CAPITALEND
HOME LOANS

PRICING SPECIAL

.250% BONUS

FOR ALL NON-QM PRODUCTS

PRICING SPECIAL ONLY APPLIES TO ALL NEWLY LOCKED LOANS IN THE MONTH OF JULY.

Contact your Account Executive today for details!

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

NQM Price Special >> 0.250% Bonus

Series O - DSCR Program (No Ratio) - Page 8

Series D - 2nd Lien Products - Available w/ Full Doc / DSCR

Expanded Prime 2nd HELOAN - P&L, Bank Statements available

(Please contact AE for Pricing)

NO FICO - FHA / MIN 500 - VA - Check out FHA / VA PORTFOLIO PROGRAM - PG3

CONVENTIONAL LOAN LIMIT

CONFORMING PRODUCT

# OF UNITS	LOAN LIMITS
1	$832,750
2	$1,066,250
3	$1,288,800
4	$1,601,750

HIGH BALANCE / SUPER CONFORMING

LOS ANGELES	$1,249,125
ORANGE	$1,249,125
SAN FRANCISCO	$1,249,125
RIVERSIDE	$832,750
SAN DIEGO	$1,104,000
SAN BERNARDINO	$832,750

LOCK DESK

LOCK EXPIRATION

15 Day	08/12/26
30 Day	08/27/26
45 Day	09/11/26

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.)	3.619%
PRIME RATE	6.750%

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

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CLW

CONFORMING FIXED

CONFORMING 30 YR FIXED

CF30	15 day	30 day	45 day
6.124	0.137	0.262	0.387
6.125	0.093	0.218	0.343
6.250	(0.562)	(0.437)	(0.312)
6.375	(1.072)	(0.947)	(0.822)
6.500	(1.553)	(1.428)	(1.303)
6.625	(1.972)	(1.847)	(1.722)
6.750	(2.482)	(2.357)	(2.232)
6.875	(2.860)	(2.735)	(2.610)
6.990	(2.927)	(2.802)	(2.677)

CONFORMING 20 YR FIXED

CF20	15 day	30 day	45 day
6.000	(0.111)	(0.044)	0.153
6.124	(0.538)	(0.472)	(0.274)
6.125	(0.517)	(0.450)	(0.253)
6.250	(0.186)	(0.117)	0.056
6.375	(0.650)	(0.570)	(0.387)
6.500	(1.087)	(1.004)	(0.817)
6.625	(1.472)	(1.389)	(1.202)
6.750	(1.921)	(1.835)	(1.673)
6.875	(2.331)	(2.243)	(2.079)

CONFORMING 15 YR FIXED

CF15	15 day	30 day	45 day
5.375	0.477	0.602	0.727
5.500	0.036	0.161	0.286
5.625	(0.294)	(0.169)	(0.044)
5.750	(0.644)	(0.519)	(0.394)
5.875	(1.197)	(1.072)	(0.947)
5.990	(1.185)	(1.060)	(0.935)
6.000	(1.459)	(1.334)	(1.209)
6.125	(1.597)	(1.472)	(1.347)
6.250	(1.820)	(1.695)	(1.570)

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
6.124	0.352	0.477	0.602
6.125	0.453	0.578	0.703
6.250	(0.077)	0.048	0.173
6.375	(0.676)	(0.551)	(0.426)
6.500	(1.203)	(1.078)	(0.953)
6.625	(1.604)	(1.479)	(1.354)
6.750	(1.915)	(1.790)	(1.665)
6.875	(2.462)	(2.337)	(2.212)
6.990	(2.675)	(2.550)	(2.425)

HIGH BALANCE 15 YR FIXED

HF15	15 day	30 day	45 day
5.500	2.240	2.365	2.490
5.625	1.771	1.896	2.021
5.750	1.451	1.576	1.701
5.875	1.150	1.275	1.400
5.990	0.727	0.852	0.977
6.000	0.678	0.803	0.928
6.125	0.268	0.393	0.518
6.250	(0.001)	0.124	0.249
6.375	(0.292)	(0.167)	(0.042)

CONFORMING ARM

CONF. 5/6 ARM

CA56	15 day	30 day
5.250	1.314	1.365
5.375	0.919	0.974
5.500	0.596	0.655
5.625	0.280	0.343
5.750	0.042	0.110
5.875	(0.203)	(0.132)
6.000	(0.407)	(0.331)
6.125	(0.703)	(0.623)
6.250	(0.960)	(0.876)

CONF. 7/6 ARM

CA76	15 day	30 day
5.500	1.148	1.207
5.625	0.808	0.871
5.750	0.478	0.545
5.875	0.040	0.111
6.000	(0.264)	(0.188)
6.125	(0.519)	(0.439)
6.250	(0.806)	(0.722)
6.375	(1.186)	(1.098)
6.500	(1.518)	(1.426)

