CAPITALEND
HOME LOANS


**The Company will be open on Columbus Day for most business activities. As per the holiday recommendation of SIFMA for financial markets, the Lock Desk will be closed for lock requests on Monday, October 13.**

*See the chart below for information about key departments.*

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

| | Friday, Oct. 10 | Monday, Oct. 13 | Tuesday, Oct. 14 |
|---|---|---|---|
| LOCK DESK | AS NORMAL | Closed for locks, open for Change requests and inquiries | AS NORMAL |
| FUNDING | AS NORMAL | Open, but No Fundings | AS NORMAL |
| OPERATIONS | AS NORMAL | AS NORMAL | AS NORMAL |

CAPITALEND
HOME LOANS

# PRICING
## SPECIALS

## .250 NON-QM BONUS

PRICING SPECIAL APPLIES TO NEWLY LOCKED LOANS IN THE MONTH OF OCTOBER.

Contact your Account Executive today for details!

CAPITALEND HOME LOANS

## COVER SHEET

# LOCK CUT OFF TIME 4:30 PM PST

## ANNOUNCEMENT

| | |
|---|---|
| **Daily Turn Times** | Underwriting : Purch. 1 business day / Refi. 2 business days<br>CTC : 2 business days<br>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<br>***Loans in NC that are less than $300,000 call for rate** |
| **Mortgage Loss Payee Clause** | ONY GLO INC., DBA CAPITALEND HOME LOANS<br>ISAOA / ATIMA<br>6 HUTTON CENTRE DRIVE SUITE 1030<br>SANTA ANA, CA 92707 |

## PRODUCT HIGHLIGHT

**Check Out Series O: Expanded Prime (PG 6) and Series S: Prime (PG 7)**

**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 | 10/23/25 |
| 30 Day | 11/07/25 |
| 45 Day | 11/24/25 |

**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



## OPERATION DIRECTORY

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

## INDEX INFORMATION

| INDICES | TODAY |
|---|---|
| SOFR (30 day ave.) | 4.252% |
| PRIME RATE | 7.250% |

## 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**

| CF30 | 15 day | 30 day | 45 day |
|---|---|---|---|
| 5.500 | 0.360 | 0.485 | 0.610 |
| 5.625 | (0.339) | (0.214) | (0.089) |
| 5.750 | (0.628) | (0.503) | (0.378) |
| 5.875 | (1.260) | (1.135) | (1.010) |
| 5.990 | (1.547) | (1.422) | (1.297) |
| 6.000 | (1.757) | (1.632) | (1.507) |
| 6.125 | (2.063) | (1.938) | (1.813) |
| 6.250 | (2.135) | (2.010) | (1.885) |
| 6.375 | (2.632) | (2.507) | (2.382) |

**CONFORMING 20 YR FIXED**

| CF20 | 15 day | 30 day | 45 day |
|---|---|---|---|
| 5.125 | 0.273 | 0.359 | 0.488 |
| 5.250 | (0.447) | (0.358) | (0.226) |
| 5.375 | (0.978) | (0.884) | (0.749) |
| 5.500 | (1.476) | (1.380) | (1.242) |
| 5.625 | (1.927) | (1.830) | (1.692) |
| 5.750 | (1.390) | (1.308) | (1.162) |
| 5.875 | (1.853) | (1.768) | (1.618) |
| 5.990 | (2.287) | (2.199) | (2.047) |
| 6.000 | (2.299) | (2.210) | (2.058) |

**CONFORMING 15 YR FIXED**

| CF15 | 15 day | 30 day | 45 day |
|---|---|---|---|
| 5.000 | 0.195 | 0.320 | 0.445 |
| 5.125 | (0.142) | (0.017) | 0.108 |
| 5.250 | (0.485) | (0.360) | (0.235) |
| 5.375 | (1.185) | (1.060) | (0.935) |
| 5.500 | (1.500) | (1.375) | (1.250) |
| 5.625 | (1.585) | (1.460) | (1.335) |
| 5.750 | (1.817) | (1.692) | (1.567) |
| 5.875 | (2.189) | (2.064) | (1.939) |
| 5.990 | (2.337) | (2.212) | (2.087) |

*LLPA Waiver -First Time Home Buyer & AMI Level*

***Please run the pricing with the income and the county inside Pricing Engine***

## HIGH BALANCE FIXED

**HIGH BALANCE 30 YR FIXED**

| HF30 | 15 day | 30 day | 45 day |
|---|---|---|---|
| 5.625 | 0.391 | 0.516 | 0.641 |
| 5.750 | (0.106) | 0.019 | 0.144 |
| 5.875 | (0.637) | (0.512) | (0.387) |
| 5.990 | (1.094) | (0.969) | (0.844) |
| 6.000 | (1.204) | (1.079) | (0.954) |
| 6.125 | (1.600) | (1.475) | (1.350) |
| 6.250 | (1.734) | (1.609) | (1.484) |
| 6.375 | (2.123) | (1.998) | (1.873) |
| 6.490 | (2.535) | (2.410) | (2.285) |

**HIGH BALANCE 15 YR FIXED**

| HF15 | 15 day | 30 day | 45 day |
|---|---|---|---|
| 5.125 | 2.310 | 2.435 | 2.560 |
| 5.250 | 1.332 | 1.457 | 1.582 |
| 5.375 | 0.976 | 1.101 | 1.226 |
| 5.500 | 0.781 | 0.906 | 1.031 |
| 5.625 | 0.234 | 0.359 | 0.484 |
| 5.750 | 0.065 | 0.190 | 0.315 |
| 5.875 | (0.019) | 0.106 | 0.231 |
| 5.990 | (0.268) | (0.143) | (0.018) |
| 6.000 | (0.376) | (0.251) | (0.126) |

## CONFORMING ARM

**CONF. 5/6 ARM**

| CA56 | 15 day | 30 day |
|---|---|---|
| 5.000 | 0.518 | 0.617 |
| 5.125 | 0.198 | 0.301 |
| 5.250 | (0.109) | (0.003) |
| 5.375 | (0.399) | (0.288) |
| 5.500 | (0.663) | (0.549) |
| 5.625 | (0.889) | (0.772) |
| 5.750 | (1.144) | (1.023) |
| 5.875 | (1.443) | (1.318) |
| 6.000 | (1.736) | (1.607) |

**CONF. 7/6 ARM**

| CA76 | 15 day | 30 day |
|---|---|---|
| 5.250 | (0.032) | 0.075 |
| 5.375 | (0.338) | (0.228) |
| 5.500 | (0.663) | (0.549) |
| 5.625 | (1.017) | (0.899) |
| 5.750 | (1.324) | (1.202) |
| 5.875 | (1.564) | (1.438) |
| 6.000 | (1.689) | (1.559) |
| 6.125 | (1.645) | (1.512) |
| 6.250 | (1.710) | (1.578) |

## AGENCY ADJUSTMENTS

**PURCHASE LTV & FICO ADJUSTMENTS** (Terms > 15 Yr.)

| FICO / LTV | <=30 | 30.01 - 60 | 60.01 - 70 | 70.01 - 75 | 75.01 - 80 | 80.01 - 85 | 85.01 - 90 | 90.01 - 95 | >95 |
|---|---|---|---|---|---|---|---|---|---|
| >=780 | 0.000 | 0.000 | 0.000 | 0.000 | 0.375 | 0.375 | 0.250 | 0.250 | 0.125 |
| 760-779 | 0.000 | 0.000 | 0.000 | 0.250 | 0.625 | 0.625 | 0.500 | 0.500 | 0.250 |
| 740-759 | 0.000 | 0.000 | 0.125 | 0.375 | 0.875 | 1.000 | 0.750 | 0.625 | 0.500 |
| 720-739 | 0.000 | 0.000 | 0.250 | 0.750 | 1.250 | 1.250 | 1.000 | 0.875 | 0.750 |
| 700-719 | 0.000 | 0.000 | 0.375 | 0.875 | 1.375 | 1.500 | 1.250 | 1.125 | 0.875 |
| 680-699 | 0.000 | 0.000 | 0.625 | 1.125 | 1.750 | 1.875 | 1.500 | 1.375 | 1.125 |
| 660-679 | 0.000 | 0.000 | 0.750 | 1.375 | 1.875 | 2.125 | 1.750 | 1.625 | 1.250 |
| 640-659 | 0.000 | 0.000 | 1.125 | 1.500 | 2.250 | 2.500 | 2.000 | 1.875 | 1.500 |
| <=639 | 0.000 | 0.125 | 1.500 | 2.125 | 2.750 | 2.875 | 2.625 | 2.250 | 1.750 |

**RATE & TERM LTV & FICO ADJUSTMENTS** (Terms > 15 Yr.)

| FICO / LTV | <=30 | 30.01 - 60 | 60.01 - 70 | 70.01 - 75 | 75.01 - 80 | 80.01 - 85 | 85.01 - 90 | 90.01 - 95 | >95 |
|---|---|---|---|---|---|---|---|---|---|
| >=780 | 0.000 | 0.000 | 0.000 | 0.125 | 0.500 | 0.625 | 0.500 | 0.375 | 0.375 |
| 760-779 | 0.000 | 0.000 | 0.125 | 0.375 | 0.875 | 1.000 | 0.750 | 0.625 | 0.625 |
| 740-759 | 0.000 | 0.000 | 0.250 | 0.750 | 1.125 | 1.375 | 1.125 | 1.000 | 1.000 |
| 720-739 | 0.000 | 0.000 | 0.500 | 1.000 | 1.625 | 1.750 | 1.500 | 1.250 | 1.250 |
| 700-719 | 0.000 | 0.000 | 0.625 | 1.250 | 1.875 | 2.125 | 1.750 | 1.625 | 1.625 |
| 680-699 | 0.000 | 0.000 | 0.875 | 1.625 | 0.375 | 2.500 | 2.125 | 1.750 | 1.750 |
| 660-679 | 0.000 | 0.125 | 1.125 | 1.875 | 2.500 | 3.000 | 2.375 | 2.125 | 2.125 |
| 640-659 | 0.000 | 0.250 | 1.375 | 2.125 | 2.875 | 3.375 | 2.875 | 2.500 | 2.500 |
| <=639 | 0.000 | 0.375 | 1.750 | 2.500 | 3.500 | 3.875 | 3.625 | 2.500 | 2.500 |

