

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		08/05/25	
30 Day		08/20/25	
45 Day		09/04/25	
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.)	4.351%
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	(0.687)	(0.562)	(0.437)	5.875	(0.188)	(0.167)	(0.025)	5.250	0.574	0.699	0.824	**Please run the pricing with the income and the county inside Pricing Engine**													
6.375	(1.198)	(1.073)	(0.948)	5.990	(0.642)	(0.624)	(0.480)	5.375	(0.283)	(0.158)	(0.033)														
6.490	(1.449)	(1.324)	(1.199)	6.000	(0.657)	(0.639)	(0.496)	5.500	(0.633)	(0.508)	(0.383)														
6.500	(1.768)	(1.643)	(1.518)	6.125	(1.108)	(1.090)	(0.946)	5.625	(0.879)	(0.754)	(0.629)														
6.624	(2.024)	(1.899)	(1.774)	6.250	(1.051)	(1.006)	(0.853)	5.750	(1.172)	(1.047)	(0.922)														
6.625	(2.243)	(2.118)	(1.993)	6.375	(1.502)	(1.462)	(1.306)	5.875	(1.646)	(1.521)	(1.396)														
6.750	(2.474)	(2.349)	(2.224)	6.490	(1.906)	(1.869)	(1.712)	5.990	(1.753)	(1.628)	(1.503)														
6.875	(2.980)	(2.855)	(2.730)	6.500	(1.923)	(1.885)	(1.728)	6.000	(1.882)	(1.757)	(1.632)														
6.990	(3.047)	(2.922)	(2.797)	6.624	(2.355)	(2.318)	(2.160)	6.125	(2.362)	(2.237)	(2.112)														
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												
6.250	(0.262)	(0.137)	(0.012)	6.000	(0.334)	(0.209)	(0.084)	5.625	0.699	0.785	5.875	(0.212)	(0.116)												
6.375	(0.768)	(0.643)	(0.518)	6.125	(0.453)	(0.328)	(0.203)	5.750	0.453	0.544	6.000	(0.502)	(0.401)												
6.490	(1.132)	(1.007)	(0.882)	6.250	(0.917)	(0.792)	(0.667)	5.875	0.217	0.312	6.125	(0.757)	(0.652)												
6.500	(1.301)	(1.176)	(1.051)	6.375	(1.312)	(1.187)	(1.062)	6.000	(0.001)	0.099	6.250	(0.988)	(0.878)												
6.624	(1.595)	(1.470)	(1.345)	6.500	(1.458)	(1.333)	(1.208)	6.125	(0.190)	(0.085)	6.375	(1.186)	(1.071)												
6.625	(1.714)	(1.589)	(1.464)	6.625	(1.555)	(1.430)	(1.305)	6.250	(0.378)	(0.268)	6.500	(1.301)	(1.181)												
6.750	(2.017)	(1.892)	(1.767)	6.750	(1.775)	(1.650)	(1.525)	6.375	(0.566)	(0.451)	6.625	(1.294)	(1.169)												
6.875	(2.451)	(2.326)	(2.201)	6.875	(1.922)	(1.797)	(1.672)	6.500	(0.713)	(0.593)	6.750	(1.318)	(1.188)												
6.990	(2.739)	(2.614)	(2.489)	6.990	(2.158)	(2.033)	(1.908)	6.625	(0.800)	(0.675)	6.875	(1.385)	(1.251)												
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		0.625		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		0.625		
740-759	0.000			0.000			0.250			0.750			1.125		1.375		1.125		1.000		1.000		1.000		
720-739	0.000			0.000			0.500			1.000			1.625		1.750		1.500		1.250		1.250		1.250		
700-719	0.000			0.000			0.625			1.250			1.875		2.125		1.750		1.625		1.625		1.625		
680-699	0.000			0.000			0.875			1.625			0.375		2.500		2.125		1.750		1.750		1.750		
660-679	0.000			0.125			1.125			1.875			2.500		3.000		2.375		2.125		2.125		2.125		
640-659	0.000			0.250			1.375			2.125			2.875		3.375		2.875		2.500		2.500		2.500		
<=639	0.000			0.375			1.750			2.500			3.500		3.875		3.625		2.500		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		0.000		0.250		NA		
