

COVER SHEET

LOCK CUT OFF TIME 4:30 PM PST

ANNOUNCEMENT

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

PRODUCT HIGHLIGHT

First Time Home Buyer is allowed on DSCR - Page 9
Series O - DSCR Program (No Ratio) - Page 8
P&L, Bankstatement, 1099, Asset Depletion - Through Portal for Best Execution
Expanded Prime 2nd HELOAN - P&L, Bank Statements available <i>(Please contact AE for Pricing)</i>
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		03/26/25	
30 Day		04/10/25	
45 Day		04/25/25	
<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
* 15 Days will only be available for UW Approved loans with			
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 EXPRESS	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 O & S DSCR	PAGE 8 & 9

OPERATION DIRECTORY

APPRAISAL	APPRAISALDESK@CAPITALEND.COM
DISCLOSURE	DISCLOSUREDESK@CAPITALEND.COM
LOCK REQUEST	LOCKDESK@CAPITALEND.COM

INDEX INFORMATION

<u>INDICES</u>	<u>TODAY</u>
SOFR (30 day ave.)	4.351%
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		
5.875	0.274	0.399	0.524	5.500	0.979	1.101	1.187	5.125	0.406	0.586	0.628		
5.990	(0.098)	0.027	0.152	5.625	0.381	0.458	0.571	5.250	0.061	0.247	0.281		
6.000	(0.225)	(0.100)	0.025	5.750	(0.283)	(0.203)	(0.095)	5.375	(0.258)	(0.067)	(0.040)		
6.125	(0.649)	(0.524)	(0.399)	5.875	(0.768)	(0.684)	(0.581)	5.500	(0.653)	(0.461)	(0.435)		
6.250	(0.931)	(0.806)	(0.681)	5.990	(1.205)	(1.116)	(1.023)	5.625	(0.997)	(0.851)	(0.798)		
6.375	(1.437)	(1.312)	(1.187)	6.000	(1.226)	(1.137)	(1.044)	5.750	(1.297)	(1.446)	(1.450)		
6.490	(1.861)	(1.736)	(1.611)	6.125	(1.668)	(1.571)	(1.486)	5.875	(1.577)	(1.420)	(1.382)		
6.500	(1.870)	(1.745)	(1.620)	6.250	(1.904)	(1.843)	(1.723)	5.990	(1.958)	(1.801)	(1.763)		
6.624	(2.235)	(2.110)	(1.985)	6.375	(2.357)	(2.292)	(2.177)	6.000	(1.985)	(1.828)	(1.790)		
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	(1.183)	(1.104)	(1.101)	5.375	2.910	3.000	3.128	5.750	(0.542)	(0.439)	6.000	(0.854)	(0.740)
6.490	(1.609)	(1.532)	(1.533)	5.500	2.487	2.579	2.705	5.875	(0.697)	(0.589)	6.125	(1.173)	(1.054)
6.500	(1.652)	(1.541)	(1.542)	5.625	2.239	2.284	2.438	6.000	(0.915)	(0.802)	6.250	(1.475)	(1.351)
6.624	(2.014)	(1.915)	(1.939)	5.750	1.977	2.028	2.174	6.125	(1.206)	(1.087)	6.375	(1.753)	(1.624)
6.625	(1.806)	(1.882)	(1.906)	5.875	1.711	1.768	1.906	6.250	(1.521)	(1.397)	6.500	(1.944)	(1.809)
6.750	(2.087)	(1.845)	(1.827)	5.990	1.382	1.439	1.577	6.375	(1.708)	(1.579)	6.625	(2.044)	(1.896)
6.875	(2.255)	(2.406)	(2.397)	6.000	1.353	1.410	1.548	6.500	(1.858)	(1.724)	6.750	(2.050)	(1.897)
6.990	(2.646)	(2.494)	(2.491)	6.125	1.100	1.313	1.480	6.625	(1.994)	(1.855)	6.875	(2.019)	(1.869)
7.000	(2.724)	(2.517)	(2.513)	6.250	0.856	1.075	1.233	6.750	(2.132)	(1.987)	7.000	(1.961)	(1.806)
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	NA	1.125	1.625	2.125	3.375	4.125	4.125	NA	NA				
Manufactured Home	0.000	NA	NA	NA	NA	NA	NA	NA	NA				
2-4 Units	0.500	0.000	0.375	0.375	0.625	0.625	0.625	0.625	NA				
HB FIX	1.250	0.500	0.750	0.750	1.000	1.000	1.000	1.000	NA				
HB ARM	0.625	1.250	1.500	1.500	2.500	2.500	2.500	2.750	NA				
Subordinate Financing	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\1.5	4.3510%				
DIT>40%	0.000	0.000	0.000	0.000	0.000	7YR ARM	2.75	5\1\1.5	4.3510%				
											**INDEX - SOFR		

