

Borrower Paid Rate Sheet

(Broker Comp not Included)

Effective Date
 9/19/17 8:13 AM

Lock Desk Information

HOURS

ARM and Jumbo Products: 9am to 4:30pm (Pacific Time)
 Conventional and Government Fixed Products: 9am to 6:00pm (Pacific Time)

Home Office Address

2030 Main Street Suite 500
 Irvine, CA 92614
 Direct Phone: 855-375-8626

Loss Payee Clause

Commerce Home Mortgage, ISAOA
 3130 Crow Canyon Place, Suite 300
 San Ramon, CA 94583

Commerce Mortgage Fees - CA, CO, FL

Jumbo Programs	\$1,495.00
All Conventional Loans:	\$995.00
Government Loans:	\$995.00
FHA Streamline Loans:	\$699.00
VA IRRRLS	\$699.00

Commerce Mortgage FHA and VA ID's

FHA - 7858400006
 VA - 9003230000

Commerce Mortgage Fees - AZ, TX, UT

Jumbo Programs	\$1,495.00
All Conventional and Government	\$795.00
Doc Prep only applies for TX	\$150.00
FHA Streamline Loans:	\$450.00
VA IRRRLS Loans:	\$450.00

This rate sheet is indicative pricing only

For true pricing visit us at:
www.chmwholesale.com
 Log in Required - Must be an approved Broker
 Lender fee buyout available on applicable program with exact bps equivalent

Commerce Mortgage is Proudly Lending In:

Arizona, California, Colorado, Florida, Utah, and Texas
 Stay tuned, more states coming in the near future!

Licensing Information

See our website for full licensing details
www.chmwholesale.com

CHMW is Changing the Face of WHOLESALE LENDING!

Come Join the Revolution

SPECIAL 7 DAYS PAYS BONUS

CLOSE LOANS FASTER AND WE PAY EVEN MORE!

All applications using our 7 Days Pays program
 and started from 9/18 – 9/30 will receive a 30 bps price improvement!

That's an extra 10 bps over our standard 7 Days Pays program!

(Applies only to applications that qualify for 7 Days Pays program. The extra 10 bps is not available for Jumbo loans)

FNMA Conforming and High Balance DU Direct Programs

30YR / 25YR FIXED DU DIRECT					
Rate	15-Day	30-Day	45-Day	60-Day	
3.500	0.186	0.260	0.333	0.410	
3.625	-0.534	-0.459	-0.386	-0.310	
3.750	-1.277	-1.198	-1.121	-1.043	
3.875	-1.994	-1.912	-1.831	-1.742	
4.000	-2.676	-2.592	-2.511	-2.422	
4.125	-3.299	-3.214	-3.134	-3.044	
4.250	-3.843	-3.757	-3.676	-3.599	
4.375	-4.340	-4.258	-4.185	-4.114	
4.500	-4.805	-4.723	-4.649	-4.578	
4.625	-5.364	-5.281	-5.208	-5.136	
4.750	-5.881	-5.797	-5.723	-5.652	

20YR FIXED DU DIRECT					
Rate	15-Day	30-Day	45-Day	60-Day	
3.500	-1.196	-1.122	-1.048	-0.962	
3.625	-1.773	-1.698	-1.625	-1.538	
3.750	-2.253	-2.177	-2.103	-2.017	
3.875	-2.775	-2.692	-2.612	-2.512	
4.000	-3.301	-3.217	-3.137	-3.037	
4.125	-3.785	-3.700	-3.619	-3.520	
4.250	-4.588	-4.508	-4.435	-4.353	
4.375	-4.981	-4.900	-4.826	-4.745	
4.500	-5.465	-5.383	-5.309	-5.228	
4.625	-5.935	-5.851	-5.778	-5.696	
4.750	-6.097	-6.013	-5.939	-5.858	

15YR / 10YR FIXED DU DIRECT					
Rate	15-Day	30-Day	45-Day	60-Day	
3.500	-2.810	-2.743	-2.689	-2.629	
3.625	-3.180	-3.111	-3.056	-2.996	
3.750	-3.613	-3.541	-3.486	-3.426	
3.875	-3.969	-3.895	-3.840	-3.780	
4.000	-4.092	-4.022	-3.937	-3.935	
4.125	-4.451	-4.378	-4.339	-4.291	
4.250	-4.840	-4.765	-4.726	-4.677	
4.375	-5.156	-5.078	-5.038	-4.990	
4.500	-4.554	-4.473	-4.434	-4.386	
4.625	-4.633	-4.538	-4.475	-4.401	
4.750	-4.941	-4.843	-4.781	-4.707	

30YR / 25 YR FIXED HB DU DIRECT					
Rate	15-Day	30-Day	45-Day	60-Day	
3.875	-0.516	-0.439	-0.366	-0.279	
4.000	-1.146	-1.062	-0.981	-0.881	
4.125	-1.775	-1.690	-1.610	-1.511	
4.250	-2.286	-2.200	-2.119	-2.019	
4.375	-2.652	-2.565	-2.484	-2.385	
4.500	-2.928	-2.840	-2.760	-2.660	
4.625	-3.153	-3.070	-2.997	-2.915	
4.750	-3.633	-3.549	-3.476	-3.394	
4.875	-4.045	-3.960	-3.887	-3.805	

20YR FIXED HB DU DIRECT					
Rate	15-Day	30-Day	45-Day	60-Day	
3.875	-0.207	-0.130	-0.056	0.031	
4.000	-0.834	-0.750	-0.669	-0.570	
4.125	-1.476	-1.391	-1.311	-1.211	
4.250	-1.975	-1.889	-1.809	-1.709	
4.375	-2.366	-2.279	-2.198	-2.098	
4.500	-2.645	-2.557	-2.476	-2.376	
4.625	-2.844	-2.761	-2.688	-2.606	
4.750	-3.266	-3.182	-3.109	-3.027	
4.875	-3.262	-3.177	-3.104	-3.022	

15YR / 10 YR FIXED HB DU DIRECT					
Rate	15-Day	30-Day	45-Day	60-Day	
3.250	-0.906	-0.846	-0.791	-0.731	
3.375	-1.338	-1.274	-1.220	-1.160	
3.500	-1.760	-1.694	-1.640	-1.580	
3.625	-2.068	-1.999	-1.944	-1.884	
3.750	-2.380	-2.309	-2.254	-2.194	
3.875	-2.633	-2.558	-2.504	-2.444	
4.000	-2.717	-2.640	-2.585	-2.525	
4.125	-2.629	-2.556	-2.517	-2.469	
4.250	-2.216	-2.143	-2.104	-2.056	

3/1 LIBOR ARM DU DIRECT					
Rate	15-Day	30-Day	45-Day	60-Day	
3.125	1.370	1.435	1.502	1.572	
3.250	1.125	1.190	1.257	1.327	
3.375	0.921	0.985	1.053	1.122	
3.500	0.710	0.775	0.842	0.912	
3.625	0.436	0.500	0.568	0.637	
3.750	0.151	0.216	0.283	0.353	
3.875	-0.098	-0.034	0.034	0.103	
4.000	-0.348	-0.284	-0.216	-0.147	
4.125	-0.598	-0.534	-0.466	-0.397	

5/1 LIBOR ARM DU DIRECT					
Rate	15-Day	30-Day	45-Day	60-Day	
3.000	2.314	2.395	2.479	2.566	
3.125	1.894	1.975	2.059	2.146	
3.250	1.563	1.644	1.729	1.815	
3.375	1.281	1.362	1.446	1.533	
3.500	0.992	1.073	1.157	1.244	
3.625	0.640	0.721	0.805	0.892	
3.750	0.303	0.384	0.468	0.555	
3.875	0.007	0.088	0.172	0.259	
4.000	0.187	0.268	0.352	0.439	

