BROKERS CHOICE MORTGAGE

19000 MacArthur Blvd, Suite 200
Irvine, CA 92612

Wholesale Ratesheet

30 Day Lock Period

Borrower Paid Compensation*

Effective Date: Wed, March - 26 - 2025

Lock Request | Product Matrix

NonQM Program Pricing

Base Rate / Base Price

Rate	Full Doc	Alt Doc	DSCR	DSCR 5-8 Units
5.875				
5.999				
6.125				
6.250				
6.375	98.250	98.250		
6.499	98.750	98.750	98.750	
6.625	99.000	99.000	99.250	
6.750	99.250	99.250	99.500	
6.875	99.500	99.500	99.750	
6.999	100.000	100.000	100.250	
7.125	100.250	100.250	100.500	
7.250	100.500	100.500	100.750	
7.375	100.750	100.750	101.000	
7.499	101.000	101.000	101.250	97.750
7.625	101.250	101.250	101.500	98.000
7.750	101.500	101.500	101.750	98.250
7.875	101.750	101.750	102.000	98.500
7.999	102.250	102.250	102.500	99.000
8.125	102.500	102.500	102.750	99.250
8.250	102.750	102.750	103.000	99.500
8.375	103.000	103.000	103.250	99.750
8.499	103.250	103.250	103.500	100.000
8.625	103.500	103.500	103.750	100.250
8.750	103.750	103.750	104.000	100.500
8.875	104.000	104.000	104.250	100.750
8.999	104.500	104.500	104.750	101.250
9.125	104.750	104.750	105.000	101.500
9.250	105.000	105.000	105.250	101.750
9.375	105.250	105.250	105.500	102.000
9.499	105.500	105.500	105.750	102.250
9.625	105.750	105.750	106.000	102.500
9.750	106.000	106.000	106.250	102.750
9.875	106.250	106.250	106.500	103.000
9.999	106.500	106.500	106.750	103.250
10.125	106.750	106.750	107.000	103.500
10.250	107.000	107.000	107.250	103.750
10.375	107.250	107.250	107.500	104.000
10.499	107.500	107.500	107.750	104.250
10.625	107.750	107.750	108.000	104.500
10.750	108.000	108.000	108.250	104.750
10.875	108.250	108.250	108.500	105.000
10.999	108.500	108.500	108.750	105.250
11.125	108.750	108.750	109.000	105.500

FICO/LTV Price Adjustments

	<=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
780+	0.750	0.625	0.500	0.250	0.000	-0.125	-1.500	-3.250	
760-779	0.625	0.500	0.250	0.125	-0.125	-0.375	-1.750	-3.500	
740-759	0.500	0.250	0.125	-0.125	-0.375	-0.500	-2.000	-3.750	
720-739	0.250	0.125	-0.125	-0.375	-0.500	-1.000	-2.500	-4.250	
700-719	0.125	-0.125	-0.375	-0.500	-1.000	-1.500	-3.250	-5.000	
680-699	-0.125	-0.375	-0.500	-1.000	-1.500	-2.500	-4.250		
660-679	-0.500	-0.500	-1.000	-1.500	-2.250	-3.250			
640-659	-1.000	-1.250	-1.750	-2.250	-3.250	-4.250			
620-639	-1.750	-2.000	-2.500	-3.000	-4.250	-5.250			
600-619	-2.500	-2.750	-3.250	-3.750	-5.250	-6.250			

Loan Level Price Adjustments

	LLPA
DTI >45% - All Doc Types	0.000
DTI ≥50% - All Doc Types	-0.500
ITIN	-1.500
VOE Only	-0.250
1099 Only	-0.250
Asset Utilization	-0.250
P&L w/ Bk Stmt	-0.250
DSCR STR	-0.500
Debt Consol. >70% LTV	-0.500
Debt Consol. ≤ 70% LTV	-0.250
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	-0.500
No PPP-States not allowed	-1.500
No PPP-States that allow	-3.000
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
>$1,500,000	0.000
>$2,000,000	-0.250
>$2,500,000	-0.500
>$3,000,000	-1.000
>$3,500,000	-1.500
>$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

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 Submittal 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

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	6.625

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

Loan Term

15YR Fixed	0.250
30YR Fixed	0.000
30YR IO Fixed	-0.500
40YR Fixed	-0.500
40YR IO Fixed	-0.750
5/6 30YR ARM	0.000
5/6 30YR IO ARM	-1.000
5/6 40YR ARM	-0.500
7/6 30YR ARM	0.000
7/6 30YR IO ARM	-1.000
7/6 40YR ARM	-0.500

Max Price

Owner Occ/Sec Home	101.000
No PPP-States not allowed	100.000
No PPP-States that allow	100.000
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

Floor Price

NC Floor Price	99.750

ARM Margins

Occupancy	Margin
Primary Home	4.000
Second Home	4.000
Investment Home	4.000

MARCH NON-QM SPECIAL

25 BPS Price Improvement on all R&T and Cash-Out loans. All Doc Types including 5-8 DSCR.
37.5 BPS Price Improvement on All Purchase Loans. All Doc types including 5-8 DSCR.
Can be combined with SELECT

Lender Credit

1% Max Lender Credit can be utilized for closing costs EXCEPT Broker Compensation
*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 Units

PPP Requirements

3 Year PPP Required on NOO >80% LTV
6 Months Interest on 80% of the Original Principal Balance

PriceOne Calculator

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

Reset

Wholesale Ratesheet — Wed, March - 26 - 2025

	Inputs	
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 Adjs	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	Choose a Selection	#N/A
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 LLPA		#N/A
Gross Rate Sheet Price (Prior to LLPAs)		#N/A
Net Price: Rate Sheet - LLPA (Prior to Min/Max YSP)		Minimum Rate
Max YSP		0.000
Final Price →		**#N/A**

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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

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 Utlization 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
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BROKERS CHOICE MORTGAGE

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

Standard Prepayment Penalties Allowed

Arizona	Missouri
Alabama	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	Texas
Iowa	Utah
Kansas	Virginia
Kentucky	Washington
Louisiana	West Virginia
Maine	Wisconsin
Massachusetts	Wyoming
Mississippi	

No Prepayment Penalties Allowed

Alaska - Express prohibition on PP provisions for business purpose loans or maximum PP charge is so low there's no market for them	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	Normal Rates	If closed in the name of an individual and Rate is => 8% APR, **if in Cook County < $250K
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	>= $112,957; 5 year max	1% of original principal amount	< $112,957
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	2% of balance prepaid	Never