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



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	(0.398)	(0.334)	5.625	(0.398)	(0.334)	5.375	(0.107)	(0.035)	5.750	(0.239)	(0.175)	5.125	4.391	4.447
5.750	(1.046)	(0.981)	5.750	(1.046)	(0.981)	5.500	(0.659)	(0.587)	5.875	0.032	0.111	5.250	3.838	3.894
5.875	(0.774)	(0.695)	5.875	(0.774)	(0.695)	5.625	(1.204)	(1.132)	5.990	(0.551)	(0.471)	5.375	4.168	4.240
5.990	(1.357)	(1.278)	5.990	(1.357)	(1.278)	5.750	(1.737)	(1.665)	6.000	(0.602)	(0.523)	5.500	3.616	3.688
6.000	(1.408)	(1.329)	6.000	(1.408)	(1.329)	5.875	(1.257)	(1.124)	6.125	(1.145)	(1.065)	5.625	3.071	3.143
6.125	(1.951)	(1.872)	6.125	(1.951)	(1.872)	6.000	(1.779)	(1.646)	6.250	(1.633)	(1.554)	5.750	2.538	2.610
6.250	(2.439)	(2.360)	6.250	(2.439)	(2.360)	6.125	(2.278)	(2.144)	6.375	(1.428)	(1.349)	5.875	3.018	3.151
6.375	(2.016)	(1.936)	6.375	(2.016)	(1.936)	6.250	(2.783)	(2.649)	6.500	(2.017)	(1.938)	6.000	2.496	2.629

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 640-650	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 FHA DPA Lock Cut Off Time 2:30 PM PST TODAY
	15	30	45	DTI		
6.990	(0.950)	(0.806)	(0.653)	FICO => 680	(0.500)	
7.000	(0.980)	(0.836)	(0.683)	FICO 660 - 679	0.000	
7.125	(1.421)	(1.277)	(1.124)	FICO 640 - 659	0.500	
7.250	(1.833)	(1.689)	(1.536)	FICO 620 - 639	1.000	
7.375	(1.619)	(1.438)	(1.221)	FICO 600 - 619	1.500	
7.490	(2.041)	(1.860)	(1.643)	Property Type		
7.500	(2.071)	(1.890)	(1.673)	Manufactured Home	0.250	
8.990	0.000			2-Units	0.250	
9.000	0.000					
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				Condominium LTV > 60%	0.125%
Purchase/ R&T Refi		Cash-Out Refi		FICO < 700 *	0.250%
LAMT	1-4 unit, SFR, PUD	Condo	1-4 unit, SFR, PUD	Borrower prepared P&L	0.000%
\$1.5 M	70%	65%	65%	Second Home / Non Owner Occupied	0.250%
\$2 M	65%	60%	60%	Foreigner Program	0.250%
Investment Properties				* FICO < 700 deduct 5% from MAX LTV *	
Purchase/ R&T Refi		Cash-Out Refi			
LAMT	1-4 unit, SFR, PUD	Condo	1-4 unit, SFR, PUD		
\$1.5 M	65%	60%	60%		
\$2 M	60%	55%	55%		

