CAPITALEND
HOME LOANS

In observance of Memorial Day, Lock cut-off time will be 12 PM on Friday, May 23. Lock Desk (change requests and other inquiries), Funding and Operations Departments will be operating under normal hours on Friday, May 23.

All departments are closed on Monday, May 26.

We will resume normal business hours on Tuesday, May 27.

See the chart below for information about key departments.

*** Memorial Day is a Federal Holiday and not counted as a business day for compliance matters such as the timing requirements for Loan Estimates, Closing Disclosures and the three-day rescission period for refinance loans.

	Friday, May 23	Monday, May 26	Tuesday, May 27
LOCK DESK	Lock Cut-Off at 12PM, but open for Change requests and inquiries	CLOSED	AS NORMAL
FUNDING	AS NORMAL	CLOSED	AS NORMAL
OPERATIONS	AS NORMAL	CLOSED	AS NORMAL

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

(Please contact AE for Pricing)

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

CONVENTIONAL LOAN LIMIT

CONFORMING PRODUCT

# OF UNITS	LOAN LIMITS
1	$806,500
2	$1,032,650
3	$1,248,150
4	$1,551,250

HIGH BALANCE / SUPER CONFORMING

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

LOCK EXPIRATION

15 Day	06/02/25
30 Day	06/16/25
45 Day	06/30/25

LOCK EXTENSION FEE

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

INDICES	TODAY
SOFR (30 day ave.)	4.328%
PRIME RATE	7.500%

LENDER FEES

	CONV / DPA	JUMBO	FHA / VA	STREAMLINE / IRRRL	NON QM
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

Lock Cut-Off Time 4:30 PM PST
lockdesk@capitalend.com
CLW

CONFORMING FIXED

CONFORMING 30 YR FIXED

CF30	15 day	30 day	45 day
6.125	0.218	0.343	0.468
6.250	0.023	0.148	0.273
6.375	(0.652)	(0.527)	(0.402)
6.490	(0.918)	(0.793)	(0.668)
6.500	(1.109)	(0.984)	(0.859)
6.624	(1.429)	(1.304)	(1.179)
6.625	(1.608)	(1.483)	(1.358)
6.750	(1.932)	(1.807)	(1.682)
6.875	(2.417)	(2.292)	(2.167)

CONFORMING 20 YR FIXED

CF20	15 day	30 day	45 day
5.875	(0.302)	(0.234)	(0.150)
5.990	(0.760)	(0.688)	(0.609)
6.000	(0.796)	(0.724)	(0.646)
6.125	(1.229)	(1.157)	(1.078)
6.250	(1.133)	(1.062)	(0.958)
6.375	(1.584)	(1.508)	(1.412)
6.490	(2.003)	(1.922)	(1.832)
6.500	(2.003)	(1.923)	(1.832)
6.624	(2.459)	(2.379)	(2.288)

CONFORMING 15 YR FIXED

CF15	15 day	30 day	45 day
5.500	(0.182)	0.001	0.054
5.625	(0.564)	(0.375)	(0.330)
5.750	(0.826)	(0.933)	(0.945)
5.875	(1.115)	(0.916)	(0.885)
5.990	(1.505)	(1.307)	(1.276)
6.000	(1.498)	(1.299)	(1.268)
6.125	(1.686)	(1.532)	(1.475)
6.250	(1.955)	(1.796)	(1.746)
6.375	(2.231)	(2.068)	(2.024)

New Loan Level Price Adjustment starting 3/1/2023

HIGH BALANCE FIXED

HIGH BALANCE 30 YR FIXED

HF30	15 day	30 day	45 day
6.125	0.620	0.745	0.870
6.250	0.198	0.323	0.448
6.375	(0.348)	(0.223)	(0.098)
6.490	(0.807)	(0.682)	(0.557)
6.500	(0.820)	(0.695)	(0.570)
6.624	(1.116)	(0.991)	(0.866)
6.625	(1.220)	(1.095)	(0.970)
6.750	(1.588)	(1.463)	(1.338)
6.875	(1.990)	(1.865)	(1.740)

HIGH BALANCE 15 YR FIXED

HF15	15 day	30 day	45 day
5.375	3.437	3.515	3.675
5.500	2.961	3.045	3.197
5.625	2.683	2.771	2.916
5.750	2.434	2.527	2.665
5.875	2.103	2.201	2.332
5.990	1.757	1.856	1.987
6.000	1.777	1.876	2.006
6.125	1.718	1.770	1.929
6.250	1.402	1.461	1.611

CONFORMING ARM

CONF. 5/6 ARM

CA56	15 day	30 day
5.625	1.099	1.180
5.750	0.821	0.907
5.875	0.553	0.645
6.000	0.286	0.383
6.125	0.021	0.123
6.250	(0.257)	(0.150)
6.375	(0.464)	(0.351)
6.500	(0.600)	(0.483)
6.625	(0.659)	(0.537)

CONF. 7/6 ARM

CA76	15 day	30 day
5.875	0.604	0.696
6.000	0.313	0.409
6.125	0.056	0.158
6.250	(0.184)	(0.077)
6.375	(0.401)	(0.288)
6.500	(0.535)	(0.418)
6.625	(0.560)	(0.427)
6.750	(0.572)	(0.444)
6.875	(0.608)	(0.475)

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
NOO	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	0.500	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
>=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

Temp. buy down
0.25% FEE to ALL TRANSACTIONS
(only 30yr term allowed)

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
NOO	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
Subordinate Financing	0.625	0.625	0.625	0.875	1.125
DIT>40%	0.000	0.000	0.000	0.000	0.000