**PURCHASE OR RATE & TERM ADDITIONAL LLPA**

| | <=30 | 30.01 - 60 | 60.01 - 70 | 70.01 - 75 | 75.01 - 80 | 80.01 - 85 | 85.01 - 90 | 90.01 - 95 | >95 |
|---|---|---|---|---|---|---|---|---|---|
| ARM | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.250 | NA |
| Condo | 0.000 | 0.000 | 0.125 | 0.125 | 0.750 | 0.750 | 0.750 | 0.750 | 0.750 |
| NOO | 1.125 | 1.125 | 1.625 | 2.125 | 3.375 | 4.125 | NA | NA | NA |
| 2nd Home | 1.125 | 1.125 | 1.625 | 2.125 | 3.375 | 4.125 | 4.125 | NA | NA |
| Manufactured Home | NA | NA | NA | NA | NA | NA | NA | NA | NA |
| 2-4 Units | 0.000 | 0.000 | 0.375 | 0.375 | 0.625 | 0.625 | 0.625 | 0.625 | NA |
| HB FIX | 0.500 | 0.500 | 0.750 | 0.750 | 1.000 | 1.000 | 1.000 | 1.000 | NA |
| HB ARM | 1.250 | 1.250 | 1.500 | 1.500 | 2.500 | 2.500 | 2.500 | 2.750 | NA |
| Subordinate Financing | 0.625 | 0.625 | 0.625 | 0.875 | 1.125 | 1.125 | 1.125 | 1.875 | 1.875 |
| DIT>40% | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |

**CASH OUT LTV & FICO ADJUSTMENTS**

| FICO / LTV | <=30 | 30.01 - 60 | 60.01 - 70 | 70.01 - 75 | 75.01 - 80 |
|---|---|---|---|---|---|
| >=780 | 0.375 | 0.375 | 0.625 | 0.875 | 1.375 |
| 760-779 | 0.375 | 0.375 | 0.875 | 1.250 | 1.875 |
| 740-759 | 0.375 | 0.375 | 1.000 | 1.625 | 2.375 |
| 720-739 | 0.375 | 0.500 | 1.375 | 2.000 | 2.750 |
| 700-719 | 0.375 | 0.500 | 1.625 | 2.625 | 3.250 |
| 680-699 | 0.375 | 0.625 | 2.000 | 2.875 | 3.750 |
| 660-679 | 0.375 | 0.875 | 2.750 | 4.000 | 4.750 |
| 640-659 | 0.375 | 1.375 | 3.125 | 4.625 | 5.125 |
| <=639 | 0.375 | 1.375 | 3.375 | 4.875 | 5.125 |

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

**CASH OUT ADDITIONAL LLPA**

| FICO / LTV | <=30 | 30.01 - 60 | 60.01 - 70 | 70.01 - 75 | 75.01 - 80 |
|---|---|---|---|---|---|
| Condo | 0.000 | 0.000 | 0.125 | 0.125 | 0.750 |
| NOO | 1.125 | 1.125 | 1.625 | 2.125 | NA |
| 2nd Home | 1.125 | 1.125 | 1.625 | 2.125 | NA |
| Manufactured Home | NA | NA | NA | NA | NA |
| 2-4 Units | 0.000 | 0.000 | 0.375 | 0.375 | NA |
| HB FIX | 1.250 | 1.250 | 1.500 | 1.500 | 1.750 |
| HB ARM | 2.000 | 2.000 | 2.250 | 2.250 | 3.250 |
| Subordinate Financing | 0.625 | 0.625 | 0.625 | 0.875 | 1.125 |
| DIT>40% | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |

| ARM | MARGIN | CAPS | INDEX |
|---|---|---|---|
| 5YR ARM | 2.75 | 2 \ 1 \ 5 | 4.2520% |
| 7YR ARM | 2.75 | 5 \ 1 \ 5 | 4.2520% |

**INDEX - SOFR

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

# JUMBO PREMIER / HIGH BALANCE OK

| JUMBO 30YR | | | JUMBO 15YR | | | JUMBO 7YR ARM | | |
|---|---|---|---|---|---|---|---|---|
| JC30 | 15 day | 30 day | JC15 | 15 day | 30 day | JC76 | 15 day | 30 day |
| 6.250 | (0.630) | (0.505) | 5.750 | 0.429 | 0.554 | 5.375 | 1.276 | 1.401 |
| 6.375 | (0.880) | (0.755) | 5.875 | (0.071) | 0.054 | 5.500 | 0.776 | 0.901 |
| 6.500 | (1.130) | (1.005) | 6.000 | (0.446) | (0.321) | 5.625 | 0.276 | 0.401 |
| 6.625 | (1.505) | (1.380) | 6.125 | (0.821) | (0.696) | 5.750 | (0.099) | 0.026 |
| 6.750 | (1.755) | (1.630) | 6.250 | (1.071) | (0.946) | 5.875 | (0.474) | (0.349) |
| 6.875 | (1.880) | (1.755) | 6.375 | (1.321) | (1.196) | 6.000 | (0.849) | (0.724) |
| 7.000 | (2.005) | (1.880) | 6.500 | (1.571) | (1.446) | 6.125 | (0.974) | (0.849) |
| 7.125 | (2.130) | (2.005) | 6.625 | (1.696) | (1.571) | 6.250 | (1.099) | (0.974) |
| 7.250 | (2.255) | (2.130) | 6.750 | (1.821) | (1.696) | 6.375 | (1.224) | (1.099) |
| 7.375 | (2.375) | (2.255) | 6.875 | (1.946) | (1.821) | 6.500 | (1.349) | (1.224) |
| 7.500 | (2.375) | (2.375) | 7.000 | (2.071) | (1.946) | 6.625 | (1.375) | (1.349) |
| 7.625 | (2.375) | (2.375) | 7.125 | (2.196) | (2.071) | 6.750 | (1.375) | (1.375) |
| 7.750 | (2.375) | (2.375) | 7.250 | (2.321) | (2.196) | | | |

| | <=60 | 60.01-65 | 65.01-70 | 70.01-75 | 75.01-80 |
|---|---|---|---|---|---|
| 800+ | (0.500) | (0.500) | (0.250) | 0.000 | 0.000 |
| 780-799 | (0.500) | (0.500) | (0.250) | 0.000 | 0.000 |
| 760-779 | (0.250) | (0.250) | 0.000 | 0.000 | 0.000 |
| 740-759 | (0.250) | (0.250) | 0.000 | 0.000 | 0.000 |
| 720-739 | (0.250) | (0.250) | 0.000 | 0.000 | 0.000 |

| | |
|---|---|
| PURCHASE BONUS | (0.375) |
| CASH OUT | 0.250 |
| INVESTMENT | 0.250 |
| ESCROW WAIVER | 0.125 |
| CONDO>65% | 0.125 |
| CO-OP | 0.750 |
| SECOND HOME | 0.125 |
| 2-4 UNITS LTV<=65% | 0.125 |
| 2-4 UNITS LTV>65% | 0.250 |
| LAMT>$2MM | 0.125 |

**Qualifying Rate:** 5yr ARM - Higher of noter rate + 2% or FIR*
10yr / 7yr ARM - Higher of Note Rate or FIR

2.75 Margin / 5/1/5 CAP

**STATE Bonus 0.250 - AK, AL, AR, AZ, DE, HI, IA, ID, IN,KS, KY,LA,MA, ME, MI, MN, MO, MS, MT, NC, ND, NE, NH, NM, OH, OK, OR, PA, RI, SC, SD, TN, UT, VT,WA, WI, WV, WY**

*FIR - Fully Indexed Rate

**State Adjustment 0.25 Hit - CO**

Appraisal - LAMT<+$1mm One full appraisal / LAMT>$2mm Two full appraisals ordered from two different AMC's

****Delegated Jumbo / Minimum loan amount - Conforming loan amount +$1($726,201 / 1 unit)**

**When the subject property is located in a depreciating market, the maximum LTV/CLTV/HCLTV is reduced by % as shown in the matrix**

