



In observance of **Independence Day**, Lock cut-off time will be 12 PM on Thursday, July 3. Lock Desk (change requests and other inquiries), Funding and Operations Departments will be operating under normal hours on Thursday, July 3. All departments are closed on Friday, July 4. We will resume normal business hours on Monday, July 7.

See the chart below for information about key departments.

******* Independence 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.

	Thurs., July 3	Fri., July 4	Mon., July 7
Lock Desk	Lock Cut-Off at 12 PM, open for Change requests and inquiries	Closed	Normal Hours
Funding	Normal Hours	Closed	Normal Hours
Operations	Normal Hours	Closed	Normal Hours



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	07/14/25
30 Day	07/28/25
45 Day	08/11/25
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.)	4.314%
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
TAX SERV. 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				LLPA Waiver -First Time Home Buyer & AMI Level		
CF30	15 day	30 day	45 day	CF20	15 day	30 day	45 day	CF15	15 day	30 day	45 day			
6.250	(0.849)	(0.724)	(0.599)	6.000	(1.268)	(1.237)	(1.070)	5.500	(1.041)	(0.701)	(0.610)	**Please run the pricing with the income and the county inside Pricing Engine**		
6.375	(1.465)	(1.340)	(1.215)	6.125	(1.712)	(1.671)	(1.505)	5.625	(1.305)	(1.049)	(0.953)			
6.490	(1.797)	(1.672)	(1.547)	6.250	(1.554)	(1.518)	(1.353)	5.750	(1.488)	(1.632)	(1.581)			
6.500	(1.914)	(1.789)	(1.664)	6.375	(1.992)	(1.946)	(1.779)	5.875	(1.883)	(1.645)	(1.540)			
6.624	(2.297)	(2.172)	(2.047)	6.490	(2.373)	(2.314)	(2.144)	5.990	(2.113)	(2.022)	(1.916)			
6.625	(2.346)	(2.221)	(2.096)	6.500	(2.385)	(2.322)	(2.152)	6.000	(2.204)	(2.081)	(1.976)			
6.750	(2.515)	(2.390)	(2.265)	6.624	(2.791)	(2.719)	(2.550)	6.125	(2.471)	(2.172)	(2.058)			
6.875	(3.012)	(2.887)	(2.762)	6.625	(2.769)	(2.700)	(2.530)	6.250	(2.474)	(2.466)	(2.348)			
6.990	(3.324)	(3.199)	(3.074)	6.750	(2.322)	(2.267)	(2.115)	6.375	(2.823)	(2.742)	(2.619)			
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	
6.490	(1.637)	(1.512)	(1.387)	6.000	(0.588)	(0.463)	(0.338)	5.625	0.880	0.919	5.875	(0.136)	(0.088)	
6.500	(1.654)	(1.529)	(1.404)	6.125	(0.682)	(0.557)	(0.432)	5.750	0.580	0.624	6.000	(0.369)	(0.316)	
6.624	(2.052)	(1.927)	(1.802)	6.250	(1.138)	(1.013)	(0.888)	5.875	0.290	0.338	6.125	(0.567)	(0.510)	
6.625	(2.021)	(1.896)	(1.771)	6.375	(1.471)	(1.346)	(1.221)	6.000	0.032	0.085	6.250	(0.747)	(0.685)	
6.750	(2.189)	(2.064)	(1.939)	6.500	(1.543)	(1.418)	(1.293)	6.125	(0.170)	(0.113)	6.375	(0.904)	(0.838)	
6.875	(2.570)	(2.445)	(2.320)	6.625	(1.742)	(1.617)	(1.492)	6.250	(0.407)	(0.345)	6.500	(0.969)	(0.898)	
6.990	(2.938)	(2.813)	(2.688)	6.750	(2.026)	(1.901)	(1.776)	6.375	(0.592)	(0.526)	6.625	(0.900)	(0.829)	
7.000	(2.778)	(2.653)	(2.528)	6.875	(2.158)	(2.033)	(1.908)	6.500	(0.730)	(0.660)	6.750	(0.855)	(0.775)	
7.125	(3.218)	(3.093)	(2.968)	6.990	(2.394)	(2.269)	(2.144)	6.625	(0.827)	(0.752)	6.875	(0.845)	(0.761)	
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	0.000	0.250	0.625	0.625	0.500	0.500				
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	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	ARM MARGIN CAPS INDEX 5YR ARM 2.75 2\1\1.5 4.3140% 7YR ARM 2.75 5\1\1.5 4.3140% **INDEX - SOFR							
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								