7/1 LIBOR ARM DU DIRECT					
Rate	15-Day	30-Day	45-Day	60-Day	
3.500	1.913	1.993	2.078	2.165	
3.625	1.474	1.555	1.639	1.726	
3.750	1.055	1.136	1.221	1.307	
3.875	0.681	0.762	0.846	0.933	
4.000	0.306	0.387	0.471	0.558	
4.125	-0.069	0.012	0.096	0.183	
4.250	0.104	0.185	0.270	0.356	
4.375	-0.169	-0.088	-0.004	0.083	
4.500	-0.442	-0.362	-0.277	-0.190	

3/1 LIBOR ARM HB DU DIRECT					
Rate	15-Day	30-Day	45-Day	60-Day	
3.125	1.570	1.635	1.702	1.772	
3.250	1.325	1.390	1.457	1.527	
3.375	1.121	1.185	1.253	1.322	
3.500	0.910	0.975	1.042	1.112	
3.625	0.636	0.700	0.768	0.837	
3.750	0.351	0.416	0.483	0.553	
3.875	0.102	0.166	0.234	0.303	
4.000	-0.148	-0.084	-0.016	0.053	
4.125	-0.398	-0.334	-0.266	-0.197	

5/1 LIBOR ARM HB DU DIRECT					
Rate	15-Day	30-Day	45-Day	60-Day	
3.000	2.514	2.595	2.679	2.766	
3.125	2.094	2.175	2.259	2.346	
3.250	1.763	1.844	1.929	2.015	
3.375	1.481	1.562	1.646	1.733	
3.500	1.192	1.273	1.357	1.444	
3.625	0.840	0.921	1.005	1.092	
3.750	0.503	0.584	0.668	0.755	
3.875	0.207	0.288	0.372	0.459	
4.000	0.387	0.468	0.552	0.639	

7/1 LIBOR ARM HB DU DIRECT					
Rate	15-Day	30-Day	45-Day	60-Day	
3.500	2.113	2.193	2.278	2.365	
3.625	1.674	1.755	1.839	1.926	
3.750	1.255	1.336	1.421	1.507	
3.875	0.881	0.962	1.046	1.133	
4.000	0.506	0.587	0.671	0.758	
4.125	0.131	0.212	0.296	0.383	
4.250	0.304	0.385	0.470	0.556	
4.375	0.031	0.112	0.196	0.283	
4.500	-0.242	-0.162	-0.077	0.010	

10/1 LIBOR ARM DU DIRECT					
Rate	15-Day	30-Day	45-Day	60-Day	
3.625	2.322	3.312	3.396	3.483	
3.750	2.658	2.739	2.823	2.910	
3.875	2.174	2.255	2.339	2.426	
4.000	2.245	2.325	2.409	2.496	
4.125	1.760	1.841	1.925	2.012	
4.250	1.307	1.387	1.471	1.558	
4.375	0.932	1.012	1.096	1.183	
4.500	0.557	0.637	0.721	0.808	
4.625	0.182	0.262	0.346	0.433	

10/1 LIBOR ARM HB DU DIRECT					
Rate	15-Day	30-Day	45-Day	60-Day	
3.625	3.432	3.512	3.596	3.683	
3.750	2.858	2.939	3.023	3.110	
3.875	2.374	2.455	2.539	2.626	
4.000	2.445	2.525	2.609	2.696	
4.125	1.960	2.041	2.125	2.212	
4.250	1.507	1.587	1.671	1.758	
4.375	1.132	1.212	1.296	1.383	
4.500	0.757	0.837	0.921	1.008	
4.625	0.382	0.462	0.546	0.633	

Cash-Out Adjustments (All Programs)						
Score	≤ 60	60.01-70	70.01-75	75.01-80	80.01-85	≥ 85.01
620-639	0.625	1.625	1.625	3.125	N/A	N/A
640-659	0.625	1.625	1.625	2.625	N/A	N/A
660-679	0.625	1.125	1.125	1.875	N/A	N/A
680-699	0.375	1.125	1.125	1.750	N/A	N/A
700-719	0.375	1.000	1.000	1.125	N/A	N/A
720-739	0.375	1.000	1.000	1.125	N/A	N/A
≥ 740	0.375	0.625	0.625	0.875	N/A	N/A

Property Type Adjustments (All Programs)									
Type	≤ 60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97	
Investment	2.125	2.125	2.125	3.375	4.125	N/A	N/A	N/A	
2 Unit	1.000	1.000	1.000	1.000	1.000	N/A	N/A	N/A	
3-4Unit	1.000	1.000	1.000	N/A	N/A	N/A	N/A	N/A	
Condo >15yr	0.000	0.000	0.000	0.750	0.750	0.750	0.750	0.750	
Manufactured	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	

Subordinate Financing (All Programs)				
LTV Range	CLTV Range	FICO < 720	FICO ≥ 720	
≤ 65.00%	80.01 - 95.00%	0.500	0.250	
65.01 - 75.00%	80.01 - 95.00%	0.750	0.500	
75.01 - 95.00%	90.01 - 95.00%	1.000	0.750	
75.01 - 95.00%	76.01 - 90.00%	1.000	0.750	
≤ 95.00%	95.01 - 97.00%	1.500	1.500	
All	All	0.375	0.375	

Credit Score Adjustments for loan terms > 15 years (All Programs)									
Score	≤ 60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97	
620-639	0.500	1.500	3.000	3.000	3.250	3.250	3.250	3.500	
640-659	0.500	1.250	2.750	3.000	3.250	2.750	2.750	2.750	
660-679	0.000	1.000	2.250	2.750	2.750	2.250	2.250	2.250	
680-699	0.000	0.500	1.250	1.750	1.500	1.250	1.250	1.500	
700-719	0.000	0.500	1.000	1.250	1.000	1.000	1.000	1.500	
720-739	0.000	0.250	0.500	0.750	0.500	0.500	0.500	1.000	
≥ 740									

Freddie Mac Conforming and High Balance LP Direct Programs

30YR / 25 YR FIXED LP DIRECT					
Rate	15-Day	30-Day	45-Day	60-Day	
3.500	0.190	0.272	0.335	0.430	
3.625	-0.620	-0.536	-0.473	-0.376	
3.750	-1.358	-1.272	-1.210	-1.111	
3.875	-2.023	-1.936	-1.874	-1.775	
4.000	-2.607	-2.523	-2.460	-2.366	
4.125	-3.310	-3.227	-3.145	-3.047	
4.250	-3.928	-3.847	-3.765	-3.670	
4.375	-4.469	-4.386	-4.304	-4.209	
4.500	-4.953	-4.870	-4.788	-4.691	
4.625	-5.336	-5.291	-5.190	-5.141	

20YR FIXED LP DIRECT					
Rate	15-Day	30-Day	45-Day	60-Day	
3.875	-2.747	-2.593	-2.531	-2.412	
4.000	-3.372	-3.216	-3.154	-3.001	
4.125	-3.583	-3.438	-3.357	-3.196	
4.250	-4.165	-4.018	-3.936	-3.780	
4.375	-4.688	-4.542	-4.460	-4.309	
4.500	-5.161	-5.014	-4.932	-4.784	
4.625	-5.714	-5.606	-5.505	-5.392	
4.750	-6.139	-6.030	-5.930	-5.816	
4.875	-6.142	-6.035	-5.934	-5.808	
5.000	-6.597	-6.492	-6.391	-6.227	