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	3.6190%
7YR ARM	2.75	5 \ 1 \ 5	3.6190%

**INDEX - SOFR

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

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CLW

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
6.000	0.684	0.809	5.375	4.923	5.048	5.250	2.652	2.777
6.125	0.059	0.184	5.500	4.173	4.298	5.375	2.027	2.152
6.250	(0.566)	(0.441)	5.625	3.423	3.548	5.500	1.402	1.527
6.375	(0.941)	(0.816)	5.750	2.673	2.798	5.625	0.902	1.027
6.500	(1.191)	(1.066)	5.875	2.048	2.173	5.750	0.402	0.527
6.625	(1.316)	(1.191)	6.000	1.423	1.548	5.875	(0.098)	0.027
6.750	(1.441)	(1.316)	6.125	0.798	0.923	6.000	(0.473)	(0.348)
6.875	(1.691)	(1.566)	6.250	0.173	0.298	6.125	(0.848)	(0.723)
7.000	(1.941)	(1.816)	6.375	(0.327)	(0.202)	6.250	(1.223)	(1.098)
7.125	(2.066)	(1.941)	6.500	(0.827)	(0.702)	6.375	(1.348)	(1.223)
7.250	(2.191)	(2.066)	6.625	(1.202)	(1.077)	6.500	(1.473)	(1.348)
7.375	(2.316)	(2.191)	6.750	(1.577)	(1.452)	6.625	(1.598)	(1.473)
7.500	(2.441)	(2.316)	6.875	(1.827)	(1.702)	6.750	(1.723)	(1.598)
7.625	(2.566)	(2.441)	7.000	(2.077)	(1.952)	6.875	(1.848)	(1.723)

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

	<=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

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

STATE Bonus 0.250 - AK, AL, AR, AZ, CO, 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