# JUMBO EXPRESS

| JUMBO 30YR | | | JUMBO 15YR | | | JUMBO 5YR ARM | | | JUMBO 7YR ARM | | | JUMBO 10YR ARM | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| JM30 | 15 day | 30 day | JM15 | 15 day | 30 day | JM56 | 15 day | 30 day | JM76 | 15 day | 30 day | JM106 | 15 day | 30 day |
| 7.000 | (1.556) | (1.431) | 7.375 | (3.315) | (3.190) | 7.500 | (3.020) | (2.895) | 7.375 | (2.815) | (2.690) | 7.375 | (2.520) | (2.395) |
| 6.875 | (1.246) | (1.121) | 7.250 | (3.137) | (3.012) | 7.375 | (2.892) | (2.767) | 7.250 | (2.639) | (2.514) | 7.250 | (2.342) | (2.217) |
| 6.750 | (0.993) | (0.868) | 7.125 | (2.943) | (2.818) | 7.250 | (2.715) | (2.590) | 7.125 | (2.446) | (2.321) | 7.125 | (2.149) | (2.024) |
| 6.625 | (0.666) | (0.541) | 7.000 | (2.685) | (2.560) | 7.125 | (2.522) | (2.397) | 7.000 | (2.190) | (2.065) | 7.000 | (1.892) | (1.767) |
| 6.500 | (0.373) | (0.248) | 6.875 | (2.388) | (2.263) | 7.000 | (2.266) | (2.141) | 6.875 | (1.839) | (1.714) | 6.875 | (1.531) | (1.406) |
| 6.375 | (0.080) | 0.045 | 6.750 | (2.080) | (1.955) | 6.875 | (1.922) | (1.797) | 6.750 | (1.534) | (1.409) | 6.750 | (1.225) | (1.100) |
| 6.250 | 0.203 | 0.328 | 6.625 | (1.758) | (1.633) | 6.750 | (1.617) | (1.492) | 6.625 | (1.215) | (1.090) | 6.625 | (0.904) | (0.779) |
| 6.125 | 0.547 | 0.672 | 6.500 | (1.404) | (1.279) | 6.625 | (1.297) | (1.172) | 6.500 | (0.826) | (0.701) | 6.500 | (0.513) | (0.388) |
| 6.000 | 0.940 | 1.065 | 6.375 | (1.050) | (0.925) | 6.500 | (0.918) | (0.793) | 6.375 | (0.475) | (0.350) | 6.375 | (0.161) | (0.036) |
| 5.875 | 1.427 | 1.552 | 6.250 | (0.581) | (0.456) | 6.375 | (0.567) | (0.442) | 6.250 | (0.013) | 0.112 | 6.250 | 0.315 | 0.440 |
| 5.750 | 1.947 | 2.072 | 6.125 | (0.133) | (0.008) | 6.250 | (0.119) | 0.006 | 6.125 | 0.437 | 0.562 | 6.125 | 0.742 | 0.867 |
| 5.625 | 2.499 | 2.624 | 6.000 | 0.377 | 0.502 | 6.125 | 0.361 | 0.486 | 6.000 | 0.974 | 1.099 | 6.000 | 1.294 | 1.419 |
| 5.500 | 3.063 | 3.188 | 5.875 | 0.848 | 0.973 | Margin 2.75 / Caps 2/1/5 | | | Margin 2.75 / Caps 5/1/5 | | | Margin 2.75 / Caps 5/1/5 | | |

## LOAN LEVEL PRICE ADJUSTMENTS

| | CLTV** | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Credit Score | 0-50 | 50.01-55 | 55.01-60 | 60.01 -65 | 65.01 -70 | 70.01 -75 | 75.01 -80 | 80.01 -85 | 85.01 -90 | 90.01 - |
| **Primary Purchase** | | | | | | | | | | |
| 800+ | (1.090) | (1.090) | (0.965) | (0.965) | (0.840) | (0.590) | (0.340) | 0.660 | 1.160 | na |
| 780-799 | (1.090) | (1.090) | (0.965) | (0.965) | (0.840) | (0.590) | (0.340) | 0.660 | 1.160 | na |
| 760-779 | (0.965) | (0.965) | (0.965) | (0.840) | (0.715) | (0.465) | (0.215) | 0.660 | 1.660 | na |
| 740-759 | (0.840) | (0.840) | (0.840) | (0.715) | (0.590) | (0.215) | (0.090) | 0.910 | 1.910 | na |
| 720-739 | (0.715) | (0.715) | (0.590) | (0.465) | (0.215) | (0.090) | (0.090) | 1.160 | 2.160 | na |
| 700-719 | (0.465) | (0.465) | (0.340) | (0.090) | (0.090) | (0.090) | 0.410 | 1.660 | 2.160 | na |
| 680-699 | (0.215) | (0.215) | (0.090) | (0.090) | 0.410 | 0.910 | 1.410 | 2.160 | 2.660 | na |
| 660-679 | (0.090) | (0.090) | (0.090) | 0.410 | 0.660 | 1.410 | 2.410 | 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 | 0.160 | 1.160 | 2.160 | na |
| 700-719 | (0.215) | (0.215) | (0.090) | 0.160 | 0.160 | 0.160 | 0.660 | 1.660 | 2.160 | na |
| 680-699 | 0.035 | 0.035 | 0.160 | 0.160 | 0.660 | 1.160 | 1.660 | 2.160 | 2.660 | na |
| 660-679 | 0.160 | 0.160 | 0.160 | 0.660 | 0.910 | 1.660 | 2.660 | 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 | 1.160 | na | na | na |
| 700-719 | (0.215) | (0.215) | 0.035 | 0.285 | 0.535 | 0.910 | 1.660 | na | na | na |
| 680-699 | 0.035 | 0.035 | 0.285 | 0.285 | 1.035 | 1.910 | 2.660 | 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 | 1.410 | na | na | na |
| 700-719 | (0.215) | (0.215) | 0.160 | 0.410 | 0.660 | 0.910 | 1.960 | na | na | na |
| 680-699 | 0.035 | 0.035 | 0.410 | 0.410 | 1.160 | 1.910 | 2.980 | na | na | na |
| 660-679 | 0.160 | 0.160 | 0.410 | 0.910 | 1.410 | 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 | 1.860 | na | na | na |
| 700-719 | 0.035 | 0.035 | 0.410 | 0.660 | 0.910 | 1.160 | 2.410 | na | na | na |
| 680-699 | 0.285 | 0.285 | 0.660 | 0.660 | 1.410 | 2.160 | 3.500 | na | na | na |
| 660-679 | 0.410 | 0.410 | 0.660 | 1.160 | 1.720 | 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 | 1.950 | na | na | na | na |
| 680-699 | 0.285 | 0.285 | 0.785 | 0.785 | 1.825 | 2.950 | na | na | na | na |
| 660-679 | na | na | na | na | na | na | na | na | na | na |

**Jumbo EXPRESS Lock Cut Off Time 3:30 PM PST**

**CASH OUT ON 2-4 UNITS INVESTMENT PROPERTIES AVAILABLE**

**with AUS**

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

**CLTV should be calculated using the unpaid principal balance on all closed-end subordinate financing and the full amount of any HELOCs (whether or not funds have been drawn).

***Minimum Loan Amount - $1 higher than High Balance**

# 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 |
| 5.000 | 0.802 | 0.852 | 5.250 | (0.374) | (0.324) | 5.375 | (1.029) | (0.984) | 6.250 | (2.555) | (2.493) | 5.125 | 3.201 | 3.245 |
| 5.125 | 0.128 | 0.178 | 5.375 | (0.724) | (0.646) | 5.500 | (1.569) | (1.524) | 6.375 | (1.451) | (1.403) | 5.250 | 2.659 | 2.704 |
| 5.250 | (0.374) | (0.324) | 5.490 | (1.217) | (1.139) | 5.625 | (2.099) | (2.054) | 6.500 | (2.026) | (1.978) | 5.375 | 3.246 | 3.291 |
| 5.375 | (0.724) | (0.646) | 5.500 | (1.370) | (1.292) | 5.750 | (2.622) | (2.577) | 6.625 | (2.533) | (2.485) | 5.500 | 2.706 | 2.751 |
| 5.490 | (1.217) | (1.139) | 5.625 | (1.920) | (1.841) | 5.875 | (2.091) | (2.046) | 6.750 | (3.023) | (2.975) | 5.625 | 2.176 | 2.221 |
| 5.500 | (1.370) | (1.292) | 5.750 | (2.234) | (2.156) | 6.000 | (2.608) | (2.563) | 6.875 | (1.798) | (1.751) | 5.750 | 1.653 | 1.698 |
| 5.625 | (1.920) | (1.841) | 5.875 | (1.794) | (1.731) | 6.125 | (3.116) | (3.071) | 6.990 | (2.294) | (2.246) | 5.875 | 2.184 | 2.229 |
| 5.750 | (2.234) | (2.156) | 5.990 | (2.355) | (2.292) | 6.250 | (3.620) | (3.575) | 7.000 | (2.339) | (2.291) | 6.000 | 1.667 | 1.712 |

## FHA / VA ADJUSTMENTS

| FHA | <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 - 739 | (0.420) | (0.420) | (0.420) | (0.420) | (0.420) | (0.420) |
| 700 - 719 | (0.280) | (0.280) | (0.280) | (0.280) | (0.280) | (0.280) |
| 660 - 699 | (0.150) | (0.150) | (0.150) | (0.150) | (0.150) | (0.150) |
| 640 - 659 | 0.200 | 0.200 | 0.200 | 0.200 | 0.200 | 0.200 |
| 620 - 639 | 0.700 | 0.700 | 0.700 | 0.700 | 0.700 | 0.700 |
| 600 - 619 | 1.150 | 1.150 | 1.150 | 1.150 | 1.150 | 1.150 |
| 580 - 599 | 1.900 | 1.900 | 1.900 | 1.900 | 1.900 | 1.900 |

| VA | <70 | 70-79.9 | 80-89.9 | 90-94.9 | 95-99.9 | >=100 |
|---|---|---|---|---|---|---|
| >=720 | (0.050) | (0.050) | (0.050) | (0.050) | (0.050) | (0.050) |
| 700-719 | 0.050 | 0.050 | 0.050 | 0.050 | 0.050 | 0.050 |
| 680-699 | 0.080 | 0.080 | 0.080 | 0.080 | 0.080 | 0.080 |
| 660-679 | 0.080 | 0.080 | 0.080 | 0.080 | 0.080 | 0.080 |
| 640-659 | 0.550 | 0.550 | 0.550 | 0.550 | 0.550 | 0.550 |
| 620-639 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| 600-619 | 1.350 | 1.350 | 1.350 | 1.350 | 1.350 | 1.350 |
| 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 | 0.750 | LAMT<=$110,000 | 0.300 | DC, HI, ID, MA, UT, WA | 0.070 | VA IRRRL FICO 640-659 | 0.250 |
| (LTV based off total loan amount) | | 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 | *Not Available for High Balance | |

