



PROGRAM HIGHLIGHTS

Licensed States: AK, AL, AR, AZ, CA, CO, CT, DC, DE, FL, GA, HI, IA, ID, IL, IN, KS, KY, LA, MA, MD, ME, MI, MN, MO, MS, MT, NC, ND, NE, NH, NJ, NM, NV, OH, OK, OR, PA, RI, SC, SD, TN, TX, UT, VA, WA, WI, WV, WY

Owner Occupied & Second Home Loans For All Offered Programs Require Active State Licensing

TURN TIMES (BUSINESS DAYS)

Activity	Purchase	Refinance
Disclosures/CD issuance	1 - 2 days	1 - 2 days
UW Decision	1 - 2 days	1 - 2 days
Condition Review	1 - 2 days	1 - 2 days
Loan Docs	2 - 3 days	2 - 3 days
Funding	1 - 2 days	1 - 2 days

Note: Items submitted/requested after 2pm PST is considered received next business day.

Turn Times are estimates and subject to change without notice.

Turn Times Not Applicable to Entity Vested Originations

Lock Expiration

15 DAY	15 Day Lock available once file is CTC'd
30 DAY	30 Day Lock once Submitted & Appraisal is Paid
45 DAY	45 Day Lock once Submitted & Appraisal is Paid

LOCK CUT OFF IS AT 5 PM

Agency Loan Limits (2026)

# of Units	Contiguous States & Puerto Rico	High Cost Areas	Alaska, Guam, Hawaii & US Virgin Islands
1	\$ 832,750	\$ 1,249,125	\$ 1,249,125
2	\$ 1,066,250	\$ 1,599,375	\$ 1,599,375
3	\$ 1,288,800	\$ 1,933,200	\$ 1,933,200
4	\$ 1,601,750	\$ 2,402,625	\$ 2,402,625

High Balance Limits (by CA County)

Los Angeles	\$ 1,249,125
Orange	\$ 1,249,125
Riverside	\$ 832,750
San Bernardino	\$ 832,750
San Diego	\$ 1,104,000
San Francisco	\$ 1,249,125

FHA Details

FHA Mortgagee Number: 01102-0000-4
 FHA Non-Supervised Lender Title II
 Originate/Service Single-Family Mortgages

VA Details

VA Lender ID Number: 9068890000

PROGRAM LISTING	PAGE
Agency Conforming Fixed / ARM / High Balance	2 - 3
Government Fixed / High Balance	4
Cheese Cake - NonQM Alt Doc & DSCR	5
Funnel Cake - NonQM Alt Doc & DSCR	6
Funnel Cake / Coffee Cake - Credit Event Alt Doc	7
Coffee Cake - NonQM Alt Doc	8
Coffee Cake - DSCR	9
Coffee Cake - Multi Unit Res	10
Pound Cake - DSCR	11
Pound Cake - Multi	12
Bundt Cake - NonQM (O Occ & Non O Occ)	13
Bundt Cake - NonQM (O Occ & Non O Occ)	14
Sponge Cake - NonQM Alt Doc	15
Sponge Cake - DSCR	16
Sponge Cake - Foreign National / DSCR	17
Cup Cake - NonQM Alt Doc O Occ	18
Cup Cake - NonQM Alt Doc Non O Occ	19
Cup Cake - Foreign National / DSCR	20
Velvet Cake - NonQM & DSCR	21
Bundt Cake - Closed End 2nds- HELOANS	22

NonQM Full Doc LoanAmount ≤ \$3m Special	
1st Lien (Excluding Velvet)	-75 bps

NonQM ACH Autopay	
ACH Flag = N	+12.5 bps

LOCKS RECEIVED AFTER 5 PM MAY NOT BE HONORED	
Lender Fees	
Agency	\$1,175
Jumbo & NonQM	\$1,475
FHA / VA	\$1,095
FHA / VA Streamline	\$595
Seconds	\$995
Entity Vesting Additional	\$475

Mortgagee Clause	
Cake Mortgage Corp, ISAOA / ATIMA 19300 Rinaldi St P.O. Box 7035 Porter Ranch, CA 91326	

Announcements	
Federal Holidays (Rescission Not Counted)	
New Year's Day - January 1st, 2026	
Martin Luther King Jr's Birthday - January 19th, 2026	
President's Day - February 16th, 2026	
Memorial Day - May 25th, 2026	
Juneteenth - June 19th, 2026	
Independence Day - July 3rd, 2026	
Labor Day - September 7th, 2026	
Indigenous People's Day - October 12th, 2026	
Veteran's Day - November 11th, 2026	
Thanksgiving Day - November 26th, 2026	
Christmas Day - December 25th, 2026	



