



Pricing Specials

**.250 NON-QM
BONUS**

Pricing special only applies to newly locked
loans in the month of September.
(1st Lien Products Only.)



Contact your Account Executive today for details!



OnY Glo Inc. DBA Capitalend Home Loans. NMLS #237507. Equal Housing Opportunity Lender. Intended for mortgage professionals only and not intended or directed at consumers. Do not share publicly.

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

★ Series D - 2nd Lien Products >> Page 10 - 12 ★

★ NQM Price Special >> 0.250% Bonus on All Transactions (1st TD only) ★

Expanded Prime 2nd Product - P&L, Bank Statements available
(Please contact AE for Pricing)

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		09/25/26	
30 Day		10/13/26	
45 Day		10/26/26	
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.			

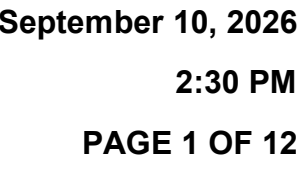
RATE SHEET DIRECTORY	
CONFORMING & HB FIXED / ARM	PAGE 1
JUMBO PREMIER / EXPRESS	PAGE 2 & 3
FHA & VA	PAGE 3
OPTIMAL PORTFOLIO	PAGE 3
SERIES V DSCR /FOREIGN NATIONAL	PAGE 4 & 5
SERIES O Exp. Prime & S Prime	PAGE 6 & 7
SERIES O & S DSCR	PAGE 8 & 9
SERIES D: 2ND	PAGE 10 - 12

OPERATION DIRECTORY	
APPRAISAL	APPRAISALDESK@CAPITALEND.COM
DISCLOSURE	DISCLOSUREDESK@CAPITALEND.COM
LOCK REQUEST	LOCKDESK@CAPITALEND.COM

INDEX INFORMATION	
INDICES	TODAY
SOFR (30 day ave.)	3.649%
PRIME RATE	6.750%

LENDER FEES						
	CONV / DPA	JUMBO	FHA / VA	STREAMLINE / IRRRL	NON QM	2ND / CES
LENDER FEE	\$1,295.00	\$1,395.00	\$1,295.00	\$895.00	\$1,395.00	\$995.00
FLOOD CERT	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00
						AVM
TAX SERV. FEE	\$85.00	\$85.00	\$85.00	\$85.00	\$85.00	\$20.00

* In Additiona to NON QM fee



CLW

*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				<=60	60.01-65	65.01-70	70.01-75	75.01-80
JC30	15 day	30 day	JC15	15 day	30 day	JC76	15 day	30 day	800+	(0.500)	(0.500)	(0.250)	0.000	0.000
6.000	1.801	1.926	5.375	6.739	6.864	5.250	3.730	3.855	780-799	(0.500)	(0.500)	(0.250)	0.000	0.000
6.125	1.051	1.176	5.500	5.864	5.989	5.375	3.105	3.230	760-779	(0.250)	(0.250)	0.000	0.000	0.000
6.250	0.426	0.551	5.625	5.114	5.239	5.500	2.480	2.605	740-759	(0.250)	(0.250)	0.000	0.000	0.000
6.375	(0.199)	(0.074)	5.750	4.364	4.489	5.625	1.855	1.980	720-739	(0.250)	(0.250)	0.000	0.000	0.000
6.500	(0.824)	(0.699)	5.875	3.614	3.739	5.750	1.230	1.355	CASH OUT INVESTMENT ESCROW WAIVER CONDO>65% CO-OP SECOND HOME 2-4 UNITS LTV<=65% 2-4 UNITS LTV>65% LAMT>\$2MM					0.250
6.625	(1.199)	(1.074)	6.000	2.864	2.989	5.875	0.730	0.855						0.250
6.750	(1.449)	(1.324)	6.125	2.239	2.364	6.000	0.230	0.355						0.125
6.875	(1.574)	(1.449)	6.250	1.614	1.739	6.125	(0.270)	(0.145)						0.125
7.000	(1.699)	(1.574)	6.375	0.989	1.114	6.250	(0.645)	(0.520)						0.750
7.125	(1.949)	(1.824)	6.500	0.364	0.489	6.375	(1.020)	(0.895)						0.125
7.250	(2.199)	(2.074)	6.625	(0.136)	(0.011)	6.500	(1.395)	(1.270)						0.250
7.375	(2.324)	(2.199)	6.750	(0.636)	(0.511)	6.625	(1.520)	(1.395)						0.125
7.500	(2.449)	(2.324)	6.875	(1.011)	(0.886)	6.750	(1.645)	(1.520)						0.250
7.625	(2.574)	(2.449)	7.000	(1.386)	(1.261)	6.875	(1.770)	(1.645)						0.125
Qualifying Rate: 5yr ARM - Higher of noter rate + 2% or FIR*						2.75 Margin / 5/1/5 CAP			STATE Bonus 0.250 - AK, AL, AR, AZ, 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					
10yr / 7yr ARM - Higher of Note Rate or FIR														