Condo	0.000			0.000			0.125			0.125			0.750		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		NA		
2nd Home	1.125			1.125			1.625			2.125			3.375		4.125		4.125		NA		NA		NA		
Manufactured Home	NA			NA			NA			NA			NA		NA		NA		NA		NA		NA		
2-4 Units	0.000			0.000			0.375			0.375			0.625		0.625		0.625		0.625		0.625		0.625		
HB FIX	0.500			0.500			0.750			0.750			1.000		1.000		1.000		1.000		1.000		NA		
HB ARM	1.250			1.250			1.500			1.500			2.500		2.500		2.500		2.750		NA		NA		
Subordinate Financing	0.625			0.625			0.625			0.875			1.125		1.125		1.125		1.875		1.875		1.875		
DIT>40%	0.000			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 5YR ARM 7YR ARM 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												



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	1.964	2.089	5.625	3.287	3.412	6.000	2.004	2.129	780-799	(0.500)	(0.500)	(0.250)	0.000	0.000				
6.250	1.339	1.464	5.750	2.662	2.787	6.125	1.379	1.504	760-779	(0.250)	(0.250)	0.000	0.000	0.000				
6.375	0.714	0.839	5.875	2.037	2.162	6.250	0.879	1.004	740-759	(0.250)	(0.250)	0.000	0.000	0.000				
6.500	0.214	0.339	6.000	1.412	1.537	6.375	0.504	0.629	720-739	(0.250)	(0.250)	0.000	0.000	0.000				
6.625	(0.161)	(0.036)	6.125	0.787	0.912	6.500	0.129	0.254	PURCHASE BONUS					(0.625)				
6.750	(0.411)	(0.286)	6.250	0.287	0.412	6.625	(0.246)	(0.121)	CASH OUT					0.500				
6.875	(0.661)	(0.536)	6.375	(0.213)	(0.088)	6.750	(0.621)	(0.496)	INVESTMENT					0.500				
7.000	(1.036)	(0.911)	6.500	(0.588)	(0.463)	6.875	(0.871)	(0.746)	ESCROW WAIVER					0.125				
7.125	(1.286)	(1.161)	6.625	(0.963)	(0.838)	7.000	(1.121)	(0.996)	CONDO>65%					0.125				
7.250	(1.411)	(1.286)	6.750	(1.213)	(1.088)	7.125	(1.246)	(1.121)	CO-OP					0.750				
7.375	(1.536)	(1.411)	6.875	(1.463)	(1.338)	7.250	(1.371)	(1.246)	SECOND HOME					0.125				
7.500	(1.661)	(1.536)	7.000	(1.713)	(1.588)	7.375	(1.496)	(1.371)	2-4 UNITS LTV<=65%					0.125				
7.625	(1.786)	(1.661)	7.125	(1.838)	(1.713)	7.500	(1.621)	(1.496)	2-4 UNITS LTV>65%					0.250				
7.750	(1.911)	(1.786)	7.250	(1.963)	(1.838)	7.625	(1.625)	(1.621)	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	(2.591)	(2.466)	7.375	(0.488)	(0.363)	7.500	(0.740)	(0.615)	7.375	(0.540)	(0.415)	7.375	(0.030)	0.095				
7.875	(2.471)	(2.346)	7.250	(0.316)	(0.191)	7.375	(0.584)	(0.459)	7.250	(0.368)	(0.243)	7.250	0.142	0.267				
7.750	(2.120)	(1.995)	7.125	(0.128)	(0.003)	7.250	(0.412)	(0.287)	7.125	(0.180)	(0.055)	7.125	0.330	0.455				
7.625	(2.061)	(1.936)	7.000	0.123	0.248	7.125	(0.224)	(0.099)	7.000	0.070	0.195	7.000	0.580	0.705				
7.500	(1.888)	(1.763)	6.875	0.386	0.511	7.000	0.026	0.151	6.875	0.329	0.454	6.875	0.836	0.961				
7.375	(1.748)	(1.623)	6.750	0.683	0.808	6.875	0.291	0.416	6.750	0.627	0.752	6.750	1.134	1.259				
7.250	(1.382)	(1.257)	6.625	0.997	1.122	6.750	0.589	0.714	6.625	0.940	1.065	6.625	1.447	1.572				
7.125	(1.000)	(0.875)	6.500	1.314	1.439	6.625	0.902	1.027	6.500	1.254	1.379	6.500	1.776	1.901				
