



Dated: 4/12/23

Rate	5/1 ARM	7/1 ARM	30 Yr Fix	IO - 5/1 ARM	IO - 7/1 ARM
8.250	101.000	101.000	101.000	101.000	101.000
8.375	101.250	101.250	101.250	101.250	101.250
8.500	101.500	101.500	101.500	101.500	101.500
8.625	101.750	101.750	101.750	101.750	101.750
8.750	102.000	102.000	102.000	102.000	102.000
8.875	102.250	102.250	102.250	102.250	102.250
9.000	102.500	102.500	102.500	102.500	102.500
9.125	102.750	102.750	102.750	102.750	102.750
9.250	103.000	103.000	103.000	103.000	103.000
9.375	103.250	103.250	103.250	103.250	103.250
9.500	103.500	103.500	103.500	103.500	103.500
9.625	103.750	103.750	103.750	103.750	103.750
9.750	104.000	104.000	104.000	104.000	104.000
9.875	104.250	104.250	104.250	104.250	104.250
10.000	104.500	104.500	104.500	104.500	104.500
10.125	104.750	104.750	104.750	104.750	104.750
10.250	105.000	105.000	105.000	105.000	105.000
10.375	105.250	105.250	105.250	105.250	105.250
10.500	105.500	105.500	105.500	105.500	105.500
10.625	105.750	105.750	105.750	105.750	105.750
10.750	106.000	106.000	106.000	106.000	106.000
10.875	106.250	106.250	106.250	106.250	106.250
11.000	106.500	106.500	106.500	106.500	106.500
11.125	106.750	106.750	106.750	106.750	106.750
11.250	107.000	107.000	107.000	107.000	107.000
11.375	107.250	107.250	107.250	107.250	107.250
11.500	107.500	107.500	107.500	107.500	107.500
11.625	107.750	107.750	107.750	107.750	107.750
11.750	108.000	108.000	108.000	108.000	108.000
11.875	108.250	108.250	108.250	108.250	108.250
Min Price	98.000	98.000	98.000	98.000	98.000
Max Price	103.000	103.000	103.000	103.000	103.000

California - Any property in the state of CA will receive an extra 0.500 price benefit

Adjustments to Price	FICO/LTV	≤ 50% LTV	≤ 60% LTV	≤ 65% LTV	≤ 70% LTV	≤ 75% LTV	≤ 80% LTV	Notes
FICO/LTV	≥ 750	0.000	-0.500	-0.500	-0.750	-1.000	-1.250	Reserves: None for < 75% LTV / 6 mos for > 75% LTV
	≥ 725	-0.250	-0.500	-0.500	-0.750	-1.000	-1.250	Reserves: None for < 75% LTV / 6 mos for > 75% LTV
	≥ 700	-0.250	-0.500	-0.750	-0.750	-1.250	-1.500	Reserves: None for < 75% LTV / 6 mos for > 75% LTV
	≥ 675	-0.500	-0.750	-1.000	-1.000	N/A	N/A	Reserves: None for < 75% LTV
	≥ 650	-1.750	-2.500	-2.750	-3.000	N/A	N/A	Reserves: None for < 75% LTV
	≥ 625	N/A	N/A	N/A	N/A	N/A	N/A	
	≥ 600	N/A	N/A	N/A	N/A	N/A	N/A	
	≥ 575	N/A	N/A	N/A	N/A	N/A	N/A	

