



Dated: 4/21/23

| Rate | 5/1 ARM | 7/1 ARM | 30 Yr Fix | IO - 5/1 ARM | IO - 7/1 ARM |
|-----------|---------|---------|-----------|--------------|--------------|
| 8.000 | 101.000 | 101.000 | 101.000 | 101.000 | 101.000 |
| 8.125 | 101.250 | 101.250 | 101.250 | 101.250 | 101.250 |
| 8.250 | 101.500 | 101.500 | 101.500 | 101.500 | 101.500 |
| 8.375 | 101.750 | 101.750 | 101.750 | 101.750 | 101.750 |
| 8.500 | 102.000 | 102.000 | 102.000 | 102.000 | 102.000 |
| 8.625 | 102.250 | 102.250 | 102.250 | 102.250 | 102.250 |
| 8.750 | 102.500 | 102.500 | 102.500 | 102.500 | 102.500 |
| 8.875 | 102.750 | 102.750 | 102.750 | 102.750 | 102.750 |
| 9.000 | 103.000 | 103.000 | 103.000 | 103.000 | 103.000 |
| 9.125 | 103.250 | 103.250 | 103.250 | 103.250 | 103.250 |
| 9.250 | 103.500 | 103.500 | 103.500 | 103.500 | 103.500 |
| 9.375 | 103.750 | 103.750 | 103.750 | 103.750 | 103.750 |
| 9.500 | 104.000 | 104.000 | 104.000 | 104.000 | 104.000 |
| 9.625 | 104.250 | 104.250 | 104.250 | 104.250 | 104.250 |
| 9.750 | 104.500 | 104.500 | 104.500 | 104.500 | 104.500 |
| 9.875 | 104.750 | 104.750 | 104.750 | 104.750 | 104.750 |
| 10.000 | 105.000 | 105.000 | 105.000 | 105.000 | 105.000 |
| 10.125 | 105.250 | 105.250 | 105.250 | 105.250 | 105.250 |
| 10.250 | 105.500 | 105.500 | 105.500 | 105.500 | 105.500 |
| 10.375 | 105.750 | 105.750 | 105.750 | 105.750 | 105.750 |
| 10.500 | 106.000 | 106.000 | 106.000 | 106.000 | 106.000 |
| 10.625 | 106.250 | 106.250 | 106.250 | 106.250 | 106.250 |
| 10.750 | 106.500 | 106.500 | 106.500 | 106.500 | 106.500 |
| 10.875 | 106.750 | 106.750 | 106.750 | 106.750 | 106.750 |
| 11.000 | 107.000 | 107.000 | 107.000 | 107.000 | 107.000 |
| 11.125 | 107.250 | 107.250 | 107.250 | 107.250 | 107.250 |
| 11.250 | 107.500 | 107.500 | 107.500 | 107.500 | 107.500 |
| 11.375 | 107.750 | 107.750 | 107.750 | 107.750 | 107.750 |
| 11.500 | 108.000 | 108.000 | 108.000 | 108.000 | 108.000 |
| 11.625 | 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 | -0.000 | -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 | | Declining Value Properties -5% LTV/CLTV (refer to matrix) |
| | R/T Refl | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | | Declining Value Properties -5% LTV/CLTV (refer to matrix) |
| | C/O Refl | -0.500 | -0.500 | -0.500 | -0.500 | -0.500 | N/A | | Max 75% LTV/CLTV; Declining Value Properties -5% LTV/CLTV (refer to matrix) |
| 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 | | |
| Amortization | 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 |
| | Manufactured Homes | -0.750 | -0.750 | -0.750 | -0.750 | N/A | N/A | | Purch 70% & Refl 65% Max LTV/CLTV |
| | N/A | N/A | N/A | N/A | N/A | N/A | N/A | | |
| Impounds | 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 |
| | 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 | 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 (3x5) | -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 |
| | 1-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 |
| History | 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 |
| | 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 1x30 in last 12 mo | 0.000 | 0.000 | 0.000 | 0.000 | N/A | N/A | | Price as 875 FICO |
| | BRFC ≥ 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 875 FICO |
| ATR-in-Full | | Yes | -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 | | |

| | | | | | | | |
|------------------|--------|---|--------|--------|--------|--------|--------|
| 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% |