7.000	(0.669)	(0.544)	6.375	1.659	1.784	6.500	1.220	1.345	6.375	1.599	1.724	6.375	2.120	2.245				
6.875	(0.507)	(0.382)	6.250	2.020	2.145	6.375	1.565	1.690	6.250	1.959	2.084	6.250	2.481	2.606				
6.750	(0.172)	(0.047)	6.125	2.647	2.772	6.250	1.925	2.050	6.125	2.586	2.711	6.125	3.109	3.234				
6.625	0.179	0.304	6.000	3.027	3.152	6.125	2.552	2.677	6.000	2.952	3.077	6.000	3.495	3.620				
6.500	0.362	0.487	5.875	3.545	3.670	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	(0.407)	(0.334)	5.990	(1.001)	(0.929)	5.375	0.086	0.131	6.125	(0.736)	(0.663)	5.125	4.773	4.818	
5.990	(1.001)	(0.929)	6.000	(1.055)	(0.982)	5.500	(0.468)	(0.423)	6.250	(1.302)	(1.229)	5.250	4.219	4.264	
6.000	(1.055)	(0.982)	6.125	(1.536)	(1.463)	5.625	(1.017)	(0.972)	6.375	(0.574)	(0.473)	5.375	4.361	4.406	
6.125	(1.536)	(1.463)	6.250	(1.902)	(1.829)	5.750	(1.559)	(1.514)	6.500	(1.189)	(1.088)	5.500	3.807	3.852	
6.250	(1.902)	(1.829)	6.375	(1.974)	(1.873)	5.875	(1.201)	(1.126)	6.625	(1.734)	(1.633)	5.625	3.258	3.303	
6.375	(1.974)	(1.873)	6.490	(2.538)	(2.437)	6.000	(1.742)	(1.666)	6.750	(2.311)	(2.210)	5.750	2.716	2.761	
6.490	(2.538)	(2.437)	6.500	(2.589)	(2.488)	6.125	(2.273)	(2.198)	6.875	(1.520)	(1.419)	5.875	3.074	3.149	
6.500	(2.589)	(2.488)	6.625	(3.114)	(3.013)	6.250	(2.797)	(2.722)	6.990	(2.049)	(1.948)	6.000	2.533	2.609	
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	
			LAMT<=\$150,000			0.250		FL, IN, KS, MD, MI, OR, TN,VA	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				PRICE ADJUSTMENTS				FHA 100% DPA Program Comments							
Rate	3030NHFAS			FICO		Fee	DPA Second is 3.50% of Purchase Price or Appraised Value whichever is less • DPA 10Yr Fixed Fully Amortizing Plus 2% of the 1st Lien Rate • DTI per DU Approval • Manufactured Housing (Double Wide Only) • SFR, 2 Units, PUDs, Townhomes, Condo (must not be in litigation) • Minimum FICO Score 600 Full UW approval is needed to lock / No prelock is allowed FHA DPA Lock Cut Off Time 2:30 PM PST TODAY								
	15	30	45												
6.990	(0.212)	(0.014)	0.183	FICO = > 680		(0.500)									
7.000	(0.242)	(0.044)	0.153	FICO 660 - 679		0.000									
7.125	(0.688)	(0.490)	(0.293)	FICO 640 - 659		0.500									
7.250	(1.114)	(0.916)	(0.719)	FICO 620 - 639		1.000									
7.375	(1.045)	(0.819)	(0.593)	FICO 600 - 619		1.500									
NHF DPA 10Yr Fully Amortizing Second				DTI		Fee									
				Property Type		Fee									
8.990	0.000			Manufactured Home		0.250									
9.000	0.000			2-Units		0.250									
9.125	0.000														
9.250	0.000														
9.375	0.000														
9.490	0.000														
9.500	0.000														
OPTIMAL PORTFOLIO ARM															
5/6 Month ARM (PO56)							RATE ADJUSTMENTS								
Rate Cap: 2/1/6			Margin: 3%				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%					
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	Qualifying Ratios FICO Asset Documentation Qualifying Rate Reserves Gift Eligible Property Appraisal Requirement 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.								
