

theLender Wholesale

25531 Commercentre Dr. Ste 250 Lake Forest, CA, 92630 833-381-8733 | www.thelender.com

Effective Date: May 2, 2023 theLender 2nds Rate Sheet

LOCK DESK

CONTACT:

E-mail: lockdesk@thelender.com

Direct: 833-381-8733

Lock Desk Closes at 3:00 PM PST

APPRAISAL ORDER PROCEDURES

AMC selection can be made at: https://www.thelender.com/appraisals/

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the 2nd Fees

2ndOO and 2ndNOO: \$999

*EXTENSION FEES					
2ndOO an	d 2ndNOO				
5 day 7 day 10 day 15 day	-0.250 -0.325 -0.550 -0.650				
*Extension M	ax: 15 days				

Eligible States

AK*, AL, AR, AZ, CA, CO, CT, DC, DE, FL, GA, IA, ID, IN, KS*, KY, LA, MD, ME, MI*, MN*, MO, MS, MT, ND, NE, NH, NM*, NV, OH*, OK, OR, RI*, SC, SD, UT, VA, WA, WI, WV, WY

*See Matrix for restrictions and additional details regarding Prepayment Penalty



LOSS PAYEE

Hometown Equity Mortgage, LLC dba theLender its successors and/or assigns 25531 Commercentre Dr #250, Lake Forest, CA 92630

For use by mortgage professionals only. Mortgage Financing Provided by Hometown Equity Mortgage, LLC dba the Lender NMLS #133519 . Rates, terms and programs subject to change without notice.



Note Rate	Fixed Rate	MAX PRICE AND LOCK
14.3750	109.250	Max Price
14.2500	109.125	15 Lock Period
14.1250	109.000	30 Lock Period
14.0000	108.875	
13.8750	108.750	Extension Fees*
13.7500	108.625	5 days
13.6250	108.500	7 days
13.5000	108.375	10 days
13.3750	108.250	15 days
13.2500	108.125	*Extension Max: 15 days
13.1250	108.000	
13.0000	107.875	Pri
12.8750	107.750	
12.7500	107.625	Full Doc
12.6250	107.500	Full Doc W-2
12.5000	107.375	
12.3750	107.125	
12.2500	106.875	
12.1250	106.625	
12.0000	106.375	
11.8750	106.125	
11.7500	105.875	Bank Statement
11.6250	105.625	
11.5000	105.375	
11.3750	105.125	
11.2500	104.875	
11.1250	104.625	
11.0000	104.375	
10.8750	104.125	
10.7500	103.875	Bank Statements
10.6250	103.625	
10.5000	103.375	
10.3750	103.125	Product
10.2500	102.875	
10.1250	102.625]]
10.0000	102.375	
9.9900	102.335	Loan Amount
9.8750	101.875]]
9.7500	101.375]]
9.6250	100.875]
9.5000	100.375]

MAX PRICE AND LOCK TERM

MAK I MICE AND LOCK ILMIN	
Max Price	100.000
15 Lock Period	0.000
30 Lock Period	-0.375
Extension Fees*	
5 days	-0.250
7 days	-0.325

-0.550

-0.650

Lock Desk Hours: 8am – 3:00pm PST Email: lockdesk@thelender.com NMLS # 133519

Program Notes

- UW Fee \$999
 Borrower Paid Comp Only with Max 1.5 pts allowed
- 3. Lock cutoff 3:00 PM PST
- 4. Loan must be U/W Approved status to lock

