

**30 Day Lock Period**  
**Mid Compensation\***  
**April - 24 - 2025**

Thu, April - 24 - 2025

Calculator does not verify eligibility.  
Use in conjunction with product matrix.

## Lock Request

### Product Matrix

Program	
SELECT	0.750
Core	0.000
SELECT - DSCR	0.750
Core DSCR ( $\geq 1.20$ )	0.000
Core DSCR ( $\geq 1.00$ )	0.000
Sub1 DSCR (0.75-0.99)	-3.000
Reserves	
< 3 Months	0.000
$\geq 3$ Months	0.000
$\geq 6$ Months	0.000
$\geq 12$ Months	0.000
Payment History	
0x30x12	0.250
1x30x12	-1.250
1x30x12 (DSCR)	-0.250
1x60x12	-0.750
1x30x6	-1.750
0x30x24	0.250

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
ITIN/Foreign National	7.499

Allowable Fees	
<a href="#">Click Here</a>	

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


**APRIL NON-QM SPECIAL**

25 BPS Price Improvement on all NonQM  
\*Can be combined with SELECT\*


Lender Credit

1% Mark 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

		<b>Inputs</b>		<b>Wholesale Ratesheet</b>		<b>Thu, April - 24 - 2023</b>	
Interest Rate - LTV Range FICO Range Program Reserves Payment History Credit Events Doc Type Additional Adjs Citizenships DTI Loan Balance Purpose Occupancy Property Type Loan Term Escrow Prepayment Penalty NJ - Title Vesting State Lock Term Buydown Subordinate Financing	Choose or Selection	<b>Reset</b>		 <p><b>April NonQM SPECIAL</b>  25-85¢ Price Improvement on all NonQM  *Can be combined with SELECT*</p>			
		Choose a Selection	#N/A				
	Choose a Selection		0.00%				
	Choose a Selection		0.00%				
	36 Months		-25%				
	Choose a Selection		0.00%				
	Choose a Selection		0.00%				
	Choose a Selection		#N/A				
	Choose a Selection		0.00%				
	Choose a Selection		0.00%				
	Choose a Selection		#N/A				
	Choose a Selection		0.00%				
	Choose a Selection		0.00%				
	No PPP "See PPP Section"		#N/A				
	Choose a Selection		0.00%				
	30 Day		0.00%				
	No		0.00%				
	No		0.00%				
	Not Applicable		0.00%				
	Not Applicable		0.00%				
	Not Applicable		0.00%				
<b>Total LLPA</b>			#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			0.00%				
<b>Final Net Price</b>			# N/A				

<p align="center"><b>Borrower Paid Comp Only</b></p> <p>*YSP allowed up to 101, may be paid to borrower on all Loans, or to Broker on Business Purpose Loans only</p> <p>*YSP &amp; Lender Credit are not Applicable to DSCR 5-8 Unit</p>		

	<p align="center">***DISCLAIMER***</p> <p align="center"><b>Intended for 1st lien mortgages only</b></p> <p align="center">For further compliance guidance, <u><a href="#">please contact your Account Executive</a></u></p>
<p align="center"><b>Standard Prepayment Penalties Allowed</b></p>	
<p align="center"><b>Arizona</b></p>	<p align="center"><b>Missouri</b></p>

	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 &	Normal Rates	If closed in the name of an individual and Rate is >= 8% APR,

	closed in a Corporation, or LLC. **If in Cook County must also be >\$250k	**If in Cook County < \$250K
<b>Maryland</b>	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
<b>Michigan</b>	Maximum of 3 years	1% of balance prepaid
<b>New Jersey</b>	Closed in name of Corp (Inc.) *does NOT include LLC	Closed in name of individual or LLC
<b>Ohio</b>	>=\$112,957: 5 year max	<\$112,957
<b>Pennsylvania</b>	=\$312,159 and 1-2 Unit, or any 3-4 Unit	>=\$312,159 and 1-2 Unit
<b>Rhode Island</b>	Maximum of 1 year	2% of balance prepaid

<b>Full Doc Column Includes</b>
Tax Returns
1099 Only
Asset Utilization Only
Asset Utilization W/ Full Doc
VOE
<b>Alt Doc Column Includes</b>
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**

---