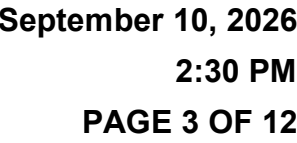
*FIR - Fully Indexed Rate

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

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

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

JUMBO EXPRESS																		
JUMBO 30YR			JUMBO 15YR			JUMBO 5YR ARM			JUMBO 7YR ARM			JUMBO 10YR ARM						
JM30	15 day	30 day	JM15	15 day	30 day	JM56	15 day	30 day	JM76	15 day	30 day	JM106	15 day	30 day				
7.000	0.139	0.264	7.875	(0.307)	(0.182)	8.000	(0.819)	(0.694)	7.875	(0.479)	(0.354)	7.875	0.477	0.602				
6.875	0.451	0.576	7.750	(0.239)	(0.114)	7.875	(0.750)	(0.625)	7.750	(0.419)	(0.294)	7.750	0.547	0.672				
6.750	0.702	0.827	7.625	(0.180)	(0.055)	7.750	(0.692)	(0.567)	7.625	(0.359)	(0.234)	7.625	0.608	0.733				
6.625	1.013	1.138	7.500	(0.122)	0.003	7.625	(0.633)	(0.508)	7.500	(0.298)	(0.173)	7.500	0.669	0.794				
6.500	1.393	1.518	7.375	0.007	0.132	7.500	(0.574)	(0.449)	7.375	(0.168)	(0.043)	7.375	0.800	0.925				
6.375	1.773	1.898	7.250	0.125	0.250	7.375	(0.444)	(0.319)	7.250	(0.048)	0.077	7.250	0.920	1.045				
6.250	2.172	2.297	7.125	0.254	0.379	7.250	(0.324)	(0.199)	7.125	0.082	0.207	7.125	1.051	1.176				
6.125	2.609	2.734	7.000	0.403	0.528	7.125	(0.194)	(0.069)	7.000	0.233	0.358	7.000	1.201	1.326				
6.000	3.095	3.220	6.875	0.673	0.798	7.000	(0.044)	0.081	6.875	0.493	0.618	6.875	1.481	1.606				
5.875	3.561	3.686	6.750	0.862	0.987	6.875	0.194	0.319	6.750	0.683	0.808	6.750	1.672	1.797				
5.750	4.027	4.152	6.625	1.042	1.167	6.750	0.385	0.510	6.625	0.874	0.999	6.625	1.853	1.978				
5.625	4.522	4.647	6.500	1.303	1.428	6.625	0.574	0.699	6.500	1.117	1.242	6.500	2.109	2.234				
5.500	5.051	5.176	6.375	1.552	1.677	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											Jumbo EXPRESS Lock Cut Off Time 3:30 PM PST							
	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 -	CASH OUT ON 2-4 UNITS INVESTMENT PROPERTIES AVAILABLE							
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	with AUS							
720-739	(0.590)	(0.590)	(0.465)	(0.340)	(0.090)	(0.090)	(0.090)	0.910	1.910	na					Max Price	102.125		
700-719	(0.340)	(0.340)	(0.340)	(0.090)	(0.090)	(0.090)	0.410	1.410	1.910	na					Additional LLPA		CLTV	
680-699	(0.090)	(0.090)	(0.090)	(0.090)	0.410	0.910	1.410	1.910	2.410	na							80.01-85	85.01-90
660-679	(0.090)	(0.090)	(0.090)	0.410	0.660	1.410	2.410	na	na	na					>80% LTV No MI	0.000	0.000	
Primary NCO Refi											*Second Home:		Run Pricing Engine					
800+	(0.590)	(0.590)	(0.465)	(0.340)	(0.215)	(0.215)	0.035	0.660	1.160	na	Loan Amount > \$2M	Run Pricing Engine						
780-799	(0.590)	(0.590)	(0.465)	(0.340)	(0.215)	(0.215)	0.035	0.660	1.160	na	DTI > 40%	Run Pricing Engine						
760-779	(0.465)	(0.465)	(0.465)	(0.340)	(0.215)	(0.090)	0.160	0.660	1.660	na	**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).							
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	*Minimum Loan Amount - \$1 higher than High Balance							
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								



CLW

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		
<u>GF30</u>	<u>15 day</u>	<u>30 day</u>	<u>GF20</u>	<u>15 day</u>	<u>30 day</u>	<u>GF15</u>	<u>15 day</u>	<u>30 day</u>	<u>GJ30</u>	<u>15 day</u>	<u>30 day</u>	<u>GJ15</u>	<u>15 day</u>	<u>30 day</u>
5.990	0.551	0.656	5.990	0.551	0.656	5.375	0.865	0.940	6.625	(1.124)	(0.998)	5.875	4.574	4.664
6.000	0.499	0.604	6.000	0.499	0.604	5.500	0.324	0.400	6.750	(0.793)	(0.635)	6.000	4.056	4.146
6.125	0.120	0.225	6.125	0.120	0.225	5.625	(0.181)	(0.106)	6.875	(1.335)	(1.177)	6.125	3.573	3.663
6.250	(0.540)	(0.414)	6.250	(0.540)	(0.414)	5.750	0.254	0.344	6.990	(1.805)	(1.647)	6.250	3.693	3.768
6.375	(1.156)	(1.030)	6.375	(1.156)	(1.030)	5.875	(0.276)	(0.186)	7.000	(1.848)	(1.690)			
6.490	(1.693)	(1.567)	6.490	(1.693)	(1.567)	6.000	(0.794)	(0.704)	7.125	(2.059)	(1.901)			
6.500	(1.741)	(1.615)	6.500	(1.741)	(1.615)	6.125	(1.277)	(1.187)	7.250	0.984	1.061			
6.625	(2.055)	(1.929)	6.625	(2.055)	(1.929)	6.250	(0.532)	(0.457)	7.375	0.498	0.575			

FHA / VA ADJUSTMENTS																
FHA	<70	70-79.9	80-89.9	90-94.9	95-99.9	>=100		VA	<70	70-79.9	80-89.9	90-94.9	95-99.9	>=100		
>=740	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)		>=720	0.050	0.050	0.050	0.050	0.050	0.050		
720 - 739	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)		700-719	0.050	0.050	0.050	0.050	0.050	0.050		
680 - 719	(0.200)	(0.200)	(0.200)	(0.200)	(0.200)	(0.200)		680-699	0.050	0.080	0.080	0.080	0.080	0.080		
660 - 679	(0.150)	(0.150)	(0.150)	(0.150)	(0.150)	(0.150)		660-679	0.100	0.100	0.100	0.100	0.100	0.100		
640 - 659	0.200	0.200	0.200	0.200	0.200	0.200		640-659	0.450	0.450	0.450	0.450	0.450	0.450		
620 - 639	0.500	0.500	0.500	0.500	0.500	0.500		620-639	0.750	0.750	0.750	0.750	0.750	0.750		
600 - 619	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	1.500	1.500	1.500	1.500	1.500	1.500		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 PORTFOLIO 30 YR			FHA HB PORTFOLIO 30 YR			No FICO for FHA	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
5.990	0.827	0.880	6.250	0.260	0.343		5.990	0.793	0.846	6.250	0.226	0.308
6.000	0.727	0.780	6.375	(0.209)	(0.127)		6.000	0.694	0.746	6.375	(0.180)	(0.098)
6.125	0.275	0.328	6.500	(0.316)	(0.234)		6.125	0.365	0.418	6.500	(0.288)	(0.205)
6.250	(0.740)	(0.657)	6.625	(0.684)	(0.601)		6.250	(0.774)	(0.692)	6.625	(0.530)	(0.448)
6.375	(1.209)	(1.127)	6.750	(0.275)	(0.174)		6.375	(1.180)	(1.098)	6.750	(0.184)	(0.084)
6.500	(1.566)	(1.484)	6.875	(0.603)	(0.502)		6.500	(1.538)	(1.455)	6.875	(0.449)	(0.349)
6.625	(1.934)	(1.851)	6.990	(0.518)	(0.418)		6.625	(1.780)	(1.698)	6.990	(0.427)	(0.326)
6.750	(2.775)	(2.674)	7.000	(0.608)	(0.508)		6.750	(2.684)	(2.584)	7.000	(0.518)	(0.417)

FICO	ADJ.	FICO	ADJ.	Other Adjusters	Loan Amount Adjusters	Temp. Buy down
No FICO	2.750	640 - 659	0.100	Cash Out	0.250 > \$1.50M	0.200
0 - 579	2.750	660 - 679	0.050	Manufactured Home	0.625 \$1.00M - \$1.49M	0.100
580 - 599	0.625	680 - 699	0.000	2 - 4 units	0.500 \$806,501 - \$999,999	0.050
600 - 619	0.450	700 - 739	(0.050)	Investment	0.625 \$150k - \$249,999	0.075
620 - 639	0.150	740+	(0.100)	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

Note Rate

ADJ.