AGENCY CONFORMING FIXED (DU/LP)

30 Year Fixed			20 Year Fixed			15 Year Fixed			10 Year Fixed			45 and 60 Day Locks Available Please Contact Lock Desk
AC30		Rate	AC20		Rate	AC15		Rate	AC10		Rate	
15 Day	30 Day	15 Day	15 Day	30 Day	15 Day	15 Day	30 Day	15 Day	15 Day	30 Day	15 Day	
6.750	(2.888)	(2.814)	6.875	(3.033)	(2.948)	6.500	(2.930)	(2.853)	6.375	(2.685)	(2.608)	
6.625	(2.839)	(2.756)	6.750	(2.701)	(2.615)	6.375	(2.659)	(2.582)	6.250	(2.458)	(2.381)	
6.500	(2.638)	(2.555)	6.625	(2.807)	(2.692)	6.250	(2.376)	(2.299)	6.125	(1.983)	(1.938)	
6.490	(2.606)	(2.523)	6.500	(2.488)	(2.372)	6.125	(2.035)	(1.989)	6.000	(1.784)	(1.739)	
6.375	(2.262)	(2.179)	6.375	(2.104)	(1.988)	6.000	(1.772)	(1.724)	5.875	(1.552)	(1.507)	
6.250	(1.833)	(1.750)	6.250	(1.667)	(1.551)	5.875	(1.510)	(1.462)	5.750	(1.305)	(1.260)	
6.125	(1.681)	(1.598)	6.125	(1.796)	(1.680)	5.750	(1.243)	(1.195)	5.625	(1.099)	(1.028)	
6.000	(1.258)	(1.175)	6.000	(1.428)	(1.312)	5.625	(0.959)	(0.910)	5.500	(0.885)	(0.815)	
5.990	(1.201)	(1.118)	5.875	(0.988)	(0.872)	5.500	(0.704)	(0.651)	5.375	(0.654)	(0.584)	
5.875	(0.703)	(0.621)	5.750	(0.514)	(0.398)	5.375	(0.402)	(0.348)	5.250	(0.424)	(0.354)	
5.750	(0.138)	(0.055)	5.625	(0.325)	(0.209)	5.250	(0.096)	(0.042)	5.125	(0.155)	(0.084)	

AGENCY HIGH BALANCE FIXED (DU/LP)

30 Year Fixed			15 Year Fixed			Lock Policy 15 Day Lock - Available once CTC'd 30 Day Lock - File must be submitted and Appraisal must be Paid 45 Day Lock - File must be submitted and Appraisal must be Paid LOCK CUT OFF IS 5 PM Lock Extension: - 2.5 bps per day Max = 2 Extensions (cannot exceed 15 days per request / 30 total days) Re- Lock Fee - Worse Case + 25 bps									
HB30		Rate	HB15		Rate	15 Day	30 Day	15 Day	30 Day	15 Day	30 Day	15 Day	30 Day	15 Day	30 Day
Rate	15 Day	30 Day	Rate	15 Day	30 Day	0.125	0.175	0.250	0.375	0.500	0.750	0.625	0.875	0.750	1.000
6.500	(2.595)	(2.505)	6.375	(0.190)	(0.115)										
6.490	(2.565)	(2.475)	6.250	0.017	0.079										
6.375	(2.220)	(2.131)	6.125	(0.236)	(0.171)										
6.250	(1.793)	(1.705)	6.000	(0.055)	0.010										
6.125	(1.635)	(1.544)	5.875	0.160	0.225										
6.000	(1.216)	(1.127)	5.750	0.376	0.442										
5.990	(1.170)	(1.082)	5.625	0.622	0.687										
5.875	(0.669)	(0.583)	5.500	0.862	0.927										
5.750	(0.108)	(0.025)	5.375	1.171	1.237										

LTV/FICO ADJUSTMENTS (TERM > 15 YEARS FIXED)