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	(0.458)	(0.333)	7.875	(1.765)	(1.640)	8.000	(1.718)	(1.593)	7.875	(1.340)	(1.215)	7.875	(0.644)	(0.519)
6.875	(0.244)	(0.119)	7.750	(1.579)	(1.454)	7.875	(1.579)	(1.454)	7.750	(1.212)	(1.087)	7.750	(0.505)	(0.380)
6.750	(0.008)	0.117	7.625	(1.393)	(1.268)	7.750	(1.414)	(1.289)	7.625	(1.084)	(0.959)	7.625	(0.367)	(0.242)
6.625	0.226	0.351	7.500	(1.206)	(1.081)	7.625	(1.249)	(1.124)	7.500	(0.956)	(0.831)	7.500	(0.228)	(0.103)
6.500	0.448	0.573	7.375	(1.016)	(0.891)	7.500	(1.084)	(0.959)	7.375	(0.799)	(0.674)	7.375	(0.071)	0.054
6.375	0.732	0.857	7.250	(0.826)	(0.701)	7.375	(0.927)	(0.802)	7.250	(0.642)	(0.517)	7.250	0.085	0.210
6.250	1.046	1.171	7.125	(0.637)	(0.512)	7.250	(0.770)	(0.645)	7.125	(0.485)	(0.360)	7.125	0.242	0.367
6.125	1.391	1.516	7.000	(0.448)	(0.323)	7.125	(0.613)	(0.488)	7.000	(0.329)	(0.204)	7.000	0.398	0.523
6.000	1.752	1.877	6.875	(0.250)	(0.125)	7.000	(0.457)	(0.332)	6.875	(0.176)	(0.051)	6.875	0.544	0.669
5.875	2.160	2.285	6.750	(0.030)	0.095	6.875	(0.300)	(0.175)	6.750	0.012	0.137	6.750	0.732	0.857
5.750	2.600	2.725	6.625	0.190	0.315	6.750	(0.112)	0.013	6.625	0.231	0.356	6.625	0.950	1.075
5.625	3.071	3.196	6.500	0.401	0.526	6.625	0.107	0.232	6.500	0.446	0.571	6.500	1.127	1.252
5.500	3.562	3.687	6.375	0.651	0.776	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+	(0.840)	(0.840)	(0.715)	(0.590)	(0.465)	(0.465)	(0.215)	0.410	0.910	na
780-799	(0.840)	(0.840)	(0.715)	(0.590)	(0.465)	(0.465)	(0.215)	0.410	0.910	na
760-779	(0.715)	(0.715)	(0.715)	(0.590)	(0.465)	(0.340)	(0.090)	0.410	1.410	na
740-759	(0.590)	(0.590)	(0.590)	(0.465)	(0.340)	(0.090)	(0.090)	0.660	1.660	na
720-739	(0.590)	(0.590)	(0.465)	(0.340)	(0.090)	(0.090)	(0.090)	0.910	1.910	na
700-719	(0.340)	(0.340)	(0.340)	(0.090)	(0.090)	(0.090)	0.410	1.410	1.910	na
680-699	(0.090)	(0.090)	(0.090)	(0.090)	0.410	0.910	1.410	1.910	2.410	na
660-679	(0.090)	(0.090)	(0.090)	0.410	0.660	1.410	2.410	na	na	na
Primary NCO Refi										
800+	(0.590)	(0.590)	(0.465)	(0.340)	(0.215)	(0.215)	0.035	0.660	1.160	na
780-799	(0.590)	(0.590)	(0.465)	(0.340)	(0.215)	(0.215)	0.035	0.660	1.160	na
760-779	(0.465)	(0.465)	(0.465)	(0.340)	(0.215)	(0.090)	0.160	0.660	1.660	na
740-759	(0.340)	(0.340)	(0.340)	(0.215)	(0.090)	0.160	0.160	0.910	1.910	na
720-739	(0.340)	(0.340)	(0.215)	(0.090)	0.160	0.160	0.160	1.160	2.160	na
700-719	(0.090)	(0.090)	(0.090)	0.160	0.160	0.160	0.660	1.660	2.160	na
680-699	0.160	0.160	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+	(0.590)	(0.590)	(0.340)	(0.215)	0.160	0.535	1.035	na	na	na
780-799	(0.590)	(0.590)	(0.340)	(0.215)	0.160	0.535	1.035	na	na	na
760-779	(0.465)	(0.465)	(0.340)	(0.215)	0.160	0.660	1.160	na	na	na
740-759	(0.340)	(0.340)	(0.215)	(0.090)	0.285	0.910	1.160	na	na	na
720-739	(0.340)	(0.340)	(0.090)	0.035	0.535	0.910	1.160	na	na	na
700-719	(0.090)	(0.090)	0.035	0.285	0.535	0.910	1.660	na	na	na
680-699	0.160	0.160	0.285	0.285	1.035	1.910	2.660	na	na	na
NOO Purchase										
800+	(0.840)	(0.840)	(0.715)	(0.590)	(0.215)	0.035	0.535	na	na	na
780-799	(0.840)	(0.840)	(0.715)	(0.590)	(0.215)	0.035	0.535	na	na	na
760-779	(0.715)	(0.715)	(0.715)	(0.590)	(0.215)	0.160	0.660	na	na	na
740-759	(0.590)	(0.590)	(0.590)	(0.465)	(0.090)	0.410	0.660	na	na	na
720-739	(0.590)	(0.590)	(0.465)	(0.340)	0.160	0.410	0.660	na	na	na
700-719	(0.340)	(0.340)	(0.340)	(0.090)	0.160	0.410	1.210	na	na	na
680-699	(0.090)	(0.090)	(0.090)	(0.090)	0.660	1.410	2.230	na	na	na
660-679	(0.090)	(0.090)	(0.090)	0.410	0.910	na	na	na	na	na
NOO NCO Refi										
800+	(0.590)	(0.590)	(0.465)	(0.340)	0.035	0.285	0.785	na	na	na
780-799	(0.590)	(0.590)	(0.465)	(0.340)	0.035	0.285	0.785	na	na	na
760-779	(0.465)	(0.465)	(0.465)	(0.340)	0.035	0.410	0.960	na	na	na
740-759	(0.340)	(0.340)	(0.340)	(0.215)	0.160	0.660	1.070	na	na	na
720-739	(0.340)	(0.340)	(0.215)	(0.090)	0.410	0.660	1.110	na	na	na
700-719	(0.090)	(0.090)	(0.090)	0.160	0.410	0.660	1.660	na	na	na
680-699	0.160	0.160	0.160	0.160	0.910	1.660	2.750	na	na	na
660-679	0.160	0.160	0.160	0.660	1.220	na	na	na	na	na
NOO CO Refi										
800+	(0.590)	(0.590)	(0.340)	(0.215)	0.410	1.035	na	na	na	na
780-799	(0.590)	(0.590)	(0.340)	(0.215)	0.410	1.035	na	na	na	na
760-779	(0.465)	(0.465)	(0.340)	(0.215)	0.410	1.160	na	na	na	na
740-759	(0.340)	(0.340)	(0.215)	(0.090)	0.535	1.410	na	na	na	na
720-739	(0.340)	(0.340)	(0.090)	0.035	0.785	1.410	na	na	na	na
700-719	(0.090)	(0.090)	0.035	0.285	0.805	1.450	na	na	na	na
680-699	0.160	0.160	0.285	0.285	1.325	2.450	na	na	na	na
660-679	na	na	na	na	na	na	na	na	na	na

