RECOVCO Wholesale Lending

Sprout Mortgage Correspondent Conduit

TODAY'S DATE:1/11/2019

To choose no fee loans please add the appropriate loan level price adjustment as indicated on the rate sheet.

Scenarios: 844-664-6100

Recovco Qualifi

Now it's easy to find the best loan program for any borrower, any property – anywhere and any time of day!

With just a few clicks you can create a specific loan scenario and Qualifi will instantly respond with a 'Recommended' and 'Alternate' loan program. It's available 24/7 at:

https://www.recovcowholesale.com/qualifi

Wholesale Rate Sheet

Great News! Recovco Wholesale is introducing two new programs *and* improved product and pricing for our hottest products!

New! Investor No Ratio (SP I3) and Bank Statement 580 Score (SP A4)

New! Product and Pricing grids have now been enhanced to broaden borrower options along with better pricing for most scenarios!

Highlights are:

Lower rates

Lower credit score options

Increased DTI's and LTV's

Recovco Wholesale is pleased to offer you more options than ever before! Contact your Account Executive today to learn about these exciting new opportunities!

Please contact the lock desk to lock your loan today! Lockdesk@recovcomortgage.com

Fees: Agency: $875 Admin $90 Tax service ; Non-QM: $1,100.00 Admin, $150 CDA/ARR, $15 Flood Cert Fee and $90.00 Tax service

A3 - 59 DTI Residual

Rates, Pricing and LLPAs are subject to change at anytime

5/1 ARM				7/1 ARM				30 Year Fixed			
Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS
6.685%	-1.750	-1.600	-1.450	6.8100%	-1.750	-1.600	-1.450	7.18500%	-1.750	-1.600	-1.450
6.560%	-1.625	-1.475	-1.325	6.6850%	-1.625	-1.475	-1.325	7.06000%	-1.625	-1.475	-1.325
6.435%	-1.500	-1.350	-1.200	6.5600%	-1.500	-1.350	-1.200	6.93500%	-1.500	-1.350	-1.200
6.310%	-1.375	-1.225	-1.075	6.4350%	-1.375	-1.225	-1.075	6.81000%	-1.375	-1.225	-1.075
6.185%	-1.250	-1.100	-0.950	6.3100%	-1.250	-1.100	-0.950	6.68500%	-1.250	-1.100	-0.950
6.060%	-1.125	-0.975	-0.825	6.1850%	-1.125	-0.975	-0.825	6.56000%	-1.125	-0.975	-0.825
5.935%	-0.875	-0.725	-0.575	6.0600%	-0.875	-0.725	-0.575	6.43500%	-0.875	-0.725	-0.575
5.810%	-0.750	-0.600	-0.450	5.9350%	-0.750	-0.600	-0.450	6.31000%	-0.750	-0.600	-0.450
5.685%	-0.500	-0.350	-0.200	5.8100%	-0.500	-0.350	-0.200	6.18500%	-0.500	-0.350	-0.200
5.560%	-0.250	-0.100	0.050	5.6850%	-0.250	-0.100	0.050	6.06000%	-0.250	-0.100	0.050
5.435%	0.125	0.275	0.425	5.5600%	0.125	0.275	0.425	5.93500%	0.125	0.275	0.425
5.310%	0.625	0.775	0.925	5.4350%	0.625	0.775	0.925	5.81000%	0.625	0.775	0.925
5.185%	1.125	1.275	1.425	5.3100%	1.125	1.275	1.425	5.68500%	1.125	1.275	1.425
5.060%	1.625	1.775	1.925	5.1850%	1.625	1.775	1.925	5.56000%	1.625	1.775	1.925
4.935%	2.250	2.400	2.550	5.0600%	2.250	2.400	2.550	5.43500%	2.250	2.400	2.550
4.810%	2.875	3.025	3.175	4.9350%	2.875	3.025	3.175	5.31000%	2.875	3.025	3.175

Adjustments to Rate

LTV - Credit Score Adjustment Table

	LTV Range							
	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85
>=760	-0.250	-0.250	-0.250	-0.125	0.000	0.000	0.125	0.250
740-759	-0.125	-0.125	-0.125	0.000	0.125	0.250	0.250	0.375
720-739	0.000	0.050	0.050	0.175	0.300	0.300	0.425	0.500
700-719	0.125	0.175	0.175	0.300	0.300	0.425	0.550	0.750
680-699	0.250	0.300	0.300	0.425	0.550	0.675	0.800	1.250
660-679	0.375	0.425	0.425	0.550	0.675	0.925	1.175	NA
640-659	0.500	0.550	0.550	0.675	0.925	1.300	NA	NA
620-639	0.625	0.675	0.675	0.800	1.300	NA	NA	NA

For Investor Occupancy only

Prepayment Penalty
Prepayment Buydown

3 Year PPP	0
2 Year PPP	0.25
1 Year PPP	0.5
No PPP	0.75

*Maximum price allowed on loans with 0 year prepayment terms is 99.5

Loan Amount	LTV							
Loan Amount	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85
Loan Amount < $125,000	0.250	0.250	0.250	0.250	0.250	0.250	0.375	0.500
Loan Amount $125,000-$299,999	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.125
Loan Amount $300,000-$749,999	0.000	0.000	0.000	0.000	0.000	0.100	0.100	0.100
Loan Amount $750,000 - $2,000,000	-0.125	-0.125	-0.125	-0.125	0.125	0.125	0.125	0.125
Loan Amount $2,000,001 - $4,000,000	0.000	0.000	0.000	0.000	0.125	0.125	0.125	NA
Loan Amount $4,000,001 - $6,000,000	NA	NA	NA	NA	NA	NA	NA	NA

	LTV							
Loan Level Add-ons	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85
Interest Only	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250
DTI > 43%	0.125	0.125	0.125	0.125	0.250	0.250	0.250	0.375
Major Credit Event within past 4 years*	0.250	0.250	0.250	0.375	0.375	0.500	NA	NA
Cashout Refinance	0.225	0.225	0.225	0.350	0.350	0.350	0.350	NA
2nd Home	0.125	0.125	0.125	0.125	0.250	0.250	0.250	NA
Investor Occupancy	0.375	0.375	0.375	0.375	0.375	0.375	0.500	NA
2-4 Units	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.375
Non-Warrantable Condo[2]	0.125	0.125	0.125	0.125	0.125	0.250	0.250	0.250

* Bankruptcy,foreclosure,short sale and deed in lieu

3 & 4 unit properties limited to 80% LTV

*Maximum price on Non-Warrantable Condo loans, which are "Non-Warrantable" due to presale: 99

Adjustments to Price

Loan Amount

Loan Amount < $135,000	0.450

Extended Lock in

60 day lock in (compared to 15 day price)				0.450

A5 - Bank Statement

Rates, Pricing and LLPAs are subject to change at anytime

5/1 ARM				7/1 ARM				30 Year Fixed			
Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS
6.685%	-1.750	-1.600	-1.450	6.8100%	-1.750	-1.600	-1.450	7.18500%	-1.750	-1.600	-1.450
6.560%	-1.625	-1.475	-1.325	6.6850%	-1.625	-1.475	-1.325	7.06000%	-1.625	-1.475	-1.325
6.435%	-1.500	-1.350	-1.200	6.5600%	-1.500	-1.350	-1.200	6.93500%	-1.500	-1.350	-1.200
6.310%	-1.375	-1.225	-1.075	6.4350%	-1.375	-1.225	-1.075	6.81000%	-1.375	-1.225	-1.075
6.185%	-1.250	-1.100	-0.950	6.3100%	-1.250	-1.100	-0.950	6.68500%	-1.250	-1.100	-0.950
6.060%	-1.125	-0.975	-0.825	6.1850%	-1.125	-0.975	-0.825	6.56000%	-1.125	-0.975	-0.825
5.935%	-0.875	-0.725	-0.575	6.0600%	-0.875	-0.725	-0.575	6.43500%	-0.875	-0.725	-0.575
5.810%	-0.750	-0.600	-0.450	5.9350%	-0.750	-0.600	-0.450	6.31000%	-0.750	-0.600	-0.450
5.685%	-0.500	-0.350	-0.200	5.8100%	-0.500	-0.350	-0.200	6.18500%	-0.500	-0.350	-0.200
5.560%	-0.250	-0.100	0.050	5.6850%	-0.250	-0.100	0.050	6.06000%	-0.250	-0.100	0.050
5.435%	0.125	0.275	0.425	5.5600%	0.125	0.275	0.425	5.93500%	0.125	0.275	0.425
5.310%	0.625	0.775	0.925	5.4350%	0.625	0.775	0.925	5.81000%	0.625	0.775	0.925
5.185%	1.125	1.275	1.425	5.3100%	1.125	1.275	1.425	5.68500%	1.125	1.275	1.425
5.060%	1.625	1.775	1.925	5.1850%	1.625	1.775	1.925	5.56000%	1.625	1.775	1.925
4.935%	2.250	2.400	2.550	5.0600%	2.250	2.400	2.550	5.43500%	2.250	2.400	2.550
4.810%	2.875	3.025	3.175	4.9350%	2.875	3.025	3.175	5.31000%	2.875	3.025	3.175

Adjustments to Rate

LTV - Credit Score Adjustment Table

	LTV Range								
	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
>=760	-0.250	-0.250	-0.250	-0.125	0.000	0.000	0.125	0.250	0.625
740-759	-0.125	-0.125	-0.125	0.000	0.125	0.250	0.250	0.375	0.750
720-739	0.000	0.050	0.050	0.175	0.300	0.300	0.425	0.500	0.875
700-719	0.125	0.175	0.175	0.300	0.300	0.425	0.550	0.750	1.250
680-699	0.250	0.300	0.300	0.425	0.550	0.675	0.800	1.250	2.000
660-679	0.375	0.425	0.425	0.550	0.675	0.925	1.175	1.625	NA
640-659	0.500	0.550	0.550	0.675	0.925	1.300	1.800	2.125	NA
620-639	0.625	0.675	0.675	0.800	NA	NA	NA	NA	NA

For Investor Occupancy only

Prepayment Penalty

Prepayment Buydown	
3 Year PPP	0
2 Year PPP	0.25
1 Year PPP	0.5
No PPP	0.75

*Maximum price allowed on loans with 0 year prepayment terms is 99.5

Loan Amount	LTV								
Loan Amount	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
Loan Amount < $125,000	0.250	0.250	0.250	0.250	0.250	0.250	0.375	0.500	1.125
Loan Amount $125,000-$299,999	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.125	0.125
Loan Amount $300,000-$749,999	0.000	0.000	0.000	0.000	0.000	0.100	0.100	0.100	0.100
Loan Amount $750,000 - $2,000,000	-0.125	-0.125	-0.125	-0.125	0.125	0.125	0.125	0.125	0.125
Loan Amount $2,000,001 - $4,000,000	0.000	0.000	0.000	0.000	0.125	0.125	0.125	0.125	NA
Loan Amount $4,000,001 - $6,000,000	0.000	0.000	0.125	0.125	NA	NA	NA	NA	NA

	LTV									
Loan Level Add-ons	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	
Interest Only	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	NA	
DTI > 43%	0.125	0.125	0.125	0.125	0.250	0.250	0.250	0.375	0.500	
ajor Credit Event within past 4 yea	0.250	0.250	0.250	0.375	0.375	0.500	NA	NA	NA	* Bankruptcy,foreclosure,short sale and deed in lieu
Condotel	1.500	1.500	1.500	1.500	NA	NA	NA	NA	NA	
Cashout Refinance	0.225	0.225	0.225	0.350	0.350	0.350	0.350	0.450	NA	
2nd Home	0.125	0.125	0.125	0.125	0.250	0.250	0.250	NA	NA	
Investor Occupancy	0.375	0.375	0.375	0.375	0.375	0.375	NA	NA	NA	
2-4 Units	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.375	NA	**3 & 4 unit properties limited to 80% LTV**
Non-Warrantable Condo[2]	0.125	0.125	0.125	0.125	0.125	0.250	0.250	0.250	NA	

*Maximum price on Non-Warrantable Condo loans, which are "Non-Warrantable" due to presale: 99

Adjustments to Price

Loan Amount

Loan Amount < $135,000	0.450

Extended Lock in

60 day lock in (compared to 15 day price)	0.450

A6 - Asset Depletion

Rates, Pricing and LLPAs are subject to change at anytime

5/1 ARM				7/1 ARM				30 Year Fixed			
Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS
6.310%	-1.750	-1.600	-1.450	6.435%	-1.750	-1.600	-1.450	6.810%	-1.750	-1.600	-1.450
6.185%	-1.625	-1.475	-1.325	6.310%	-1.625	-1.475	-1.325	6.685%	-1.625	-1.475	-1.325
6.060%	-1.500	-1.350	-1.200	6.185%	-1.500	-1.350	-1.200	6.560%	-1.500	-1.350	-1.200
5.935%	-1.375	-1.225	-1.075	6.060%	-1.375	-1.225	-1.075	6.435%	-1.375	-1.225	-1.075
5.810%	-1.250	-1.100	-0.950	5.935%	-1.250	-1.100	-0.950	6.310%	-1.250	-1.100	-0.950
5.685%	-1.125	-0.975	-0.825	5.810%	-1.125	-0.975	-0.825	6.185%	-1.125	-0.975	-0.825
5.560%	-0.875	-0.725	-0.575	5.685%	-0.875	-0.725	-0.575	6.060%	-0.875	-0.725	-0.575
5.435%	-0.750	-0.600	-0.450	5.560%	-0.750	-0.600	-0.450	5.935%	-0.750	-0.600	-0.450
5.310%	-0.500	-0.350	-0.200	5.435%	-0.500	-0.350	-0.200	5.810%	-0.500	-0.350	-0.200
5.185%	-0.250	-0.100	0.050	5.310%	-0.250	-0.100	0.050	5.685%	-0.250	-0.100	0.050
5.060%	0.125	0.275	0.425	5.185%	0.125	0.275	0.425	5.560%	0.125	0.275	0.425
4.935%	0.625	0.775	0.925	5.060%	0.625	0.775	0.925	5.435%	0.625	0.775	0.925
4.810%	1.125	1.275	1.425	4.935%	1.125	1.275	1.425	5.310%	1.125	1.275	1.425
4.685%	1.625	1.775	1.925	4.810%	1.625	1.775	1.925	5.185%	1.625	1.775	1.925
4.560%	2.250	2.400	2.550	4.685%	2.250	2.400	2.550	5.060%	2.250	2.400	2.550
4.435%	2.875	3.025	3.175	4.560%	2.875	3.025	3.175	4.935%	2.875	3.025	3.175

Adjustments to Rate

LTV - Credit Score Adjustment Table

	LTV Range							
	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85
>=760	-0.250	-0.250	-0.250	-0.125	0.000	0.000	0.125	0.250
740-759	-0.125	-0.125	-0.125	0.000	0.125	0.250	0.250	0.375
720-739	0.000	0.000	0.000	0.125	0.250	0.250	0.375	0.500
700-719	0.125	0.175	0.175	0.300	0.300	0.425	0.550	0.750
680-699	0.250	0.300	0.300	0.425	0.550	0.675	0.800	1.250
660-679	0.375	0.425	0.425	0.550	0.675	0.925	1.175	NA
640-659	0.500	0.550	0.550	0.675	0.925	1.300	NA	NA
620-639	0.625	0.675	0.675	0.800	1.300	NA	NA	NA
Foreign National without credit scores	0.375	0.375	0.375	0.500	NA	NA	NA	NA