PURCHASE	CREDIT SCORE	Purchase - LTV/FICO (Term > 15 Year)									
		≤ 30.00	30.01 - 60.00	60.01 - 70.00	70.01 - 75.00	75.01 - 80.00	80.01 - 85.00	85.01 - 90.00	90.01 - 95.00	>95.00	
	≥ 780	(0.000)	(0.000)	(0.000)	(0.000)	0.375	0.375	0.250	0.250	0.125	
	760-779	(0.000)	(0.000)	(0.000)	0.250	0.625	0.625	0.500	0.500	0.250	
	740-759	(0.000)	(0.000)	0.125	0.375	0.875	1.000	0.750	0.625	0.500	
	720-739	(0.000)	(0.000)	0.250	0.750	1.250	1.250	1.000	0.875	0.750	
	700-719	(0.000)	(0.000)	0.375	0.875	1.375	1.500	1.250	1.125	0.875	
	680-699	(0.000)	(0.000)	0.625	1.125	1.750	1.875	1.500	1.375	1.125	
	660-679	(0.000)	(0.000)	0.750	1.375	1.875	2.125	1.750	1.625	1.250	
	640-659	(0.000)	(0.000)	1.125	1.500	2.250	2.500	2.000	1.875	1.500	
	≤ 639	(0.000)	0.125	1.500	2.125	2.750	2.875	2.625	2.250	1.750	
RATE/TM REFINANCE	CREDIT SCORE	Rate/Term Refinance - LTV/FICO (Term > 15 Years)									
		≤ 30.00	30.01 - 60.00	60.01 - 70.00	70.01 - 75.00	75.01 - 80.00	80.01 - 85.00	85.01 - 90.00	90.01 - 95.00	>95.00	
	≥ 780	(0.000)	(0.000)	(0.000)	0.125	0.500	0.625	0.500	0.375	0.375	
	760-779	(0.000)	(0.000)	0.125	0.375	0.875	1.000	0.750	0.625	0.500	
	740-759	(0.000)	(0.000)	0.250	0.750	1.125	1.375	1.125	1.000	0.875	
	720-739	(0.000)	(0.000)	0.500	1.000	1.625	1.750	1.500	1.250	1.000	
	700-719	(0.000)	(0.000)	0.625	1.250	1.875	2.125	1.750	1.625	1.250	
	680-699	(0.000)	(0.000)	0.875	1.625	2.250	2.500	2.125	1.750	1.250	
	660-679	(0.000)	0.125	1.125	1.875	2.500	2.750	2.375	2.125	1.625	
	640-659	(0.000)	0.250	1.375	2.125	2.875	3.000	2.625	2.375	1.875	
	≤ 639	(0.000)	0.375	1.750	2.500	3.500	3.875	3.625	3.250	2.500	
CASH-OUT REFINANCE	CREDIT SCORE	Cash-out Refinance Loans									
		≤ 30.00	30.01 - 60.00	60.01 - 70.00	70.01 - 75.00	75.01 - 80.00	80.01 - 85.00	85.01 - 90.00	90.01 - 95.00	>95.00	
	≥ 780	0.375	0.375	0.625	0.875	1.375	NA	NA	NA		
	760-779	0.375	0.375	0.875	1.250	1.875	NA	NA	NA		
	740-759	0.375	0.375	1.000	1.625	2.375	NA	NA	NA		
	720-739	0.375	0.500	1.375	2.000	2.750	NA	NA	NA		
	700-719	0.375	0.500	1.625	2.625	3.250	NA	NA	NA		
	680-699	0.375	0.625	2.000	2.875	3.750	NA	NA	NA		
	660-679	0.375	0.875	2.750	4.000	4.750	NA	NA	NA		
	640-659	0.375	1.375	3.125	4.625	5.125	NA	NA	NA		
	≤ 639	0.375	1.375	3.375	4.875	5.125	NA	NA	NA		
ADDITIONAL LLPA PURCHASE & RATE/TM REFINANCE	Loan Feature	Additional LLPAs - Purchase & Rate/Term Refinance									
		≤ 30.00	30.01 - 60.00	60.01 - 70.00	70.01 - 75.00	75.01 - 80.00	80.01 - 85.00	85.01 - 90.00	90.01 - 95.00	>95.00	
	ARM	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	0.250	0.250	
	Condo	(0.000)	(0.000)	0.125	0.125	0.750	0.750	0.750	0.750	0.750	
	Investment Property	1.125	1.125	1.625	2.125	3.375	4.125	4.125	4.125	4.125	
	Second Home	1.125	1.125	1.625	2.125	3.375	4.125	4.125	4.125	4.125	
	Manufactured Home	0.700	0.700	0.700	0.700	0.700	0.700	0.700	0.700	0.700	
	Two- to four-unit property	(0.000)	(0.000)	0.375	0.375	0.625	0.625	0.625	0.625	0.625	
	High-balance fixed - rate	0.500	0.500	0.750	0.750	1.000	1.000	1.000	1.000	1.000	
	High-balance ARM	1.250	1.250	1.500	1.500	2.500	2.500	2.500	2.500	2.500	
	Subordinate financing	0.625	0.625	0.625	0.875	1.125	1.125	1.125	1.125	1.125	
	DTI Ratio > 40%	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	
ADDITIONAL LLPA CASH-OUT REFINANCE	Loan Feature	Additional LLPAs - Cash-out Refinances									
		≤ 30.00	30.01 - 60.00	60.01 - 70.00	70.01 - 75.00	75.01 - 80.00	80.01 - 85.00	85.01 - 90.00	90.01 - 95.00	>95.00	
	ARM	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA	NA	NA	
	Condo	(0.000)	(0.000)	0.125	0.125	0.750	NA	NA	NA	NA	
	Investment Property	1.125	1.125	1.625	2.125	3.375	NA	NA	NA	NA	