.375 Price Incentive
Loan Amounts >= 150,000
CLTV <= 75%
Must lock by 05/31/2023

Pr	ice Adjustments				CLTV			
		<=50.00	50.01-55.00	55.01-60.00	60.01-65.00	65.01-70.00	70.01-75.00	75.01-80.00
Full Doc	≥ 800	0.000	0.000	-0.500	-0.750	-1.000	-1.250	-1.750
Full Doc W-2	780 - 799	-0.250	-0.250	-0.750	-1.000	-1.250	-1.500	-2.000
	760 - 779	-0.500	-0.500	-1.000	-1.250	-1.500	-1.750	-2.250
	740 - 759	-0.750	-0.750	-1.250	-1.500	-1.750	-2.000	-2.500
	720 - 739	-1.000	-1.000	-1.500	-1.750	-2.000	-2.250	-3.250
	700 - 719	-1.750	-1.750	-2.250	-2.500	-2.750	-3.000	-4.500
	680 - 699	-3.000	-3.000	-3.500	-3.750	-4.000	-4.750	-6.250
	660 - 679	-4.000	-4.000	-4.500	-4.750	-5.000	-6.250	-7.750
Bank Statement	≥ 800	-0.500	-0.500	-1.000	-1.250	-1.500	-1.750	-2.500
	780 - 799	-0.750	-0.750	-1.250	-1.500	-1.750	-2.000	-2.750
	760 - 779	-1.000	-1.000	-1.500	-1.750	-2.000	-2.250	-3.000
	740 - 759	-1.250	-1.250	-1.750	-2.000	-2.250	-2.500	-3.250
	720 - 739	-1.500	-1.500	-2.000	-2.250	-2.500	-2.750	-4.000
	700 - 719	-2.500	-2.500	-3.000	-3.250	-3.500	-3.750	-5.500
	680 - 699	-4.000	-4.000	-4.500	-4.750	-5.000	-5.750	#N/A
	660 - 679	-5.500	-5.500	-6.000	-6.250	-6.500	#N/A	#N/A
Bank Statements	No Bank Stmt	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	12mo Bank Stmt	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	24mo Bank Stmt	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Product	10yr Fixed	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	15yr Fixed	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	20yr Fixed	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	30yr Fixed	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125
Loan Amount	125k Min	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
	125,001-150k	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125
	150,001-175k	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	175,001-200k	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	200,001-300k	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	300,001-400k	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	400,001-450k	0.000	0.000	0.000	0.000	0.000	0.000	0.000
DTI	43.01-45	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
	45.01-50	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500
Purpose	Purchase	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	Rate-Term	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	Cash-Out	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Occupancy	Owner Occupied	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	Second Home	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Property Type	SFR	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	D-PUD	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	PUD	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	Townhouse	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	Rowhouse	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	Site Condo	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	Condo-Warrantable	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
	Modular	-2.000	-2.000	-2.000	-2.000	-2.000	-2.000	-2.000
	2-4 Units	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	#N/A



the2nd NOO

Nete Dete	Final Data
Note Rate	Fixed Rate
16.7500	108.375
16.6250	108.250
16.5000	108.125
16.3750	108.000
16.2500	107.875
16.1250	107.750
16.0000	107.625
15.8750	107.500
15.7500	107.375
15.6250	107.250
15.5000	107.125
15.3750	107.000
15.2500	106.875
15.1250	106.750
15.0000	106.625
14.8750	106.500
14.7500	106.375
14.6250	106.250
14.5000	106.125
14.3750	106.000
14.2500	105.875
14.1250	105.625
14.0000	105.375
13.8750	105.125
13.7500	104.875
13.6250	104.625
13.5000	104.375
13.3750	104.125
13.2500	103.875
13.1250	103.625
13.0000	103.375
12.8750	103.125
12.7500	102.875
12.6250	102.625
12.5000	102.375
12.3750	102.125
12.2500	101.875
12.1250	101.625
12.0000	101.375
11.8750	101.125
11.7500	100.875

MAX PRICE AND LOCK TERM

Max Price	100.000
15 Lock Period	0.000
30 Lock Period	-0.375

Extension Fees	
5 days	-0.250
7 days	-0.325
10 days	-0.550
15 days	-0.650
*Extension Max: 15 days	

Lock Desk Hours: 8am – 3:00pm PST

Email: lockdesk@thelender.com

NMLS # 133519

Program Notes

1. UW Fee \$999

- Borrower Paid Comp Only with Max 1.5 pts allowed
 Lock cutoff 3:00 PM PST
- 4. Loan must be U/W Approved status to lock