ARM	MARGIN	CAPS	INDEX
5YR ARM	2.75	2 \ 1 \ 5	4.3280%
7YR ARM	2.75	5 \ 1 \ 5	4.3280%

**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		
JC30	15 day	30 day	JC15	15 day	30 day	JC106	15 day	30 day
6.125	3.460	3.585	5.625	5.032	5.157	6.000	3.835	3.960
6.250	2.710	2.835	5.750	4.282	4.407	6.125	3.085	3.210
6.375	2.085	2.210	5.875	3.532	3.657	6.250	2.335	2.460
6.500	1.460	1.585	6.000	2.907	3.032	6.375	1.710	1.835
6.625	0.835	0.960	6.125	2.282	2.407	6.500	1.085	1.210
6.750	0.335	0.460	6.250	1.657	1.782	6.625	0.585	0.710
6.875	(0.040)	0.085	6.375	1.032	1.157	6.750	0.210	0.335
7.000	(0.290)	(0.165)	6.500	0.532	0.657	6.875	(0.165)	(0.040)
7.125	(0.540)	(0.415)	6.625	0.032	0.157	7.000	(0.540)	(0.415)
7.250	(0.915)	(0.790)	6.750	(0.343)	(0.218)	7.125	(0.915)	(0.790)
7.375	(1.165)	(1.040)	6.875	(0.718)	(0.593)	7.250	(1.165)	(1.040)
7.500	(1.290)	(1.165)	7.000	(0.968)	(0.843)	7.375	(1.415)	(1.290)
7.625	(1.415)	(1.290)	7.125	(1.218)	(1.093)	7.500	(1.540)	(1.415)
7.750	(1.540)	(1.415)	7.250	(1.468)	(1.343)	7.625	(1.625)	(1.540)

	<=60	60.01-65	65.01-70	70.01-75	75.01-80
800+	(0.500)	(0.500)	(0.250)	0.000	0.000
780-799	(0.500)	(0.500)	(0.250)	0.000	0.000
760-779	(0.250)	(0.250)	0.000	0.000	0.000
740-759	(0.250)	(0.250)	0.000	0.000	0.000
720-739	(0.250)	(0.250)	0.000	0.000	0.000
PURCHASE BONUS					(0.625)
CASH OUT					0.500
INVESTMENT					0.500
ESCROW WAIVER					0.125
CONDO>65%					0.125
CO-OP					0.750
SECOND HOME					0.125
2-4 UNITS LTV<=65%					0.125
2-4 UNITS LTV>65%					0.250
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,WA, 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
8.000	(2.026)	(1.901)	7.125	0.004	0.129	7.250	(0.026)	0.099	7.125	0.109	0.234	7.125	0.820	0.945
7.875	(1.715)	(1.590)	7.000	0.257	0.382	7.125	0.199	0.324	7.000	0.339	0.464	7.000	1.103	1.228
7.750	(1.526)	(1.401)	6.875	0.573	0.698	7.000	0.438	0.563	6.875	0.650	0.775	6.875	1.478	1.603
7.625	(1.321)	(1.196)	6.750	0.879	1.004	6.875	0.723	0.848	6.750	1.005	1.130	6.750	1.781	1.906
7.500	(1.102)	(0.977)	6.625	1.208	1.333	6.750	0.988	1.113	6.625	1.366	1.491	6.625	2.087	2.212
7.375	(0.921)	(0.796)	6.500	1.574	1.699	6.625	1.308	1.433	6.500	1.777	1.902	6.500	2.537	2.662
7.250	(0.670)	(0.545)	6.375	1.924	2.049	6.500	1.641	1.766	6.375	2.154	2.279	6.375	2.869	2.994
7.125	(0.420)	(0.295)	6.250	2.280	2.405	6.375	1.969	2.094	6.250	2.527	2.652	6.250	3.218	3.343
7.000	(0.155)	(0.030)	6.125	2.665	2.790	6.250	2.324	2.449	6.125	2.887	3.012	6.125	3.581	3.706
6.875	0.063	0.188	6.000	3.113	3.238	6.125	2.678	2.803	6.000	3.293	3.418	6.000	4.099	4.224
6.750	0.360	0.485	5.875	3.501	3.626	6.000	3.077	3.202	5.875	3.692	3.817	5.875	4.489	4.614
6.625	0.657	0.782	5.750	3.916	4.041	5.875	3.467	3.592	5.750	4.185	4.310	5.750	4.894	5.019
6.500	0.952	1.077	5.625	4.519	4.644	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

	CLTV**									
Credit Score	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										
800+	(1.090)	(1.090)	(0.965)	(0.965)	(0.840)	(0.590)	(0.340)	0.660	1.160	na
780-799	(1.090)	(1.090)	(0.965)	(0.965)	(0.840)	(0.590)	(0.340)	0.660	1.160	na
760-779	(0.965)	(0.965)	(0.965)	(0.840)	(0.715)	(0.465)	(0.215)	0.660	1.660	na
740-759	(0.840)	(0.840)	(0.840)	(0.715)	(0.590)	(0.215)	(0.090)	0.910	1.910	na
720-739	(0.715)	(0.715)	(0.590)	(0.465)	(0.215)	(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										
800+	(0.840)	(0.840)	(0.715)	(0.715)	(0.590)	(0.340)	(0.090)	0.660	1.160	na
780-799	(0.840)	(0.840)	(0.715)	(0.715)	(0.590)	(0.340)	(0.090)	0.660	1.160	na
760-779	(0.715)	(0.715)	(0.715)	(0.590)	(0.465)	(0.215)	0.035	0.660	1.660	na
740-759	(0.590)	(0.590)	(0.590)	(0.465)	(0.340)	0.035	0.160	0.910	1.910	na
720-739	(0.465)	(0.465)	(0.340)	(0.215)	0.035	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										
800+	(0.840)	(0.840)	(0.590)	(0.590)	(0.215)	0.410	0.910	na	na	na
780-799	(0.840)	(0.840)	(0.590)	(0.590)	(0.215)	0.410	0.910	na	na	na
760-779	(0.715)	(0.715)	(0.590)	(0.465)	(0.090)	0.535	1.035	na	na	na
740-759	(0.590)	(0.590)	(0.465)	(0.340)	0.035	0.785	1.160	na	na	na
720-739	(0.465)	(0.465)	(0.215)	(0.090)	0.410	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)	(0.090)	0.410	1.160	na	na	na
780-799	(0.840)	(0.840)	(0.465)	(0.465)	(0.090)	0.410	1.160	na	na	na
760-779	(0.715)	(0.715)	(0.465)	(0.340)	0.035	0.535	1.285	na	na	na
740-759	(0.590)	(0.590)	(0.340)	(0.215)	0.160	0.785	1.410	na	na	na
720-739	(0.465)	(0.465)	(0.090)	0.035	0.535	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)	0.160	0.660	1.410	na	na	na
780-799	(0.590)	(0.590)	(0.215)	(0.215)	0.160	0.660	1.410	na	na	na
760-779	(0.465)	(0.465)	(0.215)	(0.090)	0.285	0.785	1.585	na	na	na
740-759	(0.340)	(0.340)	(0.090)	0.035	0.410	1.035	1.820	na	na	na
720-739	(0.215)	(0.215)	0.160	0.285	0.785	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)	0.535	1.410	na	na	na	na
780-799	(0.590)	(0.590)	(0.090)	(0.090)	0.535	1.410	na	na	na	na
760-779	(0.465)	(0.465)	(0.090)	0.035	0.660	1.535	na	na	na	na
740-759	(0.340)	(0.340)	0.035	0.160	0.785	1.785	na	na	na	na
720-739	(0.215)	(0.215)	0.285	0.410	1.160	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