*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				
6.125	1.744	1.869	5.625	2.942	3.067	6.000	1.796	1.921	780-799	(0.500)	(0.500)	(0.250)	0.000	0.000				
6.250	1.119	1.244	5.750	2.317	2.442	6.125	1.171	1.296	760-779	(0.250)	(0.250)	0.000	0.000	0.000				
6.375	0.494	0.619	5.875	1.692	1.817	6.250	0.671	0.796	740-759	(0.250)	(0.250)	0.000	0.000	0.000				
6.500	(0.006)	0.119	6.000	1.067	1.192	6.375	0.296	0.421	720-739	(0.250)	(0.250)	0.000	0.000	0.000				
6.625	(0.381)	(0.256)	6.125	0.567	0.692	6.500	(0.079)	0.046	PURCHASE BONUS					(0.625)				
6.750	(0.631)	(0.506)	6.250	0.067	0.192	6.625	(0.454)	(0.329)	CASH OUT					0.500				
6.875	(0.881)	(0.756)	6.375	(0.308)	(0.183)	6.750	(0.829)	(0.704)	INVESTMENT					0.500				
7.000	(1.256)	(1.131)	6.500	(0.683)	(0.558)	6.875	(1.079)	(0.954)	ESCROW WAIVER					0.125				
7.125	(1.506)	(1.381)	6.625	(0.933)	(0.808)	7.000	(1.329)	(1.204)	CONDO>65%					0.125				
7.250	(1.631)	(1.506)	6.750	(1.183)	(1.058)	7.125	(1.454)	(1.329)	CO-OP					0.750				
7.375	(1.756)	(1.631)	6.875	(1.433)	(1.308)	7.250	(1.579)	(1.454)	SECOND HOME					0.125				
7.500	(1.881)	(1.756)	7.000	(1.558)	(1.433)	7.375	(1.625)	(1.579)	2-4 UNITS LTV<=65%					0.125				
7.625	(2.006)	(1.881)	7.125	(1.683)	(1.558)	7.500	(1.625)	(1.625)	2-4 UNITS LTV>65%					0.250				
7.750	(2.125)	(2.006)	7.250	(1.808)	(1.683)	7.625	(1.625)	(1.625)	LAMT>\$2MM					0.250				
Qualifying Rate: 5yr ARM - Higher of noter rate + 2% 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									
10yr / 7yr ARM - Higher of Note Rate or FIR																		
*FIR - Fully Indexed Rate																		
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	(2.861)	(2.736)	7.375	(0.783)	(0.658)	7.500	(1.022)	(0.897)	7.375	(0.837)	(0.712)	7.375	(0.336)	(0.211)				
7.875	(2.763)	(2.638)	7.250	(0.611)	(0.486)	7.375	(0.865)	(0.740)	7.250	(0.665)	(0.540)	7.250	(0.164)	(0.039)				
7.750	(2.411)	(2.286)	7.125	(0.423)	(0.298)	7.250	(0.693)	(0.568)	7.125	(0.478)	(0.353)	7.125	0.024	0.149				
7.625	(2.352)	(2.227)	7.000	(0.171)	(0.046)	7.125	(0.505)	(0.380)	7.000	(0.227)	(0.102)	7.000	0.275	0.400				
7.500	(2.179)	(2.054)	6.875	0.068	0.193	7.000	(0.254)	(0.129)	6.875	0.011	0.136	6.875	0.506	0.631				
7.375	(2.064)	(1.939)	6.750	0.366	0.491	6.875	(0.006)	0.119	6.750	0.309	0.434	6.750	0.805	0.930				
7.250	(1.697)	(1.572)	6.625	0.680	0.805	6.750	0.292	0.417	6.625	0.622	0.747	6.625	1.119	1.244				
7.125	(1.315)	(1.190)	6.500	0.983	1.108	6.625	0.606	0.731	6.500	0.924	1.049	6.500	1.413	1.538				
7.000	(0.983)	(0.858)	6.375	1.329	1.454	6.500	0.914	1.039	6.375	1.269	1.394	6.375	1.758	1.883				
6.875	(0.875)	(0.750)	6.250	1.690	1.815	6.375	1.259	1.384	6.250	1.630	1.755	6.250	2.120	2.245				
6.750	(0.539)	(0.414)	6.125	2.320	2.445	6.250	1.620	1.745	6.125	2.258	2.383	6.125	2.749	2.874				
6.625	(0.187)	(0.062)	6.000	2.676	2.801	6.125	2.248	2.373	6.000	2.616	2.741	6.000	3.101	3.226				
6.500	(0.084)	0.041	5.875	3.195	3.320	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**										Jumbo EXPRESS Lock Cut Off Time 3:30 PM PST							
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								



