


|   |                                     |  |                                |
|---|-------------------------------------|--|--------------------------------|
|  | <b>thenearNONI (DSCR &lt; 1.00)</b> |  | <b>Effective<br/>5/25/2022</b> |
|   |                                     |  |                                |

|                       |  |            | •7/6 ARM PAR Pricing •5YR PrePay •15 Day Lock •ACH*** |                  |           |
|-----------------------|--|------------|---|------------------|-----------|
| Loan Amount           |  | Reserves   | FICO  | Purchase or R/T* | Cash-Out* |
| \$70,000-\$3,000,000* |  | See Matrix | 680+  | 6.750%           |           |
|                       |  |            | 640-679   | 8.000%           |           |
|                       |  |            | 620-639   | 8.500%           |           |



**Harness the power of NONI<sup>tm</sup>**  
with  
**NONI65** | For Borrowers with  
FICO ≥ 680 and LTV ≤ 65%

\*See Matrix for restrictions and additional details regarding Prepayment Penalty

| Prepay Penalty Adjustments  |         |           |
|---|---------|-----------|
| Prepay Penalty  | LLRA    | Max Price |
| 5 Year Hard PPP   | 0.000%  | 101.000   |
| 4 Year Hard PPP   | +0.125% | 101.000   |
| 3 Year Hard PPP   | +0.250% | 101.000   |
| 2 Year Hard PPP   | +0.750% | 100.750   |
| 1 Year Hard PPP   | +0.875% | 99.50**   |
| *No PPP (AK, KS, MI, MN, MS, NM, OH, RI, & loan amounts less than \$278,204 in PA Only) | +1.000% | 99.00**   |

\*\* No Buy Up Allowed

| Program Codes |                            |
|---------------|----------------------------|
| TBDFX30       | Beacon DSCR 30 Yr Fixed    |
| TBDFX30IO     | Beacon DSCR 30 Yr Fixed IO |
| TBDFX40IO     | Beacon DSCR 40 Yr Fixed IO |
| TBD30AL07     | Beacon DSCR 7/6 ARM        |
| TBD30AL07IO   | Beacon DSCR 7/6 ARM IO     |
| TBD30AL010    | Beacon DSCR 10/6 ARM       |

| BUY UP/BUY DOWN                 |
|---------------------------------|
| 2:1 BUY UP                      |
| 3:1 BUY DOWN                    |
| Max Buy Up                      |
| + .500%                         |
| Max Buy Down                    |
| - .250%                         |
| ARM Index                       |
| SOFR                            |
| Margin                          |
| 4.50%                           |
| CAPS                            |
| 2/1/5                           |
| Floor Rate = Note Rate          |
| Borrower Paid Compensation Only |

| Adjustments                | LLRA    |
|----------------------------|---------|
| 30 Year Fixed              | +0.375% |
| 30 Year Fixed IO           | +0.500% |
| 40 Year Fixed IO           | +0.625% |
| 10/6 ARM                   | +0.125% |
| Loan Amt <= 150,000        | +0.750% |
| FL Condo > 60% LTV         | +0.250% |
| Non-Warrantable Condo      | +0.500% |
| Condotel/Care Facility**** | +0.750% |
| ACH Waiver (Auto Pay)      | +0.125% |
| Foreign National           | +1.000% |
| 30 Day Lock                | +0.125% |

\*See matrix

\*\*Underwriting exceptions are subject to a price and or rate adjustment

\*\*\*Base note rate includes ACH

\*\*\*\*Email Lock Desk for manual rate adjustment