Jumbo EXPRESS Lock Cut Off Time 3:30 PM PST

CASH OUT ON 2-4 UNITS INVESTMENT PROPERTIES AVAILABLE

with AUS

Max Price	102.125	
Additional LLPA	CLTV	
	80.01-85	85.01-90
>80% LTV No MI	0.000	0.000
*Second Home:	Run Pricing Engine	
Loan Amount > $2M	Run Pricing Engine	
DTI > 40%	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**

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CAPITALEND HOME LOANS

FHA / VA FIXED / ARM

FHA / VA 30 YR FIX			FHA / VA 20 YR FIX			FHA / VA 15 YR FIX			FHA / VA HB 30 YR FIX			FHA / VA HB 15 YR FIX		
GF30	15 day	30 day	GF20	15 day	30 day	GF15	15 day	30 day	GJ30	15 day	30 day	GJ15	15 day	30 day
5.500	0.824	0.913	5.500	0.824	0.913	5.375	(0.563)	(0.471)	6.250	(1.203)	(1.012)	5.500	4.148	4.241
5.625	0.416	0.505	5.625	0.416	0.505	5.500	(1.092)	(1.000)	6.375	(1.804)	(1.613)	5.625	3.653	3.745
5.750	(0.125)	(0.022)	5.750	(0.125)	(0.022)	5.625	(1.588)	(1.495)	6.500	(2.380)	(2.189)	5.750	3.927	4.004
5.875	(0.772)	(0.669)	5.875	(0.772)	(0.669)	5.750	(0.923)	(0.846)	6.625	(2.620)	(2.429)	5.875	3.410	3.486
5.990	(1.346)	(1.242)	5.990	(1.346)	(1.242)	5.875	(1.440)	(1.364)	6.750	(1.072)	(0.939)	6.000	2.906	2.982
6.000	(1.396)	(1.293)	6.000	(1.396)	(1.293)	6.000	(1.944)	(1.868)	6.875	(1.598)	(1.465)	6.125	2.436	2.513
6.125	(1.764)	(1.661)	6.125	(1.764)	(1.661)	6.125	(2.414)	(2.337)	6.990	(2.054)	(1.922)	6.250	2.854	2.931
6.250	(2.084)	(1.893)	6.250	(2.084)	(1.893)	6.250	(1.371)	(1.294)	7.000	(2.097)	(1.964)			

FHA / VA ADJUSTMENTS

FHA	<70	70-79.9	80-89.9	90-94.9	95-99.9	>=100
>=740	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)
720 - 739	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)
680 - 719	(0.200)	(0.200)	(0.200)	(0.200)	(0.200)	(0.200)
660 - 679	(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	0.500	0.500	0.500	0.500	0.500	0.500
600 - 619	0.750	0.750	0.750	0.750	0.750	0.750
580 - 599	1.500	1.500	1.500	1.500	1.500	1.500

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	0.050	0.080	0.080	0.080	0.080	0.080
660-679	0.100	0.100	0.100	0.100	0.100	0.100
640-659	0.450	0.450	0.450	0.450	0.450	0.450
620-639	0.750	0.750	0.750	0.750	0.750	0.750
600-619	1.000	1.000	1.000	1.000	1.000	1.000
580-599	1.750	1.750	1.750	1.750	1.750	1.750

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	0.000	*Not Available for High Balance	

FHA / VA PORTFOLIO FIXED

No FICO for FHA

Min FICO for VA 500

FHA PORTFOLIO 30 YR			FHA HB PORTFOLIO 30 YR			VA PORTFOLIO 30 YR			VA HB PORTFOLIO 30 YR		
FP30	15 day	30 day	FHP30	15 day	30 day	VP30	15 day	30 day	VHP30	15 day	30 day
5.500	1.447	1.506	5.875	0.389	0.455	5.500	1.476	1.535	5.875	0.418	0.484
5.625	1.011	1.070	5.990	0.245	0.311	5.625	1.040	1.099	5.990	0.210	0.276
5.750	0.124	0.191	6.000	0.147	0.213	5.750	0.154	0.219	6.000	0.114	0.179
5.875	(0.361)	(0.295)	6.125	(0.279)	(0.214)	5.875	(0.332)	(0.266)	6.125	(0.188)	(0.123)
5.990	(0.755)	(0.689)	6.250	(0.744)	(0.583)	5.990	(0.790)	(0.724)	6.250	(0.779)	(0.618)
6.000	(0.853)	(0.787)	6.375	(1.182)	(1.021)	6.000	(0.886)	(0.821)	6.375	(1.153)	(0.992)
6.125	(1.280)	(1.214)	6.500	(1.251)	(1.090)	6.125	(1.188)	(1.123)	6.500	(1.223)	(1.062)
6.250	(1.744)	(1.583)	6.625	(1.593)	(1.432)	6.250	(1.779)	(1.618)	6.625	(1.440)	(1.278)