Jumbo EXPRESS Lock Cut Off Time 3:30 PM PST

CASH OUT ON 2-4 UNITS INVESTMENT PROPERTIES AVAILABLE

with AUS

Max Price	102.125	
Additional LLPA	CLTV	
	80.01-85	85.01-90
>80% LTV No MI	2.000	2.500
*Second Home:	Run Pricing Engine	

**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**

CAPITALEND HOME LOANS

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
5.875	0.095	0.179	5.990	(0.501)	(0.418)	5.375	0.594	0.655	6.125	(0.551)	(0.467)	5.125	5.157	5.218
5.990	(0.501)	(0.418)	6.000	(0.554)	(0.470)	5.500	0.040	0.102	6.250	(1.123)	(1.039)	5.250	4.599	4.661
6.000	(0.554)	(0.470)	6.125	(1.138)	(1.055)	5.625	(0.510)	(0.448)	6.375	(0.526)	(0.435)	5.375	4.869	4.930
6.125	(1.138)	(1.055)	6.250	(1.710)	(1.627)	5.750	(1.054)	(0.993)	6.500	(1.113)	(1.022)	5.500	4.315	4.377
6.250	(1.710)	(1.627)	6.375	(1.269)	(1.179)	5.875	(0.641)	(0.579)	6.625	(1.638)	(1.547)	5.625	3.765	3.827
6.375	(1.269)	(1.179)	6.490	(1.807)	(1.716)	6.000	(1.182)	(1.121)	6.750	(2.145)	(2.054)	5.750	3.221	3.282
6.490	(1.807)	(1.716)	6.500	(1.856)	(1.766)	6.125	(1.713)	(1.652)	6.875	(1.302)	(1.241)	5.875	3.634	3.696
6.500	(1.856)	(1.766)	6.625	(2.432)	(2.341)	6.250	(2.238)	(2.177)	6.990	(1.811)	(1.750)	6.000	3.093	3.154

FHA / VA ADJUSTMENTS

FHA	<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 - 739	(0.350)	(0.350)	(0.350)	(0.350)	(0.350)	(0.350)
700 - 719	(0.180)	(0.180)	(0.180)	(0.180)	(0.180)	(0.180)
660 - 699	(0.150)	(0.150)	(0.150)	(0.150)	(0.150)	(0.150)
640 - 659	0.200	0.200	0.200	0.200	0.200	0.200
620 - 639	0.700	0.700	0.700	0.700	0.700	0.700
600 - 619	1.050	1.050	1.050	1.050	1.050	1.050
580 - 599	1.800	1.800	1.800	1.800	1.800	1.800

VA	<70	70-79.9	80-89.9	90-94.9	95-99.9	>=100
>=720	(0.150)	(0.150)	(0.150)	(0.150)	(0.150)	(0.150)
700-719	(0.030)	(0.030)	(0.030)	(0.030)	(0.030)	(0.030)
680-699	0.000	0.000	0.000	0.000	0.000	0.000
660-679	(0.005)	(0.005)	(0.005)	(0.005)	(0.005)	(0.005)
640-659	0.550	0.550	0.550	0.550	0.550	0.550
620-639	1.000	1.000	1.000	1.000	1.000	1.000
600-619	1.225	1.225	1.225	1.225	1.225	1.225
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	0.700	AZ, CA, CO, NV	0.100	VA C/O & LTV>90%	2.500
FHA Manufactured Home	0.750	LAMT<=$110,000	0.300	DC, ID, MA, UT, WA	0.070	VA IRRRL FICO 640-659	0.250
(LTV based off total loan amount)		LAMT<=$150,000	0.250	MD,MN,MT,ND,NH,NJ,NY,OR,RI,VA,WY	0.020	VA PURCH BONUS	0.000
FHA ID # 3091600008		LAMT>$175,000*	(0.150)	OTHER STATES	0.020	*VA HB Max DTI 55%	

FHA DPA

NHF FHA 1st with 10Yr Fully Amortizing DPA

Rate	3030NHFAS 15	30	45
6.990	(0.336)	(0.163)	0.058
7.000	(0.366)	(0.193)	0.028
7.125	(0.820)	(0.647)	(0.426)
7.250	(1.254)	(1.081)	(0.860)
7.375	(1.307)	(1.090)	(0.802)
7.490	(1.749)	(1.532)	(1.244)
7.500	(1.779)	(1.562)	(1.274)

NHF DPA 10Yr Fully Amortizing Second

8.990	0.000
9.000	0.000
9.125	0.000
9.250	0.000
9.375	0.000
9.490	0.000
9.500	0.000

PRICE ADJUSTMENTS

FICO	Fee
FICO = > 680	(0.500)
FICO 660 - 679	0.000
FICO 640 - 659	0.500
FICO 620 - 639	1.000
FICO 600 - 619	1.500

DTI	Fee
DTI >50	0.000

Property Type	Fee
Manufactured Home	0.250
2-Units	0.250

FHA 100% DPA Program Comments

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

OPTIMAL PORTFOLIO ARM

5/6 Month ARM (PO56)

Rate Cap: 2/1/6	Margin: 3%
Index: 30 DAY SOFR	
Rate	Price
6.875%	(0.250)
7.000%	(0.375)
7.125%	(0.500)

Primary and Second Homes

LAMT	Purchase/ R&T Refi 1-4 unit, SFR, PUD	Purchase/ R&T Refi Condo	Cash-Out Refi 1-4 unit, SFR, PUD	Cash-Out Refi Condo
$1.5 M	70%	65%	65%	60%
$2 M	65%	60%	60%	55%