15YR / 10YR FIXED LP DIRECT					
Rate	15-Day	30-Day	45-Day	60-Day	
3.125	-1.233	-1.166	-1.124	-1.036	
3.250	-1.776	-1.708	-1.666	-1.575	
3.375	-2.298	-2.233	-2.191	-2.091	
3.500	-2.713	-2.657	-2.595	-2.523	
3.625	-3.204	-3.148	-3.087	-3.005	
3.750	-3.721	-3.664	-3.603	-3.509	
3.875	-4.225	-4.164	-4.103	-3.998	
4.000	-4.205	-4.110	-4.029	-3.942	
4.125	-4.708	-4.613	-4.532	-4.434	
4.250	-4.375	-4.280	-4.199	-4.089	

30YR / 25YR FIXED HB LP DIRECT					
Rate	15-Day	30-Day	45-Day	60-Day	
3.750	-0.321	-0.235	-0.173	-0.074	
3.875	-0.921	-0.834	-0.772	-0.673	
4.000	-1.479	-1.395	-1.332	-1.238	
4.125	-1.681	-1.598	-1.516	-1.418	
4.250	-2.273	-2.192	-2.110	-2.015	
4.375	-2.834	-2.751	-2.669	-2.574	
4.500	-3.337	-3.254	-3.172	-3.075	
4.625	-2.975	-2.930	-2.829	-2.780	
4.750	-3.483	-3.438	-3.337	-3.288	
4.875	-3.946	-3.898	-3.796	-3.750	

20YR FIXED HB LP DIRECT					
Rate	15-Day	30-Day	45-Day	60-Day	
3.750	0.029	0.115	0.177	0.276	
3.875	-0.636	-0.549	-0.487	-0.388	
4.000	-1.218	-1.134	-1.071	-0.977	
4.125	-1.441	-1.358	-1.276	-1.178	
4.250	-2.048	-1.967	-1.885	-1.790	
4.375	-2.613	-2.530	-2.448	-2.353	
4.500	-3.100	-3.017	-2.935	-2.838	
4.625	-2.707	-2.662	-2.561	-2.512	
4.750	-3.155	-3.110	-3.009	-2.960	
4.875	-3.162	-3.114	-3.012	-2.966	

15YR / 10YR FIXED HB LP DIRECT					
Rate	15-Day	30-Day	45-Day	60-Day	
3.125	-0.139	-0.072	-0.030	0.058	
3.250	-0.682	-0.614	-0.572	-0.481	
3.375	-1.204	-1.139	-1.097	-0.997	
3.500	-1.369	-1.313	-1.251	-1.179	
3.625	-1.860	-1.804	-1.743	-1.661	
3.750	-2.377	-2.320	-2.259	-2.165	
3.875	-2.882	-2.821	-2.760	-2.655	
4.000	-1.674	-1.579	-1.498	-1.411	
4.125	-2.176	-2.081	-2.000	-1.902	
4.250	-1.844	-1.749	-1.668	-1.558	

3/1 ARM LP DIRECT					
Rate	15-Day	30-Day	45-Day	60-Day	
3.000	0.319	0.371	0.430	0.483	
3.125	0.147	0.205	0.270	0.327	
3.250	-0.084	-0.021	0.050	0.112	
3.375	-0.243	-0.175	-0.099	-0.031	
3.500	-0.343	-0.270	-0.188	-0.115	
3.625	-0.466	-0.388	-0.299	-0.221	
3.750	-0.592	-0.509	-0.415	-0.332	
3.875	-0.719	-0.631	-0.531	-0.443	
4.000	-0.846	-0.753	-0.647	-0.553	
4.125	-0.973	-0.874	-0.763	-0.664	

5/1 ARM LP DIRECT					
Rate	15-Day	30-Day	45-Day	60-Day	
3.000	-0.611	-0.559	-0.500	-0.448	
3.125	-0.760	-0.703	-0.639	-0.581	
3.250	-1.101	-1.039	-0.969	-0.906	
3.375	-1.354	-1.287	-1.210	-1.143	
3.500	-1.470	-1.398	-1.316	-1.243	
3.625	-1.587	-1.509	-1.422	-1.344	
3.750	-1.617	-1.535	-1.441	-1.359	
3.875	-1.756	-1.669	-1.570	-1.482	
4.000	-2.016	-1.923	-1.818	-1.725	
4.125	-2.277	-2.180	-2.069	-1.971	

7/1 ARM LP DIRECT					
Rate	15-Day	30-Day	45-Day	60-Day	
3.000	-0.066	-0.013	0.046	0.098	
3.125	-0.336	-0.279	-0.214	-0.156	
3.250	-0.781	-0.718	-0.648	-0.585	
3.375	-1.081	-1.013	-0.937	-0.869	
3.500	-1.164	-1.092	-1.010	-0.937	
3.625	-1.312	-1.235	-1.147	-1.069	
3.750	-1.342	-1.259	-1.165	-1.082	
3.875	-1.463	-1.376	-1.276	-1.188	
4.000	-1.728	-1.635	-1.530	-1.437	
4.125	-1.992	-1.895	-1.784	-1.686	

10/1 ARM LP DIRECT					
Rate	15-Day	30-Day	45-Day	60-Day	
3.000	0.771	0.823	0.882	0.935	
3.125	0.463	0.521	0.586	0.643	
3.250	0.042	0.105	0.176	0.238	
3.375	-0.275	-0.207	-0.131	-0.063	
3.500	-0.438	-0.365	-0.283	-0.210	
3.625	-0.665	-0.588	-0.500	-0.422	
3.750	-1.000	-0.917	-0.824	-0.741	
3.875	-1.280	-1.192	-1.092	-1.004	
4.000	-1.475	-1.382	-1.277	-1.184	
4.125	-1.670	-1.572	-1.461	-1.363	

5/1 ARM HB LP DIRECT					
Rate	15-Day	30-Day	45-Day	60-Day	
3.000	-0.411	-0.359	-0.300	-0.248	
3.125	-0.560	-0.503	-0.439	-0.381	
3.250	-0.901	-0.839	-0.769	-0.706	
3.375	-1.154	-1.087	-1.010	-0.943	
3.500	-1.270	-1.198	-1.116	-1.043	
3.625	-1.387	-1.309	-1.222	-1.144	
3.750	-1.417	-1.335	-1.241	-1.159	
3.875	-1.556	-1.469	-1.370	-1.282	
4.000	-1.816	-1.723	-1.618	-1.525	

7/1 ARM HB LP DIRECT					
Rate	15-Day	30-Day	45-Day	60-Day	
3.000	0.134	0.187	0.246	0.298	
3.125	-0.136	-0.079	-0.014	0.044	
3.250	-0.581	-0.518	-0.448	-0.385	
3.375	-0.881	-0.813	-0.737	-0.669	
3.500	-0.964	-0.892	-0.810	-0.737	
3.625	-1.112	-1.035	-0.947	-0.869	
3.750	-1.142	-1.059	-0.965	-0.882	
3.875	-1.263	-1.176	-1.076	-0.988	
4.000	-1.528	-1.435	-1.330	-1.237	
4.125	-1.792	-1.695	-1.584	-1.486	

10/1 ARM HB LP DIRECT					
Rate	15-Day	30-Day	45-Day	60-Day	
3.000	2.471	2.523	2.582	2.635	
3.125	2.163	2.221	2.286	2.343	
3.250	1.742	1.805	1.876	1.938	
3.375	1.425	1.493	1.569	1.637	
3.500	1.262	1.335	1.417	1.490	
3.625	1.035	1.112	1.200	1.278	
3.750	0.700	0.783	0.876	0.959	
3.875	0.420	0.508	0.608	0.696	
4.000	0.225	0.318	0.423	0.516	
4.125	0.030	0.128	0.239	0.337	