ADJUSTMENTS

FICO	ADJ.	FICO	ADJ.
No FICO	2.750	640 - 659	0.100
0 - 579	2.750	660 - 679	0.050
580 - 599	0.625	680 - 699	0.000
600 - 619	0.450	700 - 739	(0.050)
620 - 639	0.150	740+	(0.100)

Other Adjusters		Loan Amount Adjusters	
Cash Out	0.250	> $1.50M	0.200
Manufactured Home	0.625	$1.00M - $1.49M	0.100
2 - 4 units	0.500	$806,501 - $999,999	0.050
Invesmtent	0.625	$150k - $249,999	0.075
VA Cash Out > 90 LTV (FiX)	1.500	$50k - $149,999	0.150
VA Cash Out > 90 LTV (ARM)	0.750	< $50,000	1.000

Temp. Buy down

Note Rate	ADJ.
>=5.250	0.500
>=4.750 and < 5.250	1.250
< 4.750	2.750

State Adjusters - Please run through Pricing Engine

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. Installment (opened accts only): 3x 30d in last 12 mo.; 4x 30d or 3x 60d in last 24 mo. Revolving (opened accts only): 4x 30d in last 12 mo.; 5x 30d or 4x 60d in last 24 mo.

Income Documentation	Salary Borrowers- Full Verification of Employment Self-Employed Borrowers (Sole Prop, Partnership, S Corp., C Corp., & Commission > 25%) YTD P&L & CPA letter to verify SE over last 2-yr; Business license Self-Employed Borrowers (commission<25%) - VOE
Eligible States	CA, TX, NV
Adverse Credit History	BK- 4 years; Foreclosure & Short Sale- 4 years; Collection, Judgements & Charge offs - None but, must be paid prior or at closing if amt > than $250
Prepayment Penalty	No prepayment penalty
Foreign National	Copy of passport, valid VISA, and proof of ESTA Approval (for borrowers on VISA Wavier Program) Borrower must have U.S. address when applying for loan Foreign assets (downpayment, closing costs, and reserves) must be transferred to a U.S. account prior to approval. 12 Months PITIA and DTI Ratio:38%

Qualifying Rate

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

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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
6.000	2.930	6.000	2.980	6.000	2.930	6.000	3.080
6.125	2.212	6.125	2.262	6.125	2.212	6.125	2.362
6.250	1.525	6.250	1.575	6.250	1.525	6.250	1.675
6.375	0.837	6.375	0.887	6.375	0.837	6.375	0.987
6.500	0.150	6.500	0.200	6.500	0.150	6.500	0.300
6.625	(0.475)	6.625	(0.425)	6.625	(0.475)	6.625	(0.325)
6.750	(1.100)	6.750	(1.050)	6.750	(1.100)	6.750	(0.950)
6.875	(1.725)	6.875	(1.675)	6.875	(1.725)	6.875	(1.575)
7.000	(2.350)	7.000	(2.300)	7.000	(2.350)	7.000	(2.200)
7.125	(2.975)	7.125	(2.925)	7.125	(2.975)	7.125	(2.825)
7.250	(3.600)	7.250	(3.550)	7.250	(3.600)	7.250	(3.450)
7.375	(4.132)	7.375	(4.082)	7.375	(4.132)	7.375	(3.982)
7.500	(4.569)	7.500	(4.519)	7.500	(4.569)	7.500	(4.419)
7.625	(5.007)	7.625	(4.957)	7.625	(5.007)	7.625	(4.857)
7.750	(5.444)	7.750	(5.394)	7.750	(5.444)	7.750	(5.294)
7.875	(5.819)	7.875	(5.769)	7.875	(5.819)	7.875	(5.669)
8.000	(6.194)	8.000	(6.144)	8.000	(6.194)	8.000	(6.044)
8.125	(6.569)	8.125	(6.519)	8.125	(6.569)	8.125	(6.419)
8.250	(6.944)	8.250	(6.894)	8.250	(6.944)	8.250	(6.794)
8.375	(7.319)	8.375	(7.269)	8.375	(7.319)	8.375	(7.169)
8.500	(7.632)	8.500	(7.582)	8.500	(7.632)	8.500	(7.482)
8.625	(7.944)	8.625	(7.894)	8.625	(7.944)	8.625	(7.794)
8.750	(8.257)	8.750	(8.207)	8.750	(8.257)	8.750	(8.107)