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	
6.750	0.712	6.750	0.762	6.750	0.712	6.750	0.862	ARM Margin 6.5	
6.875	0.050	6.875	0.100	6.875	0.050	6.875	0.200	5yr ARM Caps 2/1/5	
7.000	(0.613)	7.000	(0.563)	7.000	(0.613)	7.000	(0.463)	7yr ARM Caps 5/1/5	
7.125	(1.375)	7.125	(1.325)	7.125	(1.375)	7.125	(1.225)	Reset Frequency 6 mo.	
7.250	(2.038)	7.250	(1.988)	7.250	(2.038)	7.250	(1.888)	Product	
7.375	(2.700)	7.375	(2.650)	7.375	(2.700)	7.375	(2.550)	Amort Term	
7.500	(3.200)	7.500	(3.150)	7.500	(3.200)	7.500	(3.050)	Term	
7.625	(3.638)	7.625	(3.588)	7.625	(3.638)	7.625	(3.488)	I/O Term	
7.750	(4.075)	7.750	(4.025)	7.750	(4.075)	7.750	(3.925)	5yr ARM & 7yr ARM 360 360 NA	
7.875	(4.513)	7.875	(4.463)	7.875	(4.513)	7.875	(4.363)	5yr ARM I/O & 7yr ARM I/O 240 360 120	
8.000	(4.888)	8.000	(4.838)	8.000	(4.888)	8.000	(4.738)	15 YR FIXED 180 180 NA	
8.125	(5.263)	8.125	(5.213)	8.125	(5.263)	8.125	(5.113)	30 YR FIXED 360 360 NA	
8.250	(5.638)	8.250	(5.588)	8.250	(5.638)	8.250	(5.488)	30 YR FIXED I/O 240 360 120	
8.375	(6.013)	8.375	(5.963)	8.375	(6.013)	8.375	(5.863)	40 YR FIXED I/O 360 480 120	
8.500	(6.388)	8.500	(6.338)	8.500	(6.388)	8.500	(6.238)	* Qualifying Rate: Note Rate	
8.625	(6.763)	8.625	(6.713)	8.625	(6.763)	8.625	(6.613)	Program Restrictions	
8.750	(7.138)	8.750	(7.088)	8.750	(7.138)	8.750	(6.988)	Housing 1x30x12	
8.875	(7.513)	8.875	(7.463)	8.875	(7.513)	8.875	(7.363)	(BK/FC/SS/DIL) 24.0	
9.000	(7.888)	9.000	(7.838)	9.000	(7.888)	9.000	(7.738)	Min FICO 600	
9.125	(8.263)	9.125	(8.213)	9.125	(8.263)	9.125	(8.113)	Max LTV 80	
9.250	(8.638)	9.250	(8.588)	9.250	(8.638)	9.250	(8.488)	Prepay Term ¹⁻⁴ Min Price Max Price	
9.375	(8.950)	9.375	(8.900)	9.375	(8.950)	9.375	(8.800)	60 Months 94.375 104.375	
9.500	(9.200)	9.500	(9.150)	9.500	(9.200)	9.500	(9.050)	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



