



Effective Date: 1/25/2022

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 | -1.0000 | -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