



Dated: 4/21/23

Rate	5/1 ARM	7/1 ARM	30 Yr Fix	IO - 5/1 ARM	IO - 7/1 ARM	IO - 40YR
7.125	101.000	101.000	101.000	101.000	101.000	101.000
7.250	101.250	101.250	101.250	101.250	101.250	101.250
7.375	101.500	101.500	101.500	101.500	101.500	101.500
7.500	101.750	101.750	101.750	101.750	101.750	101.750
7.625	102.000	102.000	102.000	102.000	102.000	102.000
7.750	102.250	102.250	102.250	102.250	102.250	102.250
7.875	102.500	102.500	102.500	102.500	102.500	102.500
8.000	102.750	102.750	102.750	102.750	102.750	102.750
8.125	103.000	103.000	103.000	103.000	103.000	103.000
8.250	103.250	103.250	103.250	103.250	103.250	103.250
8.375	103.500	103.500	103.500	103.500	103.500	103.500
8.500	103.750	103.750	103.750	103.750	103.750	103.750
8.625	104.000	104.000	104.000	104.000	104.000	104.000
8.750	104.250	104.250	104.250	104.250	104.250	104.250
8.875	104.500	104.500	104.500	104.500	104.500	104.500
9.000	104.750	104.750	104.750	104.750	104.750	104.750
9.125	105.000	105.000	105.000	105.000	105.000	105.000
9.250	105.250	105.250	105.250	105.250	105.250	105.250
9.375	105.500	105.500	105.500	105.500	105.500	105.500
9.500	105.750	105.750	105.750	105.750	105.750	105.750
9.625	106.000	106.000	106.000	106.000	106.000	106.000
9.750	106.250	106.250	106.250	106.250	106.250	106.250
9.875	106.500	106.500	106.500	106.500	106.500	106.500
10.000	106.750	106.750	106.750	106.750	106.750	106.750
10.125	107.000	107.000	107.000	107.000	107.000	107.000
10.250	107.250	107.250	107.250	107.250	107.250	107.250
10.375	107.500	107.500	107.500	107.500	107.500	107.500
10.500	107.750	107.750	107.750	107.750	107.750	107.750
10.625	108.000	108.000	108.000	108.000	108.000	108.000
10.750	108.250	108.250	108.250	108.250	108.250	108.250
10.875	108.500	108.500	108.500	108.500	108.500	108.500
Min Price	98.000	98.000	98.000	98.000	98.000	98.000
Max Price	103.000	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	≤ 85% LTV	≤ 90% LTV	Notes
Full Doc/12MBS/24MBS/ATR	≥ 750	-0.000	-0.250	-0.250	-0.500	-0.500	-1.000	-2.750	-4.250	Reserves: None for <= 75% LTV / 6 mos for >75% LTV / 12 mos for > 85% LTV
	≥ 725	-0.250	-0.250	-0.500	-0.500	-0.750	-1.250	-3.250	-5.250	Reserves: None for <= 75% LTV / 6 mos for >75% LTV / 12 mos for > 85% LTV
	≥ 700	-0.250	-0.500	-0.500	-0.750	-1.000	-1.750	-4.000	-5.250	Reserves: None for <= 75% LTV / 6 mos for >75% LTV / 12 mos for > 85% LTV
	≥ 675	-0.500	-0.750	-1.000	-1.250	-1.500	-2.250	-4.750	N/A	Reserves: None for <= 75% LTV / 6 mos for >75% LTV
	≥ 650	-1.250	-1.750	-2.000	-2.250	-2.750	-4.000	N/A	N/A	Reserves: None for <= 75% LTV / 6 mos for >75% LTV
	≥ 625	-2.500	-3.250	-3.750	-4.000	-4.500	N/A	N/A	N/A	Reserves: None for <= 75% LTV
	≥ 600	-2.750	-3.750	-4.000	N/A	N/A	N/A	N/A	N/A	Reserves: None for <= 75% LTV
	≥ 575	-4.250	-5.250	-5.000	N/A	N/A	N/A	N/A	N/A	Reserves: None for <= 75% LTV
	≥ 550	-5.250	-5.250	-5.000	N/A	N/A	N/A	N/A	N/A	Reserves: None for <= 75% LTV
	≥ 525	-5.250	-5.250	-5.000	N/A	N/A	N/A	N/A	N/A	Reserves: None for <= 75% LTV
Adjustments to Price	FICO/LTV	≤ 50% LTV	≤ 60% LTV	≤ 65% LTV	≤ 70% LTV	≤ 75% LTV	≤ 80% LTV	≤ 85% LTV	≤ 90% LTV	Refer to general information on matrix
