



Effective Date: 4/29/2021

Lock Desk Hours: 8am – 4:00pm PST

Email: lockdesk@thelender.com

NMLS # 133519

Note Rate	Full Doc	Alt Doc
9.2500	110.563	110.438
9.1250	110.313	110.188
8.9900	110.043	109.918
8.8750	109.813	109.688
8.7500	109.563	109.438
8.6250	109.313	109.188
8.5000	109.063	108.938
8.3750	108.813	108.688
8.2500	108.563	108.438
8.1250	108.313	108.188
7.9900	108.043	107.918
7.8750	107.813	107.688
7.7500	107.563	107.438
7.6250	107.313	107.188
7.5000	107.063	106.938
7.3750	106.813	106.688
7.2500	106.563	106.438
7.1250	106.313	106.188
6.9900	106.043	105.918
6.8750	105.813	105.688
6.7500	105.563	105.438
6.6250	105.313	105.188
6.5000	105.063	104.938
6.3750	104.813	104.688
6.2500	104.563	104.438
6.1250	104.313	104.188
5.9900	104.043	103.918
5.8750	103.813	103.688
5.7500	103.563	103.438
5.6250	103.313	103.188
5.5000	103.063	102.938
5.3750	102.813	102.688
5.2500	102.563	102.438
5.1250	102.313	102.188
4.9900	102.043	101.918
4.8750	101.813	101.688
4.7500	101.563	101.438
4.6250	101.313	101.188
4.5000	101.063	100.938
4.3750	100.813	100.688
4.2500	100.563	100.438
4.1250	100.313	100.188
3.9900	100.043	99.918
3.8750	99.813	99.688
3.7500	99.563	99.438
3.6250	99.313	99.188
3.5000	99.063	98.938
3.3750	98.563	98.438
3.2500	98.063	97.938

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   LOAN AMOUNT <= \$2,000,000				
	7/6 ARM	10/6 ARM	30yr FIXED	40yr FIXED
Full Doc	3.2500	3.3750	3.3750	3.3750
Alt Doc	3.2500	3.3750	3.3750	3.3750

MIN RATE   LOAN AMOUNT > \$2,000,000				
	7/6 ARM	10/6 ARM	30yr FIXED	40yr FIXED
Full Doc	3.5000	3.5000	3.6250	3.7500
Alt Doc	3.5000	3.5000	3.6250	3.7500

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	-2.0000
740-759	1.2500	1.0000	0.7500	0.5000	0.0000	-0.2500	-0.7500	-1.2500	-2.5000
720-739	0.5000	0.2500	0.2500	0.0000	-0.2500	-0.5000	-1.2500	-1.7500	-3.0000
700-719	0.2500	0.0000	-0.2500	-0.5000	-0.7500	-0.7500	-1.5000	-2.7500	-4.0000
680-699	0.0000	-0.2500	-0.5000	-1.2500	-1.5000	-1.5000	-2.0000	-3.5000	-4.5000
660-679	-0.7500	-1.0000	-1.2500	-1.7500	-2.0000	-2.5000	-3.2500	-4.2500	-5.0000
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) <sup>(1)</sup>									
	<=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 <sup>(2)</sup>	-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
Escrow Waiver*	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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  
 \* Escrow waiver max 90% LTV for CA; 80% all other states  
 \*\*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