For Investor Occupancy only

Prepayment Penalty

Prepayment Buydown	
3 Year PPP	0
2 Year PPP	0.25
1 Year PPP	0.5
No PPP	0.75

*Maximum price allowed on loans with 0 year prepayment terms is 99.5

Loan Amount	LTV							
Loan Amount	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85
Loan Amount < $125,000	0.250	0.250	0.250	0.250	0.250	0.250	0.375	0.500
Loan Amount $125,000-$299,999	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.125
Loan Amount $300,000-$749,999	0.000	0.000	0.000	0.000	0.000	0.100	0.100	0.100
Loan Amount $750,000 - $2,000,000	-0.125	-0.125	-0.125	-0.125	0.125	0.125	0.125	0.125
Loan Amount $2,000,001 - $4,000,000	0.000	0.000	0.000	0.000	0.125	0.125	0.125	NA
Loan Amount $4,000,001 - $6,000,000	0.000	0.000	0.125	0.125	NA	NA	NA	NA

	LTV							
Loan Level Add-ons	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85
Interest Only	0.250	0.250	0.250	0.250	0.250	0.250	0.250	NA
DTI > 43%	0.125	0.125	0.125	0.125	0.250	0.250	0.250	0.375
Major Credit Event within past 4 years*	0.250	0.250	0.250	0.375	0.375	0.500	NA	NA
Cashout Refinance	0.225	0.225	0.225	0.350	0.350	0.350	0.350	NA
Condotel	1.500	1.500	1.500	1.500	1.500	NA	NA	NA
2nd Home	0.125	0.125	0.125	0.125	0.250	0.250	0.250	NA
Investor Occupancy	0.375	0.375	0.375	0.375	0.375	0.375	0.500	NA
2-4 Units	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.375
Non-Warrantable Condo[2]	0.125	0.125	0.125	0.125	0.125	0.250	0.250	0.250
Foreign National	0.375	0.375	0.500	0.500	0.750	NA	NA	NA

* Bankruptcy,foreclosure,short sale and deed in lieu

3 & 4 unit properties limited to 80% LTV

*Maximum price on Non-Warrantable Condo loans, which are "Non-Warrantable" due to presale: 99

Adjustments to Price

Loan Amount

Loan Amount < $135,000	0.450

Extended Lock in

60 day lock in (compared to 15 day price)				0.450

J8 - Jumbo Prime

Rates, Pricing and LLPAs are subject to change at anytime

5/1 ARM				7/1 ARM				30 Year Fixed			
Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS
6.060%	-1.750	-1.600	-1.450	6.185%	-1.750	-1.600	-1.450	6.560%	-1.750	-1.600	-1.450
5.935%	-1.625	-1.475	-1.325	6.060%	-1.625	-1.475	-1.325	6.435%	-1.625	-1.475	-1.325
5.810%	-1.500	-1.350	-1.200	5.935%	-1.500	-1.350	-1.200	6.310%	-1.500	-1.350	-1.200
5.685%	-1.375	-1.225	-1.075	5.810%	-1.375	-1.225	-1.075	6.185%	-1.375	-1.225	-1.075
5.560%	-1.250	-1.100	-0.950	5.685%	-1.250	-1.100	-0.950	6.060%	-1.250	-1.100	-0.950
5.435%	-1.125	-0.975	-0.825	5.560%	-1.125	-0.975	-0.825	5.935%	-1.125	-0.975	-0.825
5.310%	-0.875	-0.725	-0.575	5.435%	-0.875	-0.725	-0.575	5.810%	-0.875	-0.725	-0.575
5.185%	-0.750	-0.600	-0.450	5.310%	-0.750	-0.600	-0.450	5.685%	-0.750	-0.600	-0.450
5.050%	-0.500	-0.350	-0.200	5.175%	-0.500	-0.350	-0.200	5.550%	-0.500	-0.350	-0.200
4.935%	-0.250	-0.100	0.050	5.060%	-0.250	-0.100	0.050	5.435%	-0.250	-0.100	0.050
4.810%	0.125	0.275	0.425	4.935%	0.125	0.275	0.425	5.310%	0.125	0.275	0.425
4.685%	0.625	0.775	0.925	4.810%	0.625	0.775	0.925	5.185%	0.625	0.775	0.925
4.550%	1.125	1.275	1.425	4.675%	1.125	1.275	1.425	5.050%	1.125	1.275	1.425
4.435%	1.625	1.775	1.925	4.560%	1.625	1.775	1.925	4.935%	1.625	1.775	1.925
4.310%	2.250	2.400	2.550	4.435%	2.250	2.400	2.550	4.810%	2.250	2.400	2.550
4.185%	2.875	3.025	3.175	4.310%	2.875	3.025	3.175	4.685%	2.875	3.025	3.175

Adjustments to Rate

LTV - Credit Score Adjustment Table

	LTV Range									
	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01%-95%
>=760	-0.250	-0.250	-0.250	-0.125	0.000	0.000	0.125	0.250	0.625	2.675
740-759	-0.125	-0.125	-0.125	0.000	0.125	0.250	0.250	0.375	0.750	2.725
720-739	0.000	0.000	0.000	0.125	0.250	0.250	0.375	0.500	0.875	2.825
700-719	0.125	0.175	0.175	0.300	0.300	0.425	0.550	0.750	1.250	NA
680-699	0.250	0.300	0.300	0.425	0.550	0.675	0.800	1.250	1.950	NA
660-679	0.375	0.425	0.425	0.550	0.675	0.925	1.175	1.750	2.250	NA
640-659	0.500	0.550	0.550	0.675	0.925	1.300	1.800	2.125	NA	NA
620-639	0.625	0.675	0.675	0.800	NA	NA	NA	NA	NA	NA
Foreign National without credit scores	0.375	0.375	0.375	0.500	0.625	NA	NA	NA	NA	NA

For Investor Occupancy only

Prepayment Penalty

Prepayment Buydown	
3 Year PPP	0
2 Year PPP	0.25
1 Year PPP	0.5
No PPP	0.75

*Maximum price allowed on loans with 0 year prepayment terms is 99.5

Loan Amount	LTV									
Loan Amount	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01%-95%
Loan Amount < $125,000	0.250	0.250	0.250	0.250	0.250	0.250	0.375	0.500	1.125	1.250
Loan Amount $125,000-$299,999	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.125	0.125	0.125
Loan Amount $300,000-$749,999	0.000	0.000	0.000	0.000	0.000	0.100	0.100	0.100	0.100	0.100
Loan Amount $750,000 - $2,000,000	-0.125	-0.125	-0.125	-0.125	0.125	0.125	0.125	0.125	0.125	0.200
Loan Amount $2,000,001 - $4,000,000	0.000	0.000	0.000	0.000	0.125	0.125	0.125	0.125	NA	NA
Loan Amount $4,000,001 - $6,000,000	0.000	0.000	0.125	0.125	NA	NA	NA	NA	NA	NA

	LTV									
Loan Level Add-ons	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01%-95%
Interest Only	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	NA	NA
DTI > 43%	0.125	0.125	0.125	0.125	0.250	0.250	0.250	0.375	0.500	NA
Major Credit Event within past 4 years*	0.250	0.250	0.250	0.375	0.375	0.500	NA	NA	NA	NA
Cashout Refinance	0.225	0.225	0.225	0.350	0.350	0.350	0.350	0.450	NA	NA
Condotel	1.500	1.500	1.500	1.500	1.500	NA	NA	NA	NA	NA
2nd Home	0.125	0.125	0.125	0.125	0.250	0.250	0.250	0.450	NA	NA
Investor Occupancy	0.375	0.375	0.375	0.375	0.375	0.375	0.500	NA	NA	NA
2-4 Units	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.375	NA	NA
Non-Warrantable Condo[2]	0.125	0.125	0.125	0.125	0.125	0.250	0.250	0.250	NA	NA
Foreign National	0.375	0.375	0.500	0.500	0.750	NA	NA	NA	NA	NA

3 & 4 unit properties limited to 80% LTV

*Maximum price on Non-Warrantable Condo loans, which are "Non-Warrantable" due to presale: 99

Adjustments to Price

Loan Amount

Loan Amount < $135,000	0.450

Extended Lock in

60 day lock in (compared to 15 day price)				0.450

M3

Rates, Pricing and LLPAs are subject to change at anytime

5/1 ARM				7/1 ARM				30 Year Fixed			
Rate	**15 DAYS**	**30 DAYS**	**45 DAYS**	**Rate**	**15 DAYS**	**30 DAYS**	**45 DAYS**	**Rate**	**15 DAYS**	**30 DAYS**	**45 DAYS**
6.260%	-0.950	-0.800	-0.650	6.360%	-0.950	-0.800	-0.650	6.560%	-0.950	-0.800	-0.650
6.135%	-0.700	-0.550	-0.400	6.235%	-0.700	-0.550	-0.400	6.435%	-0.700	-0.550	-0.400
6.010%	-0.450	-0.300	-0.150	6.110%	-0.450	-0.300	-0.150	6.310%	-0.450	-0.300	-0.150
5.885%	-0.200	-0.050	0.100	5.985%	-0.200	-0.050	0.100	6.185%	-0.200	-0.050	0.100
5.760%	0.050	0.200	0.350	5.860%	0.050	0.200	0.350	6.060%	0.050	0.200	0.350
5.635%	0.300	0.450	0.600	5.735%	0.300	0.450	0.600	5.935%	0.300	0.450	0.600
5.510%	0.550	0.700	0.850	5.610%	0.550	0.700	0.850	5.810%	0.550	0.700	0.850
5.385%	0.800	0.950	1.100	5.485%	0.800	0.950	1.100	5.685%	0.800	0.950	1.100
5.260%	1.050	1.200	1.350	5.360%	1.050	1.200	1.350	5.560%	1.050	1.200	1.350
5.135%	1.300	1.450	1.600	5.235%	1.300	1.450	1.600	5.435%	1.300	1.450	1.600
5.010%	1.550	1.700	1.850	5.110%	1.550	1.700	1.850	5.310%	1.550	1.700	1.850
4.885%	1.800	1.950	2.100	4.985%	1.800	1.950	2.100	5.185%	1.800	1.950	2.100

Adjustments to Rate

LTV - Credit Score Adjustment Table

	LTV Range						
	Primary Occupancy and Second Home						
Credit Score	**<=55.00%**	**55.01%-60.00%**	**60.01%-65.00%**	**65.01%-70%**	**70.01%-75%**	**75.01%-80%**	**80.01%-85%**
>= 660	0.30%	0.35%	0.45%	0.60%	0.85%	1.20%	2.00%
640 to 659	0.45%	0.50%	0.55%	0.70%	1.05%	1.50%	2.10%
620 to 639	0.55%	0.60%	0.80%	1.30%	1.55%	2.00%	2.50%
600 to 619	1.05%	1.10%	1.15%	1.50%	2.00%	NA	NA
580 to 599	1.30%	1.40%	1.50%	2.00%	2.35%	NA	NA

	LTV Range					
	Investor Occupancy					
Credit Score	**<=55.00%**	**55.01%-60.00%**	**60.01%-65.00%**	**65.01%-70%**	**70.01%-75%**	**75.01%-80%**
>= 720	-0.30%	-0.25%	-0.10%	0.25%	0.70%	NA
700-719	-0.15%	-0.05%	0.10%	0.40%	1.05%	NA
680-699	-0.10%	0.00%	0.15%	0.55%	1.15%	NA
660-679	-0.05%	0.05%	0.20%	0.70%	1.30%	NA
640-659	0.20%	0.25%	0.45%	1.10%	1.70%	NA
620-639	0.85%	0.90%	1.20%	1.45%	2.00%	NA
600-619	1.00%	1.05%	1.25%	1.95%	2.00%	NA
580-599	1.25%	1.40%	1.70%	2.25%	2.30%	NA

Loan Amount	**LTV <=70%**	**LTV > 70%**
Loan Amount < $100,000 - Investor	0.50%	NA
Loan Amount < $150,000 - Primary and Second	0.35%	0.55%
Loan Amount $150,000-$750,000 - All occupancies	0.00%	0.15%
Loan Amount $750,001-$1,000,000- Investor	0.00%	0.00%
Loan Amount $750,001-$1,000,000- Primary and Second	-0.10%	0.00%
Loan Amount $1,000,001-$1,500,000 - Investor	0.10%	0.20%
Loan Amount $1,000,001-$1,500,000 - Primary and Second	0.00%	0.20%
Loan Amount > $1,500,000 - Investor	0.15%	0.20%
Loan Amount > $1,500,000 - Primary and Second	0.20%	0.30%

Loan Level Add-ons		**<=65.00%**	**65.01%-70.00%**	**70.01%-75.00%**	**75.01%-80.00%**	**80.01% to 85%**
Occupancy	Second Home	0.40%	0.50%	0.50%	0.50%	NA
	Investor	0.00%	0.00%	0.00%	NA	NA
Cash-out	Primary and second	0.40%	0.50%	0.60%	0.60%	NA
	Investor	0.35%	0.50%	0.55%	NA	NA
Condo - Warrantable	Primary and second	0.00%	0.15%	0.15%	0.15%	NA
	Investor	0.15%	0.15%	0.15%	NA	NA
Condo - Non-Warrantable	Primary and second	0.40%	0.40%	0.45%	0.45%	NA
	Investor	0.40%	0.40%	0.45%	NA	NA
2-4 Family	Primary and second	0.25%	0.25%	0.40%	0.40%	NA
	Investor	0.25%	0.25%	0.50%	NA	NA
Interest only	Primary and second	0.15%	0.15%	0.25%	0.25%	0.25%
	Investor	0.25%	0.25%	0.25%	NA	NA
DTI > 43%	Primary and second	0.10%	0.10%	0.10%	0.10%	NA
	Investor	0.15%	0.15%	0.20%	NA	NA
Credit Event Only one credit event add-on applies. Lender must choose the highest add-on that applies(The most severe credit event)	More than one 30 day late in over past 12 months, NO sixty day lates	0.30%	0.30%	0.30%	0.30%	0.30%
	One or more 60 day lates over past 12 months, NO ninety day lates	0.50%	0.50%	0.50%	0.50%	NA
	Up to One 120 (Ninety day lates permitted), no 150 day lates and not more than one 120 day late	1.00%	1.00%	NA	NA	NA
	FORECLOSURE, BANKRUPTCY EXCLUDING CHAPTER 13, SHORT SALE OR DEED IN LIEU LESS THAN 2 YEARS PRIOR TO THE DATE OF THE LOAN (date of signing)	0.30%	0.30%	0.30%	0.30%	0.30%
	FORECLOSURE, BANKRUPTCY EXCLUDING CHAPTER 13, SHORT SALE OR DEED IN LIEU LESS THAN 12 MONTHS PRIOR TO THE DATE OF THE LOAN – credit event must be completed / discharged	0.50%	0.50%	0.50%	0.50%	NA
	CHAPTER 13 DISCHARGED WITHIN 1 YEAR OF THE DATE OF THE LOAN (date of signing)	0.30%	0.30%	0.30%	0.30%	0.30%

For Investor Occupancy only

Prepayment Penalty

Prepayment Buydown	
5 Year PPP	-0.20%
3 Year PPP	0.00%
2 Year PPP	0.25%
1 Year PPP	0.50%
No PPP	0.75%

*Maximum price allowed on loans with 0 year prepayment terms is 100.125

*Maximum price allowed on loans with 1 year prepayment terms is 100.750

*Maximum price allowed on loans with 2 year prepayment terms is 101.375

*States that do not permit Prepayment penalties must buydown to No PPP at a rate increase of 0.75%