Investment Properties

LAMT	Purchase/ R&T Refi 1-4 unit, SFR, PUD	Purchase/ R&T Refi Condo	Cash-Out Refi 1-4 unit, SFR, PUD	Cash-Out Refi Condo
$1.5 M	65%	60%	60%	55%
$2 M	60%	55%	55%	50%

RATE ADJUSTMENTS

Purchase <= 65%	-0.250%
Loan Amount : $1,000,001 - $1,500,000	0.000%
Loan Amount : $1,500,001 - $2,000,000	0.000%
Cash out > 50%	0.375%
Cash out <= 50%	0.125%
2-4 Units	0.250%
Condominium LTV > 60%	0.125%
FICO < 700 *	0.375%
Borrower prepared P&L	0.000%
Second Home / Non Owner Occupied	0.250%
Foreigner Program	0.250%
* FICO < 700 deduct 5% from MAX LTV *	

PRICE ADJUSTMENTS

No Impound	0.125%

Qualifying Ratios	43%
FICO	680 with price adjustment
Asset Documentation	1 month Bank Statement
Qualifying Rate	5/6 ARM: Note Rate + 1% / 7/6 ARM: Initial Note Rate
Reserves	O/O : 3 months PITIA ; 2nd / NOO : 6 months PITIA
Gift	Gift is not allowed for Investment and Foreign National borrowers.
Eligible Property	SFR, PUDs, Condo, 2-4 Units
Appraisal Requirement	**Two appraisal reports required when loan amount is over $1.5MM**
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. Installment (opened accts only): 3x 30d in last 12 mo.; 4x 30d or 3x 60d in last 24 mo. Revolving (opened accts only): 4x 30d in last 12 mo.; 5x 30d or 4x 60d in last 24 mo.

Income Documentation	Salary Borrowers- Full Verification of Employment 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 Self-Employed Borrowers (commission<25%) - VOE
Eligible States	CA, TX, NV
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
Prepayment Penalty	No prepayment penalty
Foreign National	Copy of passport, valid VISA, and proof of ESTA Approval (for borrowers on VISA Wavier Program) Borrower must have U.S. address when applying for loan Foreign assets (downpayment, closing costs, and reserves) must be transferred to a U.S. account prior to approval. 12 Months PITIA and DTI Ratio:38%

Qualifying Rate

Introductory or fully indexed interest rate (margin + 30-Day Average SOFR index as of the lock date) whichever is higher.

Lock Cut-Off Time 4:30 PM PST
lockdesk@capitalend.com
CLW

SERIES V - DSCR

5/6 ARM		7/6 ARM		15YR FIXED		30YR FIXED	
IS56		IS76		IS15		IS30	
RATE	30 DAY	RATE	30 DAY	RATE	30 DAY	RATE	30 DAY
6.875	1.559	6.875	1.609	6.875	1.559	6.875	1.709
7.000	0.841	7.000	0.891	7.000	0.841	7.000	0.991
7.125	0.123	7.125	0.173	7.125	0.123	7.125	0.273
7.250	(0.595)	7.250	(0.545)	7.250	(0.595)	7.250	(0.445)
7.375	(1.314)	7.375	(1.264)	7.375	(1.314)	7.375	(1.164)
7.500	(2.032)	7.500	(1.982)	7.500	(2.032)	7.500	(1.882)
7.625	(2.720)	7.625	(2.670)	7.625	(2.720)	7.625	(2.570)
7.750	(3.407)	7.750	(3.357)	7.750	(3.407)	7.750	(3.257)
7.875	(3.970)	7.875	(3.920)	7.875	(3.970)	7.875	(3.820)
8.000	(4.438)	8.000	(4.388)	8.000	(4.438)	8.000	(4.288)
8.125	(4.907)	8.125	(4.857)	8.125	(4.907)	8.125	(4.757)
8.250	(5.345)	8.250	(5.295)	8.250	(5.345)	8.250	(5.195)
8.375	(5.720)	8.375	(5.670)	8.375	(5.720)	8.375	(5.570)
8.500	(6.095)	8.500	(6.045)	8.500	(6.095)	8.500	(5.945)
8.625	(6.470)	8.625	(6.420)	8.625	(6.470)	8.625	(6.320)
8.750	(6.845)	8.750	(6.795)	8.750	(6.845)	8.750	(6.695)
8.875	(7.220)	8.875	(7.170)	8.875	(7.220)	8.875	(7.070)
9.000	(7.595)	9.000	(7.545)	9.000	(7.595)	9.000	(7.445)
9.125	(7.970)	9.125	(7.920)	9.125	(7.970)	9.125	(7.820)
9.250	(8.345)	9.250	(8.295)	9.250	(8.345)	9.250	(8.195)
9.375	(8.720)	9.375	(8.670)	9.375	(8.720)	9.375	(8.570)
9.500	(9.095)	9.500	(9.045)	9.500	(9.095)	9.500	(8.945)
9.625	(9.470)	9.625	(9.420)	9.625	(9.470)	9.625	(9.320)

ARM Requirements	
ARM Index	SOFR 30AVG
ARM Margin	6.5
5yr ARM Caps	2/1/5
7yr ARM Caps	5/1/5
Reset Frequency	6 mo.

Product	Amort Term	Term	I/O Term
5yr ARM & 7yr ARM	360	360	NA
5yr ARM I/O & 7yr ARM I/O	240	360	120
15 YR FIXED	180	180	NA
30 YR FIXED	360	360	NA
30 YR FIXED I/O	240	360	120
40 YR FIXED I/O	360	480	120

** Qualifying Rate: Note Rate*

Program Restrictions	
Housing	1x30x12
(BK/FC/SS/DIL)	24.0
Min FICO	**600**
Max LTV	80

Prepay Term[1-4]	Min Price	Max Price
60 Months	94.375	104.500
48 Months	94.375	104.000
36 Months	94.375	103.500
24 Months	94.375	103.000
12 Months	94.375	101.000
No Penalty	94.375	100.000