WVOE/1099/P&L	≥ 750	-0.750	-1.000	-1.000	-1.250	-1.250	-1.750	N/A	N/A	
	≥ 725	-1.000	-1.000	-1.250	-1.250	-1.500	-2.250	N/A	N/A	
	≥ 700	-1.000	-1.250	-1.250	-1.500	-1.750	-2.500	N/A	N/A	
	≥ 675	-1.250	-1.750	-2.000	-2.250	-2.500	-3.250	N/A	N/A	
	≥ 650	-2.250	-2.750	-3.000	-3.250	-3.750	N/A	N/A	N/A	
	≥ 625	-3.400	-4.250	-4.750	-5.000	-5.500	N/A	N/A	N/A	
	≥ 600	-3.750	-4.750	-5.000	N/A	N/A	N/A	N/A	N/A	
	≥ 575	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

Adjustments to Price		≤ 50% LTV	≤ 60% LTV	≤ 65% LTV	≤ 70% LTV	≤ 75% LTV	≤ 80% LTV	≤ 85% LTV	≤ 90% LTV	Notes
Loan Amount	<\$200k	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	Purch 75% & Refi 70% Max LTV/CLTV
	≥\$200k to <\$750k	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	≥ \$750k to \$1.5M	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	Subject to applicable Floor Rates
	> \$ 1.5M to \$2.0M	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	Max Cash-in-Hand >65% LTV is \$500,000
	> \$ 2.0M to \$3.0M	-0.250	-0.250	-0.250	-0.250	-0.250	N/A	N/A	N/A	Max Cash-in-Hand >65% LTV is \$500,000
	> \$ 3,000,000	-0.750	-0.750	-0.750	N/A	N/A	N/A	N/A	N/A	Max Cash-in-Hand >65% LTV is \$500,000
Loan Purpose	Purchase	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	Declining Value Properties -5% LTV/CLTV (refer to matrix)
	R/T Refi	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	Declining Value Properties -5% LTV/CLTV (refer to matrix)
	C/O Refi	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A	N/A	Apply to all LTVs or All TX50(a)(6) & TX50(f)(2) Loans; Declining Value Properties -5% LTV/CLTV (refer to matrix)
Occupancy	Primary	0.000	0.000	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	N/A	N/A	Refer to Matrix
	Investment	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A	N/A	Refer to Matrix
Property Type	Warrantable Condo	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	Non-Warr Condo	-0.750	-0.750	-0.750	-0.750	-0.750	N/A	N/A	N/A	Purch -5% & Refi -10% LTV/CLTV - Max 75% LTV/CLTV (refer to matrix)
	Condotel/PUDtel	-1.500	-1.500	-1.500	-1.500	N/A	N/A	N/A	N/A	Purch 70% & Refi 65% Max LTV/CLTV
	2-Unit	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	Max 85% LTV/CLTV
	3-4 Unit	0.250	0.250	0.250	0.250	0.250	0.250	0.250	N/A	Max 85% LTV/CLTV, Subject to applicable Floor Rates
	Short-Term Rentals	-0.750	-0.750	-0.750	-0.750	-0.750	N/A	N/A	N/A	INV Prop Rented short term / nightly basis, Max 75% Purch / 70% Refi LTV/CLTV
	Adult Care Facility	-0.750	-0.750	-0.750	-0.750	-0.750	N/A	N/A	N/A	Max 75% Purchase / 70% Refi. LTV/CLTV. Minimum 600 FICO
	Rural	-1.250	-1.250	-1.250	-1.250	N/A	N/A	N/A	N/A	Purch 70% & Refi 65% Max LTV/CLTV, \$750k max loan Amt, Min 650 credit score
	Manufactured Homes	-0.750	-0.750	-0.750	-0.750	N/A	N/A	N/A	N/A	Purch 70% & Refi 65% Max LTV/CLTV
	IO - 40 YR	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	N/A	N/A	Fixed Rate 40-Term, Min Loan ≥\$250K, Grades AAA to BB, Max 80% LTV / CLTV Max \$3M Loan Amount
Amortization	IO - 5/1 ARM	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A	N/A	30-Term, Min Loan ≥\$250K, minimum 650 credit score, Avail on 5/1 or 7/1