Home Possible Price Cap Adjustments			
Adjusters based on CLTV			
Score	≤ 80	≥ 80	
< 680	1.500	1.500	
≥ 680	1.500	0.000	

Home Possible CLTV Adjustment			
Adjusters based on CLTV			
Drawn	Adjustment		
> 0	0.500		

Home Possible Adjustments (>95% & ≤97%)					
Score	Adjustment				
< 620	3.750				
620-639	3.500				
640-659	2.750				
660-679	2.250				
680-699	1.500				
700-719	1.500				
720-739	1.000				
≥ 740	0.750				

Credit Score Adjustments > 15 years (All Programs)							
Score	≤ 60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95
620-639	0.500	1.500	3.000	3.000	3.250	3.250	3.250
640-659	0.500	1.250	2.750	3.000	3.250	2.750	2.750
660-679	0.000	1.000	2.250	2.750	2.750	2.250	2.250
680-699	0.000	0.500	1.250	1.750	1.500	1.250	1.500
700-719	0.000	0.500	1.000	1.250	1.000	1.000	1.000
720-739	0.000	0.250	0.500	0.750	0.500	0.500	0.500
≥ 740	0.000	0.250	0.250	0.500	0.250	0.250	0.250

Cash-Out Adjustments (All Programs)						
Score	≤ 60	60.01-70	70.01-75	75.01-80	80.01-85	≥ 85.01
620-639	0.625	1.625	1.625	3.125	N/A	N/A
640-659	0.625	1.625	1.625	2.625	N/A	N/A
660-679	0.625	1.125	1.125	1.875	N/A	N/A
680-699	0.375	1.125	1.125	1.750	N/A	N/A
700-719	0.375	1.000	1.000	1.125	N/A	N/A
720-739	0.375	1.000	1.000	1.125	N/A	N/A
≥ 740	0.375	0.625	0.625	0.875	N/A	N/A

Property Type Adjustments (All Programs)							
Property Type	≤ 60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95
Investment	2.125	2.125	3.375	4.125	N/A	N/A	N/A
2 Unit	1.000	1.000	1.000	1.000	1.000	1.000	1.000
3-4Unit	1.000	1.000	1.000	1.000	1.500	2.000	2.000
Condo >15yr	0.000	0.000	0.000	0.750	0.750	0.750	0.750
Manufactured	0.500						

Freddie Mac Conforming and High Balance LP Direct Programs (Cont.)

Adjustments (High Balance ARM)								
Purpose	LTV/CLTV RANGE							
	≤ 60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
Cash Out	1.750	1.750	1.750	2.500	N/A	N/A	N/A	N/A
Purch or R/T	1.000	1.000	1.000	1.750	1.750	1.750	2.000	N/A

Loan Type Adjustments					
Type	LTV/CLTV RANGE				
	≤ 75	75.01-80	80.01-85	85.01-90	>90
ARM	N/A	N/A	N/A	N/A	0.250

MINIMUM LOAN AMOUNT IS: \$75,000
 Please include HELOC line amount and HELOC drawn amount for correct pricing.
 Lock Extension Fee: 1 bp per request + 1 bp per day

FHA/VA Direct and HB Direct Programs

FHA 30YR / 25YR / 20YR FIXED DIRECT				
Rate	15-Day	30-Day	45-Day	60-Day
3.250	-1.443	-1.372	-1.309	-1.247
3.375	-1.941	-1.870	-1.808	-1.745
3.500	-2.397	-2.326	-2.264	-2.201
3.625	-2.764	-2.693	-2.630	-2.568
3.750	-3.869	-3.780	-3.702	-3.624
3.875	-4.332	-4.244	-4.166	-4.088
4.000	-4.770	-4.681	-4.603	-4.525
4.125	-5.090	-5.002	-4.924	-4.845
4.250	-5.396	-5.307	-5.229	-5.151
4.375	-5.499	-5.437	-5.382	-5.327
4.500	-5.862	-5.800	-5.746	-5.691

FHA 15YR / 10YR FIXED DIRECT				
Rate	15-Day	30-Day	45-Day	60-Day
2.250	1.940	1.984	2.023	2.093
2.375	1.520	1.564	1.603	1.674
2.500	1.137	1.181	1.220	1.290
2.625	0.843	0.887	0.926	0.996
2.750	-0.492	-0.421	-0.358	-0.280
2.875	-0.852	-0.781	-0.719	-0.640
3.000	-1.184	-1.113	-1.051	-0.973
3.125	-1.469	-1.398	-1.336	-1.258
3.250	-2.396	-2.334	-2.280	-2.209
3.375	-2.728	-2.666	-2.612	-2.541
3.500	-3.040	-2.978	-2.924	-2.853

FHA 30 Year FIXED HB DIRECT				
Rate	15-Day	30-Day	45-Day	60-Day
3.000	4.657	4.781	4.891	5.000
3.125	4.277	4.401	4.510	4.620
3.250	-0.054	0.017	0.079	0.142
3.375	-0.552	-0.481	-0.419	-0.356
3.500	-1.008	-0.937	-0.875	-0.812
3.625	-1.375	-1.304	-1.242	-1.179
3.750	-1.731	-1.660	-1.597	-1.535
3.875	-2.412	-2.324	-2.246	-2.168
4.000	-2.850	-2.761	-2.683	-2.605
4.125	-3.170	-3.082	-3.004	-2.925
4.250	-3.476	-3.387	-3.309	-3.231

VA 30YR / 25YR / 20YR FIXED DIRECT				
Rate	15-Day	30-Day	45-Day	60-Day
3.250	-1.343	-1.272	-1.209	-1.147
3.375	-1.841	-1.770	-1.708	-1.645
3.500	-2.297	-2.226	-2.164	-2.101
3.625	-2.664	-2.593	-2.530	-2.468
3.750	-3.769	-3.680	-3.602	-3.524
3.875	-4.232	-4.144	-4.066	-3.988
4.000	-4.670	-4.581	-4.503	-4.425
4.125	-4.990	-4.902	-4.824	-4.745
4.250	-5.296	-5.207	-5.129	-5.051
4.375	-5.399	-5.337	-5.282	-5.227
4.500	-5.762	-5.700	-5.646	-5.591

VA 15YR / 10YR FIXED DIRECT				
Rate	15-Day	30-Day	45-Day	60-Day
2.250	2.040	2.084	2.123	2.193
2.375	1.620	1.664	1.703	1.774
2.500	1.237	1.281	1.320	1.390
2.625	0.943	0.987	1.026	1.096
2.750	-0.392	-0.321	-0.258	-0.180
2.875	-0.752	-0.681	-0.619	-0.540
3.000	-1.084	-1.013	-0.951	-0.873
3.125	-1.369	-1.298	-1.236	-1.158
3.250	-2.296	-2.234	-2.180	-2.109
3.375	-2.628	-2.566	-2.512	-2.441
3.500	-2.940	-2.878	-2.824	-2.753

VA 30 Year FIXED HB DIRECT				
Rate	15-Day	30-Day	45-Day	60-Day
3.000	4.757	4.881	4.991	5.100
3.125	4.377	4.501	4.610	4.720
3.250	0.046	0.117	0.179	0.242
3.375	-0.452	-0.381	-0.319	-0.256
3.500	-0.908	-0.837	-0.775	-0.712
3.625	-1.275	-1.204	-1.142	-1.079
3.750	-1.631	-1.560	-1.497	-1.435
3.875	-2.312	-2.224	-2.146	-2.068
4.000	-2.750	-2.661	-2.583	-2.505
4.125	-3.070	-2.982	-2.904	-2.825
4.250	-3.376	-3.287	-3.209	-3.131