# FHA DPA

| NHF FHA 1st with 10Yr Fully Amortizing DPA | | | |
|---|---|---|---|
| Rate | 3030NHFAS | | |
| | 15 | 30 | 45 |
| 6.990 | (1.283) | (1.166) | (0.977) |
| 7.000 | (1.313) | (1.196) | (1.007) |
| 7.125 | (1.777) | (1.660) | (1.471) |
| 7.250 | (2.220) | (2.103) | (1.914) |
| 7.375 | (1.999) | (1.851) | (1.625) |
| 7.490 | (2.451) | (2.303) | (2.077) |
| 7.500 | (2.481) | (2.333) | (2.107) |

| NHF DPA 10Yr Fully Amortizing Second | |
|---|---|
| 8.990 | 0.000 |
| 9.000 | 0.000 |
| 9.125 | 0.000 |
| 9.250 | 0.000 |
| 9.375 | 0.000 |
| 9.490 | 0.000 |
| 9.500 | 0.000 |

**PRICE ADJUSTMENTS**

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

| DTI | Fee |
|---|---|
| DTI >50 | 0.000 |

| Property Type | Fee |
|---|---|
| Manufactured Home | 0.250 |
| 2-Units | 0.250 |

## FHA 100% DPA Program Comments

DPA Second is 3.50% of Purchase Price or Appraised Value whichever is less •
DPA 10Yr Fixed Fully Amortizing Plus 2% of the 1st Lien Rate •
DTI per DU Approval •

Manufactured Housing (Double Wide Only) •
SFR, 2 Units, PUDs, Townhomes, Condo (must not be in litigation) •
Minimum FICO Score 600

Full UW approval is needed to lock / No prelock is allowed

**FHA DPA Lock Cut Off Time 2:30 PM PST TODAY**

# OPTIMAL PORTFOLIO ARM

| 5/6 Month ARM (PO56) | |
|---|---|
| Rate Cap: 2/1/6 | Margin: 3% |
| **6.250%** | **(0.250)** |
| **6.375%** | **(0.375)** |
| **6.500%** | **(0.500)** |
| **6.625%** | **(0.625)** |
| **6.750%** | **(0.750)** |

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

| Investment Properties | | | | |
|---|---|---|---|---|
| | Purchase/ R&T Refi | | Cash-Out Refi | |
| 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% |

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

| PRICE ADJUSTMENTS | |
|---|---|
| No Impound | 0.125% |

**Index: 30 DAY SOFR**

| | |
|---|---|
| Qualifying Ratios | 43% |
| FICO | 680 with price adjustment |
| Asset Documentation | 1 month Bank Statement |
| Qualifying Rate | 5/6 ARM: Note Rate + 1% / 7/6 ARM: Initial Note Rate |
| Reserves | O/O : 3 months PITIA ; 2nd / NOO : 6 months PITIA |
| Gift | Gift is not allowed for Investment and Foreign National borrowers. |
| Eligible Property | SFR, PUDs, Condo, 2-4 Units |
| Appraisal Requirement | **Two appraisal reports required when loan amount is over $1.5MM** |
| Allowed # of late payments (w/in last 24 mos. from application date) | Housing: 0x 30d in last 12 mo.; 2x 30d in the last 24 mo.<br>Installment (opened accts only): 3x 30d in last 12 mo.; 4x 30d or 3x 60d in last 24 mo.<br>Revolving (opened accts only): 4x 30d in last 12 mo.; 5x 30d or 4x 60d in last 24 mo. |

| | |
|---|---|
| Income Documentation | Salary Borrowers- Full Verification of Employment<br>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<br>Self-Employed Borrowers (commission<25%) - VOE |
| Eligible States | CA, TX, NV |
| Adverse Credit History | BK- 4 years; Foreclosure & Short Sale- 4 years; Collection, Judgements & Charge offs - None but, must be paid prior or at closing if amt > than $250 |
| Prepayment Penalty | No prepayment penalty |
| Foreign National | Copy of passport, valid VISA, and proof of ESTA Approval (for borrowers on VISA Wavier Program)<br>Borrower must have U.S. address when applying for loan<br>Foreign assets (downpayment, closing costs, and reserves) must be transferred to a U.S. account prior to approval.<br>12 Months PITIA and DTI Ratio:38% |

**Qualifying Rate**

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

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

CAPITALEND HOME LOANS

# SERIES V - DSCR

| 5/6 ARM | | 7/6 ARM | | 15YR FIXED | | 30YR FIXED | |
|---|---|---|---|---|---|---|---|
| IS56 | | IS76 | | IS15 | | IS30 | |
| RATE | 30 DAY | RATE | 30 DAY | RATE | 30 DAY | RATE | 30 DAY |
| 6.125 | 2.405 | 6.125 | 2.455 | 6.125 | 2.405 | 6.125 | 2.555 |
| 6.250 | 1.530 | 6.250 | 1.580 | 6.250 | 1.530 | 6.250 | 1.680 |
| 6.375 | 0.655 | 6.375 | 0.705 | 6.375 | 0.655 | 6.375 | 0.805 |
| 6.500 | (0.220) | 6.500 | (0.170) | 6.500 | (0.220) | 6.500 | (0.070) |
| 6.625 | (0.939) | 6.625 | (0.889) | 6.625 | (0.939) | 6.625 | (0.789) |
| 6.750 | (1.657) | 6.750 | (1.607) | 6.750 | (1.657) | 6.750 | (1.507) |
| 6.875 | (2.345) | 6.875 | (2.295) | 6.875 | (2.345) | 6.875 | (2.195) |
| 7.000 | (3.032) | 7.000 | (2.982) | 7.000 | (3.032) | 7.000 | (2.882) |
| 7.125 | (3.720) | 7.125 | (3.670) | 7.125 | (3.720) | 7.125 | (3.570) |
| 7.250 | (4.407) | 7.250 | (4.357) | 7.250 | (4.407) | 7.250 | (4.257) |
| 7.375 | (5.095) | 7.375 | (5.045) | 7.375 | (5.095) | 7.375 | (4.945) |
| 7.500 | (5.782) | 7.500 | (5.732) | 7.500 | (5.782) | 7.500 | (5.632) |
| 7.625 | (6.345) | 7.625 | (6.295) | 7.625 | (6.345) | 7.625 | (6.195) |
| 7.750 | (6.814) | 7.750 | (6.764) | 7.750 | (6.814) | 7.750 | (6.664) |
| 7.875 | (7.283) | 7.875 | (7.233) | 7.875 | (7.283) | 7.875 | (7.133) |
| 8.000 | (7.752) | 8.000 | (7.702) | 8.000 | (7.752) | 8.000 | (7.602) |
| 8.125 | (8.189) | 8.125 | (8.139) | 8.125 | (8.189) | 8.125 | (8.039) |
| 8.250 | (8.627) | 8.250 | (8.577) | 8.250 | (8.627) | 8.250 | (8.477) |
| 8.375 | (9.002) | 8.375 | (8.952) | 8.375 | (9.002) | 8.375 | (8.852) |
| 8.500 | (9.377) | 8.500 | (9.327) | 8.500 | (9.377) | 8.500 | (9.227) |
| 8.625 | (9.752) | 8.625 | (9.702) | 8.625 | (9.752) | 8.625 | (9.602) |
| 8.750 | (10.127) | 8.750 | (10.077) | 8.750 | (10.127) | 8.750 | (9.977) |
| 8.875 | (10.502) | 8.875 | (10.452) | 8.875 | (10.502) | 8.875 | (10.352) |