Adjustments to Price

Loan Amount

Loan Amount < $135,000	0.450

Extended Lock in

60 day lock in (compared to 15 day price)			0.45

M4

Rates, Pricing and LLPAs are subject to change at anytime

5/1 ARM				7/1 ARM				30 Year Fixed			
Rate	**15 DAYS**	**30 DAYS**	**45 DAYS**	**Rate**	**15 DAYS**	**30 DAYS**	**45 DAYS**	**Rate**	**15 DAYS**	**30 DAYS**	**45 DAYS**
6.025%	-0.950	-0.800	-0.650	6.125%	-0.950	-0.800	-0.650	6.325%	-0.950	-0.800	-0.650
5.900%	-0.700	-0.550	-0.400	6.000%	-0.700	-0.550	-0.400	6.200%	-0.700	-0.550	-0.400
5.775%	-0.450	-0.300	-0.150	5.875%	-0.450	-0.300	-0.150	6.075%	-0.450	-0.300	-0.150
5.650%	-0.200	-0.050	0.100	5.750%	-0.200	-0.050	0.100	5.950%	-0.200	-0.050	0.100
5.525%	0.050	0.200	0.350	5.625%	0.050	0.200	0.350	5.825%	0.050	0.200	0.350
5.400%	0.300	0.450	0.600	5.500%	0.300	0.450	0.600	5.700%	0.300	0.450	0.600
5.275%	0.550	0.700	0.850	5.375%	0.550	0.700	0.850	5.575%	0.550	0.700	0.850
5.150%	0.800	0.950	1.100	5.250%	0.800	0.950	1.100	5.450%	0.800	0.950	1.100
5.025%	1.050	1.200	1.350	5.125%	1.050	1.200	1.350	5.325%	1.050	1.200	1.350
4.900%	1.300	1.450	1.600	5.000%	1.300	1.450	1.600	5.200%	1.300	1.450	1.600
4.775%	1.550	1.700	1.850	4.875%	1.550	1.700	1.850	5.075%	1.550	1.700	1.850
4.650%	1.800	1.950	2.100	4.750%	1.800	1.950	2.100	4.950%	1.800	1.950	2.100

Adjustments to Rate

LTV - Credit Score Adjustment Table

	LTV Range						
	Primary Occupancy and Second Home						
Credit Score	**<=55.00%**	**55.01%-60.00%**	**60.01%-65.00%**	**65.01%-70%**	**70.01%-75%**	**75.01%-80%**	**80.01%-85%**
>= 720	0.25%	0.30%	0.45%	0.55%	0.80%	1.05%	1.85%
700-719	0.40%	0.45%	0.65%	0.75%	1.05%	1.40%	1.95%
680-699	0.45%	0.50%	0.70%	0.95%	1.30%	1.60%	2.30%
660-679	0.70%	0.85%	1.05%	1.20%	1.65%	2.00%	2.85%
640-659	0.85%	1.00%	1.15%	1.30%	1.85%	2.30%	2.95%
620-639	0.95%	1.10%	1.40%	1.90%	2.35%	2.80%	3.35%

	LTV Range				
	Investor Occupancy				
Credit Score	**<=55.00%**	**55.01%-60.00%**	**60.01%-65.00%**	**65.01%-70%**	**70.01%-75%**
>= 720	0.10%	0.15%	0.30%	0.65%	1.30%
700-719	0.30%	0.40%	0.55%	0.85%	1.70%
680-699	0.35%	0.45%	0.60%	1.00%	1.80%
660-679	0.40%	0.50%	0.70%	1.15%	1.95%
640-659	0.65%	0.70%	0.90%	1.55%	2.35%

Loan Amount	**LTV Range**	
Loan Amount	**LTV <=70%**	**LTV > 70%**
Loan Amount < $100,000 - Investor	0.50%	NA
Loan Amount < $150,000 - Primary and Second	0.35%	0.55%
Loan Amount $100,001-$1,000,000- Investor	0.00%	0.00%
Loan Amount $150,000-$750,000 - Primary and Second	0.00%	0.00%
Loan Amount $750,001-$1,000,000- - Primary and Second	-0.10%	0.00%
Loan Amount $1,000,001-$1,500,000 - Primary and Second	0.00%	0.20%

Loan Level Add-ons		**<=65.00%**	**65.01%-70.00%**	**70.01%-75.00%**	**75.01%-80.00%**	**80.01% to 85%**
Occupancy	Second Home	0.40%	0.50%	0.50%	0.50%	NA
	Investor	0.00%	0.00%	0.00%	NA	NA
Cash-out	Primary and second	0.45%	0.55%	0.65%	0.65%	0.65%
	Investor	0.40%	0.55%	0.60%	NA	NA
Condo - Warrantable	Primary and second	0.00%	0.00%	0.15%	0.15%	NA
	Investor	0.15%	0.15%	0.15%	NA	NA
Condo - Non-Warrantable	Primary and second	0.40%	0.40%	0.650%	0.650%	NA
	Investor	0.40%	0.40%	0.525%	NA	NA
2-4 Family	Primary and second	0.25%	0.25%	0.25%	0.25%	NA
	Investor	0.25%	0.25%	0.50%	NA	NA
Interest only (I/O's not	Primary and second	0.00%	0.15%	0.15%	0.15%	0.15%
	Investor	0.25%	0.25%	0.25%	NA	NA
Credit Event Only one credit event add-on applies. Lender must choose the highest add-on that applies(The most severe credit event)	More than one 30 day late in over past 12 months, NO sixty day lates	0.30%	0.30%	0.30%	0.30%	NA
	One or more 60 day lates over past 12 months, NO ninety day lates	0.50%	0.50%	0.50%	0.50%	NA
	FORECLOSURE, BANKRUPTCY EXCLUDING CHAPTER 13, SHORT SALE OR DEED IN LIEU LESS THAN 2 YEARS PRIOR TO THE DATE OF THE LOAN (date of signing)	0.30%	0.30%	0.30%	0.30%	NA
	FORECLOSURE, BANKRUPTCY EXCLUDING CHAPTER 13, SHORT SALE OR DEED IN LIEU LESS THAN 12 MONTHS PRIOR TO THE DATE OF THE LOAN – credit event must be completed / discharged	0.50%	0.50%	0.50%	0.50%	NA

For Investor Occupancy only

Prepayment Penalty

Prepayment Buydown	
5 Year PPP	-0.20%
3 Year PPP	0.00%
2 Year PPP	0.25%
1 Year PPP	0.50%
No PPP	0.75%

*Maximum price allowed on loans with 0 year prepayment terms is 100.125

*Maximum price allowed on loans with 1 year prepayment terms is 100.750

*Maximum price allowed on loans with 2 year prepayment terms is 101.375

*States that do not permit Prepayment penalties must buydown to No PPP at a rate increase of 0.75%

Adjustments to Price

Loan Amount

Loan Amount < $135,000	0.450

Extended Lock in

60 day lock in (compared to 15 day price)			0.45

I3 Investor No Ratio

Rates, Pricing and LLPAs are subject to change at anytime

5/1 ARM				7/1 ARM				30 Year Fixed			
Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS
7.310%	-1.750	-1.600	-1.450	7.435%	-1.750	-1.600	-1.450	7.810%	-1.750	-1.600	-1.450
7.185%	-1.625	-1.475	-1.325	7.310%	-1.625	-1.475	-1.325	7.685%	-1.625	-1.475	-1.325
7.060%	-1.500	-1.350	-1.200	7.185%	-1.500	-1.350	-1.200	7.560%	-1.500	-1.350	-1.200
6.935%	-1.375	-1.225	-1.075	7.060%	-1.375	-1.225	-1.075	7.435%	-1.375	-1.225	-1.075
6.810%	-1.250	-1.100	-0.950	6.935%	-1.250	-1.100	-0.950	7.310%	-1.250	-1.100	-0.950
6.685%	-1.125	-0.975	-0.825	6.810%	-1.125	-0.975	-0.825	7.185%	-1.125	-0.975	-0.825
6.560%	-0.875	-0.725	-0.575	6.685%	-0.875	-0.725	-0.575	7.060%	-0.875	-0.725	-0.575
6.435%	-0.750	-0.600	-0.450	6.560%	-0.750	-0.600	-0.450	6.935%	-0.750	-0.600	-0.450
6.310%	-0.500	-0.350	-0.200	6.435%	-0.500	-0.350	-0.200	6.810%	-0.500	-0.350	-0.200
6.185%	-0.250	-0.100	0.050	6.310%	-0.250	-0.100	0.050	6.685%	-0.250	-0.100	0.050
6.060%	0.125	0.275	0.425	6.185%	0.125	0.275	0.425	6.560%	0.125	0.275	0.425
5.935%	0.625	0.775	0.925	6.060%	0.625	0.775	0.925	6.435%	0.625	0.775	0.925
5.810%	1.125	1.275	1.425	5.935%	1.125	1.275	1.425	6.310%	1.125	1.275	1.425
5.685%	1.625	1.775	1.925	5.810%	1.625	1.775	1.925	6.185%	1.625	1.775	1.925
5.560%	2.250	2.400	2.550	5.685%	2.250	2.400	2.550	6.060%	2.250	2.400	2.550
5.435%	2.875	3.025	3.175	5.560%	2.875	3.025	3.175	5.935%	2.875	3.025	3.175

Adjustments to Rate

IMPORTANT NOTES

Margins are 5.99
Base Pricing requires 3 year Prepayment Penalty

LTV - Credit Score Adjustment Table

	LTV Range					
	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75
>=760	0.250	0.250	0.250	0.475	0.70%	1.10%
740-759	0.375	0.375	0.375	0.600	0.70%	1.10%
720-739	0.550	0.550	0.550	0.775	0.85%	1.60%
700-719	0.675	0.675	0.675	0.900	1.10%	1.90%
680-699	0.800	0.800	0.800	1.025	1.20%	2.15%
660-679	0.925	0.925	0.925	1.150	1.45%	2.45%
640-659	1.050	1.050	1.050	1.275	1.70%	2.65%
Foreign National without credit scores	0.875	0.875	0.875	1.100	1.80%	NA

For Investor Occupancy only

Prepayment Penalty	Prepayment Buydown
3 Year PPP	0
2 Year PPP	0.25
1 Year PPP	0.5
No PPP	0.75

*Maximum price allowed on loans with 0 year prepayment terms is 99.5

*For LTVs above 65% *Maximum price allowed on loans with 1 year prepayment terms is 100.625
*For LTVs above 65% *Maximum price allowed on loans with 2 year prepayment terms is 101.250

*For LTVs above 65%, in states that do not allow prepayment penalties, you must buy down the prepayment penalty to 0 year PPP at a cost of 0.75% increase to rate

Loan Amount	LTV					
Loan Amount	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75
Loan Amount < $125,000	0.250	0.250	0.250	0.250	0.500	0.500
Loan Amount $125,000-$299,999	0.000	0.000	0.000	0.000	0.000	0.000
Loan Amount $300,000-$749,999	0.000	0.000	0.000	0.000	0.000	0.100
Loan Amount $750,000 - $2,000,000	-0.125	-0.125	-0.125	-0.125	0.125	0.200
Loan Amount $2,000,001 - $4,000,000	0.000	0.000	0.000	0.000	0.125	NA
Loan Amount $4,000,001 - $6,000,000	NA	NA	NA	NA	NA	NA

	LTV					
Loan Level Add-ons	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75
Interest Only	0.250	0.250	0.250	0.250	0.250	0.250
Major Credit Event within past 4 years*	0.250	0.250	0.250	0.375	NA	NA
Cashout Refinance	0.225	0.225	0.225	0.350	0.50%	NA
2-4 Units	0.250	0.250	0.250	0.250	0.250	0.400
Non-Warrantable Condo[2]	0.125	0.125	0.125	0.125	NA	NA
Foreign National	0.375	0.375	0.500	0.500	NA	NA

* Bankruptcy,foreclosure,short sale and deed in lieu

*Maximum price on Non-Warrantable Condo loans, which are "Non-Warrantable" due to presale: 99

Adjustments to Price

Loan Amount

Loan Amount < $135,000	-0.450

Extended Lock in

60 day lock in (compared to 15 day price)				-0.45

I5 - Investor DSC

Rates, Pricing and LLPAs are subject to change at anytime

5/1 ARM				7/1 ARM				30 Year Fixed			
Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS
7.310%	-1.750	-1.600	-1.450	7.43500%	-1.750	-1.600	-1.450	7.8100%	-1.750	-1.600	-1.450
7.185%	-1.625	-1.475	-1.325	7.31000%	-1.625	-1.475	-1.325	7.6850%	-1.625	-1.475	-1.325
7.060%	-1.500	-1.350	-1.200	7.18500%	-1.500	-1.350	-1.200	7.5600%	-1.500	-1.350	-1.200
6.935%	-1.375	-1.225	-1.075	7.06000%	-1.375	-1.225	-1.075	7.4350%	-1.375	-1.225	-1.075
6.810%	-1.250	-1.100	-0.950	6.93500%	-1.250	-1.100	-0.950	7.3100%	-1.250	-1.100	-0.950
6.685%	-1.125	-0.975	-0.825	6.81000%	-1.125	-0.975	-0.825	7.1850%	-1.125	-0.975	-0.825
6.560%	-0.875	-0.725	-0.575	6.68500%	-0.875	-0.725	-0.575	7.0600%	-0.875	-0.725	-0.575
6.435%	-0.750	-0.600	-0.450	6.56000%	-0.750	-0.600	-0.450	6.9350%	-0.750	-0.600	-0.450
6.310%	-0.500	-0.350	-0.200	6.43500%	-0.500	-0.350	-0.200	6.8100%	-0.500	-0.350	-0.200
6.185%	-0.250	-0.100	0.050	6.31000%	-0.250	-0.100	0.050	6.6850%	-0.250	-0.100	0.050
6.060%	0.125	0.275	0.425	6.18500%	0.125	0.275	0.425	6.5600%	0.125	0.275	0.425
5.935%	0.625	0.775	0.925	6.06000%	0.625	0.775	0.925	6.4350%	0.625	0.775	0.925
5.810%	1.125	1.275	1.425	5.93500%	1.125	1.275	1.425	6.3100%	1.125	1.275	1.425
5.685%	1.625	1.775	1.925	5.81000%	1.625	1.775	1.925	6.1850%	1.625	1.775	1.925
5.560%	2.250	2.400	2.550	5.68500%	2.250	2.400	2.550	6.0600%	2.250	2.400	2.550
5.435%	2.875	3.025	3.175	5.56000%	2.875	3.025	3.175	5.9350%	2.875	3.025	3.175

Adjustments to Rate

LTV - Credit Score Adjustment Table

	LTV Range						
	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
>=760	-0.250	-0.250	-0.250	-0.125	0.000	0.000	0.125
740-759	-0.125	-0.125	-0.125	0.000	0.125	0.250	0.250
720-739	0.000	0.000	0.000	0.125	0.250	0.250	0.375
700-719	0.175	0.175	0.175	0.300	0.300	0.425	0.550
680-699	0.300	0.300	0.300	0.425	0.550	0.675	0.800
660-679	0.425	0.425	0.425	0.550	0.675	0.800	NA
640-659	0.550	0.550	0.550	0.675	0.925	1.175	NA
620-639	0.675	0.675	0.675	NA	NA	NA	NA
Foreign Natio	0.375	0.375	0.375	0.500	0.625	NA	NA