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	(0.849)	(0.772)	5.990	(1.432)	(1.355)	5.375	(0.288)	(0.229)	6.125	(1.421)	(1.344)	5.125	4.231	4.275
5.990	(1.432)	(1.355)	6.000	(1.483)	(1.406)	5.500	(0.836)	(0.777)	6.250	(1.941)	(1.864)	5.250	3.682	3.726
6.000	(1.483)	(1.406)	6.125	(1.988)	(1.911)	5.625	(1.374)	(1.315)	6.375	(1.363)	(1.271)	5.375	3.987	4.046
6.125	(1.988)	(1.911)	6.250	(2.278)	(2.201)	5.750	(1.908)	(1.849)	6.500	(1.936)	(1.844)	5.500	3.439	3.498
6.250	(2.278)	(2.201)	6.375	(2.138)	(2.046)	5.875	(1.391)	(1.331)	6.625	(2.442)	(2.349)	5.625	2.901	2.960
6.375	(2.138)	(2.046)	6.490	(2.663)	(2.571)	6.000	(1.916)	(1.857)	6.750	(2.978)	(2.885)	5.750	2.367	2.426
6.490	(2.663)	(2.571)	6.500	(2.711)	(2.619)	6.125	(2.413)	(2.353)	6.875	(1.917)	(1.794)	5.875	2.884	2.944
6.500	(2.711)	(2.619)	6.625	(3.267)	(3.174)	6.250	(2.918)	(2.859)	6.990	(2.409)	(2.285)	6.000	2.359	2.418

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	(0.450)	(0.450)	(0.450)	(0.450)	(0.450)	(0.450)		>=720	(0.050)	(0.050)	(0.050)	(0.050)	(0.050)	(0.050)
720 - 739	(0.420)	(0.420)	(0.420)	(0.420)	(0.420)	(0.420)		700-719	0.050	0.050	0.050	0.050	0.050	0.050
700 - 719	(0.280)	(0.280)	(0.280)	(0.280)	(0.280)	(0.280)		680-699	0.080	0.080	0.080	0.080	0.080	0.080
660 - 699	(0.150)	(0.150)	(0.150)	(0.150)	(0.150)	(0.150)		660-679	0.080	0.080	0.080	0.080	0.080	0.080
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	1.150	1.150	1.150	1.150	1.150	1.150		600-619	1.350	1.350	1.350	1.350	1.350	1.350
580 - 599	1.900	1.900	1.900	1.900	1.900	1.900		580-599	1.950	1.950	1.950	1.950	1.950	1.950
FHA STREAMLINE	0.000		LAMT / FHA & VA					FHA / VA STATE ADJ.				Temp. Buy down		1.500
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 (LTV based off total loan amount)	0.750		LAMT<=\$110,000			0.300		DC, HI, ID, MA, UT, WA			0.070	VA IRRRL FICO 640-659		0.250
FHA ID # 3091600008			LAMT>\$175,000*			(0.150)		FL, IN, KS, MD, MI, OR, TN,VA			0.020	VA PURCH BONUS		0.000
								OTHER STATES			0.020	*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				
	15	30	45	FICO = > 680	(0.500)	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			
6.990	(0.413)	(0.199)	0.022	FICO 660 - 679	0.000				
7.000	(0.443)	(0.229)	(0.008)	FICO 640 - 659	0.500				
7.125	(0.877)	(0.663)	(0.442)	FICO 620 - 639	1.000				
7.250	(1.291)	(1.077)	(0.856)	FICO 600 - 619	1.500				
7.375	(1.304)	(1.060)	(0.802)	DTI	Fee				
7.490	(1.726)	(1.482)	(1.224)	DTI >50	0.000				
7.500	(1.756)	(1.512)	(1.254)						
NHF DPA 10Yr Fully Amortizing Second				Property Type	Fee	Full UW approval is needed to lock / No prelock is allowed FHA DPA Lock Cut Off Time 2:30 PM PST TODAY			
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%		Purchase <= 65%				-0.250%	
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%				0.375%	
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 *				0.375%
LAMT	1-4 unit, SFR, PUD	Condo	1-4 unit, SFR, PUD	Condo	Borrower prepared P&L				0.000%	
\$1.5 M	70%	65%	65%	60%	Second Home / Non Owner Occupied				0.250%	
\$2 M	65%	60%	60%	55%	Foreigner Program				0.250%	
					* FICO < 700 deduct 5% from MAX LTV *					
Investment Properties					PRICE ADJUSTMENTS					
	Purchase/ R&T Refi		Cash-Out Refi			No Impound				0.125%
LAMT	1-4 unit, SFR, PUD	Condo	1-4 unit, SFR, PUD	Condo						
\$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			
Reserves	O/O : 3 months PITIA ; 2nd / NOO : 6 months PITIA	Eligible States	CA, TX, NV	
Gift	Gift is not allowed for Investment and Foreign National borrowers.	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	
Eligible Property	SFR, PUDs, Condo, 2-4 Units	Prepayment Penalty	No prepayment penalty	
Appraisal Requirement	Two appraisal reports required when loan amount is over \$1.5MM	Foreign National	Copy of passport, valid VISA, and proof of ESTA Approval (for borrowers on VISA Wavier Program)	
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.		Borrower must have U.S. address when applying for loan	
	Installment (opened accts only): 3x 30d in last 12 mo.; 4x 30d or 3x 60d in last 24 mo.		Foreign assets (downpayment, closing costs, and reserves) must be transferred to a U.S. account prior to approval.	
	Revolving (opened accts only): 4x 30d in last 12 mo.; 5x 30d or 4x 60d in last 24 mo.		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.				