\$1.5 M	65%	60%			60%	55%									
\$2 M	60%	55%			55%	50%									
Qualifying Ratios		43%					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						
FICO		680 with price adjustment					Eligible States		CA, TX, NV						
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					Adverse Credit History		BK- 4 years; Foreclosure & Short Sale- 4 years; Collection, Judgements & Charge offs - None but, must be paid prior or at closing if amt > than \$250						
Gift		Gift is not allowed for Investment and Foreign National borrowers.					Prepayment Penalty		No prepayment penalty						
Eligible Property		SFR, PUDs, Condo, 2-4 Units					Foreign National		Copy of passport, valid VISA, and proof of ESTA Approval (for borrowers on VISA Wavier Program) 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%						
Appraisal Requirement		Two appraisal reports required when loan amount is over \$1.5MM					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			ARM Margin								
6.625	1.695	6.625	1.745	6.625	1.695	6.625	1.845	5yr ARM Caps			21/15								
6.750	0.977	6.750	1.027	6.750	0.977	6.750	1.127	7yr ARM Caps			5/1/5								
6.875	0.259	6.875	0.309	6.875	0.259	6.875	0.409	Reset Frequency			6 mo.								
7.000	(0.459)	7.000	(0.409)	7.000	(0.459)	7.000	(0.309)	Product	Amort Term		Term	I/O Term							
7.125	(1.177)	7.125	(1.127)	7.125	(1.177)	7.125	(1.027)	5yr ARM & 7yr ARM		360	360	NA							
7.250	(1.895)	7.250	(1.845)	7.250	(1.895)	7.250	(1.745)	5yr ARM I/O & 7yr ARM I/O		240	360	120							
7.375	(2.614)	7.375	(2.564)	7.375	(2.614)	7.375	(2.464)	15 YR FIXED		180	180	NA							
7.500	(3.332)	7.500	(3.282)	7.500	(3.332)	7.500	(3.182)	30 YR FIXED		360	360	NA							
7.625	(4.020)	7.625	(3.970)	7.625	(4.020)	7.625	(3.870)	30 YR FIXED I/O		240	360	120							
7.750	(4.707)	7.750	(4.657)	7.750	(4.707)	7.750	(4.557)	* Qualifying Rate: Note Rate											
7.875	(5.270)	7.875	(5.220)	7.875	(5.270)	7.875	(5.120)												
8.000	(5.738)	8.000	(5.688)	8.000	(5.738)	8.000	(5.588)	Program Restrictions											
8.125	(6.207)	8.125	(6.157)	8.125	(6.207)	8.125	(6.057)	Housing		1x30x12									
8.250	(6.645)	8.250	(6.595)	8.250	(6.645)	8.250	(6.495)	(BK/FC/SS/DIL)		24.0									
8.375	(7.020)	8.375	(6.970)	8.375	(7.020)	8.375	(6.870)	Min FICO		600									
8.500	(7.395)	8.500	(7.345)	8.500	(7.395)	8.500	(7.245)	Max LTV		80									
8.625	(7.770)	8.625	(7.720)	8.625	(7.770)	8.625	(7.620)	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.							
8.750	(8.145)	8.750	(8.095)	8.750	(8.145)	8.750	(7.995)	60 Months		94.375	104.500								
8.875	(8.520)	8.875	(8.470)	8.875	(8.520)	8.875	(8.370)	48 Months		94.375	104.000								
9.000	(8.895)	9.000	(8.845)	9.000	(8.895)	9.000	(8.745)	36 Months		94.375	103.500								
9.125	(9.270)	9.125	(9.220)	9.125	(9.270)	9.125	(9.120)	24 Months		94.375	103.000								
9.250	(9.645)	9.250	(9.595)	9.250	(9.645)	9.250	(9.495)	12 Months		94.375	101.000								
9.375	(10.020)	9.375	(9.970)	9.375	(10.020)	9.375	(9.870)	No Penalty		94.375	100.000								
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					
DSCR Additional Adjustments				600-619				NA	NA	NA	NA	NA	NA	NA					
				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					
Price Adj.				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					
Purpose				\$3,000,001 - \$3,500,000				1.500	1.500	1.500	1.500	2.000	NA	NA					
				Cash-Out & FICO>=700				0.375	0.375	0.375	0.500	0.750	1.250	NA					
Property Type				Cash-Out & FICO<700				0.750	0.750	0.750	0.875	1.250	1.750	NA					
				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					
State				2-4 Unit				0.500	0.500	0.500	0.500	0.625	0.750	NA					
				CT, IL, NJ, NY				0.000	0.000	0.000	0.000	0.000	0.250	0.500					
Amortization				40 yr. Maturity				N/A											
				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						





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					
6.625	2.195	6.625	2.245	6.625	2.195	6.625	2.345	ARM Margin (DTI)		4.5			
6.750	1.477	6.750	1.527	6.750	1.477	6.750	1.627	ARM Margin (DSCR)		6.5			
6.875	0.759	6.875	0.809	6.875	0.759	6.875	0.909	5yr ARM Caps		2/1/5			
7.000	0.041	7.000	0.091	7.000	0.041	7.000	0.191	7yr ARM Caps		5/1/5			
7.125	(0.677)	7.125	(0.627)	7.125	(0.677)	7.125	(0.527)	Reset Frequency		6 mo.			
