



Effective Date: 8/30/2021

Lock Desk Hours: 8am - 4:00pm PST

Email: lockdesk@thelender.com

NMLS # 133519

Note Rate	Full Doc	Alt Doc
9.2500	111.563	111.438
9.1250	111.313	111.188
8.9900	111.043	110.918
8.8750	110.813	110.688
8.7500	110.563	110.438
8.6250	110.313	110.188
8.5000	110.063	109.938
8.3750	109.813	109.688
8.2500	109.563	109.438
8.1250	109.313	109.188
7.9900	109.043	108.918
7.8750	108.813	108.688
7.7500	108.563	108.438
7.6250	108.313	108.188
7.5000	108.063	107.938
7.3750	107.813	107.688
7.2500	107.563	107.438
7.1250	107.313	107.188
6.9900	107.043	106.918
6.8750	106.813	106.688
6.7500	106.563	106.438
6.6250	106.313	106.188
6.5000	106.063	105.938
6.3750	105.813	105.688
6.2500	105.563	105.438
6.1250	105.313	105.188
5.9900	105.043	104.918
5.8750	104.813	104.688
5.7500	104.563	104.438
5.6250	104.313	104.188
5.5000	104.063	103.938
5.3750	103.813	103.688
5.2500	103.563	103.438
5.1250	103.313	103.188
4.9900	103.043	102.918
4.8750	102.813	102.688
4.7500	102.563	102.438
4.6250	102.313	102.188
4.5000	102.063	101.938
4.3750	101.813	101.688
4.2500	101.563	101.438
4.1250	101.313	101.188
3.9900	101.043	100.918
3.8750	100.813	100.688
3.7500	100.563	100.438
3.6250	100.313	100.188
3.5000	100.063	99.938
3.3750	99.563	99.438
3.2500	99.063	98.938

MAX PRICE AND LOCK TERM

Max Price	102.000
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	0.5000	0.1250	-0.3750	-0.7500	-1.7500
740-759	1.2500	1.0000	0.7500	0.5000	0.2500	0.0000	-0.5000	-1.0000	-2.2500
720-739	0.5000	0.2500	0.2500	0.0000	-0.2500	-0.2500	-0.7500	-1.5000	-2.7500
700-719	0.1250	0.0000	-0.2500	-0.5000	-0.5000	-0.5000	-1.0000	-2.2500	-3.7500
680-699	0.0000	-0.2500	-0.5000	-1.2500	-1.2500	-1.2500	-1.5000	-3.0000	-4.2500
660-679	-0.7500	-1.0000	-1.2500	-1.7500	-1.7500	-2.2500	-2.7500	-3.7500	-4.7500
640-659	-1.2500	-1.5000	-1.7500	-2.2500	-2.2500	-3.0000	NA	NA	NA
620-639	-1.7500	-2.0000	-2.2500	-2.7500	-3.0000	-3.7500	NA	NA	NA
600-619	-2.5000	-2.7500	-3.0000	NA	NA	NA	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	-0.7500	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 Warrantable Condo	-1.0000	-1.0000	-1.0000	-1.0000	-1.0000	-1.0000	-1.0000	-1.0000	-1.0000
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
3m Bank Statement	-0.7500	-0.7500	-0.7500	-0.8750	-1.0000	-1.0000	-1.0000	-1.1250	-1.1250
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
Loan Amount \$3,000,001 to \$4MM	-0.7500	-0.7500	-0.7500	-0.7500	-0.7500	-0.7500	NA	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 price and/or rate adjustment

***Extension Fees**

5 day	-0.125
7 day	-0.150
10 day	-0.250
15 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