SERIES V - DSCR										
5/6 ARM		7/6 ARM		15YR FIXED		30YR FIXED		ARM Requirements		
IS56		IS76		IS15		IS30		SOFR 30AVG		
RATE	30 DAY	RATE	30 DAY	RATE	30 DAY	RATE	30 DAY	ARM Index		
6.500	2.045	6.500	2.095	6.500	2.045	6.500	2.195	ARM Margin	6.5	
6.625	1.327	6.625	1.377	6.625	1.327	6.625	1.477	5yr ARM Caps	2/1/5	
6.750	0.609	6.750	0.659	6.750	0.609	6.750	0.759	7yr ARM Caps	5/1/5	
6.875	(0.109)	6.875	(0.059)	6.875	(0.109)	6.875	0.041	Reset Frequency	6 mo.	
7.000	(0.827)	7.000	(0.777)	7.000	(0.827)	7.000	(0.677)	Product	Amort Terr	Term
7.125	(1.545)	7.125	(1.495)	7.125	(1.545)	7.125	(1.395)	5yr ARM & 7yr ARM	360	360
7.250	(2.264)	7.250	(2.214)	7.250	(2.264)	7.250	(2.114)	5yr ARM I/O & 7yr ARM I/O	240	360
7.375	(2.982)	7.375	(2.932)	7.375	(2.982)	7.375	(2.832)	15 YR FIXED	180	180
7.500	(3.670)	7.500	(3.620)	7.500	(3.670)	7.500	(3.520)	30 YR FIXED	360	360
7.625	(4.357)	7.625	(4.307)	7.625	(4.357)	7.625	(4.207)	30 YR FIXED I/O	240	360
7.750	(4.920)	7.750	(4.870)	7.750	(4.920)	7.750	(4.770)	* Qualifying Rate: Note Rate		
7.875	(5.388)	7.875	(5.338)	7.875	(5.388)	7.875	(5.238)	Program Restrictions		
8.000	(5.857)	8.000	(5.807)	8.000	(5.857)	8.000	(5.707)	Housing	1x30x12	
8.125	(6.295)	8.125	(6.245)	8.125	(6.295)	8.125	(6.145)	(BK/FC/SS/DIL)	24.0	
8.250	(6.670)	8.250	(6.620)	8.250	(6.670)	8.250	(6.520)	Min FICO	600	
8.375	(7.045)	8.375	(6.995)	8.375	(7.045)	8.375	(6.895)	Max LTV	80	
8.500	(7.420)	8.500	(7.370)	8.500	(7.420)	8.500	(7.270)	Prepay Term ¹⁻⁴	Min Price	Max Price
8.625	(7.795)	8.625	(7.745)	8.625	(7.795)	8.625	(7.645)	60 Months	94.375	104.500
8.750	(8.170)	8.750	(8.120)	8.750	(8.170)	8.750	(8.020)	48 Months	94.375	104.000
8.875	(8.545)	8.875	(8.495)	8.875	(8.545)	8.875	(8.395)	36 Months	94.375	103.500
9.000	(8.920)	9.000	(8.870)	9.000	(8.920)	9.000	(8.770)	24 Months	94.375	103.000
9.125	(9.295)	9.125	(9.245)	9.125	(9.295)	9.125	(9.145)	12 Months	94.375	101.000
9.250	(9.670)	9.250	(9.620)	9.250	(9.670)	9.250	(9.520)	No Penalty	94.375	100.000
Price Adj.		FICO/CLTV		<=50		50.01-55		55.01-60		60.01-65
DSCR		760+		(1.375)		(1.250)		(1.250)		(0.875)
		740-759		(1.375)		(1.250)		(1.125)		(0.750)
		720-739		(1.125)		(1.000)		(0.875)		(0.500)
		700-719		(0.875)		(0.750)		(0.375)		0.125
		680-699		(0.500)		(0.125)		0.125		0.625
		660-679		(0.250)		0.125		0.625		1.125
		640-659		2.500		3.000		3.500		4.000
		620-639		NA		NA		NA		NA
DSCR Additional Adjustments		600-619		NA		NA		NA		NA
		DSCR>=1.25		(0.500)		(0.500)		(0.500)		(0.625)
		DSCR 1.00 - 1.24		0.000		0.000		0.000		0.000
		DSCR 0.75-0.99		0.750		0.750		1.000		1.500
Price Adj.		DSCR <0.75		2.250		2.250		2.250		2.750
Housing History		1x30x12		0.250		0.250		0.250		0.250
Housing Event Seasoning		0x60x12		0.375		0.375		0.375		0.500
		>=36 Mo		0.000		0.000		0.000		0.000
Loan Balance		24 - 35 Mo		0.500		0.500		0.500		0.500
		<=\$150,000		0.750		0.750		0.875		0.875
		\$150,001 - \$250,000		0.250		0.250		0.250		0.250
		\$250,001 - \$500,000		0.000		0.000		0.000		0.000
		\$500,001 - \$1,000,000		0.000		0.000		0.000		0.000
		\$1,000,001 - \$1,500,000		0.000		0.000		0.000		0.000
		\$1,500,001 - \$2,000,000		0.000		0.000		0.125		0.125
		\$2,000,001 - \$2,500,000		0.375		0.375		0.500		0.750
Purpose		\$2,500,001 - \$3,000,000		0.750		0.750		1.125		1.250
		\$3,000,001 - \$3,500,000		1.500		1.500		1.500		2.000
Property Type		Cash-Out & FICO>=700		0.375		0.375		0.375		0.500
		Condo		0.125		0.125		0.125		0.250
State		Condotel		1.375		1.375		1.375		1.375
		2-4 Unit		0.500		0.500		0.500		0.625
Amortization		CT, IL, NJ, NY		0.000		0.000		0.000		0.000
		40 yr. Maturity								
5% Fixed Prepayment Penalty Term		Interest only		0.500		0.500		0.500		0.625
		60 Months		(0.875)		(0.875)		(0.875)		(1.125)
		48 Months		(0.625)		(0.625)		(0.625)		(0.875)
		36 Months		(0.250)		(0.250)		(0.250)		(0.250)
		24 Months		0.375		0.375		0.375		0.500
		12 Months		0.750		0.750		1.000		1.375
Prepayment Penalty Term Other allowable PPP		No Penalty		1.250		1.250		1.500		1.750
		60 Months		(0.750)		(0.750)		(0.750)		(0.875)
		48 Months		(0.500)		(0.500)		(0.500)		(0.625)
		36 Months		0.000		0.000		0.000		0.000
		24 Months		0.500		0.500		0.500		0.625
		12 Months		0.875		0.875		1.125		1.500
Other		No Penalty		1.250		1.250		1.500		1.750
		Escrow Waiver		0.250		0.250		0.250		0.250