7.250	(1.395)	7.250	(1.345)	7.250	(1.395)	7.250	(1.245)	Product	Amort Term	Term	I/O Term		
7.375	(2.114)	7.375	(2.064)	7.375	(2.114)	7.375	(1.964)	5yr ARM & 7yr ARM	360	360	NA		
7.500	(2.832)	7.500	(2.782)	7.500	(2.832)	7.500	(2.682)	5yr ARM I/O & 7yr ARM I/O	240	360	120		
7.625	(3.520)	7.625	(3.470)	7.625	(3.520)	7.625	(3.370)	15 YR FIXED	180	180	NA		
7.750	(4.207)	7.750	(4.157)	7.750	(4.207)	7.750	(4.057)	30 YR FIXED	360	360	NA		
7.875	(4.770)	7.875	(4.720)	7.875	(4.770)	7.875	(4.620)	30 YR FIXED I/O	240	360	120		
8.000	(5.238)	8.000	(5.188)	8.000	(5.238)	8.000	(5.088)	* Qualifying Rate: Note Rate					
8.125	(5.707)	8.125	(5.657)	8.125	(5.707)	8.125	(5.557)	Program Restrictions					
8.250	(6.145)	8.250	(6.095)	8.250	(6.145)	8.250	(5.995)	Housing		0x30x12			
8.375	(6.520)	8.375	(6.470)	8.375	(6.520)	8.375	(6.370)	(BK/FC/SS/DIL)		48 MO			
8.500	(6.895)	8.500	(6.845)	8.500	(6.895)	8.500	(6.745)	Min FICO		680 or Foreign Credit			
8.625	(7.270)	8.625	(7.220)	8.625	(7.270)	8.625	(7.120)	Max LTV		75			
8.750	(7.645)	8.750	(7.595)	8.750	(7.645)	8.750	(7.495)	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.		