Adjustments to Price	FICO/LTV	≤ 50% LTV	≤ 60% LTV	≤ 65% LTV	≤ 70% LTV	≤ 75% LTV	≤ 80% LTV	Notes
Loan Amount	< \$200k	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	Purch 75% & Refl 70% Max LTV/CLTV
	≥ \$200k to < \$750k	0.000	0.000	0.000	0.000	0.000	0.000	
	≥ \$750k to ≤ \$1.0M	0.500	0.500	0.500	0.500	0.500	0.500	Subject to applicable Floor Rates
Loan Purpose	Purchase	0.000	0.000	0.000	0.000	0.000	0.000	
	R/T Refl	0.000	0.000	0.000	0.000	0.000	0.000	
	C/O Refl	-0.500	-0.500	-0.500	-0.500	-0.500	N/A	Max 75% LTV/CLTV
Occupancy	Primary	0.000	0.000	0.000	0.000	0.000	0.000	
	Second	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	
	Investment	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	Same LTV as Owner Occupied
Property Type	Non-Warr Condo	-0.750	-0.750	-0.750	-0.750	-0.750	N/A	Purch -5% & Refl -10% LTV/CLTV (refer to matrix)
	Candidate/PUDtel	-1.500	-1.500	-1.500	-1.500	N/A	N/A	Purch 70% & Refl 65% Max LTV/CLTV
	2-Unit	0.000	0.000	0.000	0.000	0.000	0.000	
	3-4 Unit	0.250	0.250	0.250	0.250	0.250	0.250	Subject to applicable Floor Rates
	Short Term Rentals	N/A	N/A	N/A	N/A	N/A	N/A	
	Adult Care Facility	N/A	N/A	N/A	N/A	N/A	N/A	
	Rural	-1.250	-1.250	-1.250	-1.250	N/A	N/A	Purch 70% & Refl 65% Max LTV/CLTV, \$750k max loan Amt, Min 650 credit score
Amortization	Manufactured Homes	-0.750	-0.750	-0.750	-0.750	N/A	N/A	Purch 70% & Refl 65% Max LTV/CLTV
	IO - 40 Yr	N/A	N/A	N/A	N/A	N/A	N/A	
	IO - 5/1 ARM	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	30-Term, Min Loan ≥ \$250K, minimum 650 credit score, Avail on 5/1 or 7/1
Impounds	IO - 7/1 ARM	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	30-Term, Min Loan ≥ \$250K, minimum 650 credit score, Avail on 5/1 or 7/1
	Waive	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	Refer to Correspondent Matrix
Prepay Penalty	5-Year Prepay (5x5)	0.750	0.750	0.750	0.750	0.750	0.750	All INV: 5% / 5% / 5% / 5% / 5% Prepayment Penalty, Subject to Floor Rates; -0.250 price adj if PPP language does not conform to Acra guidelines
	5-Year Prepay (Step)	0.000	0.000	0.000	0.000	0.000	0.000	All INV: 5% / 4% / 3% / 2% / 1% Sequential Stepdown Prepayment Penalty; -0.250 price adj if PPP language does not conform to Acra guidelines
	3-Year Prepay (3x3)	0.000	0.000	0.000	0.000	0.000	0.000	All INV: 5% / 5% / 5% Prepayment Penalty, Subject to Floor Rates; -0.250 price adj if PPP language does not conform to Acra guidelines
	3-Year Prepay	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	All INV: 3% / 3% / 3% Prepayment Penalty; -0.250 price adj if PPP language does not conform to Acra guidelines
	2-Year Prepay	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	All INV: 3% / 3% Prepayment Penalty; -0.250 price adj if PPP language does not conform to Acra guidelines
	3-Year Prepay	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	All INV: 3% Prepayment Penalty; -0.250 price adj if PPP language does not conform to Acra guidelines
	Buy Out Prepay	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	Note PPP restrictions on Correspondent matrix; -0.250 price adj if PPP language does not conform to Acra guidelines
History	F8/Mod Taken ≤ 6 Mth	-0.750	-0.750	-0.750	-0.750	N/A	N/A	-10% LTV/CLTV (refer to matrix), 12-Months Reserves, Additional Guidelines
	None	0.000	0.000	0.000	0.000	0.000	0.000	
	Housing 1430 in last 12 mo	0.000	0.000	0.000	0.000	N/A	N/A	Price as 875 FICO
	BK/FC ≥ 3 years	0.000	0.000	0.000	0.000	N/A	N/A	Price as 875 FICO
	SS/DLI/Modification 1-2 yr	0.000	0.000	0.000	0.000	N/A	N/A	Price as 675 FICO
ATR-in-Full	Yes	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	Asset Depletion as additional source
	1099 Only / P&L Programs	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	

Arm Requirements	Floor	Floored at Start Rate / 1 Year CMT					
	Caps	2.0% Initial Change Cap / 2.0% Annual Cap / 6.0% Life Cap					
Arm Margin	≥ 750	≥ 725	≥ 700	≥ 675	≥ 650	≥ 625	≥ 600
	AAA	AA	A	BBB	BB	B+	B
	3.000%	3.250%	3.500%	3.750%	4.000%	4.250%	4.500%