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

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

** Qualifying Rate: Note Rate*

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

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

*1) Prepayment penalties not allowed in AK, KS, MI, MN, NM, OH, and RI*
*2) Prepayment penalties not allowed on loans vested to individuals in IL and NJ*
*3) Prepayment penalties not allowed on loan amounts less than $301,022 in PA*
*4) Only declining prepayment penalty structures allowed in MS*
*5) PPP cannot exceed 1% of the loan balance in the first 5 years for 1-2 units in OH.*

| 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+ | (1.500) | (1.375) | (1.250) | (0.875) | (0.250) | 0.250 | 1.875 |
| | 740-759 | (1.500) | (1.375) | (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 | 1.750 | 4.125 |
| | 680-699 | (0.500) | (0.125) | 0.125 | 1.000 | 2.500 | 3.750 | NA |
| | 660-679 | 0.000 | 0.375 | 0.875 | 1.625 | 3.000 | 5.500 | NA |
| | 640-659 | 3.000 | 3.500 | 4.000 | 4.500 | 5.000 | 6.000 | NA |
| | 620-639 | NA | NA | NA | NA | NA | NA | NA |
| | 600-619 | NA | NA | NA | NA | NA | NA | NA |
| DSCR Additional Adjustments | DSCR>=1.25 | (0.500) | (0.500) | (0.500) | (0.625) | (0.625) | (0.625) | (0.625) |
| | DSCR 1.00 - 1.24 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| | DSCR 0.75-0.99 | 0.500 | 0.625 | 0.750 | 1.000 | 1.500 | 2.375 | NA |
| | DSCR <0.75 | 1.750 | 2.000 | 2.000 | 2.750 | 3.000 | 4.375 | NA |
| **Price Adj.** | | **<=50** | **50.01-55** | **55.01-60** | **60.01-65** | **65.01-70** | **70.01-75** | **75.01-80** |
| Housing History | 1x30x12 | 0.250 | 0.250 | 0.250 | 0.250 | 0.250 | 0.250 | NA |
| | 0x60x12 | 0.375 | 0.375 | 0.375 | 0.500 | 0.500 | 0.500 | NA |
| Housing Event Seasoning | >=36 Mo | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | NA |
| | 24 - 35 Mo | 0.500 | 0.500 | 0.500 | 0.500 | 0.500 | 0.500 | NA |
| Loan Balance | <=$150,000 | 0.750 | 0.750 | 0.875 | 0.875 | 0.875 | 1.750 | 2.000 |
| | $150,001 - $250,000 | 0.250 | 0.250 | 0.250 | 0.250 | 0.250 | 0.250 | 0.500 |
| | $250,001 - $500,000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| | $500,001 - $1,000,000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| | $1,000,001 - $1,500,000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.500 |
| | $1,500,001 - $2,000,000 | 0.000 | 0.000 | 0.125 | 0.125 | 0.250 | 0.500 | NA |
| | $2,000,001 - $2,500,000 | 0.375 | 0.375 | 0.500 | 0.750 | 1.000 | NA | NA |
| | $2,500,001 - $3,000,000 | 0.750 | 0.750 | 0.750 | 1.125 | 1.250 | NA | NA |
| | $3,000,001 - $3,500,000 | 1.500 | 1.500 | 1.500 | 1.500 | 2.000 | NA | NA |
| Purpose | Cash-Out & FICO>=700 | 0.375 | 0.375 | 0.375 | 0.500 | 0.750 | 1.250 | NA |
| | Cash-Out & FICO<700 | 0.750 | 0.750 | 0.750 | 0.875 | 1.250 | 1.750 | NA |
| Property Type | Condo | 0.125 | 0.125 | 0.125 | 0.250 | 0.500 | 0.750 | NA |
| | Condotel | 1.375 | 1.375 | 1.375 | 1.375 | 1.375 | 1.375 | NA |
| | 2-4 Unit | 0.500 | 0.500 | 0.500 | 0.500 | 0.625 | 0.750 | NA |
| State | CT, IL, NJ, NY | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.250 | 0.500 |
| Amortization | 40 yr. Maturity | | | | 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 | 0.250 |



EQUAL HOUSING OPPORTUNITY

Lock Cut-Off Time 4:30 PM PST

lockdesk@capitalend.com
CLW

# SERIES V - FOREIGN NATIONAL DSCR

| 5/6 ARM | | 7/6 ARM | | 15YR FIXED | | 30YR FIXED | |
|---|---|---|---|---|---|---|---|
| ISFN56 | | ISFN76 | | ISFN15 | | ISFN30 | |
| RATE | 30 DAY | RATE | 30 DAY | RATE | 30 DAY | RATE | 30 DAY |
| 6.125 | 2.905 | 6.125 | 2.955 | 6.125 | 2.905 | 6.125 | 3.055 |
| 6.250 | 2.030 | 6.250 | 2.080 | 6.250 | 2.030 | 6.250 | 2.180 |
| 6.375 | 1.155 | 6.375 | 1.205 | 6.375 | 1.155 | 6.375 | 1.305 |
| 6.500 | 0.280 | 6.500 | 0.330 | 6.500 | 0.280 | 6.500 | 0.430 |
| 6.625 | (0.439) | 6.625 | (0.389) | 6.625 | (0.439) | 6.625 | (0.289) |
| 6.750 | (1.157) | 6.750 | (1.107) | 6.750 | (1.157) | 6.750 | (1.007) |
| 6.875 | (1.845) | 6.875 | (1.795) | 6.875 | (1.845) | 6.875 | (1.695) |
| 7.000 | (2.532) | 7.000 | (2.482) | 7.000 | (2.532) | 7.000 | (2.382) |
| 7.125 | (3.220) | 7.125 | (3.170) | 7.125 | (3.220) | 7.125 | (3.070) |
| 7.250 | (3.907) | 7.250 | (3.857) | 7.250 | (3.907) | 7.250 | (3.757) |
| 7.375 | (4.595) | 7.375 | (4.545) | 7.375 | (4.595) | 7.375 | (4.445) |
| 7.500 | (5.282) | 7.500 | (5.232) | 7.500 | (5.282) | 7.500 | (5.132) |
| 7.625 | (5.845) | 7.625 | (5.795) | 7.625 | (5.845) | 7.625 | (5.695) |
| 7.750 | (6.314) | 7.750 | (6.264) | 7.750 | (6.314) | 7.750 | (6.164) |
| 7.875 | (6.783) | 7.875 | (6.733) | 7.875 | (6.783) | 7.875 | (6.633) |
| 8.000 | (7.252) | 8.000 | (7.202) | 8.000 | (7.252) | 8.000 | (7.102) |
| 8.125 | (7.689) | 8.125 | (7.639) | 8.125 | (7.689) | 8.125 | (7.539) |
| 8.250 | (8.127) | 8.250 | (8.077) | 8.250 | (8.127) | 8.250 | (7.977) |
| 8.375 | (8.502) | 8.375 | (8.452) | 8.375 | (8.502) | 8.375 | (8.352) |
| 8.500 | (8.877) | 8.500 | (8.827) | 8.500 | (8.877) | 8.500 | (8.727) |
| 8.625 | (9.252) | 8.625 | (9.202) | 8.625 | (9.252) | 8.625 | (9.102) |
| 8.750 | (9.627) | 8.750 | (9.577) | 8.750 | (9.627) | 8.750 | (9.477) |
| 8.875 | (10.002) | 8.875 | (9.952) | 8.875 | (10.002) | 8.875 | (9.852) |
| 9.000 | (10.377) | 9.000 | (10.327) | 9.000 | (10.377) | 9.000 | (10.227) |

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

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

** Qualifying Rate: Note Rate*

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

| Prepay Term[1-4] | Min Price | Max Price |
|---|---|---|
| 60 Months | 94.375 | 104.375 |
| 48 Months | 94.375 | 103.875 |
| 36 Months | 94.375 | 103.375 |
| 24 Months | 94.375 | 102.875 |
| 12 Months | 94.375 | 100.875 |
| No Penalty | 94.375 | 99.375 |

*1) Prepayment penalties not allowed in AK, KS, MI, MN, NM, OH, and RI*
*2) Prepayment penalties not allowed on loans vested to individuals in IL and NJ*
*3) Prepayment penalties not allowed on loan amounts less than $301,022 in PA*
*4) Only declining prepayment penalty structures allowed in MS*
*5) PPP cannot exceed 1% of the loan balance in the first 5 years for 1-2 units in OH.*

| 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 | 1.000 | 2.500 | 3.750 |
| | Foreign Credit | (0.500) | 0.000 | 0.125 | 1.000 | 2.500 | 3.750 |
| 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% | 0.500 | 0.625 | 0.750 | 1.000 | NA | NA |
| | <0.75 | 1.750 | 2.000 | 2.000 | 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 |

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

CAPITALEND HOME LOANS

# Series O: Expanded Prime

| 30 YR Fixed | | | 5/6 ARM | | |
|---|---|---|---|---|---|
| OEP30 | | | OEP56 | | |
| RATE | 30 DAYS | 45 DAYS | RATE | 30 DAYS | 45 DAYS |
| 9.000 | (6.507) | (6.357) | 9.000 | (6.707) | (6.557) |
| 8.875 | (6.257) | (6.107) | 8.875 | (6.457) | (6.307) |
| 8.750 | (6.007) | (5.857) | 8.750 | (6.207) | (6.057) |
| 8.625 | (5.757) | (5.607) | 8.625 | (5.957) | (5.807) |
| 8.500 | (5.507) | (5.357) | 8.500 | (5.707) | (5.557) |
| 8.375 | (5.257) | (5.107) | 8.375 | (5.457) | (5.307) |
| 8.250 | (5.007) | (4.857) | 8.250 | (5.207) | (5.057) |
| 8.125 | (4.757) | (4.607) | 8.125 | (4.957) | (4.807) |
| 8.000 | (4.507) | (4.357) | 8.000 | (4.707) | (4.557) |
| 7.875 | (4.225) | (4.075) | 7.875 | (4.425) | (4.275) |
| 7.750 | (3.944) | (3.794) | 7.750 | (4.144) | (3.994) |
| 7.625 | (3.632) | (3.482) | 7.625 | (3.832) | (3.682) |
| 7.500 | (3.319) | (3.169) | 7.500 | (3.519) | (3.369) |
| 7.375 | (2.944) | (2.794) | 7.375 | (3.144) | (2.994) |
| 7.250 | (2.569) | (2.419) | 7.250 | (2.769) | (2.619) |
| 7.125 | (2.194) | (2.044) | 7.125 | (2.394) | (2.244) |
| 7.000 | (1.819) | (1.669) | 7.000 | (2.019) | (1.869) |
| 6.875 | (1.382) | (1.232) | 6.875 | (1.582) | (1.432) |
| 6.750 | (0.944) | (0.794) | 6.750 | (1.144) | (0.994) |
| 6.625 | (0.507) | (0.357) | 6.625 | (0.707) | (0.557) |