USDA 30YR FIXED STANDARD				
Rate	15-Day	30-Day	45-Day	60-Day
3.750	-3.211	-3.111	-2.961	-2.811
3.875	-3.592	-3.492	-3.342	-3.192
4.000	-3.948	-3.848	-3.698	-3.548
4.125	-4.280	-4.180	-4.030	-3.880
4.250	-4.662	-4.562	-4.412	-4.262
4.375	-4.875	-4.775	-4.625	-4.475
4.500	-5.112	-5.012	-4.862	-4.712
4.625	-5.300	-5.200	-5.050	-4.900
4.750	-5.346	-5.246	-5.096	-4.946
4.875	-5.402	-5.302	-5.152	-5.002

USDA 30YR FIXED ADVANTAGE				
Rate	15-Day	30-Day	45-Day	60-Day
3.750	-1.311	-1.211	-1.061	-0.911
3.875	-1.692	-1.592	-1.442	-1.292
4.000	-2.048	-1.948	-1.798	-1.648
4.125	-2.380	-2.280	-2.130	-1.980
4.250	-2.762	-2.662	-2.512	-2.362
4.375	-2.975	-2.875	-2.725	-2.575
4.500	-3.212	-3.112	-2.962	-2.812
4.625	-3.400	-3.300	-3.150	-3.000
4.750	-3.446	-3.346	-3.196	-3.046
4.875	-3.502	-3.402	-3.252	-3.102

FICO Adjustments (FHA/VA)	
Credit Score	Adjustment
≥660	-0.250
640-659	0.500
620-639	0.750
600-619	1.000
580-599	1.500
550-579	2.000
500-549	2.500
No Fico	2.500

Product Adjustments (FHA/VA)	
Product	Adjustment
FHA/VA Investment	1.000

Loan Amount Adjustments (FHA/VA)	
Loan Amount	Adjustment
75,000 - 99,999	1.000
100,000 - 150,000	0.500
300,000 - 399,999	-0.125
400,000 - 636,150	-0.250

USDA Product Only	
Product	Adjustment
USDA (Advantage Only)	0.500
AUS (Manual/Traditional) (Standard)	0.375
AUS (Manual/Traditional) (Advantage)	0.750
Manufactured Home	1.000

FICO Adjustments (USDA)		
Credit Score	Standard	Advantage
≥ 720	-0.125	NA
660-679	0.125	NA
640-659	0.375	NA
620-639	NA	-0.500
600-619	NA	1.000
580-599	NA	2.000
550-579	NA	2.500

MINIMUM ALLOWABLE LOAN AMOUNT \$75,000
 Lock Extension Fee: 1 bp per request + 1 bp per day

Express Choice QM & Express Choice Non QM Jumbo Program

EXPRESS CHOICE QM JUMBO 30YR / 25YR FIXED						
Rate	15-Day	30-Day	45-Day	60-Day	75-Day	
4.125	1.068	1.243	1.453	1.663	1.853	
4.250	0.310	0.485	0.694	0.903	1.092	
4.375	-0.315	-0.141	0.066	0.274	0.462	
4.500	-0.876	-0.704	-0.503	-0.301	-0.117	
4.625	-1.425	-1.256	-1.061	-0.865	-0.685	
4.750	-1.954	-1.785	-1.590	-1.395	-1.214	
4.875	-2.469	-2.300	-2.105	-1.910	-1.730	
5.000	-2.968	-2.799	-2.604	-2.408	-2.228	
5.125	-3.446	-3.278	-3.082	-2.887	-2.707	
5.250	-3.901	-3.733	-3.537	-3.342	-3.162	
5.375	-4.327	-4.159	-3.963	-3.768	-3.588	

EXPRESS CHOICE QM JUMBO 20YR FIXED						
Rate	15-Day	30-Day	45-Day	60-Day	75-Day	
4.125	1.068	1.243	1.453	1.663	1.853	
4.250	0.310	0.485	0.694	0.903	1.092	
4.375	-0.315	-0.141	0.066	0.274	0.462	
4.500	-0.876	-0.704	-0.503	-0.301	-0.117	
4.625	-1.425	-1.256	-1.061	-0.865	-0.685	
4.750	-1.954	-1.785	-1.590	-1.395	-1.214	
4.875	-2.469	-2.300	-2.105	-1.910	-1.730	
5.000	-2.968	-2.799	-2.604	-2.408	-2.228	
5.125	-3.446	-3.278	-3.082	-2.887	-2.707	
5.250	-3.901	-3.733	-3.537	-3.342	-3.162	
5.375	-4.327	-4.159	-3.963	-3.768	-3.588	

EXPRESS CHOICE QM JUMBO 15YR / 10YR FIXED						
Rate	15-Day	30-Day	45-Day	60-Day	75-Day	
4.000	0.731	0.846	0.980	1.123	1.249	
4.125	0.282	0.397	0.531	0.674	0.800	
4.250	-0.173	-0.058	0.076	0.219	0.345	
4.375	-0.564	-0.449	-0.315	-0.172	-0.046	
4.500	-0.956	-0.841	-0.707	-0.564	-0.438	
4.625	-1.338	-1.223	-1.088	-0.946	-0.820	
4.750	-1.712	-1.597	-1.463	-1.320	-1.194	
4.875	-2.077	-1.962	-1.828	-1.685	-1.559	
5.000	-2.431	-2.316	-2.182	-2.039	-1.913	
5.125	-2.772	-2.657	-2.523	-2.380	-2.254	
5.250	-3.098	-2.983	-2.849	-2.706	-2.580	

EXPRESS CHOICE QM JUMBO 5/1 ARM						
Rate	15-Day	30-Day	45-Day	60-Day	75-Day	
4.125	-1.329	-1.243	-1.143	-1.042	-0.950	
4.250	-1.604	-1.518	-1.418	-1.317	-1.225	
4.375	-1.874	-1.788	-1.688	-1.587	-1.495	
4.500	-2.138	-2.052	-1.951	-1.850	-1.758	
4.625	-2.394	-2.308	-2.207	-2.107	-2.014	
4.750	-2.642	-2.556	-2.455	-2.354	-2.262	
4.875	-2.879	-2.793	-2.692	-2.592	-2.500	
5.000	-3.104	-3.018	-2.918	-2.817	-2.725	
5.125	-3.329	-3.243	-3.143	-3.042	-2.950	
5.250	-3.554	-3.468	-3.368	-3.267	-3.175	
5.375	-3.780	-3.694	-3.593	-3.492	-3.400	

EXPRESS CHOICE QM JUMBO 7/1 ARM						
Rate	15-Day	30-Day	45-Day	60-Day	75-Day	
4.375	-1.203	-1.103	-0.988	-0.868	-0.761	
4.500	-1.550	-1.451	-1.335	-1.216	-1.109	
4.625	-1.889	-1.790	-1.674	-1.555	-1.448	
4.750	-2.218	-2.119	-2.003	-1.884	-1.777	
4.875	-2.535	-2.436	-2.321	-2.201	-2.094	
5.000	-2.838	-2.739	-2.623	-2.504	-2.397	
5.125	-3.124	-3.024	-2.909	-2.790	-2.682	
5.250	-3.388	-3.289	-3.174	-3.054	-2.947	
5.375	-3.653	-3.554	-3.438	-3.319	-3.212	
5.500	-3.918	-3.819	-3.703	-3.584	-3.477	
5.625	-4.183	-4.083	-3.968	-3.849	-3.741	

