



Effective Date: 4/27/2021

Lock Desk Hours: 8am – 4:00pm PST

Email: lockdesk@thelender.com

NMLS # 133519

Note Rate	Full Doc	Alt Doc
9.2500	110.313	110.188
9.1250	110.063	109.938
8.9900	109.793	109.668
8.8750	109.563	109.438
8.7500	109.313	109.188
8.6250	109.063	108.938
8.5000	108.813	108.688
8.3750	108.563	108.438
8.2500	108.313	108.188
8.1250	108.063	107.938
7.9900	107.793	107.668
7.8750	107.563	107.438
7.7500	107.313	107.188
7.6250	107.063	106.938
7.5000	106.813	106.688
7.3750	106.563	106.438
7.2500	106.313	106.188
7.1250	106.063	105.938
6.9900	105.793	105.668
6.8750	105.563	105.438
6.7500	105.313	105.188
6.6250	105.063	104.938
6.5000	104.813	104.688
6.3750	104.563	104.438
6.2500	104.313	104.188
6.1250	104.063	103.938
5.9900	103.793	103.668
5.8750	103.563	103.438
5.7500	103.313	103.188
5.6250	103.063	102.938
5.5000	102.813	102.688
5.3750	102.563	102.438
5.2500	102.313	102.188
5.1250	102.063	101.938
4.9900	101.793	101.668
4.8750	101.563	101.438
4.7500	101.313	101.188
4.6250	101.063	100.938
4.5000	100.813	100.688
4.3750	100.563	100.438
4.2500	100.313	100.188
4.1250	100.063	99.938
3.9900	99.793	99.668
3.8750	99.563	99.438
3.7500	99.313	99.188
3.6250	99.063	98.938
3.5000	98.813	98.688
3.3750	98.563	98.438

MAX PRICE AND LOCK TERM	
Max Price	101.750
30 Lock Period	0.0000

PREPAY PENALTY LLPAs	
36 Months	0.0000
24 Months	-0.5000
12 Months	-1.0000
0 Months	-1.5000

TERM ADD-ONS (Price Adjustments)				
	7/6 ARM	10/6 ARM	30yr FIXED	40yr FIXED
30-Year Term	0.0000	-0.1250	-0.2500	NA
40-Year Term	NA	NA	NA	-1.0000

MIN RATE				
	7/6 ARM	10/6 ARM	30yr FIXED	40yr FIXED
Full Doc	3.3750	3.3750	3.3750	3.3750
Alt Doc	3.3750	3.3750	3.3750	3.3750

Full/Alt Doc FICO/LTV LLPAs (Price Adjustments)									
	<=50.00	50.01-55.00	55.01-60.00	60.01-65.00	65.01-70.00	70.01-75.00	75.01-80.00	80.01-85.00	85.01-90.00
760+	1.2500	1.2500	1.0000	0.7500	0.2500	-0.2500	-0.5000	-1.0000	-2.5000
740-759	1.2500	1.0000	0.7500	0.5000	0.0000	-0.2500	-0.7500	-1.2500	-3.0000
720-739	0.5000	0.2500	0.2500	0.0000	-0.2500	-0.5000	-1.2500	-1.7500	-3.5000
700-719	0.2500	0.0000	-0.2500	-0.5000	-0.7500	-1.2500	-2.0000	-2.7500	-4.5000
680-699	0.0000	-0.2500	-0.5000	-1.2500	-1.7500	-2.0000	-2.5000	-3.5000	-5.0000
660-679	-0.7500	-1.0000	-1.2500	-1.7500	-2.0000	-2.7500	-3.5000	-4.2500	-5.5000
640-659	-1.2500	-1.5000	-1.7500	-2.2500	-2.5000	-3.2500	NA	NA	NA
620-639	-1.7500	-2.0000	-2.2500	-2.7500	-3.0000	-3.7500	NA	NA	NA

OTHER LLPAs (Price Adjustments) ⁽¹⁾									
	<=50.00	50.01-55.00	55.01-60.00	60.01-65.00	65.01-70.00	70.01-75.00	75.01-80.00	80.01-85.00	85.01-90.00
Cashout	-0.5000	-0.5000	-0.5000	-0.5000	-0.5000	-0.5000	NA	NA	NA
2nd Home	0.0000	0.0000	-0.2500	-0.5000	-0.5000	-0.5000	-0.5000	NA	NA
2-4 Units	0.0000	0.0000	-0.2500	-0.2500	-0.2500	-0.5000	-0.5000	-1.0000	-1.5000
Non-Owner ⁽²⁾	-0.5000	-0.5000	-0.5000	-0.5000	-0.5000	-0.5000	-0.5000	NA	NA
<\$150k	-0.5000	-0.5000	-0.5000	-0.5000	-0.5000	-1.2500	-1.2500	-1.2500	-1.2500
<\$100k	-1.2500	-1.2500	-1.2500	-1.2500	-1.2500	-2.0000	-2.0000	-2.0000	-2.0000
24m Bank Statement / 2Y 1099	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500
DTI 43.01 to 50 (Alt Doc)	0.0000	0.0000	0.0000	0.0000	-0.2500	-0.5000	-0.8750	-1.1250	-1.3750
DTI 43.01 to 50 (Full Doc)	0.0000	0.0000	0.0000	0.0000	-0.2500	-0.5000	-0.7500	-1.0000	-1.2500
DTI 50.01 to 55 (all doc types)	-0.5000	-0.5000	-0.5000	-1.0000	-1.0000	NA	NA	NA	NA
Interest Only: ARM Loans	0.0000	0.0000	0.0000	-0.2500	-0.2500	-0.5000	-0.7500	-1.2500	-1.5000
Interest Only: FIXED Loans	0.0000	0.0000	0.0000	-0.2500	-0.2500	-0.5000	-0.7500	-1.2500	-1.5000
Recent Credit Event < 2 years ago	-2.0000	-2.2500	-2.5000	-2.7500	-3.0000	NA	NA	NA	NA
Recent Credit Event >= 2, < 4 years ago	-0.5000	-0.6250	-0.7500	-0.8750	-1.0000	-1.1250	NA	NA	NA
Loan Amount \$1,500,001 to \$2MM	-0.2500	-0.2500	-0.2500	-0.2500	-0.2500	-0.5000	-0.5000	-0.5000	-0.5000
Loan Amount \$2,000,001 to \$3MM	-0.3750	-0.3750	-0.3750	-0.3750	-0.3750	-0.6250	-0.6250	NA	NA

(1) Max price is 100.000 for all non-owner occupancy loans without PPP

⁽²⁾Underwriting exceptions are subject to a .250 price adjustment

*Extension Fees	
15 day	-0.250
30 day	-0.375

*2 lock extensions allowed with a maximum of 30 days

*ARM Notes	
ARM Index:	SOFR
Margin:	Full Doc 4.000% Alt Doc 4.250%
CAPS:	2/1/5
Floor Rate =	Note Rate