

Note Rate	Price
11.999	105.750
11.875	105.500
11.750	105.250
11.625	105.000
11.500	104.750
11.375	104.500
11.250	104.250
11.125	104.000
10.999	103.750
10.875	103.500
10.750	103.250
10.625	103.000
10.500	102.750
10.375	102.500
10.250	102.250
10.125	102.000
9.999	101.750
9.875	101.500
9.750	101.250
9.625	101.000
9.500	100.750
9.375	100.500
9.250	100.250
9.125	100.000
8.999	99.750
8.875	99.500
8.750	99.250
8.625	99.000
8.500	98.750
8.375	98.500
8.250	98.250
8.125	98.000

FICO	≤50.00%	50.01-60.00%	60.01-65.00%	65.01-70.00%
≥750	0.000	-0.500	-0.750	-1.250
725 - 749	-0.500	-1.000	-1.250	-1.750
700 - 724	-0.750	-1.250	-1.750	-2.250
675 - 699	-1.250	-1.750	-2.250	-2.750
650 - 674	-2.000	-2.500	-3.000	-3.500
625-649	-2.750	-3.250	-3.500	

Program Terms					GENERAL INFORMATION
					Select 5/1 ARM, 7/1 ARM, or 30-Year Fixed - all same pricing
Cash-Out Refinance	-0.750	-0.750	-0.750		1.25 DSCR Minimum; 65% LTV/CLTV Maxium
Interest Only	-0.500	-0.500	-0.500	-0.500	Loan Amt ≥ \$500k Min; 70% LTV Max; 1.25 DSCR Min; 5-year period
DSCR, ≥ 1.75	1.000	1.000	1.000	1.000	Purchase transactions only
DSCR, 1.10 - 1.24	-0.500	-0.500	-0.500	-0.500	Max 70% LTV
DSCR, 1.00 - 1.09	-1.000	-1.000	-1.000		Max 65% LTV, Minimum 650 Score
<\$500,000	-0.500	-0.500	-0.500	-0.500	
Foreign National	-1.000	-1.000	-1.000	-1.000	Price at 700 Score; Max 70% LTV; 1.25 DSCR Minimum
Short-Term Rentals	-1.250	-1.250	-1.250		-5% LTV
Student Housing	-0.750	-0.750	-0.750	-0.750	> 20% of Units are Students; 1.2 DSCR Min; 12-month Leases Required
5-Year Prepay (5x5)	0.000	0.000	0.000	0.000	All INV: 5% / 5% / 5% / 5% / 5% Prepayment Penalty
3-Year Prepay (3x5)	-0.500	-0.500	-0.500	-0.500	5 / 5 / 5 Prepayment Penalty
NY Transactions	-0.750	-0.750	-0.750	-0.750	
CEMA Transactions	-0.500	-0.500	-0.500	-0.500	CEMA fees paid by Borrower at closing
Buy Out Prepay	0.000	0.000	0.000	0.000	\$2000 - Case-By-Case Basis & Subject to Senior Management Approval
Entity Redraw	0.000	0.000	0.000	0.000	\$795 - If applicable, Redrawing Loan Documents for a Entity Applicant
Minimum Interest Rate	Minimum Price 98.00, Maximum Price 98.50				

Administration / Underwritng /
Commitment Fee - \$1995

Appraisal Review - \$650

CDA Report - \$180