EXPRESS CHOICE QM JUMBO 10/1 ARM						
Rate	15-Day	30-Day	45-Day	60-Day	75-Day	
5.000	-1.337	-1.224	-1.094	-0.956	-0.834	
5.125	-1.750	-1.637	-1.507	-1.369	-1.247	
5.250	-2.155	-2.042	-1.911	-1.774	-1.651	
5.375	-2.550	-2.437	-2.306	-2.169	-2.046	
5.500	-2.934	-2.821	-2.691	-2.553	-2.430	
5.625	-3.305	-3.192	-3.062	-2.924	-2.802	
5.750	-3.661	-3.548	-3.418	-3.280	-3.157	
5.875	-3.998	-3.885	-3.755	-3.617	-3.495	
6.000	-4.335	-4.223	-4.092	-3.955	-3.832	
6.125	-4.673	-4.560	-4.430	-4.292	-4.169	
6.250	-5.010	-4.897	-4.767	-4.629	-4.506	

EXPRESS CHOICE NON QM JUMBO 30/25YR FIXED						
Rate	15-Day	30-Day	45-Day	60-Day	75-Day	
4.000	3.107	3.279	3.481	3.684	3.869	
4.125	2.362	2.535	2.741	2.947	3.135	
4.250	1.618	1.793	2.003	2.213	2.403	
4.375	0.860	1.035	1.244	1.453	1.642	
4.500	0.235	0.409	0.616	0.824	1.012	
4.625	-0.326	-0.154	0.047	0.249	0.433	
4.750	-0.875	-0.706	-0.511	-0.315	-0.135	
4.875	-1.404	-1.235	-1.040	-0.845	-0.664	
5.000	-1.919	-1.750	-1.555	-1.360	-1.180	
5.125	-2.418	-2.249	-2.054	-1.858	-1.678	
5.250	-2.896	-2.728	-2.532	-2.337	-2.157	

EXPRESS CHOICE NON QM JUMBO 20YR FIXED						
Rate	15-Day	30-Day	45-Day	60-Day	75-Day	
4.000	3.107	3.279	3.481	3.684	3.869	
4.125	2.362	2.535	2.741	2.947	3.135	
4.250	1.618	1.793	2.003	2.213	2.403	
4.375	0.860	1.035	1.244	1.453	1.642	
4.500	0.235	0.409	0.616	0.824	1.012	
4.625	-0.326	-0.154	0.047	0.249	0.433	
4.750	-0.875	-0.706	-0.511	-0.315	-0.135	
4.875	-1.404	-1.235	-1.040	-0.845	-0.664	
5.000	-1.919	-1.750	-1.555	-1.360	-1.180	
5.125	-2.418	-2.249	-2.054	-1.858	-1.678	
5.250	-2.896	-2.728	-2.532	-2.337	-2.157	

EXPRESS CHOICE NON QM JUMBO 15/10YR FIXED						
Rate	15-Day	30-Day	45-Day	60-Day	75-Day	
3.875	2.181	2.296	2.430	2.573	2.699	
4.000	1.731	1.846	1.980	2.123	2.249	
4.125	1.281	1.396	1.530	1.673	1.799	
4.250	0.832	0.947	1.081	1.224	1.350	
4.375	0.377	0.492	0.626	0.769	0.895	
4.500	-0.014	0.101	0.235	0.378	0.504	
4.625	-0.406	-0.291	-0.157	-0.014	0.112	
4.750	-0.788	-0.673	-0.538	-0.396	-0.270	
4.875	-1.162	-1.047	-0.913	-0.770	-0.644	
5.000	-1.527	-1.412	-1.278	-1.135	-1.009	
5.125	-1.881	-1.766	-1.632	-1.489	-1.363	

EXPRESS CHOICE NON QM JUMBO 30YR FIXED IO						
Rate	15-Day	30-Day	45-Day	60-Day	75-Day	
5.000	-1.404	-1.235	-1.040	-0.845	-0.664	
5.125	-1.919	-1.750	-1.555	-1.360	-1.180	
5.250	-2.418	-2.249	-2.054	-1.858	-1.678	
5.375	-2.896	-2.728	-2.532	-2.337	-2.157	
5.500	-3.351	-3.183	-2.987	-2.792	-2.612	
5.625	-3.777	-3.609	-3.413	-3.218	-3.038	
5.750	-4.169	-4.000	-3.805	-3.610	-3.429	
5.875	-4.520	-4.351	-4.156	-3.961	-3.780	
6.000	-4.871	-4.702	-4.507	-4.312	-4.132	
6.125	-5.222	-5.053	-4.858	-4.663	-4.483	
6.250	-5.573	-5.405	-5.209	-5.014	-4.834	

EXPRESS CHOICE NON QM JUMBO 5/1 ARM IO						
Rate	15-Day	30-Day	45-Day	60-Day	75-Day	
4.250	-0.779	-0.693	-0.593	-0.492	-0.400	
4.375	-1.054	-0.968	-0.868	-0.767	-0.675	
4.500	-1.324	-1.238	-1.138	-1.037	-0.945	
4.625	-1.588	-1.502	-1.401	-1.300	-1.208	
4.750	-1.844	-1.758	-1.657	-1.557	-1.464	
4.875	-2.092	-2.006	-1.905	-1.804	-1.712	
5.000	-2.329	-2.243	-2.142	-2.042	-1.950	
5.125	-2.554	-2.468	-2.368	-2.267	-2.175	
5.250	-2.779	-2.693	-2.593	-2.492	-2.400	
5.375	-3.004	-2.919	-2.818	-2.717	-2.625	
5.500	-3.230	-3.144	-3.043	-2.942	-2.850	

EXPRESS CHOICE NON QM JUMBO 5/1 ARM IO						
Rate	15-Day	30-Day	45-Day	60-Day	75-Day	
4.375	-0.779	-0.693	-0.593	-0.492	-0.400	
4.500	-1.054	-0.968	-0.868	-0.767	-0.675	
4.625	-1.324	-1.238	-1.138	-1.037	-0.945	
4.750	-1.588	-1.502	-1.401	-1.300	-1.208	
4.875	-1.844	-1.758	-1.657	-1.557	-1.464	
5.000	-2.092	-2.006	-1.905	-1.804	-1.712	
5.125	-2.329	-2.243	-2.142	-2.042	-1.950	
5.250	-2.554	-2.468	-2.368	-2.267	-2.175	
5.375	-2.779	-2.693	-2.593	-2.492	-2.400	
5.500	-3.004	-2.919	-2.818	-2.717	-2.625	
5.625	-3.230	-3.144	-3.043	-2.942	-2.850	

EXPRESS CHOICE NON QM JUMBO 7/1 ARM						
Rate	15-Day	30-Day	45-Day	60-Day	75-Day	
4.500	-0.653	-0.553	-0.438	-0.318	-0.211	
4.625	-1.000	-0.901	-0.785	-0.666	-0.559	
4.750	-1.339	-1.240	-1.124	-1.005	-0.898	
4.875	-1.668	-1.569	-1.453	-1.334	-1.227	
5.000	-1.985	-1.886	-1.771	-1.651	-1.544	
5.125	-2.288	-2.189	-2.073	-1.954	-1.847	
5.250	-2.574	-2.474	-2.359	-2.240	-2.132	
5.375	-2.838	-2.739	-2.624	-2.504	-2.397	
5.500	-3.103	-3.004	-2.888	-2.769	-2.662	
5.625	-3.368	-3.269	-3.153	-3.034	-2.927	
5.750	-3.633	-3.533	-3.418	-3.299	-3.191	

