



19000 MacArthur Blvd, Suite 200
Irvine, CA 92612

Wholesale Ratesheet

30 Day Lock Period
Borrower Paid Compensation*

Effective Date: Wed, August - 27 - 2025

Lock Request

Product Matrix

NonQM Program Pricing

Base Rate / Base Price					FICOLTV Price Adjustments									
Rate	Full Doc	Alt Doc	DSCR	DSCR 5-8 Units		<=50	50.01-40	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95
6.250	98.500	98.500			780+	0.625	0.500	0.500	0.375	0.125	-0.125	-1.500	-2.750	
6.375	99.000	99.000	98.750		760-779	0.500	0.500	0.375	0.250	0.000	-0.375	-1.750	-3.000	
6.499	99.500	99.500	99.250		740-759	0.500	0.375	0.250	0.000	-0.375	-0.500	-2.000	-3.250	
6.625	100.000	100.000	99.750		720-739	0.375	0.250	0.000	-0.375	-0.500	-1.000	-2.500	-3.750	
6.750	100.250	100.250	100.250		700-719	0.250	0.000	-0.375	-0.500	-1.000	-1.500	-3.250	-4.500	
6.875	100.500	100.500	100.500		680-699	0.000	-0.375	-0.500	-1.000	-1.500	-2.500	-4.250		
6.999	101.000	101.000	101.000		660-679	-0.500	-0.500	-1.000	-1.500	-2.250	-3.250			
7.125	101.250	101.250	101.250		640-659	-1.000	-1.250	-1.750	-2.250	-3.250	-4.250			
7.250	101.500	101.500	101.500		620-639	-1.750	-2.000	-2.500	-3.000	-4.250	-5.250			
7.375	101.750	101.750	101.750		600-619	-2.500	-2.750	-3.250	-3.750	-5.250	-6.250			

Loan Level Price Adjustments					Program					Reserves				
Rate	Full Doc	Alt Doc	DSCR	DSCR 5-8 Units	LLPA	SELECT	Core	DSCR 5-8 Units	Second Home	NO & 2nd Home	7/5 ARM	7/6 ARM	7/8 ARM	7/10 ARM
8.125	103.750	103.750	103.750	100.250		DTT >45% - All Doc Types	0.000							
8.250	104.000	104.000	104.000	100.750		DTT >50% - All Doc Types	-0.500							
8.375	104.250	104.250	104.250	101.000		DTT	-1.500							
8.499	104.500	104.500	104.500	101.250		VOE Only	-0.250							
8.625	104.750	104.750	104.750	101.500		1009 Only	-0.250							
8.750	105.000	105.000	105.000	101.750		Asset Utilization	-0.250							
8.875	105.250	105.250	105.250	102.000		P&L w/ Bk Stmt	-0.250							
8.999	105.750	105.750	105.750	102.500		P&L Only	-0.750							
9.125	106.000	106.000	106.000	102.750		DSCR 5-8 Units	-0.500							
9.250	106.250	106.250	106.250	103.000		Debt Consol. >70% LTV	-0.500							
9.375	106.500	106.500	106.500	103.250		Debt Consol. < 70% LTV	-0.250							
9.499	106.750	106.750	106.750	103.500		Cash-Out >70% LTV	-0.500							
9.625	107.000	107.000	107.000	103.750		Cash-Out < 70% LTV	-0.250							
9.750	107.250	107.250	107.250	104.000		DSCR Cashout	-0.250							
9.875	107.500	107.500	107.500	104.250		2 Units	0.000							
9.999	107.750	107.750	107.750	104.500		3-4 Units	-0.250							
10.125	108.000	108.000	108.000	104.750		DSCR 5-8 Units	0.000							
10.250	108.250	108.250	108.250	105.000		Second Home	-0.500							
10.375	108.500	108.500	108.500	105.250		No PPP-States not allowed	-1.000							
10.499	108.750	108.750	108.750	105.500		No PPP-States that allow	-2.000							
10.625	109.000	109.000	109.000	105.750		12 Months PPP	-0.500							
10.750	109.250	109.250	109.250	106.000		24 Months PPP	-1.250							
10.875	109.500	109.500	109.500	106.250		36 Months PPP	-0.250							
10.999	109.750	109.750	109.750	106.500		48 Months PPP	0.500							
11.125	110.000	110.000	110.000	106.750		5% Fixed PPP	0.125							
						Escrow Waived	-0.250							
						NW Condo	-1.000							
						\$150,000-\$1,000,000	-0.750							
						\$150,000-\$1,000,000	0.000							
						\$1,000,000-\$1,500,000	0.250							
						\$1,500,000-\$2,000,000	0.000							
						\$2,000,000-\$2,500,000	-0.250							
						\$2,500,000-\$3,000,000	-0.500							
						\$3,000,000-\$3,500,000	-1.000							
						\$3,500,000-\$4,000,000	-2.000							
						\$4,000,000-\$4,500,000	-3.000							
						Foreign Nat With Fico	-1.500							
						Purchase	0.000							
						Subordinate Financing	-0.500							
						NDO & 2nd Home >75% LTV	-0.250							
						Full/AR NDO & 2nd Home >75% LTV	0.000							

