		





SERIES O - DSCR													
30 YR Fixed			5/6 ARM			Highlights				Cash Out Amount			
ODC30			ODC56										
RATE	30 DAYS	45 DAYS	RATE	30 DAYS	45 DAYS	LTVs up to		80%		LTV > 60%			
8.875	(5.491)	(5.341)	8.875	(5.691)	(5.541)	FICO		660		\$500k			
8.750	(5.241)	(5.091)	8.750	(5.441)	(5.291)	2-4 units		Max 75%		LTV <= 60%			
8.625	(4.991)	(4.841)	8.625	(5.191)	(5.041)	Non-Warrantable Condo		Max 75%		Unlimited Cash Out			
8.500	(4.741)	(4.591)	8.500	(4.941)	(4.791)	Loan Amount / Credit		Max Price/Prepay Buydown		ARM features			
8.375	(4.491)	(4.341)	8.375	(4.691)	(4.541)	Min Loan Amount	\$125K	Prepay	Max Px	5/6 ARM	7/6 ARM		
8.250	(4.241)	(4.091)	8.250	(4.441)	(4.291)	Max Loan Amount	\$2M	5 Year	(5.000)	Margin	5.00%		
8.125	(3.959)	(3.809)	8.125	(4.159)	(4.009)	Mortgage History	0x30x12	2-4 Year	(4.500)	Caps	2/1/5		
8.000	(3.678)	(3.528)	8.000	(3.878)	(3.728)	Bankruptcy Seasoning	36 mo.	1 Year	(4.000)	Index	SOFR 30D		
7.875	(3.366)	(3.216)	7.875	(3.566)	(3.416)	FC/SS/DIL Seasoning	36 mo.	No Prepay	(3.500)	Floor	5.00%		
7.750	(3.053)	(2.903)	7.750	(3.253)	(3.103)	Reserve Requirements					5.00%		
7.625	(2.678)	(2.528)	7.625	(2.878)	(2.728)	\$125,000 - \$500,000		3 Months		5.00%	5.00%		
7.500	(2.303)	(2.153)	7.500	(2.503)	(2.353)	\$500,001 - \$1,000,000		6 Months		5.00%	5.00%		
7.375	(1.928)	(1.778)	7.375	(2.128)	(1.978)	\$1,000,001 - \$2,000,000		6 MOnths		5.00%	5.00%		
7.250	(1.491)	(1.341)	7.250	(1.691)	(1.541)								
7.125	(1.053)	(0.903)	7.125	(1.253)	(1.103)								
7.000	(0.553)	(0.403)	7.000	(0.753)	(0.603)								
6.875	(0.053)	0.097	6.875	(0.253)	(0.103)								
6.750	0.509	0.659	6.750	0.309	0.459								
6.625	1.072	1.222	6.625	0.872	1.022								
6.500	1.634	1.784	6.500	1.434	1.584								
										No Ratio Available			
						<=50	<=55	<=60	<=65	<=70	<=75	<=80	
FICO & LTV						780+	(0.875)	(0.625)	(0.500)	(0.125)	0.375	0.875	1.500
						760 - 779	(0.875)	(0.625)	(0.375)	0.125	0.500	1.000	1.625
						740 - 759	(0.750)	(0.500)	(0.250)	0.125	0.500	1.000	1.625
						720 - 739	(0.625)	(0.375)	(0.125)	0.250	0.750	1.125	1.875
						700 - 719	0.500	0.125	0.125	0.625	1.250	2.500	N/A
						680 - 699	0.250	0.125	0.500	1.750	2.750	3.125	N/A
660 - 679						0.000	0.375	0.750	2.000	3.000	N/A	N/A	
Credit Event						FC/SS/DIL/BK7 36-47mo	0.500	0.500	0.500	0.500	0.500	0.500	0.875
DSCR						DSCR ≥ 1.25	(0.250)	(0.250)	(0.250)	(0.375)	(0.375)	(0.375)	(0.375)
						DSCR 1.00 - 1.24	0.000	0.000	0.000	0.000	0.000	0.000	0.000
						DSCR 0.75 - 0.99	0.500	0.625	0.750	0.750	0.875	1.000	N/A
						DSCR < 0.750	1.125	1.375	1.500	1.750	2.000	2.375	N/A
						<=55	<=55	<=60	<=65	<=70	<=75	<=80	
Loan Amount						<250,000	0.000	0.000	0.000	0.000	0.000	0.375	0.500
> 2,000,000						N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Purpose						Purchase	0.000	0.000	0.000	0.000	0.000	0.000	0.000
						Rate Term	0.000	0.000	0.000	0.000	0.000	0.000	0.000
						Cash-Out	0.500	0.500	0.500	0.750	1.125	1.500	N/A
Other						Interest Only	0.125	0.125	0.250	0.250	0.500	0.625	N/A
						40 YR	0.125	0.125	0.125	0.250	0.250	0.375	N/A
						Florida Condo	0.000	0.125	0.125	0.250	0.250	0.375	N/A
						Condo	0.125	0.125	0.250	0.250	0.375	0.500	N/A
						Non-Warrantable Condo	0.375	0.375	0.500	0.500	0.625	0.750	N/A
						Escrow Waiver	0.125	0.125	0.125	0.125	0.125	0.125	0.125
Prepay						2 - 4 Units	0.250	0.250	0.500	0.500	0.500	0.750	N/A
						5 YR	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)
						4 YR	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)
						3 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000
						2 YR	0.375	0.375	0.375	0.375	0.375	0.375	0.375
						1 YR	0.750	0.750	0.750	0.750	0.750	0.750	0.750
No Prepay						1.125	1.125	1.125	1.125	1.125	1.125	1.125	