EXPRESS CHOICE NON QM JUMBO 7/1 ARM IO						
Rate	15-Day	30-Day	45-Day	60-Day	75-Day	
4.625	-0.653	-0.553	-0.438	-0.318	-0.211	
4.750	-1.000	-0.901	-0.785	-0.666	-0.559	
4.875	-1.339	-1.240	-1.124	-1.005</		

Express Select Jumbo Program

EXPRESS SELECT QM 30YR / 25YR YEAR FIXED							EXPRESS SELECT QM 20 YEAR FIXED							EXPRESS SELECT QM 15YR / 10YR YEAR FIXED						
Rate	15-Day	30-Day	45-Day	60-Day	75-Day		Rate	15-Day	30-Day	45-Day	60-Day	75-Day		Rate	15-Day	30-Day	45-Day	60-Day	75-Day	
3.500	1.324	1.491	1.682	1.874	2.051		3.500	1.324	1.491	1.682	1.874	2.051		3.125	1.639	1.753	1.884	2.023	2.146	
3.625	0.743	0.910	1.101	1.293	1.470		3.625	0.743	0.910	1.101	1.293	1.470		3.250	1.070	1.185	1.320	1.463	1.590	
3.750	0.251	0.420	0.617	0.814	0.995		3.750	0.251	0.420	0.617	0.814	0.995		3.375	0.599	0.716	0.853	1.000	1.128	
3.875	-0.225	-0.053	0.149	0.352	0.537		3.875	-0.225	-0.053	0.149	0.352	0.537		3.500	0.204	0.321	0.461	0.611	0.741	
4.000	-0.691	-0.517	-0.311	-0.105	0.082		4.000	-0.691	-0.517	-0.311	-0.105	0.082		3.625	-0.167	-0.049	0.090	0.239	0.368	
4.125	-1.131	-0.956	-0.746	-0.536	-0.346		4.125	-1.131	-0.956	-0.746	-0.536	-0.346		3.750	-0.503	-0.386	-0.247	-0.099	0.029	
4.250	-1.486	-1.311	-1.102	-0.893	-0.704		4.250	-1.486	-1.311	-1.102	-0.893	-0.704		3.875	-0.785	-0.670	-0.536	-0.393	-0.267	
4.375	-1.841	-1.667	-1.459	-1.252	-1.063		4.375	-1.841	-1.667	-1.459	-1.252	-1.063		4.000	-1.012	-0.897	-0.763	-0.620	-0.494	
4.500	-2.179	-2.007	-1.806	-1.604	-1.420		4.500	-2.179	-2.007	-1.806	-1.604	-1.420		4.125	-1.176	-1.061	-0.927	-0.784	-0.658	
4.625	-2.487	-2.318	-2.123	-1.928	-1.748		4.625	-2.487	-2.318	-2.123	-1.928	-1.748		4.250	-1.315	-1.200	-1.066	-0.923	-0.797	
4.750	-2.690	-2.521	-2.326	-2.131	-1.951		4.750	-2.690	-2.521	-2.326	-2.131	-1.951		4.375	-1.517	-1.402	-1.268	-1.125	-0.999	

EXPRESS SELECT QM 5/1 LIBOR ARM (2/2/5)							EXPRESS SELECT QM 7/1 LIBOR ARM (2/2/5)							EXPRESS SELECT QM 10/1 LIBOR ARM (2/2/5)						
Rate	15-Day	30-Day	45-Day	60-Day	75-Day		Rate	15-Day	30-Day	45-Day	60-Day	75-Day		Rate	15-Day	30-Day	45-Day	60-Day	75-Day	
2.875	1.036	1.123	1.226	1.329	1.423		2.875	1.887	1.987	2.104	2.225	2.333		3.250	2.290	2.405	2.540	2.683	2.810	
3.000	0.619	0.706	0.811	0.916	1.011		3.000	1.327	1.429	1.548	1.672	1.782		3.375	1.520	1.637	1.774	1.921	2.049	
3.125	0.294	0.381	0.485	0.590	0.684		3.125	0.798	0.900	1.022	1.148	1.260		3.500	0.864	0.981	1.121	1.271	1.401	
3.250	-0.023	0.064	0.168	0.272	0.366		3.250	0.351	0.454	0.576	0.703	0.816		3.625	0.426	0.544	0.683	0.832	0.961	
3.375	-0.278	-0.192	-0.091	0.009	0.101		3.375	-0.072	0.030	0.151	0.278	0.389		3.750	-0.030	0.087	0.226	0.374	0.502	
3.500	-0.514	-0.428	-0.327	-0.227	-0.135		3.500	-0.430	-0.329	-0.210	-0.087	0.023		3.875	-0.507	-0.392	-0.258	-0.115	0.011	
3.625	-0.762	-0.676	-0.575	-0.475	-0.383		3.625	-0.698	-0.598	-0.483	-0.363	-0.256		4.000	-0.931	-0.818	-0.688	-0.550	-0.427	
3.750	-0.979	-0.893	-0.792	-0.692	-0.600		3.750	-0.918	-0.818	-0.703	-0.583	-0.476		4.125	-1.234	-1.121	-0.991	-0.853	-0.730	
3.875	-1.164	-1.078	-0.977	-0.877	-0.785		3.875	-1.143	-1.043	-0.928	-0.808	-0.701		4.250	-1.498	-1.385	-1.255	-1.117	-0.994	
4.000	-1.317	-1.231	-1.130	-1.030	-0.938		4.000	-1.352	-1.252	-1.137	-1.017	-0.910		4.375	-1.778	-1.665	-1.535	-1.397	-1.274	
4.125	-1.441	-1.355	-1.254	-1.154	-1.062		4.125	-1.508	-1.408	-1.293	-1.173	-1.066		4.500	-2.006	-1.893	-1.763	-1.625	-1.502	

Credit Score Adjustments							Max Net Price AFTER Adjustments						
Adjusters based on CLTV							Adjusters based on CLTV						
Credit Score	≤ 60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	Loan Size	30yr Fix	25yr/20yr Fix	15yr/10yr Fix	5yr/7yr ARM	10yr ARM	
700-719	-0.125	0.375	0.625	N/A	N/A	N/A	≤ 1,000,000	102.100	102.100	101.600	100.975	101.350	
720-739	-0.250	0.125	0.375	0.625	1.000	N/A	> 1,000,000	101.600	101.600	101.350	100.850	101.100	
740-759	-0.375	-0.125	0.000	0.375	0.625	N/A							
≥ 760	-0.500	-0.375	-0.250	0.000	0.250	1.375							

Transaction Adjustments							Loan Amount Adjustments						
Adjusters based on CLTV							Adjusters based on CLTV						
Type	≤ 60	60.01-65	65.01-70	70.01-75	75.01-90	80.01-85	Loan	≤ 60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85
Cash Out	0.375	0.375	0.375	N/A	N/A	N/A	≤ 1M	-0.250	-0.250	-0.125	0.000	0.000	0.000
2 Unit	0.250	0.250	N/A	N/A	N/A	N/A	>1.0-1.5M	-0.250	0.000	0.125	0.250	0.375	N/A
3-4 Unit	0.500	0.500	N/A	N/A	N/A	N/A	>1.5-2M	-0.125	0.000	0.250	0.375	N/A	N/A
2nd Home	0.125	0.250	0.375	0.750	1.000	N/A	>2-2.5M	0.000	0.125	0.250	N/A	N/A	N/A
Purchase	-0.375	-0.375	-0.375	-0.375	-0.375	-0.250							
Investment	1.250	1.750	N/A	N/A	N/A	N/A							