For Investor Occupancy only

Prepayment Penalty

Prepayment Buydown	
3 Year PPP	0
2 Year PPP	0.25
1 Year PPP	0.5
No PPP	0.75

*Maximum price allowed on loans with 0 year prepayment terms is 99.5

Loan Amount	LTV						
Loan Amount	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
Loan Amount < $125,000	0.250	0.250	0.250	0.250	0.250	0.250	0.375
Loan Amount $125,000-$299,999	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Loan Amount $300,000-$749,999	0.000	0.000	0.000	0.000	0.000	0.100	0.100
Loan Amount $750,000 - $2,000,000	-0.125	-0.125	-0.125	-0.125	0.125	0.125	NA
Loan Amount $2,000,001 - $4,000,000	0.000	0.000	0.000	0.000	0.125	NA	NA
Loan Amount $4,000,001 - $6,000,000	0.000	NA	NA	NA	NA	NA	NA

	LTV						
Loan Level Add-ons	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
Interest Only	0.250	0.250	0.250	0.250	0.250	0.250	0.250
ajor Credit Event within past 4 yea	0.250	0.250	0.250	0.375	0.375	0.500	NA
Cashout Refinance	0.225	0.225	0.225	0.350	0.350	0.350	0.500
2-4 Units	0.250	0.250	0.250	0.250	0.250	0.250	0.250
Non-Warrantable Condo[2]	0.125	0.125	0.125	0.125	0.125	0.250	0.250
Foreign National	0.375	0.375	0.500	0.500	0.750	NA	NA

* Bankruptcy,foreclosure,short sale and deed in lieu

*Maximum price on Non-Warrantable Condo loans, which are "Non-Warrantable" due to presale: 99

Adjustments to Price

Loan Amount

Loan Amount < $135,000	0.450

Extended Lock in

60 day lock in (compared to 15 day price)	0.450

I6 - Mixed Use

Rates, Pricing and LLPAs are subject to change at anytime

5/1 ARM				7/1 ARM				30 Year Fixed			
Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS
8.185%	-1.750	-1.600	-1.450	8.3100%	-1.750	-1.600	-1.450	8.68500%	-1.750	-1.600	-1.450
8.060%	-1.625	-1.475	-1.325	8.1850%	-1.625	-1.475	-1.325	8.56000%	-1.625	-1.475	-1.325
7.935%	-1.500	-1.350	-1.200	8.0600%	-1.500	-1.350	-1.200	8.43500%	-1.500	-1.350	-1.200
7.810%	-1.375	-1.225	-1.075	7.9350%	-1.375	-1.225	-1.075	8.31000%	-1.375	-1.225	-1.075
7.685%	-1.250	-1.100	-0.950	7.8100%	-1.250	-1.100	-0.950	8.18500%	-1.250	-1.100	-0.950
7.560%	-1.125	-0.975	-0.825	7.6850%	-1.125	-0.975	-0.825	8.06000%	-1.125	-0.975	-0.825
7.435%	-0.875	-0.725	-0.575	7.5600%	-0.875	-0.725	-0.575	7.93500%	-0.875	-0.725	-0.575
7.310%	-0.750	-0.600	-0.450	7.4350%	-0.750	-0.600	-0.450	7.81000%	-0.750	-0.600	-0.450
7.185%	-0.500	-0.350	-0.200	7.3100%	-0.500	-0.350	-0.200	7.68500%	-0.500	-0.350	-0.200
7.060%	-0.250	-0.100	0.050	7.1850%	-0.250	-0.100	0.050	7.56000%	-0.250	-0.100	0.050
6.935%	0.125	0.275	0.425	7.0600%	0.125	0.275	0.425	7.43500%	0.125	0.275	0.425
6.810%	0.625	0.775	0.925	6.9350%	0.625	0.775	0.925	7.31000%	0.625	0.775	0.925
6.685%	1.125	1.275	1.425	6.8100%	1.125	1.275	1.425	7.18500%	1.125	1.275	1.425
6.560%	1.625	1.775	1.925	6.6850%	1.625	1.775	1.925	7.06000%	1.625	1.775	1.925
6.435%	2.250	2.400	2.550	6.5600%	2.250	2.400	2.550	6.93500%	2.250	2.400	2.550
6.310%	2.875	3.025	3.175	6.4350%	2.875	3.025	3.175	6.81000%	2.875	3.025	3.175

Adjustments to Rate

LTV - Credit Score Adjustment Table							
	LTV Range						
	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
>=760	-0.250	-0.250	-0.250	-0.125	0.000	0.000	0.125
740-759	-0.125	-0.125	-0.125	0.000	0.125	0.250	0.250
720-739	0.000	0.000	0.000	0.125	0.250	0.250	NA
700-719	0.175	0.175	0.175	0.300	0.300	0.425	NA
680-699	0.300	0.300	0.300	0.425	0.550	NA	NA
660-679	0.425	0.425	0.425	0.550	NA	NA	NA
640-659	0.550	0.550	0.550	0.675	NA	NA	NA
620-639	0.675	0.675	0.675	NA	NA	NA	NA
Foreign Natio	0.375	0.375	0.375	0.500	NA	NA	NA

For Investor Occupancy only

Prepayment Penalty

Prepayment Buydown	
3 Year PPP	0
2 Year PPP	0.25
1 Year PPP	0.5
No PPP	0.75

*Maximum price allowed on loans with 0 year prepayment terms is 99.5

Loan Amount	LTV						
Loan Amount	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
Loan Amount < $125,000	0.250	0.250	0.250	0.250	0.250	0.250	0.375
Loan Amount $125,000-$299,999	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Loan Amount $300,000-$749,999	0.000	0.000	0.000	0.000	0.000	0.100	0.100
Loan Amount $750,000 - $2,000,000	-0.125	-0.125	-0.125	-0.125	0.125	0.125	0.125
Loan Amount $2,000,001 - $4,000,000	0.000	0.000	0.000	0.000	0.125	NA	NA
Loan Amount $4,000,001 - $6,000,000	NA	NA	NA	NA	NA	NA	NA

	LTV						
Loan Level Add-ons	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
Interest Only	0.250	0.250	0.250	0.250	0.250	0.250	0.250
ajor Credit Event within past 4 yea	0.250	0.250	0.250	0.375	0.375	0.500	NA
Cashout Refinance	0.225	0.225	0.225	0.350	0.350	0.350	NA
Non-Warrantable Condo*	0.125	0.125	0.125	0.125	0.125	0.250	0.250
Foreign National	0.375	0.375	0.500	NA	NA	NA	NA

* Bankruptcy,foreclosure,short sale and deed in lieu

*Maximum price on Non-Warrantable Condo loans, which are "Non-Warrantable" due to presale: 99

Adjustments to Price

Loan Amount

Loan Amount < $135,000	0.450

Extended Lock in

60 day lock in (compared to 15 day price)	0.450

P1

Rates, Pricing and LLPAs are subject to change at anytime

5/1 ARM				7/1 ARM			
Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS
5.310%	0.000	0.200	0.350	5.56000%	0.000	0.200	0.350
5.185%	0.300	0.450	0.600	5.43500%	0.300	0.450	0.600
5.060%	0.550	0.700	0.850	5.31000%	0.550	0.700	0.850
4.935%	0.800	0.950	1.100	5.18500%	0.800	0.950	1.100
4.810%	1.050	1.200	1.350	5.06000%	1.050	1.200	1.350
4.685%	1.300	1.450	1.600	4.93500%	1.300	1.450	1.600
4.560%	1.550	1.700	1.850	4.81000%	1.550	1.700	1.850
4.435%	1.800	1.950	2.100	4.68500%	1.800	1.950	2.100
4.310%	2.050	2.200	2.350	4.56000%	2.050	2.200	2.350
4.185%	2.425	2.575	2.725	4.43500%	2.425	2.575	2.725
4.060%	2.925	3.075	3.225	4.31000%	2.925	3.075	3.225
3.935%	3.425	3.575	3.725	4.18500%	3.425	3.575	3.725
3.810%	3.925	4.075	4.225	4.06000%	3.925	4.075	4.225

Adjustments to Rate

LTV - Credit Score Adjustment Table

	LTV Range				
	<=60.00%	60.01%-65.00%	65.01%-70.00%	70.01%-75%	75.01%-80%
>=740	0.000	0.125	0.250	0.250	0.375
720-739	0.125	0.125	0.250	0.375	0.500
700-719	0.125	0.250	0.375	0.500	0.625
680-699	0.250	0.375	0.500	0.625	0.750

	LTV Range				
	<=60.00%	60.01%-65.00%	65.01%-70.00%	70.01%-75%	75.01%-80%
Loan Amount					
Loan Amount <= $475,000	0.25	0.375	0.375	0.375	0.5

	LTV				
Loan Level Add-ons	<=60.00%	60.01%-65.00%	65.01%-70.00%	70.01%-75%	75.01%-80%
Investor Occupancy	0.250	0.375	0.500	NA	NA
Second Home	0.125	0.125	0.125	0.125	0.125
Rate and Term Refinance	0.250	0.250	0.250	0.250	0.250
Cash-out refinance	0.375	0.500	0.500	0.500	NA
Condo	0.125	0.125	0.125	0.125	0.250
Non-Warrantable Condo	0.250	0.250	0.250	0.250	0.375
2-4 Units	0.125	0.250	0.250	0.250	0.250
Interest Only	0.125	0.125	0.250	0.250	0.375
Non-Occupying Co-Borrower	0.250	0.250	0.250	0.250	0.250

Adjustments to Price

Loan Amount

Loan Amount < $135,000	0.450

Extended Lock in

60 day lock in (compared to 15 day price)		0.450

Non- QM Programs

LEGACY PRODUCTS are available for funding through March 31st 2019
New submissions are available through January 31st 2019

A1 - Bank Statement

Rates, Pricing and LLPAs are subject to change at anytime

5/1 ARM				7/1 ARM				30 Year Fixed			
Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS
6.035%	-0.950	-0.800	-0.650	6.135%	-0.950	-0.800	-0.650	6.335%	-0.950	-0.800	-0.650
5.910%	-0.700	-0.550	-0.400	6.010%	-0.700	-0.550	-0.400	6.210%	-0.700	-0.550	-0.400
5.785%	-0.450	-0.300	-0.150	5.885%	-0.450	-0.300	-0.150	6.085%	-0.450	-0.300	-0.150
5.660%	-0.200	-0.050	0.100	5.760%	-0.200	-0.050	0.100	5.960%	-0.200	-0.050	0.100
5.535%	0.050	0.200	0.350	5.635%	0.050	0.200	0.350	5.835%	0.050	0.200	0.350
5.410%	0.300	0.450	0.600	5.510%	0.300	0.450	0.600	5.710%	0.300	0.450	0.600
5.285%	0.550	0.700	0.850	5.385%	0.550	0.700	0.850	5.585%	0.550	0.700	0.850
5.160%	0.800	0.950	1.100	5.260%	0.800	0.950	1.100	5.460%	0.800	0.950	1.100
5.035%	1.050	1.200	1.350	5.135%	1.050	1.200	1.350	5.335%	1.050	1.200	1.350
4.910%	1.300	1.450	1.600	5.010%	1.300	1.450	1.600	5.210%	1.300	1.450	1.600
4.785%	1.550	1.700	1.850	4.885%	1.550	1.700	1.850	5.085%	1.550	1.700	1.850
4.660%	1.800	1.950	2.100	4.760%	1.800	1.950	2.100	4.960%	1.800	1.950	2.100

Adjustments to Rate

LTV - Credit Score Adjustment Table

	LTV Range							
	Primary Occupancy and Second Home							
	<=55.00%	55.01%-60.00%	60.01%-65.00%	65.01%-70%	70.01%-75%	75.01%-80%	80.01%-85%	85.01%-90%
780+	0.125	0.175	0.225	0.475	0.625	0.875	1.275	1.925
760 - 779	0.175	0.225	0.275	0.525	0.675	0.975	1.325	2.025
740 - 759	0.225	0.275	0.325	0.625	0.725	1.025	1.425	2.125
720-739	0.275	0.325	0.375	0.675	0.775	1.075	1.475	2.225
700 - 719	0.375	0.425	0.525	0.875	0.975	1.325	1.875	NA
680 - 699	0.575	0.625	0.825	1.075	1.325	1.775	2.325	NA

LTV - Credit Score Adjustment Table

	LTV Range				
	Investor Occupancy				
	<=55.00%	55.01%-60.00%	60.01%-65.00%	65.01%-70%	70.01%-75%
720+	0.525	0.575	0.725	1.075	1.725
700 - 719	0.675	0.775	0.925	1.225	2.075
680 - 699	0.725	0.825	0.975	1.375	2.175

Loan Amount	LTV <=70%	LTV > 70%
Loan Amount < $100,000 - Investor	0.50	NA
Loan Amount < $150,000 - Primary and Second	0.35	0.55
Loan Amount $100,001-$1,000,000- Investor	0.00	0.00
Loan Amount $150,000-$750,000 - Primary and Second	0.00	0.00
Loan Amount $750,001-$1,000,000- - Primary and Second	-0.10	-0.05
Loan Amount $1,000,001-$1,500,000 - Investor	0.13	0.20
Loan Amount $1,000,001-$1,500,000 - Primary and Second	-0.10	0.10
Loan Amount $1,500,001 - $2,000,000 Primary and Second	0.15	0.20

Prepayment Penalty

Prepayment Buydown	
5 Year PPP	-0.2
3 Year PPP	0
2 Year PPP	0.25
1 Year PPP	0.5
No PPP	0.75

*Maximum price allowed on loans with 0 year prepayment terms is 100.125

*Maximum price allowed on loans with 1 year prepayment terms is 100.750

*Maximum price allowed on loans with 2 year prepayment terms is 101.375

*States that do not permit Prepayment penalties must buydown to No PPP at a rate increase of 0.75%

Loan Level Add-ons		<=65.00%	65.01%-70.00%	70.01%-75.00%	75.01%-80.00%	80.01% to 85%	85.01% to 90%
Occupancy	Second Home	0.40	0.50	0.50	0.50	NA	NA
Cash-out	Primary and second	0.35	0.45	0.55	0.55	NA	NA
	Investor	0.25	0.45	0.45	NA	NA	NA
Condo - Warrantable	Primary and second	0.00	0.00	0.15	0.15	NA	NA
	Investor	0.15	0.15	NA	NA	NA	NA
Condo - Non-Warrantable	Primary	0.25	0.40	0.525	0.525	NA	NA
	Investor	NA	NA	NA	NA	NA	NA
2-4 Family	Primary and second	0.25	0.25	0.25	0.25	NA	NA
	Investor	0.25	0.25	NA	NA	NA	NA
Interest only (I/O's not available above 80% for credit scores below 680)	Primary and second	0.15	0.15	0.25	0.25	NA	NA
	Investor	0.25	0.25	0.25	NA	NA	NA
DTI > 43%	Primary and second	0.10	0.10	0.10	0.10	0.20	NA
	Investor	0.20	0.20	0.20	0.20	NA	NA

Adjustments to Price

Loan Amount

Loan Amount < $135,000	0.450

Extended Lock in

60 day lock in (compared to 15 day price)			0.450

LEGACY PRODUCTS are available for funding through March 31st 2019

A2 - Asset Depletion

Rates, Pricing and LLPAs are subject to change at anytime

5/1 ARM				7/1 ARM				30 Year Fixed			
Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS
5.760%	-0.950	-0.800	-0.650	5.860%	-0.950	-0.800	-0.650	6.060%	-0.950	-0.800	-0.650
5.635%	-0.700	-0.550	-0.400	5.735%	-0.700	-0.550	-0.400	5.935%	-0.700	-0.550	-0.400
5.510%	-0.450	-0.300	-0.150	5.610%	-0.450	-0.300	-0.150	5.810%	-0.450	-0.300	-0.150
5.385%	-0.200	-0.050	0.100	5.485%	-0.200	-0.050	0.100	5.685%	-0.200	-0.050	0.100
5.260%	0.050	0.200	0.350	5.360%	0.050	0.200	0.350	5.560%	0.050	0.200	0.350
5.135%	0.300	0.450	0.600	5.235%	0.300	0.450	0.600	5.435%	0.300	0.450	0.600
5.010%	0.550	0.700	0.850	5.110%	0.550	0.700	0.850	5.310%	0.550	0.700	0.850
4.880%	0.800	0.950	1.100	4.980%	0.800	0.950	1.100	5.180%	0.800	0.950	1.100
4.760%	1.050	1.200	1.350	4.860%	1.050	1.200	1.350	5.060%	1.050	1.200	1.350