8.875	(8.020)	8.875	(7.970)	8.875	(8.020)	8.875	(7.870)	60 Months	94.375	104.375			
9.000	(8.395)	9.000	(8.345)	9.000	(8.395)	9.000	(8.245)	48 Months	94.375	103.875			
9.125	(8.770)	9.125	(8.720)	9.125	(8.770)	9.125	(8.620)	36 Months	94.375	103.375			
9.250	(9.145)	9.250	(9.095)	9.250	(9.145)	9.250	(8.995)	24 Months	94.375	102.875			
9.375	(9.520)	9.375	(9.470)	9.375	(9.520)	9.375	(9.370)	12 Months	94.375	100.875			
9.500	(9.895)	9.500	(9.845)	9.500	(9.895)	9.500	(9.745)	No Penalty	94.375	99.375			
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	5.381	5yr ARM Caps			2/1/5			
6.250	N/A	6.250	N/A	6.250	N/A	6.250	4.710	7yr ARM Caps			5/1/5			
6.375	N/A	6.375	N/A	6.375	N/A	6.375	4.065	Reset Frequency			6 mo.			
6.500	N/A	6.500	N/A	6.500	N/A	6.500	3.450	Product	Amort Terr	Term	I/O Term			
6.625	N/A	6.625	N/A	6.625	N/A	6.625	2.844	5yr ARM & 7yr ARM		360	360	NA		
6.750	N/A	6.750	N/A	6.750	N/A	6.750	2.253	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	1.678	15 YR FIXED		180	180	NA		
7.000	N/A	7.000	N/A	7.000	N/A	7.000	1.109	30 YR FIXED		360	360	NA		
7.125	N/A	7.125	N/A	7.125	N/A	7.125	0.547	30 YR FIXED I/O		240	360	120		
7.250	N/A	7.250	N/A	7.250	N/A	7.250	0.000							
7.375	N/A	7.375	N/A	7.375	N/A	7.375	(0.531)	* Qualifying Rate: Note Rate						
7.500	N/A	7.500	N/A	7.500	N/A	7.500	(1.062)	Program Restrictions						
7.625	N/A	7.625	N/A	7.625	N/A	7.625	(1.594)	Housing			1x30x12			
7.750	N/A	7.750	N/A	7.750	N/A	7.750	(2.109)	(BK/FC/SS/DIL)			24.0			
7.875	N/A	7.875	N/A	7.875	N/A	7.875	(2.609)	Min FICO			620			
8.000	N/A	8.000	N/A	8.000	N/A	8.000	(3.094)	Max LTV			80			
8.125	N/A	8.125	N/A	8.125	N/A	8.125	(3.531)	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	(3.965)	60 Months		98.000	101.875			
8.375	N/A	8.375	N/A	8.375	N/A	8.375	(4.395)	48 Months		98.000	101.875			
8.500	N/A	8.500	N/A	8.500	N/A	8.500	(4.821)	36 Months		98.000	101.875			
8.625	N/A	8.625	N/A	8.625	N/A	8.625	(5.244)	24 Months		98.000	101.875			
8.750	N/A	8.750	N/A	8.750	N/A	8.750	(5.662)	12 Months		98.000	100.375			
8.875	N/A	8.875	N/A	8.875	N/A	8.875	(6.078)	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	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



July 21, 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	5.859	6.259	5.500	N/A	N/A	5.500	N/A	N/A	5.500	N/A	N/A	Max LTV	90	
5.625	5.162	5.563	5.625	N/A	N/A	5.625	N/A	N/A	5.625	N/A	N/A	Prepay Penalty (NOO only)		
5.750	4.481	4.881	5.750	N/A	N/A	5.750	N/A	N/A	5.750	N/A	N/A	No Penalty	0.750	
5.875	3.819	4.219	5.875	N/A	N/A	5.875	N/A	N/A	5.875	N/A	N/A	12 Months	0.500	
6.000	3.179	3.579	6.000	N/A	N/A	6.000	N/A	N/A	6.000	N/A	N/A	24 Months	0.250	
6.125	2.565	2.965	6.125	N/A	N/A	6.125	N/A	N/A	6.125	N/A	N/A	>=36 Months	0.000	
6.250	1.981	2.381	6.250	N/A	N/A	6.250	N/A	N/A	6.250	N/A	N/A	ARM Requirements		
6.375	1.406	1.806	6.375	N/A	N/A	6.375	N/A	N/A	6.375	N/A	N/A	ARM Index	SOFR 30AVG	
6.500	0.847	1.247	6.500	N/A	N/A	6.500	N/A	N/A	6.500	N/A	N/A	ARM Margin	4.5	
6.625	0.303	0.703	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	(0.234)	0.166	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	(0.766)	(0.366)	6.875	N/A	N/A	6.875	N/A	N/A	6.875	N/A	N/A	Reset Frequency	6 mo.	