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	
5.750	N/A	5.750	N/A	5.750	N/A	5.750	3.556	ARM Margin 6.5	
5.875	N/A	5.875	N/A	5.875	N/A	5.875	3.204	5yr ARM Caps 2/1/5	
6.000	N/A	6.000	N/A	6.000	N/A	6.000	2.855	7yr ARM Caps 5/1/5	
6.125	N/A	6.125	N/A	6.125	N/A	6.125	2.510	Reset Frequency 6 mo.	
6.250	N/A	6.250	N/A	6.250	N/A	6.250	2.169	Product Amort Terr Term I/O Term	
6.375	N/A	6.375	N/A	6.375	N/A	6.375	1.831	5yr ARM & 7yr ARM 360 360 NA	
6.500	N/A	6.500	N/A	6.500	N/A	6.500	1.497	5yr ARM I/O & 7yr ARM I/O 240 360 120	
6.625	N/A	6.625	N/A	6.625	N/A	6.625	1.167	15 YR FIXED 180 180 NA	
6.750	N/A	6.750	N/A	6.750	N/A	6.750	0.841	30 YR FIXED 360 360 NA	
6.875	N/A	6.875	N/A	6.875	N/A	6.875	0.529	30 YR FIXED I/O 240 360 120	
7.000	N/A	7.000	N/A	7.000	N/A	7.000	0.222	40 YR FIXED I/O 360 480 120	
7.125	N/A	7.125	N/A	7.125	N/A	7.125	(0.078)	* Qualifying Rate: Note Rate	
7.250	N/A	7.250	N/A	7.250	N/A	7.250	(0.371)	Program Restrictions	
7.375	N/A	7.375	N/A	7.375	N/A	7.375	(0.659)	Housing 1x30x12	
7.500	N/A	7.500	N/A	7.500	N/A	7.500	(0.909)	(BK/FC/SS/DIL) 24.0	
7.625	N/A	7.625	N/A	7.625	N/A	7.625	(1.153)	Min FICO 620	
7.750	N/A	7.750	N/A	7.750	N/A	7.750	(1.390)	Max LTV 80	
7.875	N/A	7.875	N/A	7.875	N/A	7.875	(1.603)	Prepay Term¹⁻⁴ Min Price Max Price	
8.000	N/A	8.000	N/A	8.000	N/A	8.000	(1.809)	60 Months 98.000 101.875	
8.125	N/A	8.125	N/A	8.125	N/A	8.125	(1.965)	48 Months 98.000 101.875	
8.250	N/A	8.250	N/A	8.250	N/A	8.250	(2.115)	36 Months 98.000 101.875	
8.375	N/A	8.375	N/A	8.375	N/A	8.375	(2.259)	24 Months 98.000 101.875	
8.500	N/A	8.500	N/A	8.500	N/A	8.500	(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						
30 day Lock			30 day Lock			30 day Lock			30 day Lock						
RATE	FULL	ALT	RATE	FULL	ALT	RATE	FULL	ALT	RATE	FULL	ALT	Housing	0x30x12		
5.125	2.122	2.522	5.125	N/A	N/A	5.125	N/A	N/A	5.125	N/A	N/A	(BK/FC/SS/DIL)	48.0		
5.250	1.762	2.162	5.250	N/A	N/A	5.250	N/A	N/A	5.250	N/A	N/A	Min FICO	660		
5.375	1.406	1.806	5.375	N/A	N/A	5.375	N/A	N/A	5.375	N/A	N/A	Max LTV	90		
5.500	1.054	1.454	5.500	N/A	N/A	5.500	N/A	N/A	5.500	N/A	N/A	Prepay Penalty (NOO only)			
5.625	0.705	1.105	5.625	N/A	N/A	5.625	N/A	N/A	5.625	N/A	N/A	No Penalty	0.750		
5.750	0.360	0.760	5.750	N/A	N/A	5.750	N/A	N/A	5.750	N/A	N/A	12 Months	0.500		
5.875	0.019	0.419	5.875	N/A	N/A	5.875	N/A	N/A	5.875	N/A	N/A	24 Months	0.250		
6.000	(0.319)	0.081	6.000	N/A	N/A	6.000	N/A	N/A	6.000	N/A	N/A	>=36 Months	0.000		
6.125	(0.653)	(0.253)	6.125	N/A	N/A	6.125	N/A	N/A	6.125	N/A	N/A	ARM Requirements			
6.250	(0.983)	(0.583)	6.250	N/A	N/A	6.250	N/A	N/A	6.250	N/A	N/A	ARM Index	SOFR 30AVG		
6.375	(1.309)	(0.909)	6.375	N/A	N/A	6.375	N/A	N/A	6.375	N/A	N/A	ARM Margin	4.5		
6.500	(1.631)	(1.231)	6.500	N/A	N/A	6.500	N/A	N/A	6.500	N/A	N/A	5yr ARM Caps	2/1/5		
6.625	(1.944)	(1.544)	6.625	N/A	N/A	6.625	N/A	N/A	6.625	N/A	N/A	7yr ARM Caps	5/1/5		
6.750	(2.250)	(1.850)	6.750	N/A	N/A	6.750	N/A	N/A	6.750	N/A	N/A	Reset Frequency	6 mo.		
6.875	(2.550)	(2.150)	6.875	N/A	N/A	6.875	N/A	N/A	6.875	N/A	N/A	*Qualifying Rate: All ARMs qualified at the Greater of the Fully Indexed Rate or Note Rate.			
7.000	(2.844)	(2.444)	7.000	N/A	N/A	7.000	N/A	N/A	7.000	N/A	N/A	Amor. Term / Term / IO Term			
7.125	(3.119)	(2.719)	7.125	N/A	N/A	7.125	N/A	N/A	7.125	N/A	N/A	5yr I/O & 7yr I/O (30 Yr.)	240 / 360 / 120		
