

45-Day Price	
Rate	Price
5.999	98.213
6.125	98.853
6.250	99.478
6.375	100.086
6.500	100.678
6.625	101.254
6.750	101.815
6.875	102.358
6.999	102.886
7.125	103.398
7.250	103.879
7.375	104.328
7.500	104.746
7.625	105.132
7.750	105.488
7.875	105.812
7.999	106.105
8.125	106.367
8.250	106.597
8.375	106.796
8.500	106.964
8.625	107.101
8.750	107.226
8.875	107.351
8.999	107.476
9.125	107.601
9.250	107.726

CLTV	0.00-50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
780	1.625	1.375	1.250	0.750	0.250	-0.375	-1.625
760 - 779	1.625	1.375	1.125	0.625	0.125	-0.375	-1.625
740 - 759	1.500	1.250	1.000	0.625	0.000	-0.500	-1.750
720 - 739	1.375	1.125	0.875	0.375	-0.250	-0.750	-2.375
700 - 719	1.125	0.750	0.375	-0.125	-0.875	-1.750	-4.000

DSCR Ratio	CLTV	Additional LLPA's						
		0.00-50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
DSCR Ratio	DSCR >1.20	0.250	0.250	0.250	0.250	0.375	0.375	0.375
	DSCR 1.0 to < 1.20	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Loan Amount	< \$350,000	-0.375	-0.375	-0.375	-0.375	-0.375	-0.625	N/A
	\$350k - \$1.5M	0.125	0.125	0.125	0.125	0.125	0.125	N/A
	\$1,500,001 - \$2,000,000	0.250	0.250	0.125	0.000	-0.125	-0.375	N/A
Purpose	Purchase	0.500	0.500	0.500	0.375	0.375	0.375	0.250
	Rate & Term Refinance	0.125	0.125	0.125	0.125	0.125	0.125	0.000
	Cash-Out Refinance	-0.125	-0.250	-0.375	-0.375	-0.625	-1.000	N/A
Property Type	Warrantable Condo	0.000	0.000	-0.125	-0.250	-0.375	-0.500	N/A
	2 Units	-0.250	-0.250	-0.375	-0.500	-0.625	-0.750	N/A
Product	Interest Only	-0.250	-0.250	-0.375	-0.375	-0.500	-0.625	N/A
Escrows	Escrow Waiver	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125
	5 Year - (5x5)	1.125	1.125	1.125	1.125	1.125	1.125	1.125
Prepay Penalty (Restrictions on Matrix)	5 Year - (Step)	1.000	1.000	1.000	1.000	1.000	1.000	1.000
	4 Year - (4x5)	0.625	0.625	0.625	0.625	0.625	0.625	0.625
	4 Year - (4x3)	0.500	0.500	0.500	0.500	0.500	0.500	0.500
	3 Year - (3x5)	0.125	0.125	0.125	0.125	0.125	0.125	0.125
	3 Year - (3x3)	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	2 Year - (2x3)	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
	1 Year - (1x3)	-1.375	-1.375	-1.375	-1.375	-1.375	-1.375	-1.375
Other	CEMA Transaction	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500

Minimum & Maximum Price	
Minimum Price	97.000
Maximum LC (Lender Credit)	101.000

Loan Amount Max Price (LPC+LC not to exceed 3 pts)	
\$1.5M	102.500
> \$1.5M \$2.0M	102.000

**Lesser Max Price applies between Loan Amt Tier & Prepay Term*

Prepay Term Max Price	
5 Year Prepay	102.500
4 Year Prepay	102.250
3 Year Prepay	102.000
2 Year Prepay	101.500
1 Year Prepay	100.500
No Prepay - Maximum Price Broker Compensation must be Borrower Paid - Not eligible for Lender Paid	100.000

**Lesser Max Price applies between Loan Amt Tier & Prepay Term*

Lender Fees	
Underwriting Fee	\$1,895.00
Redraw Fee	\$295.00
Closing In a Trust	\$395.00
Closing In a Entity	\$495.00
Tax Service Fee	\$70.79

Lock Extension	
14-Day Lock Extension	-0.450
Maximum Allowed Extension Count: 1	

For