>=5.250

>=4.750 and < 5.250

< 4.750

0.500

1.250

2.750

State Adjusters - Please run through Pricing Engine

OPTIMAL PORTFOLIO ARM						
5/6 Month ARM (PO56)					RATE ADJUSTMENTS	
Rate Cap: 2/1/6		Margin: 3%			Purchase <= 65%	-0.250%
6.125%		0.500			Loan Amount : \$1,000,001 - \$1,500,000	0.000%
6.250%		0.375			Loan Amount : \$1,500,001 - \$2,000,000	0.000%
6.375%		0.250			Cash out > 50%	0.375%
6.500%		0.125			Cash out <= 50%	0.125%
6.625%		0.000			2-4 Units	0.250%
Primary and Second Homes					Condominium LTV > 60%	0.125%
Purchase/ R&T Refi		Cash-Out Refi			FICO < 700 *	0.375%
LAMT	1-4 unit, SFR, PUD	Condo	1-4 unit, SFR, PUD	Condo	Borrower prepared P&L	0.000%
\$1.5 M	70%	65%	65%	60%	Second Home / Non Owner Occupied	0.250%
\$2 M	65%	60%	60%	55%	Foreigner Program	0.250%
Investment Properties					* FICO < 700 deduct 5% from MAX LTV *	
Purchase/ R&T Refi		Cash-Out Refi			PRICE ADJUSTMENTS	
LAMT		1-4 unit, SFR, PUD	Condo	1-4 unit, SFR, PUD	Condo	No Impound 0.125%
\$1.5 M	65%	60%	60%	55%	Index: 30 DAY SOFR	
\$2 M	60%	55%	55%	50%		
Qualifying Ratios	43%			Income Documentation	Salary Borrowers- Full Verification of Employment	
FICO	680 with price adjustment				Self-Employed Borrowers (Sole Prop, Partnership, S Corp., C Corp., & Commission > 25%) YTD P&L & CPA letter to verify SE over last 2-yr; Business license	
Asset Documentation	1 month Bank Statement				Self-Employed Borrowers (commission<25%) - VOE	
Qualifying Rate	5/6 ARM: Note Rate + 1% / 7/6 ARM: Initial Note Rate					
Reserves	O/O : 3 months PITIA ; 2nd / NOO : 6 months PITIA			Eligible States	CA, TX, NV	
Gift	Gift is not allowed for Investment and Foreign National borrowers.			Adverse Credit History	BK- 4 years; Foreclosure & Short Sale- 4 years; Collection, Judgements & Charge offs - None but, must be paid prior or at closing if amt > than \$250	
Eligible Property	SFR, PUDs, Condo, 2-4 Units			Prepayment Penalty	No prepayment penalty	
Appraisal Requirement	Two appraisal reports required when loan amount is over \$1.5MM			Foreign National	Copy of passport, valid VISA, and proof of ESTA Approval (for borrowers on VISA Wavier Program)	
Allowed # of late payments (w/in last 24 mos. from application date)	Housing: 0x 30d in last 12 mo.; 2x 30d in the last 24 mo.				Borrower must have U.S. address when applying for loan	
	Installment (opened accts only): 3x 30d in last 12 mo.; 4x 30d or 3x 60d in last 24 mo.				Foreign assets (downpayment, closing costs, and reserves) must be transferred to a U.S. account prior to approval.	
	Revolving (opened accts only): 4x 30d in last 12 mo.; 5x 30d or 4x 60d in last 24 mo.				12 Months PITIA and DTI Ratio:38%	
				Qualifying Rate		
Introductory or fully indexed interest rate (margin + 30-Day Average SOFR index as of the lock date) whichever is higher.						

SERIES V - DSCR														
5/6 ARM		7/6 ARM		15YR FIXED		30YR FIXED		ARM Requirements						
IS56		IS76		IS15		IS30		ARM Index			SOFR 30AVG			
RATE	30 DAY	RATE	30 DAY	RATE	30 DAY	RATE	30 DAY	ARM Margin			6.5			
6.125	3.555	6.125	3.605	6.125	3.555	6.125	3.705	5yr ARM Caps			2/1/5			
6.250	2.805	6.250	2.855	6.250	2.805	6.250	2.955	7yr ARM Caps			5/1/5			
6.375	2.086	6.375	2.136	6.375	2.086	6.375	2.236	Reset Frequency			6 mo.			
6.500	1.368	6.500	1.418	6.500	1.368	6.500	1.518	Product		Amort Term		Term	I/O Term	
6.625	0.712	6.625	0.762	6.625	0.712	6.625	0.862	5yr ARM & 7yr ARM			360	360	NA	
6.750	0.056	6.750	0.106	6.750	0.056	6.750	0.206	5yr ARM I/O & 7yr ARM I/O			240	360	120	
6.875	(0.600)	6.875	(0.550)	6.875	(0.600)	6.875	(0.450)	15 YR FIXED			180	180	NA	
7.000	(1.225)	7.000	(1.175)	7.000	(1.225)	7.000	(1.075)	30 YR FIXED			360	360	NA	
7.125	(1.850)	7.125	(1.800)	7.125	(1.850)	7.125	(1.700)	30 YR FIXED I/O			240	360	120	
7.250	(2.475)	7.250	(2.425)	7.250	(2.475)	7.250	(2.325)	* Qualifying Rate: Note Rate						
7.375	(3.100)	7.375	(3.050)	7.375	(3.100)	7.375	(2.950)							
7.500	(3.632)	7.500	(3.582)	7.500	(3.632)	7.500	(3.482)	Program Restrictions						
7.625	(4.069)	7.625	(4.019)	7.625	(4.069)	7.625	(3.919)	Housing			1x30x12			
7.750	(4.507)	7.750	(4.457)	7.750	(4.507)	7.750	(4.357)	(BK/FC/SS/DIL)			24.0			
7.875	(4.944)	7.875	(4.894)	7.875	(4.944)	7.875	(4.794)	Min FICO			600			
8.000	(5.319)	8.000	(5.269)	8.000	(5.319)	8.000	(5.169)	Max LTV			80			
8.125	(5.694)	8.125	(5.644)	8.125	(5.694)	8.125	(5.544)	Prepay Term ¹⁻⁴		Min Price	Max Price	1) Prepayment penalties not allowed in AK, KS, MI, MN, NM, OH, and RI 2) Prepayment penalties not allowed on loans vested to individuals in IL and NJ 3) Prepayment penalties not allowed on loan amounts less than \$301,022 in PA 4) Only declining prepayment penalty structures allowed in MS 5) PPP cannot exceed 1% of the loan balance in the first 5 years for 1-2 units in OH.		
8.250	(6.069)	8.250	(6.019)	8.250	(6.069)	8.250	(5.919)	60 Months		94.375	104.500			
8.375	(6.444)	8.375	(6.394)	8.375	(6.444)	8.375	(6.294)	48 Months		94.375	104.000			
8.500	(6.819)	8.500	(6.769)	8.500	(6.819)	8.500	(6.669)	36 Months		94.375	103.500			
8.625	(7.194)	8.625	(7.144)	8.625	(7.194)	8.625	(7.044)	24 Months		94.375	103.000			
8.750	(7.506)	8.750	(7.456)	8.750	(7.506)	8.750	(7.356)	12 Months		94.375	101.000			
8.875	(7.819)	8.875	(7.769)	8.875	(7.819)	8.875	(7.669)	No Penalty		94.375	100.000			
Price Adj.				FICO/CLTV				<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
DSCR				760+				(1.500)	(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	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