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

Price Adj.	FICO/CLTV	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
DSCR	760+	(1.375)	(1.250)	(1.250)	(0.875)	(0.250)	0.250	1.875
	740-759	(1.375)	(1.250)	(1.125)	(0.750)	0.000	0.500	2.125
	720-739	(1.125)	(1.000)	(0.875)	(0.500)	0.250	0.750	2.875
	700-719	(0.875)	(0.750)	(0.375)	0.125	1.000	1.375	3.875
	680-699	(0.500)	(0.125)	0.125	0.625	2.000	3.250	NA
	660-679	(0.250)	0.125	0.625	1.125	2.500	5.000	NA
	640-659	2.500	3.000	3.500	4.000	4.500	5.500	NA
	620-639	NA	NA	NA	NA	NA	NA	NA
	600-619	NA	NA	NA	NA	NA	NA	NA
DSCR Additional Adjustments	DSCR>=1.25	(0.500)	(0.500)	(0.500)	(0.625)	(0.625)	(0.625)	(0.625)
	DSCR 1.00 - 1.24	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	DSCR 0.75-0.99	0.750	0.750	0.750	1.000	1.500	2.375	NA
	DSCR <0.75	2.250	2.250	2.250	2.750	3.000	4.375	NA

Price Adj.		<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
Housing History	1x30x12	0.250	0.250	0.250	0.250	0.250	0.250	NA
	0x60x12	0.375	0.375	0.375	0.500	0.500	0.500	NA
Housing Event Seasoning	>=36 Mo	0.000	0.000	0.000	0.000	0.000	0.000	NA
	24 - 35 Mo	0.500	0.500	0.500	0.500	0.500	0.500	NA
Loan Balance	<=$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	0.500
	$250,001 - $500,000	0.000	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	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	0.000	0.000	0.125	0.125	0.250	0.500	NA
	$2,000,001 - $2,500,000	0.375	0.375	0.500	0.750	1.000	NA	NA
	$2,500,001 - $3,000,000	0.750	0.750	0.750	1.125	1.250	NA	NA
	$3,000,001 - $3,500,000	1.500	1.500	1.500	1.500	2.000	NA	NA
Purpose	Cash-Out & FICO>=700	0.375	0.375	0.375	0.500	0.750	1.250	NA
	Cash-Out & FICO<700	0.750	0.750	0.750	0.875	1.250	1.750	NA
Property Type	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
State	CT, IL, NJ, NY	0.000	0.000	0.000	0.000	0.000	0.250	0.500
Amortization	40 yr. Maturity	0.250	0.250	0.250	0.250	0.250	0.375	0.500
	Interest only	0.500	0.500	0.500	0.500	0.625	0.750	1.000
5% Fixed Prepayment Penalty Term	60 Months	(0.875)	(0.875)	(0.875)	(0.875)	(1.125)	(1.125)	(1.125)
	48 Months	(0.625)	(0.625)	(0.625)	(0.625)	(0.875)	(0.875)	(0.875)
	36 Months	(0.250)	(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	0.500
	12 Months	0.750	0.750	1.000	1.000	1.375	1.375	1.375
	No Penalty	1.250	1.250	1.500	1.500	1.750	1.750	1.750
Prepayment Penalty Term Other allowable PPP	60 Months	(0.750)	(0.750)	(0.750)	(0.750)	(0.875)	(1.000)	(1.125)
	48 Months	(0.500)	(0.500)	(0.500)	(0.500)	(0.625)	(0.625)	(0.750)
	36 Months	0.000	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	0.625
	12 Months	0.875	0.875	1.125	1.125	1.500	1.500	1.500
	No Penalty	1.250	1.250	1.500	1.500	1.750	1.750	1.750
Other	Escrow Waiver	0.250	0.250	0.250	0.250	0.250	0.250	0.250

CAPITALEND HOME LOANS

Lock Cut-Off Time 4:30 PM PST

lockdesk@capitalend.com
CLW

SERIES V - FOREIGN NATIONAL DSCR

5/6 ARM		7/6 ARM		15YR FIXED		30YR FIXED	
ISFN56		ISFN76		ISFN15		ISFN30	
RATE	30 DAY	RATE	30 DAY	RATE	30 DAY	RATE	30 DAY
6.875	2.059	6.875	2.109	6.875	2.059	6.875	2.209
7.000	1.341	7.000	1.391	7.000	1.341	7.000	1.491
7.125	0.623	7.125	0.673	7.125	0.623	7.125	0.773
7.250	(0.095)	7.250	(0.045)	7.250	(0.095)	7.250	0.055
7.375	(0.814)	7.375	(0.764)	7.375	(0.814)	7.375	(0.664)
7.500	(1.532)	7.500	(1.482)	7.500	(1.532)	7.500	(1.382)
7.625	(2.220)	7.625	(2.170)	7.625	(2.220)	7.625	(2.070)
7.750	(2.907)	7.750	(2.857)	7.750	(2.907)	7.750	(2.757)
7.875	(3.470)	7.875	(3.420)	7.875	(3.470)	7.875	(3.320)
8.000	(3.938)	8.000	(3.888)	8.000	(3.938)	8.000	(3.788)
8.125	(4.407)	8.125	(4.357)	8.125	(4.407)	8.125	(4.257)
8.250	(4.845)	8.250	(4.795)	8.250	(4.845)	8.250	(4.695)
8.375	(5.220)	8.375	(5.170)	8.375	(5.220)	8.375	(5.070)
8.500	(5.595)	8.500	(5.545)	8.500	(5.595)	8.500	(5.445)
8.625	(5.970)	8.625	(5.920)	8.625	(5.970)	8.625	(5.820)
8.750	(6.345)	8.750	(6.295)	8.750	(6.345)	8.750	(6.195)
8.875	(6.720)	8.875	(6.670)	8.875	(6.720)	8.875	(6.570)
9.000	(7.095)	9.000	(7.045)	9.000	(7.095)	9.000	(6.945)
9.125	(7.470)	9.125	(7.420)	9.125	(7.470)	9.125	(7.320)
9.250	(7.845)	9.250	(7.795)	9.250	(7.845)	9.250	(7.695)
9.375	(8.220)	9.375	(8.170)	9.375	(8.220)	9.375	(8.070)
9.500	(8.595)	9.500	(8.545)	9.500	(8.595)	9.500	(8.445)
9.625	(8.970)	9.625	(8.920)	9.625	(8.970)	9.625	(8.820)
9.750	(9.282)	9.750	(9.232)	9.750	(9.282)	9.750	(9.132)

ARM Requirements	
ARM Index	SOFR 30AVG
ARM Margin (DTI)	4.5
ARM Margin (DSCR)	6.5
5yr ARM Caps	2/1/5
7yr ARM Caps	5/1/5
Reset Frequency	6 mo.