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)					
6.500	2.545	6.500	2.595	6.500	2.545	6.500	2.695	ARM Margin (DSCR)			5yr ARM Caps					
6.625	1.827	6.625	1.877	6.625	1.827	6.625	1.977	7yr ARM Caps			Reset Frequency					
6.750	1.109	6.750	1.159	6.750	1.109	6.750	1.259	Product			Amort Term					
6.875	0.391	6.875	0.441	6.875	0.391	6.875	0.541	5yr ARM & 7yr ARM			Term					
7.000	(0.327)	7.000	(0.277)	7.000	(0.327)	7.000	(0.177)	5yr ARM I/O & 7yr ARM I/O			I/O Term					
7.125	(1.045)	7.125	(0.995)	7.125	(1.045)	7.125	(0.895)	15 YR FIXED			NA					
7.250	(1.764)	7.250	(1.714)	7.250	(1.764)	7.250	(1.614)	30 YR FIXED			NA					
7.375	(2.482)	7.375	(2.432)	7.375	(2.482)	7.375	(2.332)	30 YR FIXED I/O			120					
7.500	(3.170)	7.500	(3.120)	7.500	(3.170)	7.500	(3.020)	* Qualifying Rate: Note Rate								
7.625	(3.857)	7.625	(3.807)	7.625	(3.857)	7.625	(3.707)									
7.750	(4.420)	7.750	(4.370)	7.750	(4.420)	7.750	(4.270)	Program Restrictions								
7.875	(4.888)	7.875	(4.838)	7.875	(4.888)	7.875	(4.738)	Housing						0x30x12		
8.000	(5.357)	8.000	(5.307)	8.000	(5.357)	8.000	(5.207)	(BK/FC/SS/DIL)						48 MO		
8.125	(5.795)	8.125	(5.745)	8.125	(5.795)	8.125	(5.645)	Min FICO						680 or Foreign Credit		
8.250	(6.170)	8.250	(6.120)	8.250	(6.170)	8.250	(6.020)	Max LTV						75		
8.375	(6.545)	8.375	(6.495)	8.375	(6.545)	8.375	(6.395)	Prepay Term ¹⁻⁴		Min Price	Max Price	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 5) PPP cannot exceed 1% of the loan balance in the first 5 years for 1-2 units in OH.				
8.500	(6.920)	8.500	(6.870)	8.500	(6.920)	8.500	(6.770)	60 Months	94.375	104.375						
8.625	(7.295)	8.625	(7.245)	8.625	(7.295)	8.625	(7.145)	48 Months	94.375	103.875						
8.750	(7.670)	8.750	(7.620)	8.750	(7.670)	8.750	(7.520)	36 Months	94.375	103.375						
8.875	(8.045)	8.875	(7.995)	8.875	(8.045)	8.875	(7.895)	24 Months	94.375	102.875						
9.000	(8.420)	9.000	(8.370)	9.000	(8.420)	9.000	(8.270)	12 Months	94.375	100.875						
9.125	(8.795)	9.125	(8.745)	9.125	(8.795)	9.125	(8.645)	No Penalty		94.375	99.375					
9.250	(9.170)	9.250	(9.120)	9.250	(9.170)	9.250	(9.020)									
9.375	(9.545)	9.375	(9.495)	9.375	(9.545)	9.375	(9.395)									
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				N/A								
				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			