SERIES V - FOREIGN NATIONAL DSCR										
5/6 ARM		7/6 ARM		15YR FIXED		30YR FIXED		ARM Requirements		
ISFN56		ISFN76		ISFN15		ISFN30		SOFR 30AVG		
RATE	30 DAY	RATE	30 DAY	RATE	30 DAY	RATE	30 DAY	ARM Index		
6.125	4.155	6.125	4.205	6.125	4.155	6.125	4.305	ARM Margin (DTI)		
6.250	3.405	6.250	3.455	6.250	3.405	6.250	3.555	ARM Margin (DSCR)		
6.375	2.686	6.375	2.736	6.375	2.686	6.375	2.836	5yr ARM Caps		
6.500	1.968	6.500	2.018	6.500	1.968	6.500	2.118	7yr ARM Caps		
6.625	1.312	6.625	1.362	6.625	1.312	6.625	1.462	Reset Frequency		
6.750	0.656	6.750	0.706	6.750	0.656	6.750	0.806	Product	Amort Term	Term
6.875	0.000	6.875	0.050	6.875	0.000	6.875	0.150	5yr ARM & 7yr ARM	360	360
7.000	(0.625)	7.000	(0.575)	7.000	(0.625)	7.000	(0.475)	5yr ARM I/O & 7yr ARM I/O	240	360
7.125	(1.250)	7.125	(1.200)	7.125	(1.250)	7.125	(1.100)	15 YR FIXED	180	180
7.250	(1.875)	7.250	(1.825)	7.250	(1.875)	7.250	(1.725)	30 YR FIXED	360	360
7.375	(2.500)	7.375	(2.450)	7.375	(2.500)	7.375	(2.350)	30 YR FIXED I/O	240	360
7.500	(3.032)	7.500	(2.982)	7.500	(3.032)	7.500	(2.882)	* Qualifying Rate: Note Rate		
7.625	(3.469)	7.625	(3.419)	7.625	(3.469)	7.625	(3.319)	Program Restrictions		
7.750	(3.907)	7.750	(3.857)	7.750	(3.907)	7.750	(3.757)	Housing	0x30x12	
7.875	(4.344)	7.875	(4.294)	7.875	(4.344)	7.875	(4.194)	(BK/FC/SS/DIL)	48 MO	
8.000	(4.719)	8.000	(4.669)	8.000	(4.719)	8.000	(4.569)	Min FICO	680 or Foreign Credit	
8.125	(5.094)	8.125	(5.044)	8.125	(5.094)	8.125	(4.944)	Max LTV	75	
8.250	(5.469)	8.250	(5.419)	8.250	(5.469)	8.250	(5.319)	Prepay Term ¹⁻⁴	Min Price	Max Price
8.375	(5.844)	8.375	(5.794)	8.375	(5.844)	8.375	(5.694)	60 Months	94.375	104.375
8.500	(6.219)	8.500	(6.169)	8.500	(6.219)	8.500	(6.069)	48 Months	94.375	103.875
8.625	(6.594)	8.625	(6.544)	8.625	(6.594)	8.625	(6.444)	36 Months	94.375	103.375
8.750	(6.906)	8.750	(6.856)	8.750	(6.906)	8.750	(6.756)	24 Months	94.375	102.875
8.875	(7.219)	8.875	(7.169)	8.875	(7.219)	8.875	(7.069)	12 Months	94.375	100.875
9.000	(7.532)	9.000	(7.482)	9.000	(7.532)	9.000	(7.382)	No Penalty	94.375	99.375
Price Adj.				FICO/CLTV		<=5050.01-5555.01-6060.01-6565.01-7070.01-75				
DSCR				680+		(0.500)	0.000	0.125	1.000	2.500
				Foreign Credit		(0.500)	0.000	0.125	1.000	2.500
DSCR Additional Adjustments				>=1.25		(0.500)	(0.500)	(0.500)	(0.625)	(0.625)
				1.00-1.24%		0.000	0.000	0.000	0.000	0.000
				0.75-0.99%		0.500	0.625	0.750	1.000	NA
				<0.75		1.750	2.000	2.000	2.750	NA
Price Adj.						<=5050.01-5555.01-6060.01-6565.01-7070.01-75				
Loan Balance				<=\$150,000		0.750	0.750	0.875	0.875	0.875
				\$150,001-\$250,000		0.250	0.250	0.250	0.250	0.375
				\$250,001 - \$500,000		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
				\$1,000,001 - \$1,500,000		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
Purpose				Cash-Out & DSCR >= 1.0		0.500	0.500	0.500	0.625	0.875
				Cash-Out & DSCR < 1.0		0.875	0.875	0.875	1.000	NA
Property Type				Condo		0.250	0.250	0.250	0.375	0.500
				Condotel		1.500	1.500	1.500	1.500	1.500
				2-4 Unit		0.375	0.375	0.375	0.500	0.750
State				CT, IL, NJ, NY		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
5% Fixed Prepayment Penalty Term				60 Months		(0.875)	(0.875)	(0.875)	(0.875)	(1.000)
				48 Months		(0.625)	(0.625)	(0.625)	(0.625)	(0.625)
				36 Months		(0.250)	(0.250)	(0.250)	(0.250)	(0.250)
				24 Months		0.375	0.375	0.375	0.375	0.500
				12 Months		0.750	0.750	1.000	1.000	1.000
				No Penalty		1.250	1.250	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)
				48 Months		(0.500)	(0.500)	(0.500)	(0.500)	(0.500)
				36 Months		0.000	0.000	0.000	0.000	0.000
				24 Months		0.500	0.500	0.500	0.500	0.625
				12 Months		0.875	0.875	1.125	1.125	1.125
				No Penalty		1.250	1.250	1.500	1.500	1.500
Other				Less than 6 Months Reserves		0.250	0.250	0.250	0.250	NA
				Escrow Waiver		0.250	0.250	0.250	0.250	NA