Product	Amort Term	Term	I/O Term
5yr ARM & 7yr ARM	360	360	NA
5yr ARM I/O & 7yr ARM I/O	240	360	120
15 YR FIXED	180	180	NA
30 YR FIXED	360	360	NA
30 YR FIXED I/O	240	360	120
40 YR FIXED I/O	360	480	120

** Qualifying Rate: Note Rate*

Program Restrictions	
Housing	0x30x12
(BK/FC/SS/DIL)	48 MO
Min FICO	680 or Foreign Credit
Max LTV	75

Prepay Term[1-4]	Min Price	Max Price
60 Months	94.375	104.375
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

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

Price Adj.	FICO/CLTV	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75
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 Adjustments	>=1.25	(0.500)	(0.500)	(0.500)	(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%	0.750	0.750	0.750	1.000	NA	NA
	<0.75	2.250	2.250	2.250	2.750	NA	NA

Price Adj.		<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75
Loan Balance	<=$150,000	0.750	0.750	0.875	0.875	0.875	1.750
	$150,001-$250,000	0.250	0.250	0.250	0.250	0.250	0.250
	$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	0.000	0.000	0.125	0.125	0.250	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	(0.875)	(0.875)	(0.875)	(0.875)	(1.125)	(1.125)
	48 Months	(0.625)	(0.625)	(0.625)	(0.625)	(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	0.750	0.750	1.000	1.000	1.375	1.375
	No Penalty	1.250	1.250	1.500	1.500	1.750	1.750
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	0.875	0.875	1.125	1.125	1.500	1.500
	No Penalty	1.250	1.250	1.500	1.500	1.750	1.750
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

EQUAL HOUSING OPPORTUNITY

CAPITALEND
HOME LOANS

May 16, 2025
9:00 AM

Lock Cut-Off Time 4:30 PM PST
lockdesk@capitalend.com
CLW

ADVANCED DSCR

5/6 ARM		7/6 ARM		15YR FIXED		30YR FIXED	
DR56		DR76		DR15		DR30	
RATE	30 DAY	RATE	30 DAY	RATE	30 DAY	RATE	30 DAY
6.125	N/A	6.125	N/A	6.125	N/A	6.125	4.681
6.250	N/A	6.250	N/A	6.250	N/A	6.250	4.329
6.375	N/A	6.375	N/A	6.375	N/A	6.375	3.980
6.500	N/A	6.500	N/A	6.500	N/A	6.500	3.635
6.625	N/A	6.625	N/A	6.625	N/A	6.625	3.294
6.750	N/A	6.750	N/A	6.750	N/A	6.750	2.956
6.875	N/A	6.875	N/A	6.875	N/A	6.875	2.622
7.000	N/A	7.000	N/A	7.000	N/A	7.000	2.292
7.125	N/A	7.125	N/A	7.125	N/A	7.125	1.966
7.250	N/A	7.250	N/A	7.250	N/A	7.250	1.654
7.375	N/A	7.375	N/A	7.375	N/A	7.375	1.347
7.500	N/A	7.500	N/A	7.500	N/A	7.500	1.047
7.625	N/A	7.625	N/A	7.625	N/A	7.625	0.754
7.750	N/A	7.750	N/A	7.750	N/A	7.750	0.466
7.875	N/A	7.875	N/A	7.875	N/A	7.875	0.216
8.000	N/A	8.000	N/A	8.000	N/A	8.000	(0.028)
8.125	N/A	8.125	N/A	8.125	N/A	8.125	(0.265)
8.250	N/A	8.250	N/A	8.250	N/A	8.250	(0.478)
8.375	N/A	8.375	N/A	8.375	N/A	8.375	(0.684)
8.500	N/A	8.500	N/A	8.500	N/A	8.500	(0.840)
8.625	N/A	8.625	N/A	8.625	N/A	8.625	(0.990)
8.750	N/A	8.750	N/A	8.750	N/A	8.750	(1.134)
8.875	N/A	8.875	N/A	8.875	N/A	8.875	(1.271)

ARM Requirements	
ARM Index	SOFR 30AVG
ARM Margin	6.5
5yr ARM Caps	2/1/5
7yr ARM Caps	5/1/5
Reset Frequency	6 mo.

Product	Amort Term	Term	I/O Term
5yr ARM & 7yr ARM	360	360	NA
5yr ARM I/O & 7yr ARM I/O	240	360	120
15 YR FIXED	180	180	NA
30 YR FIXED	360	360	NA
30 YR FIXED I/O	240	360	120
40 YR FIXED I/O	360	480	120

** Qualifying Rate: Note Rate*

Program Restrictions	
Housing	1x30x12
(BK/FC/SS/DIL)	24.0
Min FICO	620
Max LTV	80

Prepay Term[1-4]	Min Price	Max Price
60 Months	98.000	101.875
48 Months	98.000	101.875
36 Months	98.000	101.875
24 Months	98.000	101.875
12 Months	98.000	100.375
No Penalty	98.000	99.375

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3) Prepayment penalties not allowed on loan amounts less than $301,022 in PA
4) Only declining prepayment penalty structures allowed in MS