Adjustments to Rate

LTV - Credit Score Adjustment Table

	LTV Range					
	<=55.00%	55.01%-60.00%	60.01%-65.00%	65.01%-70%	70.01%-75%	75.01%-80%
>=720	0.125	0.225	0.325	0.425	0.625	1.300
700 - 719	0.375	0.425	0.475	0.575	0.825	1.350
680 - 699	0.425	0.525	0.625	0.775	1.075	1.650

Loan Amount	LTV	LTV > 70%
Loan Amount < $100,000 - Investor	0.50	NA
Loan Amount < $150,000 - Primary and Second	0.35	0.55
Loan Amount $150,000-$750,000 - All occupancies	0.00	0.00
Loan Amount $750,001-$1,000,000- All occupancies	-0.10	-0.05
Loan Amount $1,000,001-$1,500,000 - Investor	0.13	0.20
Loan Amount $1,000,001-$1,500,000 - Primary and Second	-0.10	0.10
Loan Amount > $1,500,000 - Primary and Second	0.15	0.20

For Investor Occupancy only

Prepayment Penalty

Prepayment Buydown	
3 Year PPP	0
2 Year PPP	0.25
1 Year PPP	0.5
No PPP	0.75

*Maximum price allowed on loans with 0 year prepayment terms is 100.125

*Maximum price allowed on loans with 1 year prepayment terms is 100.750

*Maximum price allowed on loans with 2 year prepayment terms is 101.375

*States that do not permit Prepayment penalties must buydown to No PPP at a rate increase of 0.75%

		LTV					
Loan Level Add-ons		<=60.00%	60.01%-65.00%	65.01%-70.00%	70.01%-75.00%	75.01%-80.00%	LTV 80.1 to 85%
Occupancy	Second Home	0.40	0.40	0.50	0.50	0.50	NA
	Investor	0.50	0.60	1.00	1.20	NA	NA
Cash-out	Primary and second	0.35	0.35	0.45	0.55	0.55	NA
	Investor	NA	NA	NA	NA	NA	NA
Condo - Warrantable	Primary and second	0.00	0.00	0.00	0.15	0.15	NA
	Investor	0.15	0.15	0.15	NA	NA	NA
Condo - Non-Warrantable	Primary	0.40	0.40	0.40	0.525	0.525	NA
	Investor and second	NA	NA	NA	NA	NA	NA
2-4 Family	Primary and second	0.25	0.25	0.25	0.25	0.25	NA
	Investor	0.25	0.25	0.25	NA	NA	NA
Interest only (I/O's not available above 80% for credit scores below 680)	Primary and second	0.15	0.15	0.15	0.25	0.25	NA
	Investor	0.25	0.25	0.25	0.25	NA	NA

Adjustments to Price

Loan Amount

Loan Amount < $135,000	0.450

Extended Lock in

60 day lock in (compared to 15 day price)		0.450

LEGACY PRODUCTS are available for funding through March 31st 2019
New submissions are available through January 31st 2019
A4 Bank Statements 580 Score

Rates, Pricing and LLPAs are subject to change at anytime

5/1 ARM				7/1 ARM				30 Year Fixed			
Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS
6.735%	-0.950	-0.800	-0.650	6.835%	-0.950	-0.800	-0.650	7.035%	-0.950	-0.800	-0.650
6.610%	-0.700	-0.550	-0.400	6.710%	-0.700	-0.550	-0.400	6.910%	-0.700	-0.550	-0.400
6.485%	-0.450	-0.300	-0.150	6.585%	-0.450	-0.300	-0.150	6.785%	-0.450	-0.300	-0.150
6.360%	-0.200	-0.050	0.100	6.460%	-0.200	-0.050	0.100	6.660%	-0.200	-0.050	0.100
6.235%	0.050	0.200	0.350	6.335%	0.050	0.200	0.350	6.535%	0.050	0.200	0.350
6.110%	0.300	0.450	0.600	6.210%	0.300	0.450	0.600	6.410%	0.300	0.450	0.600
5.985%	0.550	0.700	0.850	6.085%	0.550	0.700	0.850	6.285%	0.550	0.700	0.850
5.860%	0.800	0.950	1.100	5.960%	0.800	0.950	1.100	6.160%	0.800	0.950	1.100
5.735%	1.050	1.200	1.350	5.835%	1.050	1.200	1.350	6.035%	1.050	1.200	1.350
5.610%	1.300	1.450	1.600	5.710%	1.300	1.450	1.600	5.910%	1.300	1.450	1.600
5.485%	1.550	1.700	1.850	5.585%	1.550	1.700	1.850	5.785%	1.550	1.700	1.850
5.360%	1.800	1.950	2.100	5.460%	1.800	1.950	2.100	5.660%	1.800	1.950	2.100

Adjustments to Rate

LTV - Credit Score Adjustment Table

	LTV Range					
	Primary Occupancy and Second Home					
	<=55.00%	55.01%-60.00%	60.01%-65.00%	65.01%-70%	70.01%-75%	75.01%-80%
>=660	0.175	0.275	0.525	0.625	1.075	1.475
640-659	0.875	0.925	1.175	1.325	1.825	2.575
620-639	1.025	1.075	1.525	1.775	2.325	3.075
600-619	1.275	1.325	1.775	1.875	2.325	3.075
580-599	1.475	1.575	1.925	2.225	2.825	3.475

	LTV Range					
	Investor Occupancy					
	<=55.00%	55.01%-60.00%	60.01%-65.00%	65.01%-70%	70.01%-75%	75.01%-80%
>=660	0.525	0.625	0.825	1.275	NA	NA
640-659	0.975	1.025	1.225	NA	NA	NA
620-639	1.625	1.675	NA	NA	NA	NA

Loan Amount	LTV Range	
Loan Amount	LTV <=70%	LTV > 70%
Loan Amount < $100,000 - Investor	0.50	NA
Loan Amount < $150,000 - Primary and Second	0.35	0.55
Loan Amount $100,001-$1,000,000- Investor	0.00	0.00
Loan Amount $150,000-$750,000 - Primary and Second	0.00	0.00
Loan Amount $750,001-$1,000,000- - Primary and Second	-0.10	-0.05
Loan Amount $1,000,001-$1,500,000 - Primary and Second	-0.10	0.10
Loan Amount $1,500,001 - $2,000,000 Primary and Second	0.15	0.20

		LTV					
Loan Level Add-ons		<=65.00%	65.01%-70.00%	70.01%-75.00%	75.01%-80.00%	80.01% to 85%	85.01% to 90%
Occupancy	Second Home	0.4	0.5	0.5	0.5	NA	NA
Cash-out	Primary and second	0.40	0.50	0.60	0.60	NA	NA
	Investor	0.35	0.50	0.55	NA	NA	NA
Condo - Warrantable	Primary and second	0.00	0.00	0.15	0.15	NA	NA
	Investor	0.15	0.15	NA	NA	NA	NA
Condo - Non-Warrantable	Primary and second	0.25	0.40	0.525	0.525	NA	NA
	Investor	0.40	0.40	0.525	NA	NA	NA
2-4 Family	Primary and second	0.25	0.25	0.25	0.25	NA	NA
	Investor	0.25	0.25	NA	NA	NA	NA
Interest only (I/O's not available above 80% for credit scores below 680)	Primary and second	0.15	0.15	0.25	0.25	NA	NA
	Investor	0.25	0.25	0.25	NA	NA	NA
DTI > 43	Primary and second	0.10	0.10	0.10	0.10	NA	NA
	Investor	0.20	0.20	0.20	0.20	NA	NA

For Investor Occupancy only

Prepayment Penalty

Prepayment Buydown	
5 Year PPP	-0.2
3 Year PPP	0
2 Year PPP	0.25
1 Year PPP	0.5
No PPP	0.75

*Maximum price allowed on loans with 0 year prepayment terms is 100.125

*Maximum price allowed on loans with 1 year prepayment terms is 100.750

*Maximum price allowed on loans with 2 year prepayment terms is 101.375

*States that do not permit Prepayment penalties must buydown to No PPP at a rate increase of 0.75%

Adjustments to Price

Loan Amount

Loan Amount < $135,000	0.450

Extended Lock in

60 day lock in (compared to 15 day price)				0.450

LEGACY PRODUCTS are available for funding through March 31st 2019

J1 - Jumbo 680

Rates, Pricing and LLPAs are subject to change at anytime

5/1 ARM				7/1 ARM				30 Year Fixed			
Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS
5.935%	-0.950	-0.800	-0.650	6.035%	-0.950	-0.800	-0.650	6.235%	-0.950	-0.800	-0.650
5.810%	-0.700	-0.550	-0.400	5.910%	-0.700	-0.550	-0.400	6.110%	-0.700	-0.550	-0.400
5.685%	-0.575	-0.425	-0.275	5.785%	-0.575	-0.425	-0.275	5.985%	-0.575	-0.425	-0.275
5.560%	-0.325	-0.175	-0.025	5.660%	-0.325	-0.175	-0.025	5.860%	-0.325	-0.175	-0.025
5.435%	-0.075	0.075	0.225	5.535%	-0.075	0.075	0.225	5.735%	-0.075	0.075	0.225
5.310%	0.175	0.325	0.475	5.410%	0.175	0.325	0.475	5.610%	0.175	0.325	0.475
5.185%	0.425	0.575	0.725	5.285%	0.425	0.575	0.725	5.485%	0.425	0.575	0.725
5.060%	0.675	0.825	0.975	5.160%	0.675	0.825	0.975	5.360%	0.675	0.825	0.975
4.935%	0.925	1.075	1.225	5.035%	0.925	1.075	1.225	5.235%	0.925	1.075	1.225
4.810%	1.175	1.325	1.475	4.910%	1.175	1.325	1.475	5.110%	1.175	1.325	1.475
4.685%	1.425	1.575	1.725	4.785%	1.425	1.575	1.725	4.985%	1.425	1.575	1.725
4.560%	1.675	1.825	1.975	4.660%	1.675	1.825	1.975	4.860%	1.675	1.825	1.975

Adjustments to Rate

LTV - Credit Score Adjustment Table

	LTV Range					
	Primary Occupancy and Second Home					
	<=55.00%	55.01%-60.00%	60.01%-65.00%	65.01%-70%	70.01%-75%	75.01%-80%
780+	0.125	0.175	0.225	0.275	0.425	0.475
760 - 779	0.175	0.225	0.275	0.325	0.475	0.575
740 - 759	0.225	0.275	0.325	0.425	0.525	0.625
720 - 739	0.275	0.325	0.375	0.475	0.575	0.675
700 - 719	0.375	0.425	0.525	0.675	0.775	0.925
680 - 699	0.475	0.525	0.675	0.875	1.025	1.275

LTV - Credit Score Adjustment Table

	LTV Range					
	Investor Occupancy					
	<=55.00%	55.01%-60.00%	60.01%-65.00%	65.01%-70%	70.01%-75%	75.01%-80%
720+	0.325	0.375	0.525	0.875	1.325	1.675
700 - 719	0.525	0.625	0.775	1.075	1.725	1.875
680 - 699	0.575	0.675	0.825	1.225	1.825	2.225

Loan Amount	LTV <=70%	LTV > 70%
Loan Amount < $100,000 - Investor	0.5	NA
Loan Amount < $150,000 - Primary and Second	0.35	0.55
Loan Amount $150,000-$750,000 - All occupancies	0	0
Loan Amount $750,001-$1,000,000- All occupancies	-0.1	-0.05
Loan Amount $1,000,001-$1,500,000 - Investor	0.13	0.2
Loan Amount $1,000,001-$1,500,000 - Primary and Second	-0.1	0.1
Loan Amount > $1,500,000 - Primary and Second	0.15	0.2

For Investor Occupancy only

Prepayment Penalty

Prepayment Buydown	
5 Year PPP	-0.2
3 Year PPP	0
2 Year PPP	0.25
1 Year PPP	0.5
No PPP	0.75

*Maximum price allowed on loans with 0 year prepayment terms is 100.125

*Maximum price allowed on loans with 1 year prepayment terms is 100.750

*Maximum price allowed on loans with 2 year prepayment terms is 101.375

*States that do not permit Prepayment penalties must buydown to No PPP at a rate increase of 0.75%

Loan Level Add-ons		LTV <=65.00%	65.01%-70%	70.01%-75%	75.01%-80%
Occupancy	Second Home	0.40	0.50	0.50	0.50
Cash-out	Primary and second	0.35	0.45	0.55	0.55
	Investor	0.25	0.45	0.45	NA
Condo - Warrantable	Primary and second	0.00	0.00	0.15	0.25
	Investor	0.15	0.15	0.15	NA
Condo - Non-Warrantable	Primary and second	0.25	0.40	0.525	0.525
	Investor	0.40	0.40	0.525	NA
2-4 Family	Primary and second	0.25	0.25	0.25	0.25
	Investor	0.25	0.25	NA	NA
Interest only	Primary and second	0.00	0.15	0.25	0.25
	Investor	0.25	0.25	0.25	NA
DTI > 43%	Primary and second	NA	NA	NA	NA
	Investor	NA	NA	NA	NA

Adjustments to Price

Loan Amount

Loan Amount < $135,000	0.450

Extended Lock in

60 day lock in (compared to 15 day price)			0.450

LEGACY PRODUCTS are available for funding through March 31st 2019

J2 50% DTI

Rates, Pricing and LLPAs are subject to change at anytime

5/1 ARM				7/1 ARM				30 Year Fixed			
Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS
5.835%	-0.950	-0.800	-0.650	5.935%	-0.950	-0.800	-0.650	6.135%	-0.950	-0.800	-0.650
5.710%	-0.700	-0.550	-0.400	5.810%	-0.700	-0.550	-0.400	6.010%	-0.700	-0.550	-0.400
5.585%	-0.575	-0.425	-0.275	5.685%	-0.575	-0.425	-0.275	5.885%	-0.575	-0.425	-0.275
5.460%	-0.325	-0.175	-0.025	5.560%	-0.325	-0.175	-0.025	5.760%	-0.325	-0.175	-0.025
5.335%	-0.075	0.075	0.225	5.435%	-0.075	0.075	0.225	5.635%	-0.075	0.075	0.225
5.210%	0.175	0.325	0.475	5.310%	0.175	0.325	0.475	5.510%	0.175	0.325	0.475
5.085%	0.425	0.575	0.725	5.185%	0.425	0.575	0.725	5.385%	0.425	0.575	0.725
4.960%	0.675	0.825	0.975	5.060%	0.675	0.825	0.975	5.260%	0.675	0.825	0.975
4.835%	0.925	1.075	1.225	4.935%	0.925	1.075	1.225	5.135%	0.925	1.075	1.225
4.710%	1.175	1.325	1.475	4.810%	1.175	1.325	1.475	5.010%	1.175	1.325	1.475
4.585%	1.425	1.575	1.725	4.685%	1.425	1.575	1.725	4.885%	1.425	1.575	1.725
4.460%	1.675	1.825	1.975	4.560%	1.675	1.825	1.975	4.760%	1.675	1.825	1.975