Series O: Expanded Prime															
30 YR Fixed			5/6 ARM			Highlights				Cash Out Amount					
OEP30			OEP56												
RATE	30 DAYS	45 DAYS	RATE	30 DAYS	45 DAYS	Max DTI		55%		LTV > 60%	\$750k				
8.125	(3.562)	(3.412)	8.125	(3.762)	(3.612)	FICO		660							
8.000	(3.312)	(3.162)	8.000	(3.512)	(3.362)	Max LTV		90%							
7.875	(3.030)	(2.880)	7.875	(3.230)	(3.080)	2 -4 units		85%		LTV <= 60%	Unlimited Cash Out				
7.750	(2.749)	(2.599)	7.750	(2.949)	(2.799)	Loan Amount / Credit		Income Qualification					ARM features		
7.625	(2.437)	(2.287)	7.625	(2.637)	(2.487)	Min Loan Amount	\$150K	Full / 24M BS	90% LTV		5/6 ARM	7/6 ARM			
7.500	(2.124)	(1.974)	7.500	(2.324)	(2.174)	Max Loan Amount	\$3.5M	12M BS	90% LTV	Margin	4.00%	4.00%			
7.375	(1.749)	(1.599)	7.375	(1.949)	(1.799)	Mortgage History	0x30x12	12M PnL	80% LTV	Caps	2/1/5	5/1/5			
7.250	(1.374)	(1.224)	7.250	(1.574)	(1.424)	Bankruptcy Seasoning	48mo.	Asset Depletion	85% LTV, Min 700 FICO	Index	SOFR 30D	SOFR 30D			
7.125	(0.999)	(0.849)	7.125	(1.199)	(1.049)	FC/SS/DIL Seasoning	48 mo.	1099.000	90% LTV	Floor	4.00%	4.00%			
7.000	(0.624)	(0.474)	7.000	(0.824)	(0.674)	Reserve Requirements									
6.875	(0.187)	(0.037)	6.875	(0.387)	(0.237)	\$150,000 - \$500,000		6 Months							
6.750	0.251	0.401	6.750	0.051	0.201	\$500,001 - \$1,000,000		6 Months							
6.625	0.688	0.838	6.625	0.488	0.638	\$1,000,001 - \$2,000,000		9 Months							
6.500	1.126	1.276	6.500	0.926	1.076	\$2,000,001 - \$3,500,000		12 Months							
6.375	1.626	1.776	6.375	1.426	1.576										
6.250	2.126	2.276	6.250	1.926	2.076										
6.125	2.689	2.839	6.125	2.488	2.638										
6.000	3.251	3.401	6.000	3.051	3.201										
5.875	3.876	4.026	5.875	3.676	3.826										
5.750	4.501	4.651	5.750	4.301	4.451										
						<=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	N/A
			> \$2.5M <= \$3.0M			0.000	0.125	0.250	0.375	0.500	0.625	N/A	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	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	N/A
			No Impound			0.125	0.125	0.125	0.125	0.125	0.125	0.250	0.375	0.500	N/A
			Purchase Bonus			(0.325)	(0.325)	(0.325)	(0.325)	(0.325)	(0.325)	(0.325)	0.000	0.000	N/A
			Cash Out			0.375	0.375	0.500	0.750	0.875	1.250	1.500	N/A	N/A	N/A
			2nd Home			(0.125)	(0.125)	(0.125)	(0.125)	0.000	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	N/A
Property			Condo			0.250	0.250	0.375	0.375	0.500	0.625	0.750	1.000	N/A	
			Florida Condo			0.250	0.375	0.375	0.500	0.625	0.750	0.875	1.250	N/A	N/A
			Non Warrantable Condo			0.375	0.375	0.500	0.500	0.625	0.750	0.750	N/A	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	N/A
			States*			0.000	0.000	0.000	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	N/A
			Florida			0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.500	0.750	N/A
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	N/A
			1099			0.250	0.250	0.375	0.375	0.500	0.625	0.625	0.875	1.125	N/A
			12mo Bank Statement			0.000	0.000	0.000	0.000	0.125	0.250	0.250	0.750	1.125	N/A
Alt Documentation			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	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)	(1.250)	N/A
			3 YR			(0.875)	(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)	(0.250)	N/A
			1 YR			0.625	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	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



30 YR Fixed

SD30

Rate	30 Day	45 Day
7.750	(2.750)	(2.600)
7.625	(2.500)	(2.350)
7.500	(2.250)	(2.100)
7.375	(1.875)	(1.725)
7.250	(1.500)	(1.350)
7.125	(1.125)	(0.975)
7.000	(0.750)	(0.600)
6.875	(0.375)	(0.225)
6.750	0.125	0.275
6.625	0.625	0.775
6.500	1.250	1.400
6.375	2.000	2.150
6.250	2.750	2.900
6.125	3.625	3.775
6.000	4.500	4.650

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 Documentation : 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