CLW

ADVANCED DSCR														
5/6 ARM		7/6 ARM		15YR FIXED		30YR FIXED		ARM Requirements						
DR56		DR76		DR15		DR30		ARM Index				SOFR 30AVG		
RATE	30 DAY	RATE	30 DAY	RATE	30 DAY	RATE	30 DAY	ARM Margin				6.5		
6.125	N/A	6.125	N/A	6.125	N/A	6.125	4.881	5yr ARM Caps				2/1/5		
6.250	N/A	6.250	N/A	6.250	N/A	6.250	4.210	7yr ARM Caps				5/1/5		
6.375	N/A	6.375	N/A	6.375	N/A	6.375	3.565	Reset Frequency				6 mo.		
6.500	N/A	6.500	N/A	6.500	N/A	6.500	2.950	Product	Amort Terr	Term	I/O Term			
6.625	N/A	6.625	N/A	6.625	N/A	6.625	2.344	5yr ARM & 7yr ARM	360	360	NA			
6.750	N/A	6.750	N/A	6.750	N/A	6.750	1.753	5yr ARM I/O & 7yr ARM I/O	240	360	120			
6.875	N/A	6.875	N/A	6.875	N/A	6.875	1.178	15 YR FIXED	180	180	NA			
7.000	N/A	7.000	N/A	7.000	N/A	7.000	0.609	30 YR FIXED	360	360	NA			
7.125	N/A	7.125	N/A	7.125	N/A	7.125	0.047	30 YR FIXED I/O	240	360	120			
7.250	N/A	7.250	N/A	7.250	N/A	7.250	(0.500)	* Qualifying Rate: Note Rate						
7.375	N/A	7.375	N/A	7.375	N/A	7.375	(1.031)							
7.500	N/A	7.500	N/A	7.500	N/A	7.500	(1.562)	Program Restrictions						
7.625	N/A	7.625	N/A	7.625	N/A	7.625	(2.094)	Housing				1x30x12		
7.750	N/A	7.750	N/A	7.750	N/A	7.750	(2.609)	(BK/FC/SS/DIL)				24.0		
7.875	N/A	7.875	N/A	7.875	N/A	7.875	(3.109)	Min FICO				620		
8.000	N/A	8.000	N/A	8.000	N/A	8.000	(3.594)	Max LTV				80		
8.125	N/A	8.125	N/A	8.125	N/A	8.125	(4.031)	Prepay Term ¹⁻⁴	Min Price	Max Price	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			
8.250	N/A	8.250	N/A	8.250	N/A	8.250	(4.465)	60 Months	98.000	101.875				
8.375	N/A	8.375	N/A	8.375	N/A	8.375	(4.895)	48 Months	98.000	101.875				
8.500	N/A	8.500	N/A	8.500	N/A	8.500	(5.321)	36 Months	98.000	101.875				
8.625	N/A	8.625	N/A	8.625	N/A	8.625	(5.744)	24 Months	98.000	101.875				
8.750	N/A	8.750	N/A	8.750	N/A	8.750	(6.162)	12 Months	98.000	100.375				
8.875	N/A	8.875	N/A	8.875	N/A	8.875	(6.578)	No Penalty	98.000	99.375				
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	
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				N/A						
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