7.250	(3.375)	(2.975)	7.250	N/A	N/A	7.250	N/A	N/A	7.250	N/A	N/A	5yr I/O & 7yr I/O (40 Yr.)	360 / 480 / 120		
7.375	(3.613)	(3.213)	7.375	N/A	N/A	7.375	N/A	N/A	7.375	N/A	N/A	30 YR FIXED I/O	240 / 360 / 120		
7.500	(3.831)	(3.431)	7.500	N/A	N/A	7.500	N/A	N/A	7.500	N/A	N/A	40 YR FIXED I/O	360 / 480 / 120		
7.625	(4.031)	(3.631)	7.625	N/A	N/A	7.625	N/A	N/A	7.625	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	1.625	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			
660-679		1.250	1.375	1.375	2.125	2.125	2.250	3.250	N/A	NA					
Full Doc - 1 Year (Addition to the 2Year Adj.)				0.000	0.000	0.000	0.000	0.125	0.125	0.125	0.250	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	1.875	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			
660-679		1.500	1.500	1.625	2.375	2.500	3.000	3.500	N/A	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	0.500	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	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	0.150	0.000	0.000	0.000		
		\$1,500,001 - \$2,000,000		0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.000	0.000	NA		
		\$2,000,001 - \$2,500,000		0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.500	NA	NA		
		\$2,500,001 - \$3,000,000		0.375	0.375	0.375	0.375	0.500	0.500	0.500	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			
		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			
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	(6.547)	(6.397)	8.875	(6.747)	(6.597)	FICO		660		\$500k									
8.750	(6.266)	(6.116)	8.750	(6.466)	(6.316)	2-4 units		Max 75%		LTV <= 60%									
8.625	(5.985)	(5.835)	8.625	(6.185)	(6.035)	Non-Warrantable Condo		Max 75%		Unlimited Cash Out									
8.500	(5.704)	(5.554)	8.500	(5.903)	(5.753)	Loan Amount / Credit		Max Price/Prepay Buydown		ARM features									
8.375	(5.422)	(5.272)	8.375	(5.622)	(5.472)	Min Loan Amount	\$125K	Prepay	Max Px	5/6 ARM	7/6 ARM								
8.250	(5.141)	(4.991)	8.250	(5.341)	(5.191)	Max Loan Amount	\$2M	5 Year	(5.000)	Margin	5.00%								
8.125	(4.859)	(4.709)	8.125	(5.059)	(4.909)	Mortgage History	0x30x12	2-4 Year	(4.500)	Caps	2/1/5								
8.000	(4.578)	(4.428)	8.000	(4.778)	(4.628)	Bankruptcy Seasoning	36 mo.	1 Year	(4.000)	Index	SOFR 30D								
7.875	(4.266)	(4.116)	7.875	(4.466)	(4.316)	FC/SS/DIL Seasoning	36 mo.	No Prepay	(3.500)	Floor	5.00%								
7.750	(3.953)	(3.803)	7.750	(4.153)	(4.003)	Reserve Requirements					5.00%								
7.625	(3.578)	(3.428)	7.625	(3.778)	(3.628)	\$125,000 - \$500,000		3 Months		7/6 ARM									
7.500	(3.203)	(3.053)	7.500	(3.403)	(3.253)	\$500,001 - \$1,000,000		6 Months		5.00%									
7.375	(2.828)	(2.678)	7.375	(3.028)	(2.878)	\$1,000,001 - \$2,000,000		6 Months		5.00%									
7.250	(2.391)	(2.241)	7.250	(2.591)	(2.441)	No Ratio Available						5.00%							
7.125	(1.953)	(1.803)	7.125	(2.153)	(2.003)														
7.000	(1.453)	(1.303)	7.000	(1.653)	(1.503)														
6.875	(0.953)	(0.803)	6.875	(1.153)	(1.003)														
6.750	(0.391)	(0.241)	6.750	(0.591)	(0.441)														
6.625	0.172	0.322	6.625	(0.028)	0.122														
6.500	0.734	0.884	6.500	0.534	0.684														
												<=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							