Adjustments to Rate

LTV - Credit Score Adjustment Table

	LTV Range					
	Primary Occupancy and Second Home					
	<=55.00%	55.01%-60.00%	60.01%-65.00%	65.01%-70%	70.01%-75%	75.01%-80%
780+	0.125	0.175	0.225	0.275	0.425	0.475
760 - 779	0.175	0.225	0.275	0.325	0.475	0.575
740 - 759	0.225	0.275	0.325	0.425	0.525	0.625
720 - 739	0.275	0.325	0.375	0.475	0.575	0.675
700 - 719	0.375	0.425	0.525	0.675	0.775	0.925
680 - 699	0.475	0.525	0.675	0.875	1.025	1.275

LTV - Credit Score Adjustment Table

	LTV Range					
	Investor Occupancy					
	<=55.00%	55.01%-60.00%	60.01%-65.00%	65.01%-70%	70.01%-75%	75.01%-80%
720+	0.325	0.375	0.525	0.875	1.325	1.675
700 - 719	0.525	0.625	0.775	1.075	1.725	1.875
680 - 699	0.575	0.675	0.825	1.225	1.825	2.225

Loan Amount	LTV <=70%	LTV > 70%
Loan Amount < $100,000 - Investor	0.5	NA
Loan Amount < $150,000 - Primary and Second	0.35	0.55
Loan Amount $150,000-$750,000 - All occupancies	0	0
Loan Amount $750,001-$1,000,000- All occupancies	-0.1	-0.05
Loan Amount $1,000,001-$1,500,000 - Investor	0.13	0.2
Loan Amount $1,000,001-$1,500,000 - Primary and Second	-0.1	0.1
Loan Amount > $1,500,000 - Primary and Second	0.15	0.2

For Investor Occupancy only

Prepayment Penalty

Prepayment Buydown	
5 Year PPP	-0.2
3 Year PPP	0
2 Year PPP	0.25
1 Year PPP	0.5
No PPP	0.75

*Maximum price allowed on loans with 0 year prepayment terms is 100.125

*Maximum price allowed on loans with 1 year prepayment terms is 100.750

*Maximum price allowed on loans with 2 year prepayment terms is 101.375

*States that do not permit Prepayment penalties must buydown to No PPP at a rate increase of 0.75%

Loan Level Add-ons		LTV					
		<=65.00%	65.01%-70%	70.01%-75%	75.01%-80%	80.01%-85%	85.01%-90%
Occupancy	Second Home	0.40	0.50	0.50	NA	NA	NA
Cash-out	Primary and second	0.35	0.45	0.55	0.55	NA	NA
	Investor	0.25	0.45	0.45	NA	NA	NA
Condo - Warrantable	Primary and second	0.00	0.00	0.15	0.25	NA	NA
	Investor	0.15	0.15	0.15	NA	NA	NA
Condo - Non-Warrantable	Primary and second	0.25	0.40	0.525	0.525	NA	NA
	Investor	0.40	0.40	0.525	NA	NA	NA
2-4 Family	Primary and second	0.25	0.25	0.25	0.25	NA	NA
	Investor	0.25	0.25	NA	NA	NA	NA
Interest only	Primary and second	0.00	0.15	0.25	0.25	NA	NA
	Investor	0.25	0.25	0.25	NA	NA	NA
DTI > 43%	Primary and second	0.10	0.15	0.15	0.15	NA	NA
	Investor	NA	NA	NA	NA	NA	NA

Adjustments to Price

Loan Amount

Loan Amount < $135,000	0.450

Extended Lock in

60 day lock in (compared to 15 day price)		0.450

LEGACY PRODUCTS are available for funding through March 31st 2019

J3 Non-Warrantable Condo

Rates, Pricing and LLPAs are subject to change at anytime

5/1 ARM				7/1 ARM				30 Year Fixed			
Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS
6.060%	-0.950	-0.800	-0.650	6.160%	-0.950	-0.800	-0.650	6.360%	-0.950	-0.800	-0.650
5.935%	-0.700	-0.550	-0.400	6.035%	-0.700	-0.550	-0.400	6.235%	-0.700	-0.550	-0.400
5.810%	-0.450	-0.300	-0.150	5.910%	-0.450	-0.300	-0.150	6.110%	-0.450	-0.300	-0.150
5.685%	-0.200	-0.050	0.100	5.785%	-0.200	-0.050	0.100	5.985%	-0.200	-0.050	0.100
5.560%	0.050	0.200	0.350	5.660%	0.050	0.200	0.350	5.860%	0.050	0.200	0.350
5.435%	0.300	0.450	0.600	5.535%	0.300	0.450	0.600	5.735%	0.300	0.450	0.600
5.310%	0.550	0.700	0.850	5.410%	0.550	0.700	0.850	5.610%	0.550	0.700	0.850
5.185%	0.800	0.950	1.100	5.285%	0.800	0.950	1.100	5.485%	0.800	0.950	1.100
5.060%	1.050	1.200	1.350	5.160%	1.050	1.200	1.350	5.360%	1.050	1.200	1.350

Adjustments to Rate

LTV - Credit Score Adjustment Table

	LTV Range					
	<=55.00%	55.01%-60.00%	60.01%-65.00%	65.01%-70%	70.01%-75%	75.01%-80%
>=720	0.125	0.225	0.325	0.425	0.775	1.450
700-719	0.375	0.425	0.475	0.575	0.975	1.500
680-699	0.425	0.525	0.625	0.775	1.225	1.800

Loan Amount	LTV <=70%	LTV > 70%
Loan Amount < $100,000 - Investor	0.50	NA
Loan Amount < $150,000 - Primary and Second	0.35	0.55
Loan Amount $150,000-$750,000 - All occupancies	0.00	0.00
Loan Amount $750,001-$1,000,000- Investor	0.00	0.00
Loan Amount $750,001-$1,000,000- Primary and Second	-0.10	-0.05
Loan Amount $1,000,001-$1,500,000 - Investor	0.13	0.2
Loan Amount $1,000,001-$1,500,000 - Primary and Second	-0.10	0.10
Loan Amount > $1,500,000 - Investor	NA	NA
Loan Amount > $1,500,000 - Primary and Second	0.15	0.20

Loan Level Add-ons		LTV <=55.00%	55.01%-60.00%	60.01%-65.00%	65.01%-70.00%	70.01%-75.00%	75.01%-80.00%
Occupancy	Second Home	0.40	0.40	0.40	0.50	0.50	0.50
	Investor	0.00	0.00	0.60	1.00	1.20	NA
Cash-out	Primary and second	0.35	0.35	0.35	0.45	0.55	0.55
	Investor	0.25	0.25	0.25	0.45	0.45	NA
Condo	Primary and second	0.00	0.00	0.00	0.00	0.15	0.15
	Investor	0.15	0.15	0.15	0.15	0.15	NA
2-4 Family	Primary and second	0.25	0.25	0.25	0.25	0.25	0.25
	Investor	0.25	0.25	0.25	0.25	NA	NA
nterest onl	Primary and second	0.15	0.15	0.15	0.25	0.25	0.25
	Investor	0.25	0.25	0.25	0.25	0.25	NA
DTI > 43%	Primary and second	0.10	0.10	0.10	0.10	0.10	0.10
	Investor	0.10	0.10	0.10	0.10	0.10	NA

Prepayment Penalty
Investor Occupancy

3 Year PPP	0
2 Year PPP	0.25
1 Year PPP	0.5
No PPP	0.75

*Maximum price allowed on loans with 0 year prepayment terms is 100.125

*Maximum price allowed on loans with 1 year prepayment terms is 100.750

*Maximum price allowed on loans with 2 year prepayment terms is 101.375

*States that do not permit Prepayment penalties must buydown to No PPP at a rate increase of 0.75%

Adjustments to Price

Loan Amount

Loan Amount < $135,000	0.450

Extended Lock in

60 day lock in (compared to 15 day price)	0.450

LEGACY PRODUCTS are available for funding through March 31st 2019

J4 90% No MI

Rates, Pricing and LLPAs are subject to change at anytime

5/1 ARM				7/1 ARM				30 Year Fixed			
Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS
7.195%	-0.950	-0.800	-0.650	7.295%	-0.950	-0.800	-0.650	7.495%	-0.950	-0.800	-0.650
7.065%	-0.700	-0.550	-0.400	7.165%	-0.700	-0.550	-0.400	7.365%	-0.700	-0.550	-0.400
6.945%	-0.450	-0.300	-0.150	7.045%	-0.450	-0.300	-0.150	7.245%	-0.450	-0.300	-0.150
6.815%	-0.200	-0.050	0.100	6.915%	-0.200	-0.050	0.100	7.115%	-0.200	-0.050	0.100
6.695%	0.050	0.200	0.350	6.795%	0.050	0.200	0.350	6.995%	0.050	0.200	0.350
6.565%	0.300	0.450	0.600	6.665%	0.300	0.450	0.600	6.865%	0.300	0.450	0.600
6.445%	0.550	0.700	0.850	6.545%	0.550	0.700	0.850	6.745%	0.550	0.700	0.850
6.315%	0.800	0.950	1.100	6.415%	0.800	0.950	1.100	6.615%	0.800	0.950	1.100
6.195%	1.050	1.200	1.350	6.295%	1.050	1.200	1.350	6.495%	1.050	1.200	1.350
6.065%	1.300	1.450	1.600	6.165%	1.300	1.450	1.600	6.365%	1.300	1.450	1.600

Adjustments to Rate

LTV - Credit Score Adjustment Table

Credit Score	LTV Range 80.01%-85%	LTV Range 85.01%-90%
>=720	0.175	0.575
700-719	0.425	0.925
680-699	0.725	1.375

Loan Amount

Loan Amount	LTV Range 80.01%-85%	LTV Range 85.01%-90%
Loan Amount < $150,000	0.55	0.55
Loan Amount $750,001-$1,000,000	-0.05	-0.05
Loan Amount $1,000,001-$1,500,000	0.1	0.1
Loan Amount > $1,500,001	0.2	0.2

Loan Level Add-ons	LTV Range >80.00%
Condo - Warrantable	0.15
2 Units	0.25
DTI > 43%	0.2

Adjustments to Price

Loan Amount

Loan Amount < $135,000	0.450

Extended Lock in

60 day lock in (compared to 15 day price)	0.45

LEGACY PRODUCTS are available for funding through March 31st 2019

J6 Foreign Second Home

Rates, Pricing and LLPAs are subject to change at anytime

5/1 ARM				7/1 ARM				**30 Year Fixed**			
Rate	**15 DAYS**	**30 DAYS**	**45 DAYS**	**Rate**	**15 DAYS**	**30 DAYS**	**45 DAYS**	**Rate**	**15 DAYS**	**30 DAYS**	**45 DAYS**
8.485%	-1.000	-0.875	-0.625	8.610%	-1.000	-0.875	-0.625	8.735%	-1.000	-0.875	-0.625
8.360%	-0.625	-0.500	-0.250	8.485%	-0.625	-0.500	-0.250	8.610%	-0.625	-0.500	-0.250
8.235%	-0.250	-0.125	0.125	8.360%	-0.250	-0.125	0.125	8.485%	-0.250	-0.125	0.125
8.110%	0.125	0.250	0.500	8.235%	0.125	0.250	0.500	8.360%	0.125	0.250	0.500
7.985%	0.500	0.625	0.875	8.110%	0.500	0.625	0.875	8.235%	0.500	0.625	0.875
7.860%	0.875	1.000	1.250	7.985%	0.875	1.000	1.250	8.110%	0.875	1.000	1.250
7.735%	1.250	1.375	1.625	7.860%	1.250	1.375	1.625	7.985%	1.250	1.375	1.625
7.610%	1.625	1.750	2.000	7.735%	1.625	1.750	2.000	7.860%	1.625	1.750	2.000
7.485%	2.000	2.125	2.375	7.610%	2.000	2.125	2.375	7.735%	2.000	2.125	2.375

Rate Adjuster	
Non-Warrantable Condo	**0.40%**

LEGACY PRODUCTS are available for funding through March 31st 2019

J7 Condotels

Rates, Pricing and LLPAs are subject to change at anytime

5/1 ARM				7/1 ARM				30 Year Fixed			
Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS
7.615%	-0.950	-0.800	-0.650	7.715%	-0.950	-0.800	-0.650	7.915%	-0.950	-0.800	-0.650
7.485%	-0.700	-0.550	-0.400	7.585%	-0.700	-0.550	-0.400	7.785%	-0.700	-0.550	-0.400
7.365%	-0.450	-0.300	-0.150	7.465%	-0.450	-0.300	-0.150	7.665%	-0.450	-0.300	-0.150
7.235%	-0.200	-0.050	0.100	7.335%	-0.200	-0.050	0.100	7.535%	-0.200	-0.050	0.100
7.115%	0.050	0.200	0.350	7.215%	0.050	0.200	0.350	7.415%	0.050	0.200	0.350
6.985%	0.300	0.450	0.600	7.085%	0.300	0.450	0.600	7.285%	0.300	0.450	0.600
6.865%	0.550	0.700	0.850	6.965%	0.550	0.700	0.850	7.165%	0.550	0.700	0.850
6.735%	0.800	0.950	1.100	6.835%	0.800	0.950	1.100	7.035%	0.800	0.950	1.100
6.615%	1.050	1.200	1.350	6.715%	1.050	1.200	1.350	6.915%	1.050	1.200	1.350
6.485%	1.300	1.450	1.600	6.585%	1.300	1.450	1.600	6.785%	1.300	1.450	1.600

Adjustments to Rate

LTV - Credit Score Adjustment Table

	LTV Range			
	<=55.00%	55.01%-60.00%	60.01%-65.00%	65.01%-70%
>=720	0.125	0.225	0.325	0.425
700-719	0.375	0.425	0.475	0.575
680-699	0.425	0.525	0.625	0.775

Loan Amount

Loan Amount	LTV <=70%
Loan Amount < $150,000	0.35
Loan Amount $150,000-$750,000	0
Loan Amount $750,001-$1,000,000	-0.1
Loan Amount $1,000,001-$1,500,000	-0.1
Loan Amount > $1,500,000	0.15

Loan Level Add-ons	<=65.00%	65.01%-70.00%
Cash-out	0.35	0.45
DTI > 43% <=46%	0.1	0.1

Adjustments to Price

Loan Amount

Loan Amount < $135,000	0.450

Extended Lock in

60 day lock in (compared to 15 day price)	0.45

M1 Jumbo 580 Credit

Rates, Pricing and LLPAs are subject to change at anytime

5/1 ARM				7/1 ARM				30 Year Fixed			
Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS
6.360%	-0.950	-0.800	-0.650	6.460%	-0.950	-0.800	-0.650	6.660%	-0.950	-0.800	-0.650
6.235%	-0.700	-0.550	-0.400	6.335%	-0.700	-0.550	-0.400	6.535%	-0.700	-0.550	-0.400
6.110%	-0.575	-0.425	-0.275	6.210%	-0.575	-0.425	-0.275	6.410%	-0.575	-0.425	-0.275
5.985%	-0.325	-0.175	-0.025	6.085%	-0.325	-0.175	-0.025	6.285%	-0.325	-0.175	-0.025
5.860%	-0.075	0.075	0.225	5.960%	-0.075	0.075	0.225	6.160%	-0.075	0.075	0.225
5.735%	0.175	0.325	0.475	5.835%	0.175	0.325	0.475	6.035%	0.175	0.325	0.475
5.610%	0.425	0.575	0.725	5.710%	0.425	0.575	0.725	5.910%	0.425	0.575	0.725
5.485%	0.675	0.825	0.975	5.585%	0.675	0.825	0.975	5.785%	0.675	0.825	0.975
5.360%	0.925	1.075	1.225	5.460%	0.925	1.075	1.225	5.660%	0.925	1.075	1.225
5.235%	1.175	1.325	1.475	5.335%	1.175	1.325	1.475	5.535%	1.175	1.325	1.475
5.110%	1.425	1.575	1.725	5.210%	1.425	1.575	1.725	5.410%	1.425	1.575	1.725
4.985%	1.675	1.825	1.975	5.085%	1.675	1.825	1.975	5.285%	1.675	1.825	1.975