	IO - 7/1 ARM	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A	N/A	30-Term, Min Loan ≥\$250K, minimum 650 credit score, Avail on 5/1 or 7/1
Citizenship	US Citizen	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A	
Impounds	Non Perm Res Alien	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	N/A	N/A	-5% LTV/CLTV (refer to matrix), Max 80% LTV/CLTV - \$1M Max Loan Amount, Unexpired Visa & EAD required
	Waive	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A	N/A	Refer to Correspondent Matrix
	5-Year Prepay (5x5)	0.750	0.750	0.750	0.750	0.750	0.750	N/A	N/A	All INV: 5% / 5% / 5% / 5% / 5% PPP, Subject to Floor Rates; -0.250 price adj if PPP language does not conform to Acra guidelines
Prepay Penalty	5-Year Prepay (Step)	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A	All INV: 5% / 4% / 3% / 2% / 1% Sequential Stepdown PPP; -0.250 price adj if PPP language does not conform to Acra guidelines
	3-Year Prepay (3x5)	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A	All INV: 5% / 5% / 5% PPP, 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	N/A	N/A	All INV: 3% / 3% / 3% PPP; -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	N/A	N/A	All INV: 3% / 3% PPP; -0.250 price adj if PPP language does not conform to Acra guidelines
	1-Year Prepay	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	N/A	N/A	All INV: 3% PPP; -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	N/A	N/A	All INV: 3% PPP; -0.250 price adj if PPP language does not conform to Acra guidelines
										Prepayment Penalties: KS, MI, MN, and NM: BUY-OUT all Residential 1-4; OH: BUY-OUT all Residential 1-2; NJ: BUY-OUT all loans closing in name of an INDIVIDUAL; PA: BUY-OUT if to an INDIVIDUAL AND on Residential 1-2 AND loan amount <\$301,022; RI: BUY-OUT if a PURCHASE transaction; VT: BUY-OUT for loans < \$1 Million
Program	Alt Doc - Bk Stmt	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	All states: -0.250 price adj if PPP language does not conform to Acra guidelines
	ATR-in-Full	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	Minimum score 600 (Available with 12- or 24-months of statements)
	R/Mod Taken ≤6 mo	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	N/A	N/A	Minimum score 600 (or Asset Depletion as additional source)
	Housing ≤x30 in prior 12 mo	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-10% LTV/CLTV (refer to matrix), 12-Mths Reserves, Additional Guidelines
	Housing 0x60 in prior 12 mo	0.000	0.000	0.000	0.000	0.000	N/A	N/A	N/A	Price as 675 FICO
	Housing 0x90 in prior 12 mo	0.000	0.000	0.000	N/A	N/A	N/A	N/A	N/A	Price as 625 FICO
	BK/FC < 3 years	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	Price as 575 FICO
	BK/FC ≥ 1 and < 2 years	0.000	0.000	0.000	N/A	N/A	N/A	N/A	N/A	Price as 675 FICO
	SS/DIL/Modification < 2 years	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	Price as 575 FICO
	SS/DIL/Modification < 3 year	0.000	0.000	0.000	0.000	0.000	N/A	N/A	N/A	Price as 625 FICO

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