Series S DSCR

30 YR Fixed				FICO & LTV/CLTV									
SD30				<= 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	
Rate	30 Day	45 Day	60 Day										
8.500	(4.250)	(4.050)	(3.750)	780+	(1.125)	(1.125)	(0.875)	(0.875)	(0.500)	0.125	1.000	N/A	N/A
8.375	(4.000)	(3.800)	(3.500)	760-779	(1.125)	(1.125)	(0.875)	(0.875)	(0.250)	0.250	1.000	N/A	N/A
8.250	(3.750)	(3.550)	(3.250)	740-759	(1.125)	(0.875)	(0.875)	(0.750)	0.000	0.500	1.500	N/A	N/A
8.125	(3.500)	(3.300)	(3.000)	720-739	(0.750)	(0.625)	(0.500)	(0.250)	0.500	1.000	2.250	N/A	N/A
8.000	(3.250)	(3.050)	(2.750)	700-719	(0.500)	(0.250)	(0.125)	0.000	1.000	1.500	3.250	N/A	N/A
7.875	(2.875)	(2.675)	(2.375)	680-699	0.000	0.250	0.375	0.500	1.500	2.000	4.750	N/A	N/A
7.750	(2.500)	(2.300)	(2.000)	660-679	1.000	1.000	1.125	1.625	2.125	3.750	5.500	N/A	N/A
7.625	(2.125)	(1.925)	(1.625)	640-659	2.250	2.500	2.625	3.250	4.000	5.000	7.125	N/A	N/A
7.500	(1.750)	(1.550)	(1.250)	620-639	3.250	3.750	4.000	4.500	5.000	6.250	N/A	N/A	N/A
7.375	(1.375)	(1.175)	(0.875)										
7.250	(1.000)	(0.800)	(0.500)										
7.125	(0.625)	(0.425)	(0.125)										
7.000	(0.125)	0.075	0.375										
6.875	0.375	0.575	0.875										
6.750	1.000	1.200	1.500										