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	1.375
	740-759	(1.500)	(1.375)	(1.125)	(0.750)	0.000	0.500	1.750
	720-739	(1.125)	(1.000)	(0.875)	(0.500)	0.250	0.750	2.500
	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	0.500	0.500	1.000
	0x60x12	1.000	1.000	1.000	1.500	2.000	NA	NA
Housing Event Seasoning	>=36 Mo	0.000	0.000	0.000	0.000	0.000	0.000	NA
	24 - 35 Mo	1.000	1.000	1.000	1.500	2.000	2.000	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	0.375	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 >= 720	0.500	0.500	0.500	0.625	0.875	1.375	NA
	Cash-Out < 720	0.875	0.875	0.875	1.000	1.375	1.625	NA
Property Type	Condo	0.125	0.125	0.125	0.250	0.500	0.750	NA
	Condotel	1.500	1.500	1.500	1.500	1.500	2.000	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	NA
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)	(1.000)	(1.000)	(1.000)
	48 Months	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)
	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	1.000	1.000	1.000
	No Penalty	1.250	1.250	1.500	1.500	1.500	1.500	1.500
Prepayment Penalty Term Other allowable PPP	60 Months	(0.750)	(0.750)	(0.750)	(0.750)	(0.875)	(0.875)	(0.875)
	48 Months	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(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	0.875	0.875	1.125	1.125	1.125	1.125	1.125
	No Penalty	1.250	1.250	1.500	1.500	1.500	1.500	1.500
Other	Escrow Waiver	0.250	0.250	0.250	0.250	0.250	0.250	0.250

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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
6.000	3.530	6.000	3.580	6.000	3.530	6.000	3.680
6.125	2.812	6.125	2.862	6.125	2.812	6.125	2.962
6.250	2.125	6.250	2.175	6.250	2.125	6.250	2.275
6.375	1.437	6.375	1.487	6.375	1.437	6.375	1.587
6.500	0.750	6.500	0.800	6.500	0.750	6.500	0.900
6.625	0.125	6.625	0.175	6.625	0.125	6.625	0.275
6.750	(0.500)	6.750	(0.450)	6.750	(0.500)	6.750	(0.350)
6.875	(1.125)	6.875	(1.075)	6.875	(1.125)	6.875	(0.975)
7.000	(1.750)	7.000	(1.700)	7.000	(1.750)	7.000	(1.600)
7.125	(2.375)	7.125	(2.325)	7.125	(2.375)	7.125	(2.225)
7.250	(3.000)	7.250	(2.950)	7.250	(3.000)	7.250	(2.850)
7.375	(3.532)	7.375	(3.482)	7.375	(3.532)	7.375	(3.382)
7.500	(3.969)	7.500	(3.919)	7.500	(3.969)	7.500	(3.819)
7.625	(4.407)	7.625	(4.357)	7.625	(4.407)	7.625	(4.257)
7.750	(4.844)	7.750	(4.794)	7.750	(4.844)	7.750	(4.694)
7.875	(5.219)	7.875	(5.169)	7.875	(5.219)	7.875	(5.069)
8.000	(5.594)	8.000	(5.544)	8.000	(5.594)	8.000	(5.444)
8.125	(5.969)	8.125	(5.919)	8.125	(5.969)	8.125	(5.819)
8.250	(6.344)	8.250	(6.294)	8.250	(6.344)	8.250	(6.194)
8.375	(6.719)	8.375	(6.669)	8.375	(6.719)	8.375	(6.569)
8.500	(7.032)	8.500	(6.982)	8.500	(7.032)	8.500	(6.882)
8.625	(7.344)	8.625	(7.294)	8.625	(7.344)	8.625	(7.194)
8.750	(7.657)	8.750	(7.607)	8.750	(7.657)	8.750	(7.507)
8.875	(7.907)	8.875	(7.857)	8.875	(7.907)	8.875	(7.757)

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	0.375
	$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	0.500	0.500	0.500	0.625	0.875	NA
	Cash-Out & DSCR < 1.0	0.875	0.875	0.875	1.000	NA	NA
Property Type	Condo	0.250	0.250	0.250	0.375	0.500	NA
	Condotel	1.500	1.500	1.500	1.500	1.500	NA
	2-4 Unit	0.375	0.375	0.375	0.500	0.750	NA
State	CT, IL, NJ, NY	0.000	0.000	0.000	0.000	0.000	0.250
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)	(1.000)	(1.000)
	48 Months	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)
	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	1.000	1.000
	No Penalty	1.250	1.250	1.500	1.500	1.500	1.500
Prepayment Penalty Term (Other allowable PPP, NOO only)	60 Months	(0.750)	(0.750)	(0.750)	(0.750)	(0.875)	(0.875)
	48 Months	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)
	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	1.125	1.125
	No Penalty	1.250	1.250	1.500	1.500	1.500	1.500
Other	Less than 6 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