Price Adj.	FICO/CLTV	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
DSCR: >= 1.15x	760+	(1.375)	(1.000)	(0.750)	(0.375)	0.250	1.000	1.500
	740-759	(1.250)	(0.875)	(0.625)	(0.250)	(0.125)	0.500	1.500
	720-739	(1.000)	(0.875)	(0.625)	(0.375)	0.125	0.750	1.750
	700-719	(0.625)	(0.375)	0.000	0.250	0.750	1.375	2.625
	680-699	(0.125)	0.125	0.375	0.750	1.250	1.875	3.125
	660-679	0.250	0.500	1.000	1.375	1.875	3.875	NA
	640-659	1.875	2.250	2.875	3.500	4.125	NA	NA
	620-639	2.875	3.250	3.875	4.500	5.125	NA	NA
DSCR => 1.00x and < 1.15	760+	(1.250)	(0.875)	(0.625)	(0.250)	0.375	1.125	1.625
	740-759	(1.125)	(0.750)	(0.500)	(0.125)	0.000	0.625	1.625
	720-739	(0.875)	(0.750)	(0.500)	(0.250)	0.250	0.875	1.875
	700-719	(0.500)	(0.250)	0.125	0..375	0.875	1.500	2.750
	680-699	0.000	0.250	0.500	0.875	1.375	2.000	3.250
	660-679	0.375	0.625	1.125	1.500	2.000	4.000	NA
	640-659	2.000	2.375	3.000	3.625	4.250	NA	NA
	620-639	3.000	3.375	4.000	4.625	5.250	NA	NA
DSCR < 1.00x No less than 0.75x	760+	**1.250**	**1.375**	**1.500**	**1.750**	**2.000**	**2.250**	NA
	740-759	**1.500**	**1.750**	**2.000**	**2.250**	**2.500**	**3.000**	NA
	720-739	**1.750**	**2.000**	**2.500**	**3.000**	**3.500**	**4.000**	NA
	700-719	**2.500**	**3.000**	**3.500**	**4.000**	**4.500**	**5.000**	NA
	680-699	NA	NA	NA	NA	NA	NA	NA
	660-679	NA	NA	NA	NA	NA	NA	NA
	640-659	NA	NA	NA	NA	NA	NA	NA
	620-639	NA	NA	NA	NA	NA	NA	NA

Price Adj.		<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
Housing History	0x60x12	0.250	0.250	0.250	0.250	0.250	NA	NA
Housing Event Seasoning	1 - 12 Mo	NA	NA	NA	NA	NA	NA	NA
	13 - 24 Mo	NA	NA	NA	NA	NA	NA	NA
	25 - 36 Mo	0.250	0.250	0.250	0.250	0.375	0.375	NA
Loan Balance	<=$150,000	1.000	1.000	1.125	1.125	1.125	NA	NA
	$150,001 - $250,000	0.500	0.500	0.500	0.500	0.500	0.500	0.500
	$1,000,001 - $1,500,000	0.000	0.000	0.000	0.000	0.000	0.000	0.375
	$1,500,001 - $2,000,000	0.125	0.125	0.250	0.250	0.375	0.500	0.750
	$2,000,001 - $2,500,000	0.500	0.500	0.500	0.625	0.500	0.750	NA
	$2,500,001 - $3,000,000	0.750	0.750	0.750	0.875	0.750	1.000	NA
	$3,000,001 - $3,500,000	0.500	0.500	0.500	0.625	1.000	1.500	NA
Purpose	Cash-Out & FICO>=700	0.375	0.375	0.375	0.500	0.500	1.000	NA
	Cash-Out & FICO<700	0.500	0.500	0.500	0.500	0.750	NA	NA
Property Type	Condo other than Condotel	0.125	0.125	0.125	0.250	0.250	0.250	NA
	Non-Warrantable Condo	0.500	0.500	0.500	0.750	0.750	NA	NA
	2-4 Unit	0.500	0.500	0.500	0.500	0.500	0.625	**0.875**
State	CT, IL, NJ	0.000	0.000	0.000	0.000	0.000	0.250	0.250
Amortization	Interest Only, 30-year term	**1.500**	**1.625**	**1.750**	**1.875**	**2.000**	**2.125**	**2.250**
	Interest Only, 40-year term	**2.000**	**2.125**	**2.250**	**2.375**	**2.500**	**2.625**	**2.750**
Prepayment	60 Months	(0.250)	(0.250)	(0.250)	(0.375)	(0.500)	(0.625)	(0.750)
	48 Months	(0.125)	(0.125)	(0.125)	(0.250)	(0.375)	(0.375)	(0.500)
	36 Months	0.000	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	0.625
	12 Months	1.250	1.250	1.500	1.500	1.750	1.750	1.750
	No Penalty	1.750	1.750	2.000	2.000	2.250	2.250	2.250
Other	Escrow Waiver	0.250	0.250	0.250	0.250	0.250	0.250	0.250

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

CAPITALEND HOME LOANS

May 16, 2025
9:00 AM

Lock Cut-Off Time 4:30 PM PST
lockdesk@capitalend.com
CLW

ADVANCED PORTFOLIO

30YR FIXED			15YR FIXED			7/6 ARM			5/6 ARM		
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
5.500	3.611	4.011	5.500	N/A	N/A	5.500	N/A	N/A	5.500	N/A	N/A
5.625	3.247	3.647	5.625	N/A	N/A	5.625	N/A	N/A	5.625	N/A	N/A
5.750	2.887	3.287	5.750	N/A	N/A	5.750	N/A	N/A	5.750	N/A	N/A
5.875	2.531	2.931	5.875	N/A	N/A	5.875	N/A	N/A	5.875	N/A	N/A
6.000	2.179	2.579	6.000	N/A	N/A	6.000	N/A	N/A	6.000	N/A	N/A
6.125	1.830	2.230	6.125	N/A	N/A	6.125	N/A	N/A	6.125	N/A	N/A
6.250	1.485	1.885	6.250	N/A	N/A	6.250	N/A	N/A	6.250	N/A	N/A
6.375	1.144	1.544	6.375	N/A	N/A	6.375	N/A	N/A	6.375	N/A	N/A
6.500	0.806	1.206	6.500	N/A	N/A	6.500	N/A	N/A	6.500	N/A	N/A
6.625	0.472	0.872	6.625	N/A	N/A	6.625	N/A	N/A	6.625	N/A	N/A
6.750	0.142	0.542	6.750	N/A	N/A	6.750	N/A	N/A	6.750	N/A	N/A
6.875	(0.184)	0.216	6.875	N/A	N/A	6.875	N/A	N/A	6.875	N/A	N/A
7.000	(0.506)	(0.106)	7.000	N/A	N/A	7.000	N/A	N/A	7.000	N/A	N/A
7.125	(0.819)	(0.419)	7.125	N/A	N/A	7.125	N/A	N/A	7.125	N/A	N/A
7.250	(1.125)	(0.725)	7.250	N/A	N/A	7.250	N/A	N/A	7.250	N/A	N/A
7.375	(1.425)	(1.025)	7.375	N/A	N/A	7.375	N/A	N/A	7.375	N/A	N/A
7.500	(1.719)	(1.319)	7.500	N/A	N/A	7.500	N/A	N/A	7.500	N/A	N/A
7.625	(1.994)	(1.594)	7.625	N/A	N/A	7.625	N/A	N/A	7.625	N/A	N/A
7.750	(2.250)	(1.850)	7.750	N/A	N/A	7.750	N/A	N/A	7.750	N/A	N/A
7.875	(2.488)	(2.088)	7.875	N/A	N/A	7.875	N/A	N/A	7.875	N/A	N/A
8.000	(2.706)	(2.306)	8.000	N/A	N/A	8.000	N/A	N/A	8.000	N/A	N/A