.375 Price Incentive
Loan Amounts >= 150,000
CLTV <= 75%
Must lock by 05/31/2023

Price	Adjustments	CLTV							
		<=50.00	50.01-55.00	55.01-60.00	60.01-65.00	65.01-70.00	70.01-75.00	75.01-80.	
Full Doc	≥ 800	0.000	0.000	-0.500	-0.750	-1.000	-1.250	-1.750	
Full Doc W-2	780 - 799	-0.250	-0.250	-0.750	-1.000	-1.250	-1.500	-2.000	
	760 - 779	-0.500	-0.500	-1.000	-1.250	-1.500	-1.750	-2.250	
	740 - 759	-0.750	-0.750	-1.250	-1.500	-1.750	-2.000	-2.500	
	720 - 739	-1.000	-1.000	-1.500	-1.750	-2.000	-2.250	-3.250	
	700 - 719	-1.750	-1.750	-2.250	-2.500	-2.750	-3.000	-4.500	
	680 - 699	-3.000	-3.000	-3.500	-3.750	-4.000	-4.750	#N/A	
	660 - 679	-4.000	-4.000	-4.500	-4.750	-5.000	#N/A	#N/A	
Bank Statement	≥ 800	-0.500	-0.500	-1.000	-1.250	-1.500	-1.750	#N/A	
	780 - 799	-0.750	-0.750	-1.250	-1.500	-1.750	-2.000	#N/A	
	760 - 779	-1.000	-1.000	-1.500	-1.750	-2.000	-2.250	#N/A	
	740 - 759	-1.250	-1.250	-1.750	-2.000	-2.250	-2.500	#N/A	
	720 - 739	-1.500	-1.500	-2.000	-2.250	-2.500	-2.750	#N/A	
	700 - 719	-2.500	-2.500	-3.000	-3.250	-3.500	#N/A	#N/A	
	680 - 699	-4.000	-4.000	-4.500	-4.750	#N/A	#N/A	#N/A	
	660 - 679	-5.500	-5.500	-6.000	#N/A	#N/A	#N/A	#N/A	
Bank Statements	No Bank Stmt	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	12mo Bank Stmt	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	24mo Bank Stmt	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
Product	10yr Fixed	0.000	0.000	0.000	0.000	0.000	0.000	0.00	
	15yr Fixed	0.000	0.000	0.000	0.000	0.000	0.000	0.00	
	20yr Fixed	0.000	0.000	0.000	0.000	0.000	0.000	0.00	
	30yr Fixed	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.12	
Loan Amount	125k Min	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.25	
	125,001-150k	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.12	
	150,001-175k	0.000	0.000	0.000	0.000	0.000	0.000	0.00	
	175,001-200k	0.000	0.000	0.000	0.000	0.000	0.000	0.00	
	200,001-300k	0.000	0.000	0.000	0.000	0.000	0.000	0.00	
	300,001-400k	0.000	0.000	0.000	0.000	0.000	0.000	0.00	
	400,001-450k	0.000	0.000	0.000	0.000	0.000	0.000	0.00	
DTI	43.01-45	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.00	
	45.01-50	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	-1.50	
Property Type	SFR	0.000	0.000	0.000	0.000	0.000	0.000	0.00	
	D-PUD	0.000	0.000	0.000	0.000	0.000	0.000	0.00	
	PUD	0.000	0.000	0.000	0.000	0.000	0.000	0.00	
	Townhouse	0.000	0.000	0.000	0.000	0.000	0.000	0.00	
	Rowhouse	0.000	0.000	0.000	0.000	0.000	0.000	0.00	
	Site Condo	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	Condo-Warrantable	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.50	
	Modular	-2.000	-2.000	-2.000	-2.000	-2.000	-2.000	-2.00	
	2-4 Units	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	#N/A	
Citizenship	Permanent Resident Alien	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
•	Non-Perm Resident Alien	0.000	0.000	0.000	0.000	0.000	0.000	0.000	



