



19000 MacArthur Blvd, Suite 200
Irvine, CA 92612

Wholesale Ratesheet

30 Day Lock Period

Borrower Paid Compensation*
Effective Date: **Fri, January - 10 - 2025**

Lock Request

Product Matrix

NonQM Program Pricing

Base Rate / Base Price				FICO/LTV Price Adjustments										
Rate	Full Doc	Alt Doc	DSCR	<=50	50.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95		
5.875				780+	0.750	0.625	0.500	0.250	-0.125	-0.375	-2.500	-4.750		
5.999				760-779	0.625	0.500	0.250	0.125	-0.375	-0.500	-2.750	-5.000		
6.125				740-759	0.500	0.250	0.125	-0.125	-0.500	-0.750	-3.000	-5.250		
6.250				720-739	0.250	0.125	-0.125	-0.250	-0.750	-1.000	-3.500	-5.750		
6.375	97.250	97.250		700-719	-0.125	-0.375	-0.500	-0.750	-1.250	-1.500	-4.250	-6.500		
6.499	97.750	97.750		680-699	-0.375	-0.500	-0.750	-1.250	-1.750	-2.500	-5.250			
6.625	98.000	98.000	98.500	660-679	-0.750	-1.000	-1.500	-2.000	-2.750	-3.500				
6.750	98.250	98.250	98.750	640-659	-1.500	-1.750	-2.250	-2.750	-3.750	-4.500				
6.875	98.500	98.500	99.000	620-639	-2.250	-2.800	-3.000	-3.500	-4.750	-5.500				
6.999	99.000	99.000	99.500	600-619	-3.000	-3.250	-3.750	-4.250	-5.750	-6.500				

Non QM Prelocks

Non-QM Pre-Locks may be locked for 30 or 45 days
30 day Non-QM Pre-Locks are eligible for up to 15 days of extensions at cost
All Non-QM Pre-Locks must be Submitted/Completed/Submitted within 10 days or Lock will be cancelled
All 45 day locks are at a 25bp cost and are eligible for up to 15 days of extensions at cost
All 60 day locks are at a 50bp cost and are not eligible for lock extensions
All Non-QM locks that expire will be subject to a 25bp Relock Fee and Worse Case Pricing

>\$1,000,000	0.000
>\$2,000,000	-0.250
>\$3,000,000	-1.000
>\$4,000,000	-1.500
Foreign Nat' With Fico	-1.500
Purchase	0.000
Subordinate Financing	-0.500
NOO & 2nd Home >75% LTV	-0.500
Full/Alt NOO & 2nd Home <75% LTV	-0.250

State, DSCR Only

Georgia	-0.250
Illinois	-0.250
Kansas	-0.250
New Jersey	-0.250
North Carolina	-0.250

Loan Level Price Adjustments

DTI >45% - All Doc Types	0.000
DTI >50% - All Doc Types	-0.500
DTI	-1.500
VOE Only	-0.250
1099 Only	1.000
DSCR (≥1.20)	0.000
DSCR (≥1.00)	0.000
P&L w/ BK Stmt	-0.250
DSCR STR	-0.500
Debt Consol. >70% LTV	-1.000
Debt Consol. <70% LTV	-0.500
Cash-Out >70% LTV	-1.000
Cash-Out <70% LTV	-0.500
Cash-Out/Debt Consol. FICO < 680	-0.500
2 Units	0.000
3-4 Units	-0.500
DSCR 5-8 Units	0.000
Second Home	-0.750
No PPP *See PPP Section*	-1.500
5 Months PPP	-1.500
12 Months PPP	-1.000
24 Months PPP	-0.500
36 Months PPP	0.250
48 Months PPP	0.500
60 Months PPP	0.750
Escrow Waived	-0.250
NW Condo	-1.000
<\$150,000	-1.000
\$150,000-\$1,000,000	0.000
>\$1,000,000	0.250

Grades

Select Standard	1.000
A+	0.250
A	-1.250
B	-1.750
C	-2.250
Select - DSCR	1.000
DSCR (≥1.20)	0.000
DSCR (≥1.00)	0.000
No Ratio (0.75-0.99)	-2.000

Lock Days

15 Day	0.000
30 Day	0.000
45 Day	-0.250
60 Day	-0.500

Min Rate

>\$2,000,000	6.999
--------------	-------

Allowable Fees
[Click Here](#)

Terms Caps Floor

5/6 ARM	2/1/5	Margin
7/6 ARM	5/1/5	
Index	6mo SOFR	
Reset Frequency	6 Mo	

Temporary Guidance See Below Extension Cost
All Rates @ 2 bps / day Extension Cost
Current lock extension costs/policies apply to all active locks, regardless of lock date
All 45 day locks are at a 25bp cost and are eligible for up to 15 days of extensions at cost
All 60 day locks are at a 50bp cost and are not eligible for Lock Extensions

PriceOne Calculator

Calculator does not verify eligibility. Please use in conjunction with product matrix.

