



Effective Date: 1/10/2022

Lock Desk Hours: 8am – 4:00pm PST

Email: lockdesk@memortgage.com

NMLS # 133519

Note Rate	Full Doc	Alt Doc
3.3750	98.607	98.195
3.5000	99.232	98.820
3.6250	99.607	99.195
3.7500	99.920	99.570
3.8750	100.232	99.945
4.0000	100.545	100.257
4.1250	100.795	100.570
4.2500	101.045	100.882
4.3750	101.295	101.132
4.5000	101.545	101.382
4.6250	101.795	101.632
4.7500	102.045	101.882
4.8750	102.295	102.132
5.0000	102.545	102.382
5.1250	102.795	102.632
5.2500	103.045	102.882
5.3750	103.295	103.132
5.5000	103.545	103.382
5.6250	103.795	103.632
5.7500	104.045	103.882
5.8750	104.295	104.132
6.0000	104.545	104.382
6.1250	104.795	104.632
6.2500	105.045	104.882
6.3750	105.295	105.132
6.5000	105.545	105.382
6.6250	105.795	105.632
6.7500	106.045	105.882

*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

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
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