Special Adjustments							Loan Product Adjustments						
Adjusters based on CLTV							Adjusters based on CLTV						
State	≤ 60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	ARM	≤ 60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85
30/25/20yr Fix, Non CA	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	5yr	0.000	0.000	0.000	0.000	0.000	-0.375
30/25/20yr Fixed, CA	-0.250	-0.250	-0.250	-0.125	0.000	0.250	7yr	0.000	0.000	0.000	0.000	0.000	-0.250
FL	0.000	0.000	0.000	0.000	0.375	0.750	10yr	0.000	0.000	0.000	0.000	0.000	0.500

Based on 30yr pricing						
15yr Fix	0.000	0.000	0.000	-0.125	-0.250	-0.500
20yr Fix	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

Express Select Jumbo Product - (Non QM)

EXPRESS SELECT NON QM 30YR FIXED							EXPRESS SELECT NON QM 25YR FIXED							EXPRESS SELECT NON QM 20YR FIXED						
Rate	15-Day	30-Day	45-Day	60-Day	75-Day		Rate	15-Day	30-Day	45-Day	60-Day	75-Day		Rate	15-Day	30-Day	45-Day	60-Day	75-Day	
4.125	1.176	1.345	1.542	1.739	1.920		4.125	1.176	1.345	1.542	1.739	1.920		4.125	1.176	1.345	1.542	1.739	1.920	
4.250	0.722	0.894	1.096	1.299	1.484		4.250	0.722	0.894	1.096	1.299	1.484		4.250	0.722	0.894	1.096	1.299	1.484	
4.375	0.248	0.422	0.628	0.834	1.021		4.375	0.248	0.422	0.628	0.834	1.021		4.375	0.248	0.422	0.628	0.834	1.021	
4.500	-0.201	-0.026	0.184	0.394	0.584		4.500	-0.201	-0.026	0.184	0.394	0.584		4.500	-0.201	-0.026	0.184	0.394	0.584	
4.625	-0.598	-0.423	-0.214	-0.005	0.184		4.625	-0.598	-0.423	-0.214	-0.005	0.184		4.625	-0.598	-0.423	-0.214	-0.005	0.184	
4.750	-0.897	-0.723	-0.515	-0.308	-0.119		4.750	-0.897	-0.723	-0.515	-0.308	-0.119		4.750	-0.897	-0.723	-0.515	-0.308	-0.119	
4.875	-1.267	-1.095	-0.894	-0.692	-0.508		4.875	-1.267	-1.095	-0.894	-0.692	-0.508		4.875	-1.267	-1.095	-0.894	-0.692	-0.508	
5.000	-1.605	-1.436	-1.241	-1.046	-0.866		5.000	-1.605	-1.436	-1.241	-1.046	-0.866		5.000	-1.605	-1.436	-1.241	-1.046	-0.866	
5.125	-1.905	-1.736	-1.541	-1.346	-1.166		5.125	-1.905	-1.736	-1.541	-1.346	-1.166		5.125	-1.905	-1.736	-1.541	-1.346	-1.166	

Credit Score Adjustments							Transaction Adjustments							State Adjustments						
Adjusters based on CLTV							Adjusters based on CLTV							Adjusters based on CLTV						
Credit Score	≤ 60	60.01-65	65.01-70	70.01-75	75.01-80		Type	≤ 60	60.01-65	65.01-70	70.01-75	75.01-80	State	≤ 60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	
700-719	-0.125	0.375	0.625	N/A	N/A		Cash Out	0.375	0.375	0.375	N/A	N/A	FL	0.000	0.000	0.000	0.000	0.375	0.750	
720-739	-0.250	0.125	0.375	0.625	1.000		2 Unit	0.250	0.250	N/A	N/A	N/A								
740-759	-0.375	-0.125	0.000	0.375	0.625		3-4 Unit	0.500	0.500	N/A	N/A	N/A								
≥ 760	-0.500	-0.375	-0.250	0.000	0.250		2nd Home	0.125	0.250	0.375	0.750	1.000								
							Purchase	-0.375	-0.375	-0.375	-0.375	-0.375								
							Investment	1.500	2.000	N/A	N/A	N/A								

Loan Amount Adjustments							Max Net Price AFTER Adjustment							Loan Product Adjustments						
Adjusters based on CLTV							Adjusters based on CLTV							Adjusters based on CLTV						
Loan Size	≤ 60	60.01-65	65.01-70	70.01-75	75.01-80		Loan	30yr Fix	25yr Fix	20yr Fix		Type	≤ 60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85		
≤ 1M	-0.250	-0.250	-0.125	0.000	0.000		≤ 1MM	101.550	101.550	101.550		20yr Fix	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250		
>1-1.5M	-0.250	0.000	0.125	0.250	0.375		> 1MM	101.050	101.050	101.050										
>1.5-2M	-0.125	0.000	0.250	0.375	N/A															

Express Select 90 Jumbo Product

EXPRESS SELECT 90 30YR FIXED							EXPRESS SELECT 90 25YR FIXED							EXPRESS SELECT 90 20YR FIXED						
Rate	15-Day	30-Day	45-Day	60-Day	75-Day		Rate	15-Day	30-Day	45-Day	60-Day	75-Day		Rate	15-Day	30-Day	45-Day	60-Day	75-Day	
4.250	1.799	1.969	2.165	2.362	2.543		4.250	1.799	1.969	2.165	2.362	2.543		4.250	1.549	1.719	1.915	2.112	2.293	
4.375	1.179	1.351	1.554	1.756	1.941		4.375	1.179	1.351	1.554	1.756	1.941		4.375	0.929	1.101	1.304	1.506	1.691	
4.500	0.556	0.730	0.936	1.142	1.330		4.500	0.556	0.730	0.936	1.142	1.330		4.500	0.306	0.480	0.686	0.892	1.080	
4.625	0.018	0.193	0.403	0.613	0.803		4.625	0.018	0.193	0.403	0.613	0.803		4.625	-0.232	-0.057	0.153	0.363	0.553	
4.750	-0.397	-0.222	-0.014	0.195	0.384		4.750	-0.397	-0.222	-0.014	0.195	0.384		4.750	-0.647	-0.472	-0.264	-0.055	0.134	
4.875	-0.786	-0.612	-0.404	-0.197	-0.008		4.875	-0.786	-0.612	-0.404	-0.197	-0.008		4.875	-1.036	-0.862	-0.654	-0.447	-0.258	

Credit Score Adjustments		
Adjusters based on CLTV		
FICO	80.01-85	85.01-90
720-739	0.375	0.625
740-759	0.000	0.250
≥ 760	-0.250	0.000

State Adjustments		
Adjusters based on CLTV		
State	80.01-85	85.01-90
FL, NV	0.750	1.000
CA	0.125	0.250

Max Net Price AFTER Adjustment	
Loan	Price
≤ 1MM	101.600
> 1MM	101.100

Loan Amount Adjustments		
Adjusters based on CLTV		
Loan Amt	80.01-85	85.01-90
> 1MM - 1.5MM	0.375	0.375

Purchase Adjustment		
Adjusters based on CLTV		
	80.01-85	85.01-90
	-0.375	-0.375

MINIMUM LOAN AMOUNT:	\$417,001
Escrow Waiver:	0.25
Lock Extension Fee:	<u>5 Days</u> <u>10 Days</u> <u>20 Days</u> <u>30 Days</u>
	Please contact the lock desk

All loan level price adjustments are cumulative. Not all price adjustments are effective for all products. See product guide for complete eligibility rules.