Adjustments to Rate

LTV - Credit Score Adjustment Table

	LTV Range						
	Primary Occupancy and Second Home						
Credit Score	<=55.00%	55.01%-60.00%	60.01%-65.00%	65.01%-70%	70.01%-75%	75.01%-80%	80.01%-85%
>= 660	0.175	0.225	0.325	0.475	0.725	1.075	1.925
640 to 659	0.325	0.375	0.425	0.575	0.925	1.375	NA
620 to 639	0.425	0.475	0.675	1.175	1.425	1.875	NA
600 to 619	0.925	0.975	1.025	1.375	1.875	2.375	NA
580 to 599	1.175	1.275	1.375	1.875	2.225	2.775	NA
560 to 579	1.675	1.725	1.875	2.275	2.725	NA	NA

	LTV Range					
	Investor Occupancy					
Credit Score	<=55.00%	55.01%-60.00%	60.01%-65.00%	65.01%-70%	70.01%-75%	75.01%-80%
>= 660	0.175	0.275	0.475	0.925	1.525	2.025
640 to 659	0.425	0.475	0.675	1.325	1.925	NA
620 to 639	1.075	1.125	1.425	1.675	NA	NA

Loan Amount	LTV <=70%	LTV > 70%
Loan Amount < $100,000 - Investor	0.50	NA
Loan Amount < $150,000 - Primary and Second	0.35	0.55
Loan Amount $150,000-$750,000 - All occupancies	0.00	0.00
Loan Amount $750,001-$1,000,000- All occupancies	-0.10	-0.05
Loan Amount $1,000,001-$1,500,000 - Investor	0.13	0.20
Loan Amount $1,000,001-$1,500,000 - Primary and Secc	-0.10	0.20
Loan Amount > $1,500,000 - Primary and Second	0.20	0.30

For Investor Occupancy only

Prepayment Penalty

Prepayment Buydown	
5 Year PPP	-0.2
3 Year PPP	0
2 Year PPP	0.25
1 Year PPP	0.5
No PPP	0.75

*Maximum price allowed on loans with 0 year prepayment terms is 100.125

*Maximum price allowed on loans with 1 year prepayment terms is 100.750

*Maximum price allowed on loans with 2 year prepayment terms is 101.375

*States that do not permit Prepayment penalties must buydown to No PPP at a rate increase of 0.75%

		LTV				
Loan Level Add-ons		<=65.00%	65.01%-70.00%	70.01%-75.00%	75.01%-80.00%	80.01%-85.00%
Occupancy	Second Home	0.40	0.50	0.50	NA	NA
Cash-out	Primary and second	0.40	0.50	0.60	0.60	NA
	Investor	0.35	0.50	0.55	NA	NA
Condo - Warrantable	Primary and second	0.00	0.00	0.15	0.15	NA
	Investor	0.15	0.15	NA	NA	NA
2-4 Family	Primary and second	0.25	0.25	0.25	0.25	NA
	Investor	0.25	0.25	NA	NA	NA
Interest only	Primary and second	0.15	0.15	0.25	0.25	NA
	Investor	0.25	0.25	0.25	NA	NA
DTI > 43%	Primary and second	0.10	0.10	0.10	0.10	NA
	Investor	0.20	0.20	0.20	0.20	NA

Adjustments to Price

Loan Amount

Loan Amount < $135,000	0.450

Extended Lock in

60 day lock in (compared to 15 day price)		0.450

Tier One Credit

660 credit score min.

M2 Recent Credit Event

Rates, Pricing and LLPAs are subject to change at anytime

5/1 ARM				7/1 ARM				30 Year Fixed			
Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS
6.110%	-0.950	-0.800	-0.650	6.210%	-0.950	-0.800	-0.650	6.410%	-0.950	-0.800	-0.650
5.985%	-0.700	-0.550	-0.400	6.085%	-0.700	-0.550	-0.400	6.285%	-0.700	-0.550	-0.400
5.860%	-0.575	-0.425	-0.275	5.960%	-0.575	-0.425	-0.275	6.160%	-0.575	-0.425	-0.275
5.735%	-0.325	-0.175	-0.025	5.835%	-0.325	-0.175	-0.025	6.035%	-0.325	-0.175	-0.025
5.610%	-0.075	0.075	0.225	5.710%	-0.075	0.075	0.225	5.910%	-0.075	0.075	0.225
5.485%	0.175	0.325	0.475	5.585%	0.175	0.325	0.475	5.785%	0.175	0.325	0.475
5.360%	0.425	0.575	0.725	5.460%	0.425	0.575	0.725	5.660%	0.425	0.575	0.725
5.235%	0.675	0.825	0.975	5.335%	0.675	0.825	0.975	5.535%	0.675	0.825	0.975
5.110%	0.925	1.075	1.225	5.210%	0.925	1.075	1.225	5.410%	0.925	1.075	1.225
4.985%	1.175	1.325	1.475	5.085%	1.175	1.325	1.475	5.285%	1.175	1.325	1.475
4.860%	1.425	1.575	1.725	4.960%	1.425	1.575	1.725	5.160%	1.425	1.575	1.725
4.735%	1.675	1.825	1.975	4.835%	1.675	1.825	1.975	5.035%	1.675	1.825	1.975

Tier 1 LTVs – for Tier 1 LTVs each borrower must meet each of the following requirements

No foreclosure in the past 24 months;
No discharged Chapter 13 BK in the past 12 months;
No chapter 7 or non-chapter 13 bankruptcy in the past 24 months;
No short sale in the past 24 months;
No late mortgage payments in the past 12 months

Adjustments to Rate

LTV - Credit Score Adjustment Table

Credit Score	LTV Range Primary Occupancy and Second Home							
	<=55.00%	55.01%-60.00%	60.01%-65.00%	65.01%-70%	70.01%-75%	75.01%-80%	80.01%-85%	85.01%-90%
>= 720	0.125	0.175	0.225	0.325	0.475	0.725	1.325	1.625
700-719	0.225	0.275	0.375	0.475	0.675	0.925	1.475	2.025
680-699	0.275	0.325	0.425	0.675	0.925	1.125	1.825	2.575
660-679	0.425	0.475	0.575	0.725	0.975	1.325	2.175	NA

Credit Score	LTV Range Investor Occupancy					
	<=55.00%	55.01%-60.00%	60.01%-65.00%	65.01%-70%	70.01%-75%	75.01%-80%
>= 720	0.125	0.175	0.325	0.675	1.125	1.475
700-719	0.325	0.425	0.575	0.875	1.525	1.675
680-699	0.375	0.475	0.625	1.025	1.625	2.025
660-679	0.425	0.525	0.725	1.175	1.775	2.275

Loan Amount	LTV <=70%	LTV > 70%
Loan Amount < $100,000 - Investor	0.50	NA
Loan Amount < $150,000 - Primary and Second	0.35	0.55
Loan Amount $150,000-$750,000 - All occupancies	0.00	0.00
Loan Amount $750,001-$1,000,000- Investor	0.00	0.00
Loan Amount $750,001-$1,000,000- Primary and Second	-0.10	-0.05
Loan Amount $1,000,001-$1,500,000 - Investor	0.13	0.20
Loan Amount $1,000,001-$1,500,000 - Primary and Secor	-0.10	0.20
Loan Amount > $1,500,000 - Investor	NA	NA
Loan Amount > $1,500,000 - Primary and Second	0.20	0.30

For Investor Occupancy only

Prepayment Penalty

Prepayment Buydown	
5 Year PPP	-0.2
3 Year PPP	0
2 Year PPP	0.25
1 Year PPP	0.5
No PPP	0.75

*Maximum price allowed on loans with 0 year prepayment terms is 100.125
*Maximum price allowed on loans with 1 year prepayment terms is 100.750
*Maximum price allowed on loans with 2 year prepayment terms is 101.375
*States that do not permit Prepayment penalties must buydown to No PPP at a rate increase of 0.75%

Loan Level Add-ons		<=65.00%	65.01%-70.00%	70.01%-75.00%	75.01%-80.00%	80.01% to 85%
Occupancy	Second Home	0.40	0.50	0.50	0.50	NA
Cash-out	Primary and second	0.40	0.50	0.60	0.60	NA
	Investor	0.25	0.45	0.45	NA	NA
o - Warran	Primary and second	0.00	0.00	0.15	0.15	NA
	Investor	0.15	0.15	0.15	NA	NA
2-4 Family	Primary and second	0.25	0.25	0.25	0.25	NA
	Investor	0.25	0.25	NA	NA	NA
Interest only	Primary and second	0.15	0.15	0.25	0.25	NA
	Investor	0.25	0.25	0.25	NA	NA
DTI > 43%	Primary and second	0.10	0.10	0.10	0.10	0.20
	Investor	0.20	0.20	0.20	0.20	0.20

Adjustments to Price

Loan Amount

Loan Amount < $135,000	0.450

Extended Lock in

60 day lock in (compared to 15 day price)	0.450

Tier Two Credit

M2 Recent Credit Event

Rates, Pricing and LLPAs are subject to change at anytime

5/1 ARM				7/1 ARM				30 Year Fixed			
Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS
6.260%	-0.950	-0.800	-0.650	6.360%	-0.950	-0.800	-0.650	6.560%	-0.950	-0.800	-0.650
6.135%	-0.700	-0.550	-0.400	6.235%	-0.700	-0.550	-0.400	6.435%	-0.700	-0.550	-0.400
6.010%	-0.575	-0.425	-0.275	6.110%	-0.575	-0.425	-0.275	6.310%	-0.575	-0.425	-0.275
5.885%	-0.325	-0.175	-0.025	5.985%	-0.325	-0.175	-0.025	6.185%	-0.325	-0.175	-0.025
5.760%	-0.075	0.075	0.225	5.860%	-0.075	0.075	0.225	6.060%	-0.075	0.075	0.225
5.635%	0.175	0.325	0.475	5.735%	0.175	0.325	0.475	5.935%	0.175	0.325	0.475
5.510%	0.425	0.575	0.725	5.610%	0.425	0.575	0.725	5.810%	0.425	0.575	0.725
5.385%	0.675	0.825	0.975	5.485%	0.675	0.825	0.975	5.685%	0.675	0.825	0.975
5.260%	0.925	1.075	1.225	5.360%	0.925	1.075	1.225	5.560%	0.925	1.075	1.225
5.135%	1.175	1.325	1.475	5.235%	1.175	1.325	1.475	5.435%	1.175	1.325	1.475
5.010%	1.425	1.575	1.725	5.110%	1.425	1.575	1.725	5.310%	1.425	1.575	1.725
4.885%	1.675	1.825	1.975	4.985%	1.675	1.825	1.975	5.185%	1.675	1.825	1.975

Tier Two Credit

Adjustments to Rate

Tier 2 LTVs – for Tier 2 LTVs each borrower must meet each of the following requirements

No foreclosure in the past 24 months;
No chapter 13 BK that is not yet discharged;
No chapter 7 or non-chapter 13 bankruptcy in the past 24 months;
No short sale in the past 12 months;
Mortgage not more than 1 X 30 in the past 12 months

LTV - Credit Score Adjustment Table

	LTV Range					
	Primary Occupancy and Second Home					
Credit Score	<=55.00%	55.01%-60.00%	60.01%-65.00%	65.01%-70%	70.01%-75%	75.01%-80%
>= 720	0.175	0.225	0.275	0.375	0.525	0.775
700 - 719	0.225	0.275	0.375	0.475	0.675	0.925
680 - 699	0.275	0.325	0.425	0.675	0.925	1.125
660 to 680	0.425	0.475	0.575	0.725	0.975	1.325
640 to 659	0.575	0.625	0.675	0.825	1.175	1.625
620 to 639	0.675	0.725	0.925	1.425	1.675	2.125
600 to 619	1.175	1.225	1.275	1.625	2.125	2.625
580 to 599	1.425	1.525	1.625	2.125	2.475	3.025

	LTV Range				
	Investor Occupancy				
Credit Score	<=55.00%	55.01%-60.00%	60.01%-65.00%	65.01%-70%	70.01%-75%
>= 720	0.550	0.600	0.750	1.100	1.550
700 - 719	0.750	0.850	1.000	1.300	1.950
680 - 699	0.800	0.900	1.050	1.450	2.050
660 to 679	0.850	0.950	1.150	1.600	2.200
640 to 659	1.100	1.150	1.350	2.000	2.600
620 to 639	1.750	1.800	2.100	2.350	NA

Tier 2 LTVs – for Tier 2 LTVs each borrower must meet each of the following requirements

No foreclosure in the past 24 months;
No chapter 13 BK that is not yet discharged;
No chapter 7 or non-chapter 13 bankruptcy in the past 24 months;
No short sale in the past 12 months;
Mortgage not more than 1 X 30 in the past 12 months

Loan Amount	LTV <=70%	LTV > 70%
Loan Amount < $100,000 - Investor	0.50	NA
Loan Amount < $150,000 - Primary and Second	0.35	0.55
Loan Amount $150,000-$750,000 - All occupancies	0.00	0.00
Loan Amount $750,001-$1,000,000- Investor	0.00	0.00
Loan Amount $750,001-$1,000,000- Primary and Second	-0.10	-0.05
Loan Amount $1,000,001-$1,500,000 - Investor	NA	NA
Loan Amount $1,000,001-$1,500,000 - Primary and Second	-0.1	0.2
Loan Amount > $1,500,000 - Investor	NA	NA

For Investor Occupancy only

Prepayment Penalty

Prepayment Buydown	
5 Year PPP	-0.2
3 Year PPP	0
2 Year PPP	0.25
1 Year PPP	0.5
No PPP	0.75

*Maximum price allowed on loans with 0 year prepayment terms is 100.125

*Maximum price allowed on loans with 1 year prepayment terms is 100.750

*Maximum price allowed on loans with 2 year prepayment terms is 101.375

*States that do not permit Prepayment penalties must buydown to No PPP at a rate increase of 0.75%

Loan Level Add-ons		<=65.00%	65.01%-70.00%	70.01%-75.00%	75.01%-80.00%
Occupancy	Second Home	0.4	0.5	NA	NA
Cash-out	Primary and second	0.4	0.5	0.6	
	Investor	0.35	0.50	0.55	NA
Condo - Warrantable	Primary and second	0	0	0.15	NA
	Investor	0.15	NA	NA	NA
2-4 Family	Primary and second	0.25	0.25	0.25	NA
	Investor	0.25	NA	NA	NA
Interest only	Primary and second	0.15	0.15	0.25	0.25
	Investor	NA	NA	NA	NA
DTI > 43%	Primary and second	0	0.15	0.15	0.15
	Investor	0.20	0.20	NA	NA