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	
Max Loan Amount	\$3.0M	Bank ST, P&L and WVOE	
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			Highlights				Cash Out Amount			
ODC30			ODC56										
RATE	30 DAYS	45 DAYS	RATE	30 DAYS	45 DAYS	LTVs up to		80%		LTV > 60%		\$500k	
7.875	(4.644)	(4.494)	7.875	(4.844)	(4.694)	FICO		660					
7.750	(4.331)	(4.181)	7.750	(4.531)	(4.381)	2 -4 units		Max 75%		LTV <= 60%		Unlimited Cash Out	
7.625	(4.019)	(3.869)	7.625	(4.219)	(4.069)	Non-Warrantable Condo		Max 75%					
7.500	(3.644)	(3.494)	7.500	(3.844)	(3.694)	Loan Amount / Credit		Max Price/Prepay Buydown		ARM features			
7.375	(3.269)	(3.119)	7.375	(3.469)	(3.319)	Min Loan Amount	\$125K	Prepay	Max Px		5/6 ARM	7/6 ARM	
7.250	(2.831)	(2.681)	7.250	(3.031)	(2.881)	Max Loan Amount	\$2M	5 Year	(5.000)	Margin	5.00%	5.00%	
7.125	(2.394)	(2.244)	7.125	(2.594)	(2.444)	Mortgage History	0x30x12	2-4Year	(4.500)	Caps	2/1/5	5/1/5	
7.000	(1.894)	(1.744)	7.000	(2.094)	(1.944)	Bankruptcy Seasoning	36 mo.	1 Year	(4.000)	Index	SOFR 30D	SOFR 30D	
6.875	(1.394)	(1.244)	6.875	(1.594)	(1.444)	FC/SS/DIL Seasoning	36 mo.	No Prepay	(3.500)	Floor	5.00%	5.00%	
6.750	(0.831)	(0.681)	6.750	(1.031)	(0.881)	Reserve Requirements							
6.625	(0.269)	(0.119)	6.625	(0.469)	(0.319)	\$125,000 - \$500,000		3 Months					
6.500	0.356	0.506	6.500	0.156	0.306	\$500,001 -\$1,000,000		6 Months					
6.375	0.981	1.131	6.375	0.781	0.931	\$1,000,001 - \$2,000,000		6 MOonths					
6.250	1.669	1.819	6.250	1.469	1.619	No Ratio Available							
6.125	2.357	2.507	6.125	2.157	2.307								
6.000	3.044	3.194	6.000	2.844	2.994								
5.875	3.794	3.944	5.875	3.594	3.744								
5.750	4.544	4.694	5.750	4.344	4.494								
5.625	5.294	5.444	5.625	5.094	5.244	No Ratio Available							
5.500	6.044	6.194	5.500	5.844	5.994								
						<=50	<=55	<=60	<=65	<=70	<=75	<=80	
FICO & LTV						780+	(0.875)	(0.625)	(0.500)	(0.125)	0.375	0.875	1.500
						760 - 779	(0.875)	(0.625)	(0.375)	0.125	0.500	1.000	1.625
						740 - 759	(0.750)	(0.500)	(0.250)	0.125	0.500	1.000	1.625
						720 - 739	(0.625)	(0.375)	(0.125)	0.250	0.750	1.125	1.875
						700 - 719	0.500	0.125	0.125	0.625	1.250	2.500	N/A
						680 - 699	0.250	0.125	0.500	1.750	2.750	3.125	N/A
						660 - 679	0.000	0.375	0.750	2.000	3.000	N/A	N/A
Credit Event						FC/SS/DIL/BK7 36-47mo	0.500	0.500	0.500	0.500	0.500	0.875	
DSCR						DSCR ≥ 1.25	(0.250)	(0.250)	(0.250)	(0.375)	(0.375)	(0.375)	(0.375)
						DSCR 1.00 - 1.24	0.000	0.000	0.000	0.000	0.000	0.000	0.000
						DSCR 0.75 - 0.99	0.500	0.625	0.750	0.750	0.875	1.000	N/A
						DSCR < 0.750	1.125	1.375	1.500	1.750	2.000	2.375	N/A
						<=55	<=55	<=60	<=65	<=70	<=75	<=80	
Loan Amount						<250,000	0.000	0.000	0.000	0.000	0.000	0.375	0.500
						> 2,000,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Purpose						Purchase	0.000	0.000	0.000	0.000	0.000	0.000	0.000
						Rate Term	0.000	0.000	0.000	0.000	0.000	0.000	0.000
						Cash-Out	0.500	0.500	0.500	0.750	1.125	1.500	N/A
Other						Interest Only	0.125	0.125	0.250	0.250	0.500	0.625	N/A
						40 YR	N/A	N/A	N/A	N/A	N/A	N/A	N/A
						Florida Condo	0.000	0.125	0.125	0.250	0.250	0.375	N/A
						Condo	0.125	0.125	0.250	0.250	0.375	0.500	N/A
						Non-Warrantable Condo	0.375	0.375	0.500	0.500	0.625	0.750	N/A
						Escrow Waiver	0.125	0.125	0.125	0.125	0.125	0.125	0.125
						2 - 4 Units	0.250	0.250	0.500	0.500	0.500	0.750	N/A
Prepay						5 YR	(1.750)	(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

Series S DSCR														
30 YR Fixed					FICO & LTV/CLTV									
SD30						<= 50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
Rate	30 Day	45 Day	60 Day		780+	(2.000)	(2.000)	(1.750)	(1.750)	(1.375)	(0.750)	0.125	4.375	N/A
7.750	(3.250)	(3.050)	(2.750)		760-779	(2.000)	(2.000)	(1.750)	(1.750)	(1.125)	(0.625)	0.125	4.875	N/A
7.625	(2.875)	(2.675)	(2.375)		740-759	(2.000)	(1.750)	(1.750)	(1.625)	(0.875)	(0.375)	0.625	5.375	N/A
7.500	(2.500)	(2.300)	(2.000)		720-739	(1.625)	(1.500)	(1.375)	(1.125)	(0.375)		0.125	1.375	N/A
7.375	(2.125)	(1.925)	(1.625)		700-719	(1.375)	(1.125)	(1.000)	(0.875)		0.125	0.625	2.375	N/A
7.250	(1.750)	(1.550)	(1.250)		680-699	(0.250)	0.000	0.125	0.250	1.250	2.000	4.750	N/A	N/A
7.125	(1.375)	(1.175)	(0.875)		660-679	1.000	1.000	1.125	1.625	2.125	3.750	5.500	N/A	N/A
7.000	(1.000)	(0.800)	(0.500)		640-659	2.250	2.500	2.625	3.250	4.000	5.000	7.125	N/A	N/A
6.875	(0.500)	(0.300)	0.000		620-639	3.250	3.750	4.000	4.500	5.000	6.250	N/A	N/A	N/A
6.750	0.000	0.200	0.500											
6.625	0.750	0.950	1.250											
6.500	1.625	1.825	2.125											
6.375	2.500	2.700	3.000											
6.250	3.375	3.575	3.875											
6.125	4.250	4.450	4.750											
6.000	5.125	5.325	5.625											
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				0.500	0.500	0.625	0.750	1.000	2.250	N/A	N/A	N/A		
DSCR 0.90 - 0.99				0.125	0.125	0.250	0.375	0.625	1.250	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	0.125	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				0.875	0.875	0.875	0.875	0.875	0.875	0.875	N/A	N/A		
No PPP				1.250	1.250	1.250	1.250	1.250	1.250	1.250	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)**				(0.125)	(0.125)	(0.125)	(0.125)	(0.250)	(0.250)	(0.250)	(0.250)	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 experience on								
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						