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 Reduc Fee and Worst Case Pricing

Temporary Property Eligibility Restrictions

Properties located in the following City/County are NOT eligible to be locked:
-Baltimore City, Maryland
(Properties located in Baltimore County are not restricted)
-Essex County, New Jersey

Program

SELECT	0.500
Core	0.000
SELECT - DSCR	0.500
Core DSCR (81.20)	0.000
Core DSCR (81.00)	0.000
Subt DSCR (0.75-0.99)	-2.000
No Ratio DSCR < 0.75	-3.000

Reserves

< 3 Months	0.000
≥ 3 Months	0.000
≥ 6 Months	0.000
≥ 12 Months	0.000

Payment History

030x12	-0.250
1x30x12	-1.250
1x30x12 (DSCR)	-0.250
1x60x12	-1.750
1x36x1	-1.750
0x30x24	0.250

Credit Events

12 Months	-2.000
24 Months	-1.250
36 Months	-0.250
48 Months	0.000

Lock Days

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

Min Rate

>\$2,500,000	6.750
1TRN Foreign National	7.499

Allowable Fees

Click here	
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Terms Caps Floor

5/6 ARM	21/5	Margin
7/6 ARM	5/15	
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

NonQM Price Calculator

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

Interest Rate --	Choose a Selection	Wholesale Ratesheet	Wed, August - 27 - 2025
LTV Range	Choose a Selection	Reset	
FICO Range	Choose a Selection	RNA	
Program	Core	0.000	
Reserves	Choose a Selection	0.000	
Payment History	Choose a Selection	0.000	
Credit Events	36 Months	-0.250	
Doc Type	Choose a Selection	0.000	
Additional Adjs	Choose a Selection	0.000	
Citizenships	Choose a Selection	0.000	
DTI	Choose a Selection	0.000	
Loan Balance	Choose a Selection	0.000	
Purpose	Choose a Selection	0.000	
DSCR Cashout	Choose a Selection	0.000	
Occupancy	Choose a Selection	RNA	
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"	RNA	
8% Fixed PPP		0.000	
NJ - Title Testing		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	RNA		
Gross Rate Sheet Price (Prior to LLPA)	RNA		
Net Price: Rate Sheet - LLPA (Prior to Min/Max YSP)	Minimum Rate		
Final Price -->	RNA		

Borrower Paid Comp Only		
*YSP allowed up to 102.00%, may be paid to borrower on all Loans, or to Broker on Business Purpose		
*YSP & Lender Credit are not Applicable to DSCR 4-8 Unit		

Max Price	Owner Occ/Sec Home	102.000
NO PPP-States not allowed	100.000	
No PPP-States that allow	100.000	
1YR PPP	102.000	
2YR PPP	102.000	
3YR PPP	102.000	
4YR PPP	102.000	
5YR PPP	102.000	
*\$2,500,000	101.000	
80.01-90.00% LTV	101.000	
1TRN Foreign National	101.000	
Subordinate Financing	100.000	
NJ Title Vested In LLC	100.000	
DSCR 5-8 Units	100.000	



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		

August Non-QM Special		
25 BPS Price Improvement on all NonQM *CAN BE COMBINED WITH SELECT, EXCLUDES DSCR 5-8*		

Lender Credit		
2% Max Lender Credit can be utilized as Lender Paid Compensation (LPC) on Business Purpose Loans Only subject to Max Price Limits above. For all Consumer Loans, Lender Credit may only be utilized to pay for borrower paid closing costs, subject to Max Price Limits above.		

PPP Requirements		
PPP Required on NDO >80% LTV 6 Months Interest on 80% of the Original Principal Balance 5% Fixed PPP option is a 5% Penalty on current balance for the duration of the Pre-Pay term		

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

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