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Series O: Expanded Prime

30 YR Fixed			5/6 ARM		
OEP30			OEP56		
RATE	30 DAYS	45 DAYS	RATE	30 DAYS	45 DAYS
8.125	(4.397)	(4.247)	8.125	(4.597)	(4.447)
8.000	(4.147)	(3.997)	8.000	(4.347)	(4.197)
7.875	(3.865)	(3.715)	7.875	(4.065)	(3.915)
7.750	(3.584)	(3.434)	7.750	(3.784)	(3.634)
7.625	(3.272)	(3.122)	7.625	(3.472)	(3.322)
7.500	(2.959)	(2.809)	7.500	(3.159)	(3.009)
7.375	(2.584)	(2.434)	7.375	(2.784)	(2.634)
7.250	(2.209)	(2.059)	7.250	(2.409)	(2.259)
7.125	(1.834)	(1.684)	7.125	(2.034)	(1.884)
7.000	(1.459)	(1.309)	7.000	(1.659)	(1.509)
6.875	(1.022)	(0.872)	6.875	(1.222)	(1.072)
6.750	(0.584)	(0.434)	6.750	(0.784)	(0.634)
6.625	(0.147)	0.003	6.625	(0.347)	(0.197)
6.500	0.291	0.441	6.500	0.091	0.241
6.375	0.791	0.941	6.375	0.591	0.741
6.250	1.291	1.441	6.250	1.091	1.241
6.125	1.854	2.004	6.125	1.653	1.803
6.000	2.416	2.566	6.000	2.216	2.366
5.875	3.041	3.191	5.875	2.841	2.991
5.750	3.666	3.816	5.750	3.466	3.616

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	(1.750)	(1.750)	(1.750)	(1.750)	(1.750)	(1.750)	(1.750)	(1.750)	N/A
	4 YR	(1.250)	(1.250)	(1.250)	(1.250)	(1.250)	(1.250)	(1.250)	(1.250)	N/A
	3 YR	(0.875)	(0.875)	(0.875)	(0.875)	(0.875)	(0.875)	(0.875)	(0.875)	N/A
	2 YR	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	N/A
	1 YR	0.625	0.625	0.625	0.625	0.625	0.625	0.625	0.625	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

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Series S: Prime

30 YR Fixed

SD30

Rate	30 Day	45 Day
7.750	(3.250)	(3.100)
7.625	(3.000)	(2.850)
7.500	(2.750)	(2.600)
7.375	(2.375)	(2.225)
7.250	(2.125)	(1.975)
7.125	(1.750)	(1.600)
7.000	(1.375)	(1.225)
6.875	(1.000)	(0.850)
6.750	(0.625)	(0.475)
6.625	(0.250)	(0.100)
6.500	0.500	0.650
6.375	1.125	1.275
6.250	1.875	2.025
6.125	2.625	2.775
6.000	3.375	3.525

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)	(0.250)	(0.250)	(0.125)	0.125	0.500	2.750	6.250
	700-719	(0.250)	(0.250)	0.000	0.000	0.125	0.625	1.000	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	0.250	0.250	0.125	(0.125)	(0.625)	(3.375)	(6.500)
	700-719	0.125	0.125	(0.125)	(0.125)	(0.250)	(0.625)	(1.125)	(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	0.250	0.250	0.375	0.500	0.625	0.875	1.125	1.375	N/A
40 YR Interest Only	0.500	0.500	0.625	0.750	0.875	1.125	1.375	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	0.375	0.375	0.375	0.375	0.375	0.500	0.500	0.750	0.875
UPB 250,001-500,000	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	0.000
UPB 500,001-750,000	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	0.000
UPB 750,001 - 1,000,000	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	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	0.250	0.375	0.375	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
Condo/COOP	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
Express Doc - 1yr Tax Return (or 1099) + PnL (2)(3)	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.500	0.500
12 Month CPA PnL (2)	0.625	0.625	0.625	0.625	0.750	0.750	0.875	N/A	N/A
24 Month CPA PnL (2)	0.500	0.500	0.500	0.500	0.625	0.625	0.750	N/A	N/A
WVOE Doc Type (2)	0.250	0.250	0.250	0.250	0.250	0.500	0.625	N/A	N/A
Asset Depletion (2)	0.000	0.000	0.125	0.125	0.125	0.125	0.125	N/A	N/A
24 Month Bank Statements (4)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)
Housing History: 1X30X12	0.750	0.750	0.750	0.750	0.750	0.750	0.750	1.000	1.500
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

1. Pricing is based on Primary Wage Earner FICO
2. Additive to Full Doc FICOxLTV Adjustment
3. Express Documention : 1 Yr Tax Return or 1 Yr Tax Return + PnL since last tax filing
4. Additive to 12 Month Bank Statement FICOxLTV Adjustment

Prepayment Penalty (Investment Only)	
5 YR	(0.750)
4 YR	(0.500)
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.		