theSecond Matrix

Effective Date: 02.01.23

				Owner Occupied		2 nd Home		Non-Owner Occupied	
Max Combined Liens	\$2,000,000			Full Doc	Bank Statement	Full Doc	Bank Statement	Full Doc	Bank Statement
Loan Amount	Reserves	Max DTI	FICO	(CLTV		CLTV	CLTV	
			720	80%	80%	80%	75%	80%	75%
****		0/	700	80%	80%	80%	70%	80%	70%
\$125,000 - \$350,000	None	50%	680	80%	75%	75%	65%	75%	65%
			660	80%	70%	70%	60%	70%	60%
			720	80%	80%	<mark>75%</mark>	<mark>70%</mark>	80%	<mark>70%</mark>
****		0/	700	<mark>80%</mark>	<mark>75%</mark>	<mark>75%</mark>	<mark>65%</mark>	<mark>75%</mark>	<mark>65%</mark>
\$350,001 - \$450,000	None	50%	680	80%	70%	70%	60%	<mark>70%</mark>	60%
			660	<mark>75%</mark>	<mark>65%</mark>	<mark>65%</mark>	<mark>55%</mark>	<mark>65%</mark>	<mark>55%</mark>
	•	•		· · · · · · · · · · · · · · · · · · ·				•	
				Gui	idelines				
		• Pre	evious appraisal v	within 12 months + C	DA. CDA value must be e	aual to or areater	than appraisal		
					the following will be requ				
Appraisal Requ	irements				– Full appraisal plus an				
				•	2055 appraisal and CDA				
Assets			ne Required	dximum / 5% CLIV d	on Owner Occupied/ Zna	nome. Maximum /	70% CLTV on Non-Owner Oc	cupiea	
Cash-Ou	ıt		·	nd lien may be all ca	ch out				
Credit Event Se		+		•	l in lieu, bankruptcy. No n	aultiple events in l	net 7 years		
					Qualifying score is lowest	•	usi / yeurs.		
Credit Sco	ore		n-traditional crec		todinying score is lowest t	or all borrowers.			
Derogatory (Credit				months. No delinquent tro	adelines at closing	•		
DTI		• 50			·				
ווע		• 45	% with an I/O se	nior lien					
		US Citizen							
Eligible Borro	owers	Non-Permanent Resident Alien (with US Credit)							
			rmanent Resident	Alien					
		• No	t available in O Hawaii						
			o Illinois						
			 Massach 						
C 1. D			o New Jer						
Geographic Re	strictions		New Yor						
			North Carolina Pennsylvania						
			o Tennessee						
			o Texas						
Hausing La	****	O Vermont							
Housing Lates • 0x30x12 on all mortgages for all borrowers.									
Ineligible Borrowers			 Non-occupant co-borrowers Vesting is not permitted to be in the name of an LLC, Corporation or Partnership 						
			vate party morta		5 5. dii EEG, Corporation	o. ramicismp			
				earance or defermen	nt				
Ineligible Seni	or Liens		gative amortizati						
			verse mortgages						
					comes due during the amo	rtization period o	f the 2nd lien		
Property Ty	уре	• SF	R, PUD, Condo-W	/arrantable, Modular	r, 2-4 Units				
Qualifying Pa	iyment	• Qu	alifying ratios bo	ased on Full Note Rat	e				



theSecond Matrix

Effective Date: 02.01.23

Recently Listed Properties	Properties listed for sale in the last 12 months are not eligible
Seasoning	 > 6 months seasoning no restrictions. Less than 6 months seasoning ineligible
Terms Available	• Full Am: 10 yr, 15 yr , 20 yr & 30 year
Title Report	Short ALTA - Lenders Policy
Tradeline Requirement	3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months all with activity in the last 12 months.
Vesting	Vesting as an individual only, no entities
	Documentation Options
Full Doc – 2 years	Standard Fannie Mae Documentation
Full Doc — 1 year	 NonQM NonQM: Alternative Loan Review Form (Exhibit F) or DU Approve/Ineligible finding. Wage Earner - 1 year most recent W-2 plus 30 days paystubs Self-Employed - 1 year most recent tax returns plus either: Borrower prepared YTD P&L 3 months bank statements verifying cash flow (No P&L)
Bank Statements	Personal & Business-Combined or Business (12mo or 24mo): At least one of the borrowers must be self-employed for at least 2 years (25% or greater ownership) Asset Depletion allowed with Bank Statement documentation Standard expense factors apply: 50% expense factor If business operates < standard expense factor, P&L or expense letter from CPA, CTEC (California Tax Education Council), or EA (Enrolled Agent) required Minimum expense factor with 3rd party prepared P&L or letter is 20% Personal & Business Separated (12mo or 24mo): At least one of the borrowers must be self-employed for at least 2 years (25% or greater ownership) Asset Depletion allowed with Bank statement documentation Personal used to qualify, 2 months business to show business cash flows in order to utilize 100% of business-related deposits in personal account (no expense factor)