Wholesale Ratesheet **Fri, January - 10 - 2025**

Reset

Interest Rate	Choose a Selection	
LTV Range	Choose a Selection	
FICO Range	Choose a Selection	#N/A
Grade	Choose a Selection	0.000
Doc Type	Choose a Selection	
Additional Adj	Choose a Selection	0.000
Citizenships	Choose a Selection	#N/A
DTI	Choose a Selection	0.000
Loan Balance	Choose a Selection	0.000
Purpose	Choose a Selection	0.000
Occupancy	Choose a Selection	#N/A
Property Type	Choose a Selection	0.000
Loan Term	30YR Fixed	0.000
Escrow	Escrow Not Waived	0.000
Prepayment Penalty	No PPP *See PPP Section*	-1.500
NJ - Title Vesting		0.000
State	Choose a Selection	0.000
Lock Term	30 Day	0.000
Buydown	No	0.000
Subordinate Financing	No	0.000
	Not Applicable	0.000
	Not Applicable	0.000
	Not Applicable	0.000
Total LPA		#N/A
Gross Rate Sheet Price (Prior to LLPA)		#N/A
Net Price: Rate Sheet - LLPA (Prior to Min/Max YSP)		Minimum Rate
Max YSP		0.000
Final Price		#N/A

Borrower Paid Comp Only
*YSP allowed up to 101, may be paid to borrower on all Loans, or to Broker on Business Purpose Loans only
*YSP & Lender Credit are not Applicable to DSCR 5-8 Unit

Max Price

Owner Occ/Sec Home	101.000
No PPP	99.000
6 Month PPP	99.000
1YR PPP	101.000
2YR PPP	101.000
3YR PPP	101.000
4YR PPP	101.000
5YR PPP	101.000
>\$2,500,000	100.500
80.01-90.00% LTV	101.000
ITIN/Foreign National	101.000
Subordinate Financing	100.000
NJ Title Vested In LLC	100.000
DSCR 5-8 Units	100.000

DISCLAIMER
Intended for 1st lien mortgages only
For further compliance guidance, please contact your Account Executive

Standard Prepayment Penalties Allowed

Alabama	Missouri
Arizona	Montana
Arkansas	Nebraska
California	Nevada
Colorado	North Carolina
Connecticut	North Dakota
District of Columbia	Oklahoma
Florida	Oregon
Georgia	South Carolina
Hawaii	South Dakota
Idaho	Tennessee
Indiana	Utah
Iowa	Virginia
Kansas	Washington
Kentucky	West Virginia
Louisiana	Wisconsin
Maine	Wyoming
Massachusetts	
Mississippi	

No Prepayment Penalties Allowed

Express prohibition on PP provisions for business purpose loans or maximum PP charge is so low there's no market for them

Alaska	New Hampshire
Delaware	New Mexico
Minnesota	

States with "Restricted" Prepayment Penalties

States	PPP Allowed When:	PPP Structures	No PPP Allowed When:
*Illinois / Cook County	All of IL. If closed in the name of an individual and rate <8% APR, or is a Business Purpose Loan & closed in a Corporation, or LLC. *If in Cook County must also be <=250k	3-2-1	If closed in the name of an individual and Rate is >= 8% APR, *If in Cook County <5250k

PPP Requirements

3 Year PPP Required on Business Purpose >80% LTV			
Maryland	Maximum of 3 years	2 months advance interest on the aggregate amount of all prepayments made in a 12-month period which exceed 1/3 of the amount of the loan	Never
Michigan	Maximum of 3 years	1% of balance prepaid	Never
New Jersey	Closed in name of Corp (Inc.) *does NOT include LLC	Normal Rates	Closed in name of individual or LLC
Ohio	>= \$110,223; 5 year max	1% of original principal balance	<=\$110,223
Pennsylvania	>\$312,159 and 1-2 Unit, or any 3-4 Unit	Normal Rates	<=\$312,159 and 1-2 Unit
Rhode Island	Maximum of 1 year	1% of balance prepaid	Never

Full Doc Column Includes
Tax Returns
1099 Only
Asset Utilization Only
Asset Utilization W/ Full Doc
VOE

Alt Doc Column Includes
12 Bank Statements
12 or 24 CPA P&L
Asset Utilization W/ Bank Stmt

DSCR/No Ratio Column Includes
DSCR
No Ratio

***** Extension Cost**

Temporary Guidance See Below Extension Cost
All Rates @ 2 bps / day Extension Cost

Current lock extension costs/policies apply to all active locks, regardless of lock date
All 45 day locks are at a 25bp cost and are eligible for up to 15 days of extensions at cost
All 60 day locks are at a 50bp cost and are not eligible for Lock Extensions