7.000	(1.281)	(0.881)	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	(1.781)	(1.381)	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	(2.281)	(1.881)	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	(2.781)	(2.381)	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	(3.266)	(2.866)	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	(3.734)	(3.334)	7.625	N/A	N/A	7.625	N/A	N/A	7.625	N/A	N/A	Max Price		
7.750	(4.188)	(3.787)	7.750	N/A	N/A	7.750	N/A	N/A	7.750	N/A	N/A	101.875		
7.875	(4.594)	(4.194)	7.875	N/A	N/A	7.875	N/A	N/A	7.875	N/A	N/A			
8.000	(4.996)	(4.596)	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
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 adjustments to Alt Doc 24 mo	12 month Bank Statements			0.125			0.125	0.125	0.125	0.125	0.125	0.125	0.500	0.500
	12 month 1099			0.125			0.125	0.125	0.125	0.125	0.125	0.125	0.500	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
Purpose	\$3,000,001 - \$3,500,000			0.500			0.500	0.500	0.500	1.000	1.000	NA	NA	NA
	Rate-Term Refi			0.125			0.250	0.375	0.375	0.375	0.375	0.500	0.625	NA
Occupancy	Cash-Out Refi			0.375			0.500	0.625	0.625	0.625	0.750	1.125	NA	NA
	2nd Home			0.125			0.125	0.250	0.250	0.250	0.250	0.250	0.375	NA
Property Type	Investor			0.125			0.250	0.375	0.375	0.375	0.375	0.375	0.500	NA
	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
State	5+ Unit			NA			NA	NA	NA	NA	NA	NA	NA	NA
Other	CT, IL, NJ			0.000			0.000	0.000	0.000	0.000	0.125	0.125	0.250	0.500
Amortization	LTV / CLTV over 80%			0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.500	0.500
	Interest Only: 30-year term			0.500			0.625	0.750	0.875	1.000	1.125	1.250	1.375	NA
Impound	Interest Only: 40-year term			NA			NA	NA	NA	NA	NA	NA	NA	NA
	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	(7.187)	(7.037)	8.875	(7.387)	(7.237)	FICO		660					
8.750	(6.906)	(6.756)	8.750	(7.106)	(6.956)	2 -4 units		Max 75%		LTV <= 60%	Unlimited Cash Out		
8.625	(6.625)	(6.475)	8.625	(6.825)	(6.675)	Non-Warrantable Condo		Max 75%					
8.500	(6.344)	(6.194)	8.500	(6.543)	(6.393)	Loan Amount / Credit		Max Price/Prepay Buydown		ARM features			
8.375	(6.062)	(5.912)	8.375	(6.262)	(6.112)	Min Loan Amount	\$125K	Prepay	Max Px		5/6 ARM	7/6 ARM	
8.250	(5.781)	(5.631)	8.250	(5.981)	(5.831)	Max Loan Amount	\$2M	5 Year	(5.000)	Margin	5.00%	5.00%	
8.125	(5.499)	(5.349)	8.125	(5.699)	(5.549)	Mortgage History	0x30x12	2-4Year	(4.500)	Caps	2/1/5	5/1/5	
8.000	(5.218)	(5.068)	8.000	(5.418)	(5.268)	Bankruptcy Seasoning	36 mo.	1 Year	(4.000)	Index	SOFR 30D	SOFR 30D	
7.875	(4.906)	(4.756)	7.875	(5.106)	(4.956)	FC/SS/DIL Seasoning	36 mo.	No Prepay	(3.500)	Floor	5.00%	5.00%	
7.750	(4.593)	(4.443)	7.750	(4.793)	(4.643)	Reserve Requirements				No Ratio Available			
7.625	(4.218)	(4.068)	7.625	(4.418)	(4.268)	\$125,000 - \$500,000		3 Months					
7.500	(3.843)	(3.693)	7.500	(4.043)	(3.893)	\$500,001 - \$1,000,000		6 Months					
7.375	(3.468)	(3.318)	7.375	(3.668)	(3.518)	\$1,000,001 - \$2,000,000		6 MOnths					
7.250	(3.031)	(2.881)	7.250	(3.231)	(3.081)								
7.125	(2.593)	(2.443)	7.125	(2.793)	(2.643)								
7.000	(2.093)	(1.943)	7.000	(2.293)	(2.143)								
6.875	(1.593)	(1.443)	6.875	(1.793)	(1.643)								
6.750	(1.031)	(0.881)	6.750	(1.231)	(1.081)								
6.625	(0.468)	(0.318)	6.625	(0.668)	(0.518)								
6.500	0.094	0.244	6.500	(0.106)	0.044								
						<=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											
8.625	(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
					760-779	(1.125)	(1.125)	(0.875)	(0.875)	(0.250)	0.250	1.000	N/A	N/A
8.500	(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
8.375	(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
8.250	(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
8.125	(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
8.000	(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
7.875	(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
7.750	(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
7.625	(2.750)	(2.550)	(2.250)											
7.500	(2.500)	(2.300)	(2.000)											
7.375	(2.125)	(1.925)	(1.625)											
7.250	(1.750)	(1.550)	(1.250)											
7.125	(1.250)	(1.050)	(0.750)											
7.000	(0.750)	(0.550)	(0.250)											
6.875	(0.125)	0.075	0.375											

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 / 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	3-4 Year	(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