| Highlights | |
|---|---|
| Max DTI | 55% |
| FICO | 660 |
| Max LTV | 90% |
| 2 -4 units | 85% |

| Cash Out Amount | |
|---|---|
| LTV > 60% | $750k |
| LTV <= 60% | Unlimited Cash Out |

| Loan Amount / Credit | | Income Qualification | |
|---|---|---|---|
| Min Loan Amount | $150K | Full / 24M BS | 90% LTV |
| Max Loan Amount | $3.5M | 12M BS | 90% LTV |
| Mortgage History | 0x30x12 | 12M PnL | 80% LTV |
| Bankruptcy Seasoning | 48mo. | Asset Depletion | 85% LTV, Min 700 FICO |
| FC/SS/DIL Seasoning | 48 mo. | 1099.000 | 90% LTV |

| ARM features | 5/6 ARM | 7/6 ARM |
|---|---|---|
| Margin | 4.00% | 4.00% |
| Caps | 2/1/5 | 5/1/5 |
| Index | SOFR 30D | SOFR 30D |
| Floor | 4.00% | 4.00% |

| Reserve Requirements | |
|---|---|
| $150,000 - $500,000 | 6 Months |
| $500,001 -$1,000,000 | 6 Months |
| $1,000,001 - $2,000,000 | 9 Months |
| $2,000,001 - $3,500,000 | 12 Months |

| | | <=50 | <=55 | <=60 | <=65 | <=70 | <=75 | <=80 | <=85 | <=90 |
|---|---|---|---|---|---|---|---|---|---|---|
| Full Documentation | 780+ | (1.125) | (1.000) | (0.875) | (0.750) | (0.625) | (0.375) | (0.125) | 2.250 | 4.125 |
| | 760 - 779 | (1.000) | (0.875) | (0.750) | (0.625) | (0.500) | (0.250) | (0.125) | 2.500 | 4.250 |
| | 740 - 759 | (1.000) | (0.875) | (0.750) | (0.625) | (0.250) | 0.000 | 0.250 | 3.125 | 5.125 |
| | 720 - 739 | (0.875) | (0.750) | (0.625) | (0.500) | (0.125) | 0.500 | 1.125 | 4.000 | N/A |
| | 700 - 719 | (0.750) | (0.625) | (0.500) | (0.250) | 0.125 | 0.750 | 1.500 | 5.250 | N/A |
| | 680 - 699 | (0.250) | (0.125) | 0.500 | 0.875 | 1.500 | 2.625 | 3.250 | N/A | N/A |
| | 660 - 679 | 0.375 | 0.500 | 1.125 | 1.375 | 2.375 | 3.500 | 4.375 | N/A | N/A |
| Alt Documentation | 780+ | (1.125) | (1.000) | (0.875) | (0.750) | (0.500) | (0.375) | 0.000 | 2.500 | 4.500 |
| | 760 - 779 | (1.000) | (0.875) | (0.750) | (0.625) | (0.375) | (0.250) | 0.000 | 2.625 | 4.750 |
| | 740 - 759 | (1.000) | (0.875) | (0.625) | (0.500) | (0.125) | 0.000 | 0.375 | 3.500 | 6.000 |
| | 720 - 739 | (0.875) | (0.750) | (0.500) | (0.250) | 0.000 | 0.500 | 1.375 | 4.375 | N/A |
| | 700 - 719 | (0.750) | (0.625) | (0.375) | (0.125) | 0.375 | 1.125 | 1.875 | 5.625 | N/A |
| | 680 - 699 | (0.125) | 0.000 | 0.625 | 1.125 | 1.875 | 3.125 | 4.000 | N/A | N/A |
| | 660 - 679 | 0.500 | 0.625 | 1.500 | 1.875 | 2.875 | 3.875 | 4.625 | N/A | N/A |

| | | <=50 | <=55 | <=60 | <=65 | <=70 | <=75 | <=80 | <=85 | <=90 |
|---|---|---|---|---|---|---|---|---|---|---|
| Loan Amount | < $250,000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.250 | 0.250 | 1.000 | 1.500 |
| | > $2M <= $2.5M | 0.000 | 0.000 | 0.125 | 0.250 | 0.250 | 0.500 | 0.625 | N/A | N/A |
| | > $2.5M <= $3.0M | 0.000 | 0.125 | 0.250 | 0.375 | 0.500 | 0.625 | N/A | N/A | N/A |
| | > $3.0M <= $3.5M | 0.250 | 0.250 | 0.500 | 0.625 | N/A | N/A | N/A | N/A | N/A |
| Loan Type | DTI > 50 | 0.000 | 0.125 | 0.250 | 0.250 | 0.250 | 0.375 | 0.500 | N/A | N/A |
| | Interest Only | 0.250 | 0.375 | 0.500 | 0.500 | 0.625 | 0.750 | 1.000 | 1.500 | N/A |
| | No Impound | 0.125 | 0.125 | 0.125 | 0.125 | 0.125 | 0.125 | 0.250 | 0.375 | 0.500 |
| | Purchase Bonus | (0.325) | (0.325) | (0.325) | (0.325) | (0.325) | (0.325) | (0.325) | 0.000 | 0.000 |
| | Cash Out | 0.375 | 0.375 | 0.500 | 0.750 | 0.875 | 1.250 | 1.500 | N/A | N/A |
| | 2nd Home | (0.125) | (0.125) | (0.125) | (0.125) | 0.000 | 0.000 | 0.000 | 0.000 | N/A |
| | Investment | 0.000 | 0.000 | 0.125 | 0.125 | 0.250 | 0.250 | 0.500 | 0.750 | N/A |
| Property | Condo | 0.250 | 0.250 | 0.375 | 0.375 | 0.500 | 0.625 | 0.750 | 1.000 | N/A |
| | Florida Condo | 0.375 | 0.500 | 0.500 | 0.625 | 0.625 | 0.750 | 0.875 | 1.250 | N/A |
| | Non Warrantable Condo | 0.375 | 0.375 | 0.500 | 0.500 | 0.625 | 0.750 | 0.750 | N/A | N/A |
| | 2 - 4 Units | 0.250 | 0.250 | 0.375 | 0.375 | 0.500 | 0.500 | 0.750 | 1.250 | N/A |
| | States* | 0.000 | 0.000 | 0.000 | (0.250) | (0.250) | (0.250) | (0.250) | (0.250) | (0.250) |
| | Florida | 0.000 | 0.000 | 0.000 | 0.125 | 0.250 | 0.375 | 0.500 | 0.875 | 1.000 |
| Full Documentation | Full Doc 1YR | 0.000 | 0.000 | 0.125 | 0.250 | 0.250 | 0.250 | 0.250 | 0.625 | 0.875 |
| | Asset Depletion | (0.250) | (0.250) | (0.250) | (0.250) | (0.250) | (0.250) | (0.250) | 0.000 | N/A |
| | 1099 | 0.250 | 0.250 | 0.375 | 0.375 | 0.500 | 0.625 | 0.625 | 0.875 | 1.125 |
| Alt Documentation | 12mo Bank Statement | 0.000 | 0.000 | 0.000 | 0.000 | 0.125 | 0.250 | 0.250 | 0.750 | 1.125 |
| | 12mo CPA P&L | 0.000 | 0.000 | 0.000 | 0.000 | 0.375 | 0.500 | 0.750 | N/A | N/A |
| | WVOE | (0.250) | (0.250) | (0.250) | (0.250) | (0.125) | 0.000 | 0.000 | N/A | N/A |
| Prepay (Investment Only) | 5 YR | (0.750) | (0.750) | (0.750) | (0.750) | (0.750) | (0.750) | (0.750) | (0.750) | N/A |
| | 4 YR | (0.375) | (0.375) | (0.375) | (0.375) | (0.375) | (0.375) | (0.375) | (0.375) | N/A |
| | 3 YR | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | N/A |
| | 2 YR | 0.375 | 0.375 | 0.375 | 0.375 | 0.375 | 0.375 | 0.375 | 0.375 | N/A |
| | 1 YR | 0.750 | 0.750 | 0.750 | 0.750 | 0.750 | 0.750 | 0.750 | 0.750 | N/A |
| | No Prepay | 1.125 | 1.125 | 1.125 | 1.125 | 1.125 | 1.125 | 1.125 | 1.125 | N/A |

States* - Other than TX, LA, GA, SC, NC, CO, AZ and FL

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



EQUAL HOUSING OPPORTUNITY

# Series S: Prime

## 30 YR Fixed

SD30

| Rate | 30 Day | 45 Day |
|---|---|---|
| 8.125 | (4.375) | (4.225) |
| 8.000 | (4.125) | (3.975) |
| 7.875 | (3.875) | (3.725) |
| 7.750 | (3.625) | (3.475) |
| 7.625 | (3.375) | (3.225) |
| 7.500 | (3.125) | (2.975) |
| 7.375 | (2.875) | (2.725) |
| 7.250 | (2.625) | (2.475) |
| 7.125 | (2.250) | (2.100) |
| 7.000 | (1.875) | (1.725) |
| 6.875 | (1.500) | (1.350) |
| 6.750 | (1.125) | (0.975) |
| 6.625 | (0.750) | (0.600) |
| 6.500 | (0.250) | (0.100) |
| 6.375 | 0.375 | 0.525 |