Series D: 2nd Lien Full / Bank Statement / P&L

Effective Date:
9/10/2026
PAGE 10 OF 12

30 Days Pricing

Coupon	10Yr Fixed	30Yr Fixed
7.250	100.300	100.050
7.375	101.000	100.750
7.500	101.650	101.400
7.625	102.275	102.025
7.750	102.925	102.675
7.875	103.575	103.325
8.000	104.175	103.925
8.125	104.800	104.550
8.250	105.425	105.175
8.375	105.950	105.700
8.500	106.450	106.200
8.625	106.975	106.725
8.750	107.475	107.225
8.875	107.950	107.700
9.000	108.425	108.175
9.125	108.900	108.650
9.250	109.350	109.100
9.375	109.750	109.500
9.500	110.125	109.875
9.625	110.500	110.250
9.750	110.875	110.625
9.875	111.250	111.000
10.000	111.500	111.250
10.125	111.750	111.500
10.250	112.000	111.750
10.375	112.250	112.000
10.500	112.500	112.250
10.625	112.750	112.500
10.750	113.000	112.750
10.875	113.250	113.000
11.000	113.500	113.250
11.125	113.650	113.400
11.250	113.900	113.650
11.375	114.050	113.800
11.500	114.300	114.050
11.625	114.450	114.200
11.750	114.700	114.450

*Base pricing reflects No PPP

Price Adjustments - FICO x CLTV		55%	60%	65%	70%	75%	80%	85%	90%
Full Doc	780+	1.000	1.000	0.625	0.500	-0.375	-1.000	-4.250	-6.500
	760 - 779	0.500	0.375	-0.125	-0.375	-1.000	-1.875	-5.750	-7.875
	740 - 759	0.375	0.250	-0.125	-0.375	-1.500	-3.000	-7.125	-9.375
	720 - 739	-0.375	-0.500	-0.625	-1.000	-1.750	-4.125	-8.500	-10.250
	700 - 719	-0.875	-1.125	-1.500	-2.250	-3.375	-5.625	-9.875	-11.875
	680 - 699	-2.000	-2.375	-2.375	-4.625	-5.750	-8.000	-11.250	N/A
	660 - 679	-5.000	-5.375	-6.125	-6.500	-7.750	-10.000	N/A	N/A
Bank Statement**	720+	-0.750	-0.875	-1.000	-1.125	-1.125	-1.375	-1.875	-2.000
	660+	-1.375	-1.375	-1.750	-1.750	-1.750	-2.000	-2.625	-3.000
P&L Only**	720+	-2.375	-2.625	-2.875	-3.000	-3.375	-3.500	N/A	N/A
	660+	-3.375	-3.500	-3.625	-3.750	-3.875	-4.125	N/A	N/A

**In addition to Full Doc FICOxCLTV LLPA

Price Adjustments - Others x CLTV		55%	60%	65%	70%	75%	80%	85%	90%
Event Seasoning	BK/FC/SS/DIL < 84 Mo	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.250
Term (Based on 30YR Fixed Pricing)	15Yr Fixed	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250
	20Yr Fixed	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500
	25Yr Fixed	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Occupancy	Second Home	-0.750	-0.750	-0.750	-0.750	-1.000	-1.000	-1.000	N/A
	Investor	-1.500	-2.000	-2.500	-3.000	-3.625	-4.375	N/A	N/A
Loan Amount	< 100,000	0.000	0.000	0.000	-0.125	-0.250	-0.250	-0.500	-1.000
	> 300,000	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250
	> 500,000	0.000	0.000	0.000	0.000	-0.250	-0.625	N/A	N/A
	> 750,000	-1.500	-1.500	-2.250	N/A	N/A	N/A	N/A	N/A
Other	Interest Only	-1.500	-1.750	-2.000	-2.250	N/A	N/A	N/A	N/A
	2-4 Units	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.750
	Condo	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.750
	Non-Warrantable Condo	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A
	DTI > 43	-0.250	-0.250	-0.250	-0.375	-0.500	-0.625	-0.875	-1.000
	DTI > 45	-0.375	-0.375	-0.375	-0.500	-0.625	-0.875	-1.250	-2.000
	Escrow Waiver	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Rural	-1.500	-1.500	-1.500	-1.500	N/A	N/A	N/A	N/A
	State (FL / TX)	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-0.750

Price Cap / Floor	
Max Price	103.875
Max Price (>500k)	102.875
Min Price	96.000

Lock Term/Extension Adjustments		
	Days	Adj.
Lock Term	45	-0.150

Other Program Requirements	
Series D: 2nd Lien	
Minimum Loan Amount	\$75,000
Maximum Loan Amount	\$1,000,000
Mortgage History	0x30x12
Bankruptcy Seasoning	48 Months
FC/SS/DIL Seasoning	48 Months
ARM Features	Fixed Rate Only





Series D: Elite 2nd Lien

Effective Date:
9/10/2026
PAGE 11 OF 12

30 Days Pricing

Rate	10Yr Fixed	30Yr Fixed
7.250	100.875	100.375
7.375	101.575	101.075
7.500	102.225	101.725
7.625	102.825	102.325
7.750	103.450	102.950
7.875	104.075	103.575
8.000	104.675	104.175
8.125	105.275	104.775
8.250	105.875	105.375
8.375	106.400	105.900
8.500	106.900	106.400
8.625	107.425	106.925
8.750	107.925	107.425
8.875	108.425	107.925
9.000	108.900	108.400
9.125	109.325	108.825
9.250	109.725	109.225
9.375	110.125	109.625
9.500	110.500	110.000
9.625	110.875	110.375
9.750	111.250	110.750
9.875	111.625	111.125
10.000	111.875	111.375
10.125	112.125	111.625
10.250	112.375	111.875
10.375	112.625	112.125
10.500	112.875	112.375
10.625	113.125	112.625
10.750	113.275	112.775
10.875	113.525	113.025