EQUAL HOUSING OPPORTUNITY

SERIES O - DSCR

30 YR Fixed			5/6 ARM		
ODC30			ODC56		
RATE	30 DAYS	45 DAYS	RATE	30 DAYS	45 DAYS
7.875	(5.469)	(5.319)	7.875	(5.669)	(5.519)
7.750	(5.156)	(5.006)	7.750	(5.356)	(5.206)
7.625	(4.844)	(4.694)	7.625	(5.044)	(4.894)
7.500	(4.469)	(4.319)	7.500	(4.669)	(4.519)
7.375	(4.094)	(3.944)	7.375	(4.294)	(4.144)
7.250	(3.656)	(3.506)	7.250	(3.856)	(3.706)
7.125	(3.219)	(3.069)	7.125	(3.419)	(3.269)
7.000	(2.719)	(2.569)	7.000	(2.919)	(2.769)
6.875	(2.219)	(2.069)	6.875	(2.419)	(2.269)
6.750	(1.656)	(1.506)	6.750	(1.856)	(1.706)
6.625	(1.094)	(0.944)	6.625	(1.294)	(1.144)
6.500	(0.469)	(0.319)	6.500	(0.669)	(0.519)
6.375	0.156	0.306	6.375	(0.044)	0.106
6.250	0.844	0.994	6.250	0.644	0.794
6.125	1.532	1.682	6.125	1.332	1.482
6.000	2.219	2.369	6.000	2.019	2.169
5.875	2.969	3.119	5.875	2.769	2.919
5.750	3.719	3.869	5.750	3.519	3.669
5.625	4.469	4.619	5.625	4.269	4.419
5.500	5.219	5.369	5.500	5.019	5.169

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	(1.750)	(1.750)	(1.750)	(1.750)	(1.750)	(1.750)	(1.750)
	4 YR	(1.250)	(1.250)	(1.250)	(1.250)	(1.250)	(1.250)	(1.250)
	3 YR	(0.875)	(0.875)	(0.875)	(0.875)	(0.875)	(0.875)	(0.875)
	2 YR	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)
	1 YR	0.625	0.625	0.625	0.625	0.625	0.625	0.625
	No Prepay	1.125	1.125	1.125	1.125	1.125	1.125	1.125

July 28, 2026
9:00 AM

lockdesk@capitalend.com
CLW

Series S DSCR

30 YR Fixed

SD30

Rate	30 Day	45 Day	60 Day
7.750	(3.625)	(3.425)	(3.125)
7.625	(3.250)	(3.050)	(2.750)
7.500	(2.875)	(2.675)	(2.375)
7.375	(2.375)	(2.175)	(1.875)
7.250	(2.125)	(1.925)	(1.625)
7.125	(1.750)	(1.550)	(1.250)
7.000	(1.375)	(1.175)	(0.875)
6.875	(0.875)	(0.675)	(0.375)
6.750	(0.375)	(0.175)	0.125
6.625	0.250	0.450	0.750
6.500	1.250	1.450	1.750
6.375	2.000	2.200	2.500
6.250	2.750	2.950	3.250
6.125	3.500	3.700	4.000
6.000	4.375	4.575	4.875

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+	(2.000)	(2.000)	(1.750)	(1.750)	(1.375)	(0.750)	0.125	4.375	N/A
760-779	(2.000)	(2.000)	(1.750)	(1.750)	(1.125)	(0.625)	0.125	4.875	N/A
740-759	(2.000)	(1.750)	(1.750)	(1.625)	(0.875)	(0.375)	0.625	5.375	N/A
720-739	(1.625)	(1.500)	(1.375)	(1.125)	(0.375)	0.125	1.375	N/A	N/A
700-719	(1.375)	(1.125)	(1.000)	(0.875)	0.125	0.625	2.375	N/A	N/A
680-699	(0.250)	0.000	0.125	0.250	1.250	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 - 0.89	1.500	1.500	1.625	2.000	2.875	3.125	N/A	N/A	N/A
DSCR 0.90 - 0.99	0.875	0.875	1.125	1.250	1.250	1.625	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	0.125	0.250	0.250	0.750	N/A
UPB 250,001-350,000	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	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	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
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	0.250	0.250	0.250	0.375	0.500	0.750	0.875	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	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(0.500)	N/A
4yr PPP	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.125)	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	1.500	1.500	1.500	1.500	1.500	1.500	1.500	N/A	N/A
30 YR IO	0.250	0.250	0.375	0.375	0.500	0.625	1.000	N/A	N/A
40 YR IO	0.750	0.750	0.750	0.750	0.875	1.000	1.250	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)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	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	