Others									
LTV/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
No Ratio	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
DSCR 0.75 - 0.99	0.625	0.625	0.750	1.125	2.000	N/A	N/A	N/A	N/A
DSCR 1.00 - 1.24	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	N/A	N/A
DSCR 1.25 - 1.49	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	N/A	N/A
DSCR >= 1.50	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	N/A	N/A
UPB <=150K	0.500	0.500	0.500	0.500	0.500	1.250	1.500	N/A	N/A
UPB >150K - 250K	0.125	0.125	0.125	0.125	0.250	0.500	0.500	N/A	N/A
UPB 250,001-350,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A
UPB 350,001-500,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A
UPB 500,001 - 1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A
UPB 1,000,001 - 1,500,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A
UPB > 1.5mm - 2.0mm	0.000	0.000	0.000	0.000	0.000	0.000	0.250	N/A	N/A
UPB >2.0mm - 2.5mm	0.250	0.250	0.250	0.250	0.250	N/A	N/A	N/A	N/A
Cash Out / Debt Consolidation	0.000	0.000	0.000	0.500	0.500	0.750	N/A	N/A	N/A
Non-Warrantable Condo	0.500	0.500	0.500	0.500	0.750	1.000	1.500	N/A	N/A
Condo	0.000	0.000	0.000	0.000	0.000	0.125	0.250	N/A	N/A
2 Unit Property	0.125	0.125	0.125	0.375	0.500	0.625	1.250	N/A	N/A
3-4 Unit Property	0.125	0.125	0.125	0.375	0.500	0.625	1.500	N/A	N/A
5yr PPP	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	N/A	N/A
4yr PPP	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.125)	(0.125)	N/A	N/A
3yr PPP	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A
2yr PPP	0.500	0.500	0.500	0.500	0.500	0.500	0.500	N/A	N/A
1yr PPP	1.000	1.000	1.000	1.000	1.000	1.000	1.000	N/A	N/A
No PPP	2.000	2.000	2.000	2.000	2.000	2.000	2.000	N/A	N/A
30 YR IO	0.125	0.125	0.250	0.250	0.375	0.500	0.875	N/A	N/A
40 YR IO	0.500	0.500	0.500	0.500	0.625	0.750	1.000	N/A	N/A
40yr Fully Am	0.375	0.375	0.375	0.375	0.375	0.375	0.625	N/A	N/A
Short-Term Rental	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A	N/A
Declining Prepay (i.e. 5/4/3/2/1)**	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A
5% Flat Prepay (i.e. 5/5/5/5)**	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	N/A	N/A
6 Months Interest Prepay Penalty**	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A
Special (700+ FICO, >=1 DSCR)	(0.875)	(0.875)	(0.875)	(0.875)	(0.875)	(0.875)	(0.875)	N/A	N/A

** LLPA only applies to >= 3YR PPP Term

Highlights				Cash Out Amount	
MAX LTV	80%			LTV 70.01% - 75.00%	\$750k
FICO	620			LTV 65.01% - 70.00%	\$750k
First Time Home Buyer	Min 1.0 DSCR / Min 720 FICO / MAX 70% LTV / LAMT 750k			LTV <= 65%	\$1.5M
First Time Investor	Min 1.0 DSCR / Min 680 FICO				
Loan Amount / Credit		Max Price/Prepay Buydown		Short Term Rental	
Min Loan Amount	\$100K	Prepay	Max Px	Refi	DSCR 1.250, MAX LTV 70%, FICO 700 & 1YR experience operating STR
Max Loan Amount	\$2.5M	5 Year	(3.875)		
Mortgage History	1x30x12	3-4Year	(2.875)	Purchase	DSCR 1.500, MAX LTV 75%, FICO 700 w 1YR experience on STR / MAX LTV 70% without 1YR
Bankruptcy Seasoning	36 mo.	2 Year	(1.875)		
FC/SS/DIL Seasoning	36 mo.	0 - 1 Year	(0.875)		
Reserve Requirements					
DSCR 1.0 +	Pur / Rate Term	Loan AMT <=\$1.5M	LTV <= 70%	No Reserve	
DSCR 1.0 +	Pur / Rate Term	Loan AMT <=\$1.5M	LTV > 70%	6 months	
DSCR 1.0 +	Pur / Rate Term	Loan AMT > \$1.5M	all LTV	9 months	
DSCR 1.0 +	Cash Out	all Loan Amount	all LTV	6 months	
DSCR < 1.0	Pur / Rate Term	Loan AMT <=\$1.5M	all LTV	6 months	
DSCR < 1.0	Pur / Rate Term	Loan AMT > \$1.5M	all LTV	9 months	