*Base pricing reflects No PPP

Price Adjustments --- FICO x CLTV

		55%	60%	65%	70%	75%	80%	85%	90%
Full Doc	780+	1.625	1.500	1.125	0.875	0.375	-0.500	-3.500	-6.500
	760 - 779	1.125	1.000	0.625	0.250	-0.500	-1.625	-5.000	-7.875
	740 - 759	0.625	0.500	0.250	-0.125	-1.500	-3.250	-7.000	-9.375
	720 - 739	-0.375	-0.500	-0.625	-1.000	-2.125	-4.000	-8.500	-10.375
	700 - 719	-0.875	-1.125	-1.500	-2.250	-3.875	-5.625	-9.500	N/A
	680 - 699	-1.875	-2.250	-2.250	-4.500	-5.000	-6.250	N/A	N/A

Price Adjustments - Others x CLTV

		55%	60%	65%	70%	75%	80%	85%	90%
Event Seasoning	BK/FC/SS/DIL	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Term (Based on 30YR Fixed Pricing)	15Yr Fixed	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500
	20Yr Fixed	1.500	1.500	1.500	1.500	1.500	1.500	1.500	1.500
	25Yr Fixed	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Occupancy	Second Home	-0.750	-0.750	-0.750	-0.750	-1.000	N/A	N/A	N/A
	Investor	-1.125	-1.625	-2.125	-2.625	-3.250	N/A	N/A	N/A
Loan Amount	< 75,000	0.000	0.000	0.000	0.000	-0.250	-0.250	-0.500	-1.000
	< 100,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	< 250,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Other	Cash-Out	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	2-4 Units	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
	Condo	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.500
	DTI > 43	-0.250	-0.250	-0.375	-0.375	-0.375	-0.375	-0.625	-1.000
	Escrow Waiver	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	State (FL / TX)	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-0.750

Price Cap / Floor

Max Price	104.375
Min Price	96.000

Lock Term / Extensions

	Days	Adj.
Lock Term	45	-0.150

Other Program Requirements

Series D: Elite 2nd Lien	
Minimum Loan Amount	\$75,000
Maximum Loan Amount	\$500,000
Mortgage History	0x30x24
Bankruptcy Seasoning	84 Months
FC/SS/DIL Seasoning	84 Months
ARM Features	Fixed Rate Only





Series D: DSCR 2nd Lien

Effective Date:
9/10/2026
PAGE 12 OF 12

30 Days Pricing w/ 2 Yr Prepay

Coupon	15/20 Yr Fixed	25/30 Yr Fixed
7.500	96.125	96.125
7.625	96.688	96.688
7.750	97.219	97.219
7.875	97.750	97.750
8.000	98.281	98.281
8.125	98.813	98.813
8.250	99.344	99.344
8.375	99.875	99.875
8.500	100.375	100.375
8.625	100.875	100.875
8.750	101.375	101.375
8.875	101.813	101.813
9.000	102.219	102.219
9.125	102.625	102.625
9.250	103.000	103.000
9.375	103.375	103.375
9.500	103.731	103.731
9.625	104.075	104.075
9.750	104.347	104.347
9.875	104.620	104.620
10.000	104.892	104.892
10.125	105.165	105.165
10.250	105.437	105.437
10.375	105.687	105.687
10.500	105.937	105.937
10.625	106.187	106.187
10.750	106.437	106.437
10.875	106.687	106.687
11.000	106.937	106.937
11.125	107.187	107.187
11.250	107.437	107.437
11.375	107.687	107.687
11.500	107.937	107.937
11.625	108.125	108.125
11.750	108.312	108.312
11.875	108.500	108.500
12.000	108.687	108.687
12.125	108.875	108.875
12.250	109.062	109.062

*Base pricing reflects 2 Yr PPP

Price Adjustments --- FICO x CLTV

DSCR		50%	55%	60%	65%	70%	75%	80%
FICOxCLTV	800+	0.500	-0.750	-1.500	-3.250	-4.625	-5.250	-6.875
	780 - 799	0.500	-0.750	-1.500	-3.250	-4.625	-5.250	-6.875
	760 - 779	0.000	-1.250	-3.000	-4.000	-5.125	-6.000	-7.875
	740 - 759	-0.625	-1.750	-4.000	-5.250	-6.125	-7.250	-8.375
	720 - 739	-2.375	-4.250	-5.250	-6.000	-7.625	-9.250	-10.625
	700 - 719	-3.625	-7.000	-8.500	-9.500	-10.875	-11.500	N/A
	680 - 699	-5.375	-8.000	-9.500	-11.500	N/A	N/A	N/A
	660 - 679	N/A	N/A	N/A	N/A	N/A	N/A	N/A
DSCR	DSCR > 1.25	1.125	1.250	1.500	1.500	1.875	2.000	2.000
	DSCR 1.20 - 1.25	0.625	0.750	1.000	1.250	1.625	1.750	1.875
	DSCR 1.10 - 1.19	0.250	0.250	0.250	0.250	0.250	0.000	0.000
	DSCR 1.00 - 1.09	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	DSCR < 1.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Price Adjustments - Others x CLTV

		50%	55%	60%	65%	70%	75%	80%
Rental Type	Short-Term Rental	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Loan Amount	< 100,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	< 150,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	> 250,000	-0.375	-0.750	-1.125	-1.750	-2.500	-2.875	-3.000
	> 500,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Other	Interest Only	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2-4 Units	-0.375	-0.375	-0.500	-0.500	-0.625	-0.625	N/A
	Condo	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Escrow Waiver	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Non-Warrantable	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	State (FL / TX)	0.000	0.000	0.000	0.000	0.000	0.000	0.000

Price Cap / Floor

Max Price	102.875
Min Price	96.000

Term/Extension Adjustments

	Days	Adj.
Lock Term	45	-0.150

Max Price/Prepay Buydown

Term	LLPA	Max Price
5 Year	0.750	103.000
4 Year	0.500	103.000
3 Year	0.250	103.000
2 Year	0.000	103.000
1 Year	-0.250	103.000
No Prepay	-0.500	103.000

Other Program Requirements

Series D: DSCR 2nd Lien	
Minimum Loan Amount	\$75,000
Maximum Loan Amount	\$500,000
Mortgage History	0x30x12
Bankruptcy Seasoning	48 Months
FC/SS/DIL Seasoning	48 Months
ARM Features	FX Rate Only

