



Effective Date: 1/19/2022

Lock Desk Hours: 8am – 4:00pm PST

Email: lockdesk@memortgage.com

NMLS # 133519

Note Rate	Full Doc	Alt Doc
3.7500	99.250	98.888
3.8750	99.625	99.263
4.0000	99.938	99.638
4.1250	100.250	100.013
4.2500	100.563	100.325
4.3750	100.813	100.638
4.5000	101.063	100.950
4.6250	101.313	101.200
4.7500	101.563	101.450
4.8750	101.813	101.700
5.0000	102.063	101.950
5.1250	102.313	102.200
5.2500	102.563	102.450
5.3750	102.813	102.700
5.5000	103.063	102.950
5.6250	103.313	103.200
5.7500	103.563	103.450
5.8750	103.813	103.700
6.0000	104.063	103.950
6.1250	104.313	104.200
6.2500	104.563	104.450
6.3750	104.813	104.700
6.5000	105.063	104.950
6.6250	105.313	105.200
6.7500	105.563	105.450
6.8750	105.813	105.700
7.0000	106.063	105.950

*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	3.750	3.875	4.000	4.000
Alt Doc	3.750	3.875	4.000	4.000

MIN RATE LOAN AMOUNT > \$2,000,000				
	7/6 ARM	10/6 ARM	30yr FIXED	40yr FIXED
Full Doc	3.875	4.000	4.125	4.125
Alt Doc	3.875	4.000	4.125	4.125

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