June 27, 2025

9:00 AM

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Lock Cut-Off Time 4:30 PM PST

lockdesk@capitalend.com

CLW

ADVANCED PORTFOLIO														
30YR FIXED			15YR FIXED			7/6 ARM			5/6 ARM			Program Restrictions		
AP30			AP15			AP76			AP56			Housing	0x30x12	
30 day Lock			30 day Lock			30 day Lock			30 day Lock			(BK/FC/SS/DIL)	48.0	
RATE	FULL	ALT	RATE	FULL	ALT	RATE	FULL	ALT	RATE	FULL	ALT	Min FICO	660	
5.500	5.359	5.759	5.500	N/A	N/A	5.500	N/A	N/A	5.500	N/A	N/A	Max LTV	90	
5.625	4.662	5.063	5.625	N/A	N/A	5.625	N/A	N/A	5.625	N/A	N/A	Prepay Penalty (NOO only)		
5.750	3.981	4.381	5.750	N/A	N/A	5.750	N/A	N/A	5.750	N/A	N/A	No Penalty	0.750	
5.875	3.319	3.719	5.875	N/A	N/A	5.875	N/A	N/A	5.875	N/A	N/A	12 Months	0.500	
6.000	2.679	3.079	6.000	N/A	N/A	6.000	N/A	N/A	6.000	N/A	N/A	24 Months	0.250	
6.125	2.065	2.465	6.125	N/A	N/A	6.125	N/A	N/A	6.125	N/A	N/A	>=36 Months	0.000	
6.250	1.481	1.881	6.250	N/A	N/A	6.250	N/A	N/A	6.250	N/A	N/A	ARM Requirements		
6.375	0.906	1.306	6.375	N/A	N/A	6.375	N/A	N/A	6.375	N/A	N/A	ARM Index	SOFR 30AVG	
6.500	0.347	0.747	6.500	N/A	N/A	6.500	N/A	N/A	6.500	N/A	N/A	ARM Margin	4.5	
6.625	(0.197)	0.203	6.625	N/A	N/A	6.625	N/A	N/A	6.625	N/A	N/A	5yr ARM Caps	2/1/5	
6.750	(0.734)	(0.334)	6.750	N/A	N/A	6.750	N/A	N/A	6.750	N/A	N/A	7yr ARM Caps	5/1/5	
6.875	(1.266)	(0.866)	6.875	N/A	N/A	6.875	N/A	N/A	6.875	N/A	N/A	Reset Frequency	6 mo.	
7.000	(1.781)	(1.381)	7.000	N/A	N/A	7.000	N/A	N/A	7.000	N/A	N/A	*Qualifying Rate: All ARMs qualified at the Greater of the Fully Indexed Rate or Note Rate.		
7.125	(2.281)	(1.881)	7.125	N/A	N/A	7.125	N/A	N/A	7.125	N/A	N/A	Amor. Term / Term / IO Term		
7.250	(2.781)	(2.381)	7.250	N/A	N/A	7.250	N/A	N/A	7.250	N/A	N/A	5yr I/O & 7yr I/O (30 Yr.)	240 / 360 / 120	
7.375	(3.281)	(2.881)	7.375	N/A	N/A	7.375	N/A	N/A	7.375	N/A	N/A	5yr I/O & 7yr I/O (40 Yr.)	360 / 480 / 120	
7.500	(3.766)	(3.366)	7.500	N/A	N/A	7.500	N/A	N/A	7.500	N/A	N/A	30 YR FIXED I/O	240 / 360 / 120	
7.625	(4.234)	(3.834)	7.625	N/A	N/A	7.625	N/A	N/A	7.625	N/A	N/A	Max Price		
7.750	(4.688)	(4.287)	7.750	N/A	N/A	7.750	N/A	N/A	7.750	N/A	N/A	101.875		
7.875	(5.094)	(4.694)	7.875	N/A	N/A	7.875	N/A	N/A	7.875	N/A	N/A			
8.000	(5.496)	(5.096)	8.000	N/A	N/A	8.000	N/A	N/A	8.000	N/A	N/A			
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
Full Doc - 1 Year (Addition to the 2Year Adj.)			660-679			1.250	1.375	1.375	2.125	2.125	2.250	3.250	N/A	NA
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
Additiona adjustments to Alt Doc 24 mo			660-679			1.500	1.500	1.625	2.375	2.500	3.000	3.500	N/A	NA
			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
Price Adjustments			CPA / EA Prepared 12 month			0.375	0.375	0.375	0.375	0.375	0.375	0.375	N/A	N/A
						<=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			Highlights				Cash Out Amount				
ODC30			ODC56											
RATE	30 DAYS	45 DAYS	RATE	30 DAYS	45 DAYS	LTVs up to		80%		LTV > 60%	\$500k			
8.875	(6.937)	(6.787)	8.875	(7.137)	(6.987)	FICO		660						
8.750	(6.656)	(6.506)	8.750	(6.856)	(6.706)	2 -4 units		Max 75%		LTV <= 60%	Unlimited Cash Out			
8.625	(6.375)	(6.225)	8.625	(6.575)	(6.425)	Non-Warrantable Condo		Max 75%						
8.500	(6.094)	(5.944)	8.500	(6.293)	(6.143)	Loan Amount / Credit		Max Price/Prepay Buydown		ARM features				
8.375	(5.812)	(5.662)	8.375	(6.012)	(5.862)	Min Loan Amount	\$125K	Prepay	Max Px		5/6 ARM	7/6 ARM		
8.250	(5.531)	(5.381)	8.250	(5.731)	(5.581)	Max Loan Amount	\$2M	5 Year	(5.000)	Margin	5.00%	5.00%		
8.125	(5.249)	(5.099)	8.125	(5.449)	(5.299)	Mortgage History	0x30x12	2-4Year	(4.500)	Caps	2/1/5	5/1/5		
8.000	(4.968)	(4.818)	8.000	(5.168)	(5.018)	Bankruptcy Seasoning	36 mo.	1 Year	(4.000)	Index	SOFR 30D	SOFR 30D		
7.875	(4.656)	(4.506)	7.875	(4.856)	(4.706)	FC/SS/DIL Seasoning	36 mo.	No Prepay	(3.500)	Floor	5.00%	5.00%		
7.750	(4.343)	(4.193)	7.750	(4.543)	(4.393)	Reserve Requirements				No Ratio Available				
7.625	(3.968)	(3.818)	7.625	(4.168)	(4.018)	\$125,000 - \$500,000		3 Months						
7.500	(3.593)	(3.443)	7.500	(3.793)	(3.643)	\$500,001 - \$1,000,000		6 Months						
7.375	(3.218)	(3.068)	7.375	(3.418)	(3.268)	\$1,000,001 - \$2,000,000		6 MOnths						
7.250	(2.781)	(2.631)	7.250	(2.981)	(2.831)									
7.125	(2.343)	(2.193)	7.125	(2.543)	(2.393)									
7.000	(1.843)	(1.693)	7.000	(2.043)	(1.893)									
6.875	(1.343)	(1.193)	6.875	(1.543)	(1.393)									
6.750	(0.781)	(0.631)	6.750	(0.981)	(0.831)									
6.625	(0.218)	(0.068)	6.625	(0.418)	(0.268)									
6.500	0.344	0.494	6.500	0.144	0.294									
							<=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	0.875	
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	N/A	N/A	N/A	N/A	N/A	N/A	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

