



Effective Date: 5/3/2021

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) ⁽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 |
| 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 |

| *Extension Fees | |
|-----------------|--------|
| 15 day | -0.250 |
| 30 day | -0.375 |

*2 lock extensions allowed with a maximum of 30 days

(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

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