Adjustments to Price

Loan Amount

Loan Amount < $135,000	0.450

Extended Lock in

60 day lock in (compared to 15 day price)		0.450

Tier Three Credit

M2 Recent Credit Event

Rates, Pricing and LLPAs are subject to change at anytime

5/1 ARM				7/1 ARM				30 Year Fixed			
Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS
7.160%	-0.950	-0.800	-0.650	7.260%	-0.950	-0.800	-0.650	7.460%	-0.950	-0.800	-0.650
7.035%	-0.700	-0.550	-0.400	7.135%	-0.700	-0.550	-0.400	7.335%	-0.700	-0.550	-0.400
6.910%	-0.575	-0.425	-0.275	7.010%	-0.575	-0.425	-0.275	7.210%	-0.575	-0.425	-0.275
6.785%	-0.325	-0.175	-0.025	6.885%	-0.325	-0.175	-0.025	7.085%	-0.325	-0.175	-0.025
6.660%	-0.075	0.075	0.225	6.760%	-0.075	0.075	0.225	6.960%	-0.075	0.075	0.225
6.535%	0.175	0.325	0.475	6.635%	0.175	0.325	0.475	6.835%	0.175	0.325	0.475
6.410%	0.425	0.575	0.725	6.510%	0.425	0.575	0.725	6.710%	0.425	0.575	0.725
6.285%	0.675	0.825	0.975	6.385%	0.675	0.825	0.975	6.585%	0.675	0.825	0.975
6.160%	0.925	1.075	1.225	6.260%	0.925	1.075	1.225	6.460%	0.925	1.075	1.225
6.035%	1.175	1.325	1.475	6.135%	1.175	1.325	1.475	6.335%	1.175	1.325	1.475
5.910%	1.425	1.575	1.725	6.010%	1.425	1.575	1.725	6.210%	1.425	1.575	1.725
5.785%	1.675	1.825	1.975	5.885%	1.675	1.825	1.975	6.085%	1.675	1.825	1.975

Adjustments to Rate

Tier 3 LTVs - for Tier 3 LTVs each borrower must meet each of the following requirements

No active foreclosures;
No Chapter 13 BK that is not yet discharged;
No chapter 7 or other BK that is not discharge;

LTV - Credit Score Adjustment Table

Credit Score	LTV Range <=55.00%	55.01%-60.00%	60.01%-65.00%	65.01%-70.00%
>= 720	0.125	0.175	0.225	0.325
700-719	0.225	0.275	0.375	0.475
680-699	0.275	0.325	0.425	0.675
660-679	0.425	0.475	0.575	0.725
640-659	0.575	0.625	0.675	0.825
620-639	0.675	0.725	0.925	1.425
600-619	1.175	1.225	1.275	1.625
580-599	1.425	1.525	1.625	2.125

Loan Amount

Loan Amount	LTV <=65%	65.01%-70.00%
Loan Amount < $150,000	0.35	NA
Loan Amount $150,000-$750,000	0	0
Loan Amount $750,001-$800,000	0.00	0.10

Loan Level Add-ons	LTV <=65%	65.01%-70.00%
Cash-out	0.40	NA
Condo	0.40	NA
2-4 Units	0.25	NA
Second Home	NA	NA
Interest Only	NA	NA
DTI > 43%	NA	NA

Adjustments to Price

Loan Amount

Loan Amount < $135,000	0.450

Extended Lock in

60 day lock in (compared to 15 day price)	0.450

LEGACY PRODUCTS are available for funding through March 31st 2019

I1 Investor DSC

Rates, Pricing and LLPAs are subject to change at anytime

5/1 ARM				7/1 ARM				30 Year Fixed			
Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS
7.185%	-1.625	-1.475	-1.325	7.285%	-1.625	-1.475	-1.325	7.485%	-1.625	-1.475	-1.325
7.060%	-1.500	-1.350	-1.200	7.160%	-1.500	-1.350	-1.200	7.360%	-1.500	-1.350	-1.200
6.935%	-1.250	-1.100	-0.950	7.035%	-1.250	-1.100	-0.950	7.235%	-1.250	-1.100	-0.950
6.810%	-1.000	-0.850	-0.700	6.910%	-1.000	-0.850	-0.700	7.110%	-1.000	-0.850	-0.700
6.685%	-0.750	-0.600	-0.450	6.785%	-0.750	-0.600	-0.450	6.985%	-0.750	-0.600	-0.450
6.560%	-0.500	-0.350	-0.200	6.660%	-0.500	-0.350	-0.200	6.860%	-0.500	-0.350	-0.200
6.435%	-0.375	-0.225	-0.075	6.535%	-0.375	-0.225	-0.075	6.735%	-0.375	-0.225	-0.075
6.310%	-0.125	0.025	0.175	6.410%	-0.125	0.025	0.175	6.610%	-0.125	0.025	0.175
6.185%	0.125	0.275	0.425	6.285%	0.125	0.275	0.425	6.485%	0.125	0.275	0.425
6.060%	0.375	0.525	0.675	6.160%	0.375	0.525	0.675	6.360%	0.375	0.525	0.675
5.935%	0.625	0.775	0.925	6.035%	0.625	0.775	0.925	6.235%	0.625	0.775	0.925
5.810%	0.875	1.025	1.175	5.910%	0.875	1.025	1.175	6.110%	0.875	1.025	1.175
5.685%	1.125	1.275	1.425	5.785%	1.125	1.275	1.425	5.985%	1.125	1.275	1.425
5.560%	1.375	1.525	1.675	5.660%	1.375	1.525	1.675	5.860%	1.375	1.525	1.675
5.435%	1.625	1.775	1.925	5.535%	1.625	1.775	1.925	5.735%	1.625	1.775	1.925
5.310%	1.875	2.025	2.175	5.410%	1.875	2.025	2.175	5.610%	1.875	2.025	2.175

Adjustments to Rate

Margins are 5.99
Base Pricing requires 3 year Prepayment Penalty

LTV - Credit Score Adjustment Table

	LTV Range					
	<=55.00%	55.01%-60.00%	60.01%-65.00%	65.01%-70%	70.01%-75%	75.01%-80%
>=740	0.125	0.325	0.325	0.425	0.825	1.875
720-739	0.225	0.425	0.425	0.575	1.325	2.275
700-719	0.575	0.625	0.575	0.875	1.975	NA
680-699	0.675	0.825	0.775	0.975	2.225	NA
660-679	0.875	0.925	0.875	1.225	2.525	NA
640-659	0.975	1.225	1.275	1.475	NA	NA
620-639	2.075	2.325	2.375	NA	NA	NA

Loan Amount

Loan Amount	LTV <=70%	LTV > 70%
Loan Amount < $100,000	0.5	NA
Loan Amount $100,000-$1,000,000	0	0
Loan Amount $1,000,001-$1,500,000	0.00	0.10
Loan Amount > $1,500,000	0.15	NA

Loan Level Add-ons	<=65.00%	65.01%-70%	70.01%-75%	75.01%-80%
Cash-out	0.35	0.55	0.55	NA
Condo - Warrantable	0.15	0.15	NA	NA
Condo - Non-Warrantable	0.45	NA	NA	NA
2-4 Units	0.25	0.25	NA	NA
Interest only (I/O's not available above 80% for credit scores below 680)	0.25	0.25	NA	NA

For Investor Occupancy only

Prepayment Penalty

Prepayment Buydown	
5 Year PPP	-0.2
3 Year PPP	0
2 Year PPP	0.25
1 Year PPP	0.5
No PPP	0.75

*Maximum price allowed on loans with 0 year prepayment terms is 100.125
*Maximum price allowed on loans with 1 year prepayment terms is 100.750
*Maximum price allowed on loans with 2 year prepayment terms is 101.375
*States that do not permit Prepayment penalties must buydown to No PPP at a rate increase of 0.75%

Adjustments to Price

Loan Amount

Loan Amount < $135,000	0.450

Extended Lock in

60 day lock in (compared to 15 day price)	0.450

LEGACY PRODUCTS are available for funding through March 31st 2019

I2 Foreign Investor

Rates, Pricing and LLPAs are subject to change at anytime

5/1 ARM				7/1 ARM				30 Year Fixed			
Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS
7.885%	-1.625	-1.475	-1.325	7.985%	-1.625	-1.475	-1.325	8.185%	-1.625	-1.475	-1.325
7.760%	-1.500	-1.350	-1.200	7.860%	-1.500	-1.350	-1.200	8.060%	-1.500	-1.350	-1.200
7.635%	-1.250	-1.100	-0.950	7.735%	-1.250	-1.100	-0.950	7.935%	-1.250	-1.100	-0.950
7.510%	-1.000	-0.850	-0.700	7.610%	-1.000	-0.850	-0.700	7.810%	-1.000	-0.850	-0.700
7.385%	-0.750	-0.600	-0.450	7.485%	-0.750	-0.600	-0.450	7.685%	-0.750	-0.600	-0.450
7.260%	-0.500	-0.350	-0.200	7.360%	-0.500	-0.350	-0.200	7.560%	-0.500	-0.350	-0.200
7.135%	-0.375	-0.225	-0.075	7.235%	-0.375	-0.225	-0.075	7.435%	-0.375	-0.225	-0.075
7.010%	-0.125	0.025	0.175	7.110%	-0.125	0.025	0.175	7.310%	-0.125	0.025	0.175
6.885%	0.125	0.275	0.425	6.985%	0.125	0.275	0.425	7.185%	0.125	0.275	0.425
6.760%	0.375	0.525	0.675	6.860%	0.375	0.525	0.675	7.060%	0.375	0.525	0.675
6.635%	0.625	0.775	0.925	6.735%	0.625	0.775	0.925	6.935%	0.625	0.775	0.925
6.510%	0.875	1.025	1.175	6.610%	0.875	1.025	1.175	6.810%	0.875	1.025	1.175
6.385%	1.125	1.275	1.425	6.485%	1.125	1.275	1.425	6.685%	1.125	1.275	1.425
6.260%	1.375	1.525	1.675	6.360%	1.375	1.525	1.675	6.560%	1.375	1.525	1.675
6.135%	1.625	1.775	1.925	6.235%	1.625	1.775	1.925	6.435%	1.625	1.775	1.925
6.010%	1.875	2.025	2.175	6.110%	1.875	2.025	2.175	6.310%	1.875	2.025	2.175

Adjustments to Rate

IMPORTANT NOTES

Margins are 5.99
Base Pricing requires 3 year Prepayment Penalty

LTV - Credit Score Adjustment Table

			LTV Range			
			<=55.00%	55.01%-60.00%	60.01%-65.00%	65.01%-70%
LTV Adjustments			0.175	0.275	0.575	1.175

Loan Amount

Loan Amount	LTV <=70%	LTV > 70%
Loan Amount < $100,000	0.5	NA
Loan Amount $100,000-$1,000,000	0	0
Loan Amount $1,000,001-$1,500,000	0.13	0.2

Loan Level Add-ons	<=65.00%	65.01%-70%
Cash-out	0.35	0.55
Condo - Warrantable	0.15	0.15
Condo - Non-Warrantable	0.525	NA
2-4 Units	0.25	0.25
Interest only (I/O's not available above 80% for credit scores below 680)	0.25	0.25

For Investor Occupancy only

Prepayment Penalty
Prepayment Buydown

5 Year PPP	-0.2
3 Year PPP	0
2 Year PPP	0.25
1 Year PPP	0.5
No PPP	0.75

*Maximum price allowed on loans with 0 year prepayment terms is 100.125
*Maximum price allowed on loans with 1 year prepayment terms is 100.750
*Maximum price allowed on loans with 2 year prepayment terms is 101.375
*States that do not permit Prepayment penalties must buydown to No PPP at a rate increase of 0.75%

Adjustments to Price

Loan Amount

Loan Amount < $135,000	0.450

Extended Lock in

60 day lock in (compared to 15 day price)	0.450

LEGACY PRODUCTS are available for funding through March 31st 2019

I4 Foreign No Ratio

Rates, Pricing and LLPAs are subject to change at anytime

5/1 ARM				7/1 ARM				30 Year Fixed			
Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS	Rate	15 DAYS	30 DAYS	45 DAYS
8.435%	-1.625	-1.475	-1.325	8.535%	-1.625	-1.475	-1.325	8.735%	-1.625	-1.475	-1.325
8.310%	-1.500	-1.350	-1.200	8.410%	-1.500	-1.350	-1.200	8.610%	-1.500	-1.350	-1.200
8.185%	-1.250	-1.100	-0.950	8.285%	-1.250	-1.100	-0.950	8.485%	-1.250	-1.100	-0.950
8.060%	-1.000	-0.850	-0.700	8.160%	-1.000	-0.850	-0.700	8.360%	-1.000	-0.850	-0.700
7.935%	-0.750	-0.600	-0.450	8.035%	-0.750	-0.600	-0.450	8.235%	-0.750	-0.600	-0.450
7.810%	-0.500	-0.350	-0.200	7.910%	-0.500	-0.350	-0.200	8.110%	-0.500	-0.350	-0.200
7.685%	-0.375	-0.225	-0.075	7.785%	-0.375	-0.225	-0.075	7.985%	-0.375	-0.225	-0.075
7.560%	-0.125	0.025	0.175	7.660%	-0.125	0.025	0.175	7.860%	-0.125	0.025	0.175
7.435%	0.125	0.275	0.425	7.535%	0.125	0.275	0.425	7.735%	0.125	0.275	0.425
7.310%	0.375	0.525	0.675	7.410%	0.375	0.525	0.675	7.610%	0.375	0.525	0.675
7.185%	0.625	0.775	0.925	7.285%	0.625	0.775	0.925	7.485%	0.625	0.775	0.925
7.060%	0.875	1.025	1.175	7.160%	0.875	1.025	1.175	7.360%	0.875	1.025	1.175
6.935%	1.125	1.275	1.425	7.035%	1.125	1.275	1.425	7.235%	1.125	1.275	1.425
6.810%	1.375	1.525	1.675	6.910%	1.375	1.525	1.675	7.110%	1.375	1.525	1.675
6.685%	1.625	1.775	1.925	6.785%	1.625	1.775	1.925	6.985%	1.625	1.775	1.925
6.560%	1.875	2.025	2.175	6.660%	1.875	2.025	2.175	6.860%	1.875	2.025	2.175

Adjustments to Rate

IMPORTANT NOTES

Margins are 5.99
Base Pricing requires 3 year Prepayment Penalty

LTV - Credit Score Adjustment Table

	LTV Range			
	<=55.00%	55.01%-60.00%	60.01%-65.00%	65.01%-70%
LTV Adjustments	0.175	0.275	0.575	NA

For Investor Occupancy only

Prepayment Penalty

Prepayment Buydown	
5 Year PPP	-0.2
3 Year PPP	0
2 Year PPP	0.25
1 Year PPP	0.5
No PPP	0.75

*Maximum price allowed on loans with 0 year prepayment terms is 100.125
*Maximum price allowed on loans with 1 year prepayment terms is 100.750
*Maximum price allowed on loans with 2 year prepayment terms is 101.375

*States that do not permit Prepayment penalties must buydown to No PPP at a rate increase of 0.75%

Loan Amount

Loan Amount	<=70.00%	>70.00%
Loan Amount < $100,000	0.50	NA
Loan Amount $100,000-$1,000,000	0.00	0.00
Loan Amount $1,000,001-$1,500,000	0.00	0.10

Loan Level Add-ons	<=65.00%	65.01% - 70.00%
Cash-out	0.35	0.55
Condo - Warrantable	0.15	0.15
Condo - Non-Warrantable	0.525	NA
2-4 Units	0.25	0.25
Interest only (I/O's not available above 80% for credit scores below 680)	0.25	0.25

Adjustments to Price

Loan Amount

Loan Amount < $135,000	0.450

Extended Lock in

60 day lock in (compared to 15 day price)	0.450