## FICO & LTV/CLTV

| | | <= 50 | 50.01-55 | 55.01-60 | 60.01-65 | 65.01-70 | 70.01-75 | 75.01-80 | 80.01-85 | 85.01-90 |
|---|---|---|---|---|---|---|---|---|---|---|
| Full Doc / 2YR 1099 | 780+ | (0.875) | (0.875) | (0.750) | (0.625) | (0.500) | (0.375) | (0.125) | 1.750 | 5.750 |
| | 760-779 | (0.875) | (0.875) | (0.625) | (0.625) | (0.500) | (0.375) | 0.000 | 1.875 | 5.750 |
| | 740-759 | (0.750) | (0.750) | (0.500) | (0.500) | (0.250) | (0.125) | 0.125 | 2.250 | 6.125 |
| | 720-739 | (0.375) | (0.375) | (0.125) | (0.125) | 0.000 | 0.250 | 0.750 | 2.750 | 6.250 |
| | 700-719 | (0.250) | (0.250) | 0.000 | 0.000 | 0.375 | 0.875 | 1.375 | 3.625 | 7.125 |
| | 680-699 | (0.125) | 0.000 | 0.125 | 0.375 | 0.875 | 2.000 | 2.125 | 4.375 | N/A |
| | 660-679 | 0.375 | 0.625 | 0.750 | 1.250 | 1.875 | 2.875 | 3.375 | N/A | N/A |
| 12 MO Bank Statements | 780+ | 0.875 | 0.875 | 0.625 | 0.500 | 0.375 | 0.250 | (0.125) | (2.125) | (6.000) |
| | 760-779 | 0.875 | 0.875 | 0.500 | 0.500 | 0.250 | 0.250 | (0.250) | (2.250) | (6.000) |
| | 740-759 | 0.625 | 0.625 | 0.375 | 0.375 | 0.250 | 0.125 | (0.375) | (2.750) | (6.375) |
| | 720-739 | 0.250 | 0.250 | 0.000 | 0.000 | (0.125) | (0.500) | (1.125) | (3.375) | (6.500) |
| | 700-719 | 0.125 | 0.125 | (0.125) | (0.125) | (0.500) | (1.125) | (1.750) | (4.250) | (7.375) |
| | 680-699 | 0.000 | (0.125) | (0.250) | (0.500) | (1.000) | (2.375) | (2.750) | (5.125) | NA |
| | 660-679 | (0.500) | (0.750) | (1.000) | (1.500) | (2.125) | (3.250) | (4.000) | NA | NA |

## 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 |
|---|---|---|---|---|---|---|---|---|---|
| DTI > 43% - 50% | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.125 | 0.125 |
| DTI > 50% | 0.375 | 0.375 | 0.375 | 0.375 | 0.500 | 0.500 | 0.750 | N/A | N/A |
| 30 YR Interest Only | 0.125 | 0.125 | 0.250 | 0.375 | 0.500 | 0.750 | 1.000 | 1.250 | N/A |
| 40 YR Interest Only | 0.250 | 0.250 | 0.375 | 0.500 | 0.625 | 0.875 | 1.125 | N/A | N/A |
| 40yr Fully Am | 0.250 | 0.250 | 0.250 | 0.250 | 0.250 | 0.250 | 0.250 | 0.250 | 0.250 |
| UPB <= 250K | 0.500 | 0.500 | 0.500 | 0.500 | 0.500 | 0.625 | 0.625 | 0.750 | 0.875 |
| UPB 250,001-500,000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| UPB 500,001-750,000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| UPB 750,001 - 1,000,000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| UPB 1,000,001 - 1,500,000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| UPB 1,500,001-2,000,000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| UPB 2,000,001 - 2,500,000 | 0.125 | 0.125 | 0.125 | 0.125 | 0.250 | 0.250 | 0.500 | N/A | N/A |
| UPB 2,500,001 - 3,000,000 | 0.375 | 0.375 | 0.375 | 0.375 | 0.500 | 0.500 | 0.750 | N/A | N/A |
| UPB >3,000,000 | 0.500 | 0.500 | 0.500 | 0.500 | 0.750 | 1.500 | N/A | N/A | N/A |
| Purchase | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| R/T Refi | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.125 | 0.250 | 0.375 | N/A |
| Cash Out / Debt Consolidation | 0.375 | 0.500 | 0.625 | 0.625 | 0.625 | 0.750 | 1.125 | N/A | N/A |
| Investor | 0.125 | 0.125 | 0.250 | 0.250 | 0.375 | 0.375 | 0.375 | N/A | N/A |
| Second Home | 0.125 | 0.125 | 0.250 | 0.250 | 0.250 | 0.250 | 0.250 | 0.375 | N/A |
| Condos/COOPs | 0.125 | 0.125 | 0.125 | 0.125 | 0.125 | 0.250 | 0.250 | 0.500 | N/A |
| Non-Warrantable Condo | 0.250 | 0.250 | 0.250 | 0.250 | 0.250 | 0.375 | 0.500 | N/A | N/A |
| 2-4 Unit Property | 0.250 | 0.250 | 0.250 | 0.250 | 0.250 | 0.375 | 0.500 | 0.500 | 1.500 |
| Asset Utilization1 | 0.000 | 0.000 | 0.125 | 0.125 | 0.125 | 0.125 | 0.125 | N/A | N/A |
| Housing History: 1X30X12 | 0.750 | 0.750 | 0.750 | 0.750 | 0.750 | 0.750 | 0.750 | 1.000 | 1.500 |
| ress Doc - 1yr Tax Return (or 1099) + PnL (1 | 0.125 | 0.125 | 0.125 | 0.125 | 0.125 | 0.125 | 0.125 | 0.500 | 0.500 |
| 24 Month Bank Statements3 | (0.125) | (0.125) | (0.125) | (0.125) | (0.125) | (0.125) | (0.125) | (0.125) | (0.125) |
| 12 Month CPA PnL1 | 0.625 | 0.625 | 0.625 | 0.625 | 0.750 | 0.750 | 0.875 | N/A | N/A |
| 24 Month CPA PnL1 | 0.500 | 0.500 | 0.500 | 0.500 | 0.625 | 0.625 | 0.750 | N/A | N/A |
| WVOE Doc Type1 | 0.250 | 0.250 | 0.250 | 0.250 | 0.250 | 0.500 | 0.625 | N/A | N/A |
| NY, NJ, CT, IL | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.250 | 0.500 |
| Escrow Waiver | 0.125 | 0.125 | 0.125 | 0.125 | 0.125 | 0.125 | 0.125 | 0.250 | 0.250 |

All LLPAs are cumulative

1. Additive to Full Doc FICOxLTV Adjustment

2. Additive to 12 Month Bank Statement FICOxLTV Adjustment

## Prepayment Penalty (Investment Only)

| | |
|---|---|
| 5 YR | (0.375) |
| 4 YR | (0.375) |
| 3 YR | (0.375) |
| 2 YR | 0.000 |
| 1 YR | 0.125 |
| No PPP | 0.750 |

| Highlights | | Cash Out Amount | |
|---|---|---|---|
| Max DTI | 55% | LTV > 70% | $1M |
| FICO | 660 | | |
| Max LTV | 90% | LTV <= 70% | Unlimited Cash Out |
| Condo | 85% | | |

| Loan Amount / Credit | | Reserve Requirements | |
|---|---|---|---|
| Min Loan Amount | $125K | Full Doc - 2YR | 3 Months |
| Max Loan Amount | $3.0M | Bank ST, P&L and WVOE | 6 Months |
| Mortgage History | 1x30x12 | R&T, MAX LTV/CLTV 60% and 0x30x12 | No Reserve |
| Credit Events | 48mo. | | |

# SERIES O - DSCR

| 30 YR Fixed | | | 5/6 ARM | | |
|---|---|---|---|---|---|
| ODC30 | | | ODC56 | | |
| RATE | 30 DAYS | 45 DAYS | RATE | 30 DAYS | 45 DAYS |
| 8.625 | (7.525) | (7.375) | 8.625 | (7.725) | (7.575) |
| 8.500 | (7.275) | (7.125) | 8.500 | (7.475) | (7.325) |
| 8.375 | (7.025) | (6.875) | 8.375 | (7.225) | (7.075) |
| 8.250 | (6.775) | (6.625) | 8.250 | (6.975) | (6.825) |
| 8.125 | (6.494) | (6.344) | 8.125 | (6.694) | (6.544) |
| 8.000 | (6.181) | (6.031) | 8.000 | (6.381) | (6.231) |
| 7.875 | (5.869) | (5.719) | 7.875 | (6.069) | (5.919) |
| 7.750 | (5.556) | (5.406) | 7.750 | (5.756) | (5.606) |
| 7.625 | (5.244) | (5.094) | 7.625 | (5.444) | (5.294) |
| 7.500 | (4.869) | (4.719) | 7.500 | (5.069) | (4.919) |
| 7.375 | (4.494) | (4.344) | 7.375 | (4.694) | (4.544) |
| 7.250 | (4.056) | (3.906) | 7.250 | (4.256) | (4.106) |
| 7.125 | (3.619) | (3.469) | 7.125 | (3.819) | (3.669) |
| 7.000 | (3.119) | (2.969) | 7.000 | (3.319) | (3.169) |
| 6.875 | (2.619) | (2.469) | 6.875 | (2.819) | (2.669) |
| 6.750 | (2.056) | (1.906) | 6.750 | (2.256) | (2.106) |
| 6.625 | (1.494) | (1.344) | 6.625 | (1.694) | (1.544) |
| 6.500 | (0.869) | (0.719) | 6.500 | (1.069) | (0.919) |
| 6.375 | (0.244) | (0.094) | 6.375 | (0.444) | (0.294) |
| 6.250 | 0.444 | 0.594 | 6.250 | 0.244 | 0.394 |