Program Restrictions	
Housing	0x30x12
(BK/FC/SS/DIL)	48.0
Min FICO	660
Max LTV	90
Prepay Penalty (NOO only)	
No Penalty	0.750
12 Months	0.500
24 Months	0.250
>=36 Months	0.000
ARM Requirements	
ARM Index	SOFR 30AVG
ARM Margin	4.5
5yr ARM Caps	2/1/5
7yr ARM Caps	5/1/5
Reset Frequency	6 mo.
*Qualifying Rate: All ARMs qualified at the Greater of the Fully Indexed Rate or Note Rate.	
Amor. Term / Term / IO Term	
5yr I/O & 7yr I/O (30 Yr.)	240 / 360 / 120
5yr I/O & 7yr I/O (40 Yr.)	360 / 480 / 120
30 YR FIXED I/O	240 / 360 / 120
40 YR FIXED I/O	360 / 480 / 120
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
Additiona adjustements 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	0.500	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
	$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	0.150	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	0.000	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
	$2,500,001 - $3,000,000	0.375	0.375	0.375	0.375	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
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	0.500	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		
ODC30			ODC56		
RATE	30 DAYS	45 DAYS	RATE	30 DAYS	45 DAYS
8.875	(6.307)	(6.157)	8.875	(6.507)	(6.357)
8.750	(6.026)	(5.876)	8.750	(6.226)	(6.076)
8.625	(5.745)	(5.595)	8.625	(5.945)	(5.795)
8.500	(5.464)	(5.314)	8.500	(5.664)	(5.514)
8.375	(5.182)	(5.032)	8.375	(5.382)	(5.232)
8.250	(4.901)	(4.751)	8.250	(5.101)	(4.951)
8.125	(4.619)	(4.469)	8.125	(4.819)	(4.669)
8.000	(4.338)	(4.188)	8.000	(4.538)	(4.388)
7.875	(4.026)	(3.876)	7.875	(4.226)	(4.076)
7.750	(3.713)	(3.563)	7.750	(3.913)	(3.763)
7.625	(3.338)	(3.188)	7.625	(3.538)	(3.388)
7.500	(2.963)	(2.813)	7.500	(3.163)	(3.013)
7.375	(2.588)	(2.438)	7.375	(2.788)	(2.638)
7.250	(2.151)	(2.001)	7.250	(2.351)	(2.201)
7.125	(1.713)	(1.563)	7.125	(1.913)	(1.763)
7.000	(1.213)	(1.063)	7.000	(1.413)	(1.263)
6.875	(0.713)	(0.563)	6.875	(0.913)	(0.763)
6.750	(0.151)	(0.001)	6.750	(0.351)	(0.201)
6.625	0.412	0.562	6.625	0.212	0.362
6.500	0.974	1.124	6.500	0.774	0.924

Highlights	
LTVs up to	80%
FICO	660
2 -4 units	Max 75%
Non-Warrantable Condo	Max 75%

Cash Out Amount	
LTV > 60%	$500k
LTV <= 60%	Unlimited Cash Out

Loan Amount / Credit		Max Price/Prepay Buydown	
Min Loan Amount	$125K	Prepay	Max Px
Max Loan Amount	$2M	5 Year	(5.000)
Mortgage History	0x30x12	2-4Year	(4.500)
Bankruptcy Seasoning	36 mo.	1 Year	(4.000)
FC/SS/DIL Seasoning	36 mo.	No Prepay	(3.500)

ARM features	5/6 ARM	7/6 ARM
Margin	5.00%	5.00%
Caps	2/1/5	5/1/5
Index	SOFR 30D	SOFR 30D
Floor	5.00%	5.00%

Reserve Requirements	
$125,000 - $500,000	3 Months
$500,001 -$1,000,000	6 Months
$1,000,001 - $2,000,000	6 MOnths

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
	2 - 4 Units	0.250	0.250	0.500	0.500	0.500	0.750	N/A
Prepay	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

CAPITALEND HOME LOANS

Series S DSCR

30 YR Fixed

SD30

Rate	30 Day	45 Day	60 Day
8.750	(4.750)	(4.550)	(4.250)
8.625	(4.500)	(4.300)	(4.000)
8.500	(4.250)	(4.050)	(3.750)
8.375	(4.000)	(3.800)	(3.500)
8.250	(3.750)	(3.550)	(3.250)
8.125	(3.375)	(3.175)	(2.875)
8.000	(3.000)	(2.800)	(2.500)
7.875	(2.625)	(2.425)	(2.125)
7.750	(2.250)	(2.050)	(1.750)
7.625	(1.875)	(1.675)	(1.375)
7.500	(1.500)	(1.300)	(1.000)
7.375	(1.125)	(0.925)	(0.625)
7.250	(0.625)	(0.425)	(0.125)
7.125	(0.125)	0.075	0.375
7.000	0.500	0.700	1.000

FICO & 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
780+	(1.125)	(1.125)	(0.875)	(0.875)	(0.500)	0.125	1.000	N/A	N/A
760-779	(1.125)	(1.125)	(0.875)	(0.875)	(0.250)	0.250	1.000	N/A	N/A
740-759	(1.125)	(0.875)	(0.875)	(0.750)	0.000	0.500	1.500	N/A	N/A
720-739	(0.750)	(0.625)	(0.500)	(0.250)	0.500	1.000	2.250	N/A	N/A
700-719	(0.500)	(0.250)	(0.125)	0.000	1.000	1.500	3.250	N/A	N/A
680-699	0.000	0.250	0.375	0.500	1.500	2.000	4.750	N/A	N/A
660-679	1.000	1.000	1.125	1.625	2.125	3.750	5.500	N/A	N/A
640-659	2.250	2.500	2.625	3.250	4.000	5.000	7.125	N/A	N/A
620-639	3.250	3.750	4.000	4.500	5.000	6.250	N/A	N/A	N/A

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. 5/5/5/5/5)**	(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 / L.AMT 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