



Effective Date: 12/20/2021

Lock Desk Hours: 8am – 4:00pm PST

Email: lockdesk@memortgage.com

NMLS # 133519

Note Rate	Full Doc	Alt Doc
3.2500	98.757	98.345
3.3750	99.382	98.970
3.5000	99.757	99.345
3.6250	100.070	99.720
3.7500	100.382	100.095
3.8750	100.695	100.407
4.0000	100.945	100.720
4.1250	101.195	101.032
4.2500	101.445	101.282
4.3750	101.695	101.532
4.5000	101.945	101.782
4.6250	102.195	102.032
4.7500	102.445	102.282
4.8750	102.695	102.532
5.0000	102.945	102.782
5.1250	103.195	103.032
5.2500	103.445	103.282
5.3750	103.695	103.532
5.5000	103.945	103.782
5.6250	104.195	104.032
5.7500	104.445	104.282
5.8750	104.695	104.532
6.0000	104.945	104.782
6.1250	105.195	105.032
6.2500	105.445	105.282
6.3750	105.695	105.532
6.5000	105.945	105.782
6.6250	106.195	106.032

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

***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

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 ⁽¹⁾	-0.5000	-0.5000	-0.5000	-0.5000	-0.5000	-0.5000	-0.5000	NA	NA
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	-3.2500	-3.5000	NA	NA
Recent Credit Event >= 2, < 4 years ago	-0.5000	-0.6250	-0.7500	-0.8750	-1.0000	-1.1250	-1.3750	-1.6250	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	-0.7500	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