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

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

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

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

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

No Ratio Available

| | | <=50 | <=55 | <=60 | <=65 | <=70 | <=75 | <=80 |
|---|---|---|---|---|---|---|---|---|
| FICO & LTV | 780+ | (0.875) | (0.625) | (0.500) | (0.125) | 0.375 | 0.875 | 1.500 |
| | 760 - 779 | (0.875) | (0.625) | (0.375) | 0.125 | 0.500 | 1.000 | 1.625 |
| | 740 - 759 | (0.750) | (0.500) | (0.250) | 0.125 | 0.500 | 1.000 | 1.625 |
| | 720 - 739 | (0.625) | (0.375) | (0.125) | 0.250 | 0.750 | 1.125 | 1.875 |
| | 700 - 719 | 0.500 | 0.125 | 0.125 | 0.625 | 1.250 | 2.500 | N/A |
| | 680 - 699 | 0.250 | 0.125 | 0.500 | 1.750 | 2.750 | 3.125 | N/A |
| | 660 - 679 | 0.000 | 0.375 | 0.750 | 2.000 | 3.000 | N/A | N/A |
| Credit Event | FC/SS/DIL/BK7 36-47mo | 0.500 | 0.500 | 0.500 | 0.500 | 0.500 | 0.500 | 0.875 |
| DSCR | DSCR ≥ 1.25 | (0.250) | (0.250) | (0.250) | (0.375) | (0.375) | (0.375) | (0.375) |
| | DSCR 1.00 - 1.24 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| | DSCR 0.75 - 0.99 | 0.500 | 0.625 | 0.750 | 0.750 | 0.875 | 1.000 | N/A |
| | DSCR < 0.750 | 1.125 | 1.375 | 1.500 | 1.750 | 2.000 | 2.375 | N/A |

| | | <=55 | <=55 | <=60 | <=65 | <=70 | <=75 | <=80 |
|---|---|---|---|---|---|---|---|---|
| Loan Amount | **<250,000** | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.375 | 0.500 |
| | > 2,000,000 | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Purpose | Purchase | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| | Rate Term | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| | Cash-Out | 0.500 | 0.500 | 0.500 | 0.750 | 1.125 | 1.500 | N/A |
| Other | Interest Only | 0.125 | 0.125 | 0.250 | 0.250 | 0.500 | 0.625 | N/A |
| | 40 YR | 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

SD30

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 8.250 | (5.125) | (4.925) | (4.625) |
| 8.125 | (4.875) | (4.675) | (4.375) |
| 8.000 | (4.625) | (4.425) | (4.125) |
| 7.875 | (4.375) | (4.175) | (3.875) |
| 7.750 | (4.000) | (3.800) | (3.500) |
| 7.625 | (3.625) | (3.425) | (3.125) |
| 7.500 | (3.250) | (3.050) | (2.750) |
| 7.375 | (2.875) | (2.675) | (2.375) |
| 7.250 | (2.625) | (2.425) | (2.125) |
| 7.125 | (2.250) | (2.050) | (1.750) |
| 7.000 | (1.875) | (1.675) | (1.375) |
| 6.875 | (1.375) | (1.175) | (0.875) |
| 6.750 | (0.875) | (0.675) | (0.375) |
| 6.625 | (0.250) | (0.050) | 0.250 |
| 6.500 | 0.500 | 0.700 | 1.000 |

## FICO & LTV/CLTV

| | <= 50 | 50.01-55 | 55.01-60 | 60.01-65 | 65.01-70 | 70.01-75 | 75.01-80 | 80.01-85 | 85.01-90 |
|---|---|---|---|---|---|---|---|---|---|
| 780+ | (1.125) | (1.125) | (0.875) | (0.875) | (0.500) | 0.125 | 1.000 | 4.375 | N/A |
| 760-779 | (1.125) | (1.125) | (0.875) | (0.875) | (0.250) | 0.250 | 1.000 | 4.875 | N/A |
| 740-759 | (1.125) | (0.875) | (0.875) | (0.750) | 0.000 | 0.500 | 1.500 | 5.375 | N/A |
| 720-739 | (0.750) | (0.625) | (0.500) | (0.250) | 0.500 | 1.000 | 2.250 | N/A | N/A |
| 700-719 | (0.500) | (0.250) | (0.125) | 0.000 | 1.000 | 1.500 | 3.250 | N/A | N/A |
| 680-699 | 0.000 | 0.250 | 0.375 | 0.500 | 1.500 | 2.000 | 4.750 | N/A | N/A |
| 660-679 | 1.000 | 1.000 | 1.125 | 1.625 | 2.125 | 3.750 | 5.500 | N/A | N/A |
| 640-659 | 2.250 | 2.500 | 2.625 | 3.250 | 4.000 | 5.000 | 7.125 | N/A | N/A |
| 620-639 | 3.250 | 3.750 | 4.000 | 4.500 | 5.000 | 6.250 | N/A | N/A | N/A |

## Others

| LTV/ CLTV | <= 50 | 50.01-55 | 55.01-60 | 60.01-65 | 65.01-70 | 70.01-75 | 75.01-80 | 80.01-85 | 85.01-90 |
|---|---|---|---|---|---|---|---|---|---|
| No Ratio | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| DSCR 0.75 - 0.99 | 0.625 | 0.625 | 0.750 | 1.125 | 2.000 | 2.250 | 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) | 0.000 | N/A |
| DSCR 1.25 - 1.49 | (0.500) | (0.500) | (0.500) | (0.500) | (0.500) | (0.500) | (0.500) | 0.000 | N/A |
| DSCR => 1.50 | (0.625) | (0.625) | (0.625) | (0.625) | (0.625) | (0.625) | (0.625) | 0.000 | N/A |
| UPB <=150K | 0.500 | 0.500 | 0.500 | 0.500 | 0.500 | 1.250 | 1.500 | 1.750 | N/A |
| UPB >150K - 250K | 0.125 | 0.125 | 0.125 | 0.125 | 0.250 | 0.500 | 0.500 | 0.750 | N/A |
| UPB 250,001-350,000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | N/A |
| UPB 350,001-500,000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | N/A |
| UPB 500,001 - 1,000,000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | N/A |
| UPB 1,000,001 - 1,500,000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 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 |
| UPB >2.5mm - 3.0mm | 0.625 | 0.625 | 0.625 | 0.625 | N/A | 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 | 1.250 | N/A |
| 3-4 Unit Property | 0.125 | 0.125 | 0.125 | 0.375 | 0.500 | 0.625 | 1.500 | 1.500 | N/A |
| 5yr PPP | (0.500) | (0.500) | (0.500) | (0.500) | (0.500) | (0.500) | (0.500) | (0.500) | N/A |
| 4yr PPP | (0.250) | (0.250) | (0.250) | (0.250) | (0.250) | (0.125) | (0.125) | (0.125) | N/A |
| 3yr PPP | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | N/A |
| 2yr PPP | 0.500 | 0.500 | 0.500 | 0.500 | 0.500 | 0.500 | 0.500 | N/A | N/A |
| 1yr PPP | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | N/A | N/A |
| No PPP | 2.000 | 2.000 | 2.000 | 2.000 | 2.000 | 2.000 | 2.000 | N/A | N/A |
| 30 YR IO | 0.125 | 0.125 | 0.250 | 0.250 | 0.375 | 0.500 | 0.875 | N/A | N/A |
| 40 YR IO | 0.500 | 0.500 | 0.500 | 0.500 | 0.625 | 0.750 | 1.000 | N/A | N/A |
| 40yr Fully Am | 0.375 | 0.375 | 0.375 | 0.375 | 0.375 | 0.375 | 0.625 | N/A | N/A |
| Short-Term Rental | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | N/A | N/A | N/A |
| Declining Prepay (i.e. 5/4/3/2/1)** | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 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) | (0.500) | N/A |
| 6 Months Interest Prepay Penalty** | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 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 | 85% | | | 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 | $3.0M | 5 Year | (3.875) | | |
| Mortgage History | 1x30x12 | 3-4Year | (2.875) | Purchase | DSCR 1.500, MAX LTV 75%, FICO 700 w/ 1YR experience on STR / MAX LTV 70% without 1YR |
| Bankruptcy Seasoning | 36 mo. | 2 Year | (1.875) | | |
| FC/SS/DIL Seasoning | 36 mo. | 0 - 1 Year | (0.875) | | |
| Reserve Requirements | | | | | |
| DSCR 1.0 + | Pur / Rate Term | Loan AMT <=$1.5M | | LTV <= 70% | No Reserve |
| DSCR 1.0 + | Pur / Rate Term | Loan AMT <=$1.5M | | LTV > 70% | 6 months |
| DSCR 1.0 + | Pur / Rate Term | Loan AMT > $1.5M | | all LTV | 9 months |
| DSCR 1.0 + | Cash Out | all Loan Amount | | all LTV | 6 months |
| DSCR < 1.0 | Pur / Rate Term | Loan AMT <=$1.5M | | all LTV | 6 months |
| DSCR < 1.0 | Pur / Rate Term | Loan AMT > $1.5M | | all LTV | 9 months |