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											
8.750	(5.250)	(5.050)	(4.750)		780+	(1.125)	(1.125)	(0.875)	(0.875)	(0.500)	0.125	1.000	N/A	N/A
8.750	(5.250)	(5.050)	(4.750)		760-779	(1.125)	(1.125)	(0.875)	(0.875)	(0.250)	0.250	1.000	N/A	N/A
8.625	(5.000)	(4.800)	(4.500)		740-759	(1.125)	(0.875)	(0.875)	(0.750)	0.000	0.500	1.500	N/A	N/A
8.500	(4.750)	(4.550)	(4.250)		720-739	(0.750)	(0.625)	(0.500)	(0.250)	0.500	1.000	2.250	N/A	N/A
8.375	(4.500)	(4.300)	(4.000)		700-719	(0.500)	(0.250)	(0.125)	0.000	1.000	1.500	3.250	N/A	N/A
8.250	(4.250)	(4.050)	(3.750)		680-699	0.000	0.250	0.375	0.500	1.500	2.000	4.750	N/A	N/A
8.125	(3.875)	(3.675)	(3.375)		660-679	1.000	1.000	1.125	1.625	2.125	3.750	5.500	N/A	N/A
8.000	(3.500)	(3.300)	(3.000)		640-659	2.250	2.500	2.625	3.250	4.000	5.000	7.125	N/A	N/A
7.875	(3.125)	(2.925)	(2.625)		620-639	3.250	3.750	4.000	4.500	5.000	6.250	N/A	N/A	N/A
7.750	(2.750)	(2.550)	(2.250)											
7.625	(2.375)	(2.175)	(1.875)											
7.500	(2.000)	(1.800)	(1.500)											
7.375	(1.625)	(1.425)	(1.125)											
7.250	(1.125)	(0.925)	(0.625)											
7.125	(0.625)	(0.425)	(0.125)											
7.000	0.000	0.200	0.500											
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	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A					
40yr Fully Am	N/A	N/A	N/A	N/A	N/A	N/A	N/A	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 / 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 operation STR								
Max Loan Amount	\$2.5M	5 Year	(3.875)											
Mortgage History	1x30x12	3-4Year	(2.875)											
Bankruptcy Seasoning	36 mo.	2 Year	(1.875)		Purchase	DSCR 1.500, MAX LTV 75%, FICO 700 w 1YR experience on STR / MAX LTV 70% without 1YR								
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								