ADDITIONAL LOAN LEVEL PRICE ADJUSTMENTS

CREDIT SCORE		LLPA	LTV		LLPA	OTHER			LLPA			
≥= 780		(0.000)	≤ 30.00			(0.000)	INVESTMENT PROPERTY			0.200		
760-779		(0.000)	30.01 - 60.00			(0.000)	SECOND HOME			0.200		
740-759		(0.000)	60.01 - 70.00			(0.000)	MANUFACTURED			1.000		
720-739		(0.000)	70.01 - 75.00			(0.000)						
700-719		(0.000)	75.01 - 80.00			(0.000)						
680-699		0.030	80.01 - 85.00			(0.000)						
660-679		0.030	85.01 - 90.00			(0.000)						
640-659		0.070	90.01 - 95.00			0.050						
620-639		0.150	>95.00			0.050						
STATE ESCROW ADJUSTMENT	STATE	ESCROW	NON-ESCROW	STATE	ESCROW	NON-ESCROW	LOAN AMOUNT ADJUSTMENT			20-30 YR		
	AK	-0.086	-0.016	MT	-0.043	0.027	LLPA	LLPA	0.080	0.230		
	AL	-0.084	-0.014	NC	-0.090	0.020	174999 - 199999		0.060	0.210		
	AR	-0.080	0.010	ND	-0.051	0.019	199999 - 224999		0.050	0.200		
	AZ	-0.013	0.087	NE	-0.075	-0.005	224999 - 249999		0.030	0.180		
	CA	0.040	0.140	NH	-0.065	0.045	249999 - 274999		0.030	0.180		
	CO	-0.023	0.077	NJ	-0.029	0.041	274999 - 299999		0.020	0.170		
	CT	-0.065	0.015	NM	-0.061	0.009	299999 - 324999		0.110	0.160		
	DC	-0.061	0.009	NV	0.019	0.109	324999 - 349999		0.100	0.150		
	DE	-0.101	0.009	OH	-0.060	0.010	349999 - 374999		0.100	0.150		
	FL	-0.094	-0.024	OK	-0.115	-0.008	374999 - 399999		0.100	0.150		
	GA	-0.064	0.006	OR	-0.073	0.027	399999 - 424999		0.090	0.140		
	HI	-0.061	0.049	PA	-0.092	-0.022	424999 - 449999		0.090	0.140		
	IA	-0.065	0.005	RI	-0.043	0.027	449999 - 474999		0.140	0.140		
	ID	-0.013	0.087	SC	-0.078	-0.008	474999 - 499999		0.130	0.130		
	IL	-0.072	0.038	SD	-0.060	0.010	499999 - 524999		0.110	0.110		
	IN	-0.067	0.043	TN	-0.084	-0.014	524999 - 549999		0.110	0.110		
	KS	-0.060	0.010	TX	-0.095	-0.024	549999 - 574999		0.110	0.110		
	KY	-0.088	-0.018	UT	-0.026	0.044	574999 - 832750		0.100	0.100		
	LA	-0.082	-0.012	VA	-0.065	0.005	832750 - Max		0.250	0.250		
	MA	-0.033	0.057	WA	-0.036	0.054						
	MD	-0.052	0.038	WI	-0.073	-0.003	SPEC DETAILS					
	ME	-0.063	0.007	WV	-0.069	0.001						
	MI	-0.070	0.040	WY	-0.058	0.012						
ADDITIONAL SPEC PRICING	RATE	Max 85k	Max 110k	Max 125k	Max 150k	Max 175k	Max 200k	Max 225k	Max 250k	Investment	Second Home	Fico<700
	7.625	(2.213)	(1.974)	(1.748)	(1.548)	(1.264)	(0.977)	(0.907)	(0.705)	(0.733)	(0.486)	(0.000)
	7.5	(2.155)	(1.916)	(1.698)	(1.498)	(1.216)	(0.951)	(0.881)	(0.682)	(0.699)	(0.451)	(0.000)
	7.49	(2.155)	(1.916)	(1.698)	(1.498)	(1.216)	(0.951)	(0.881)	(0.682)	(0.699)	(0.451)	(0.000)
	7.375	(2.109)	(1.869)	(1.657)	(1.457)	(1.178)	(0.945)	(0.874)	(0.676)	(0.690)	(0.442)	(0.000)
	7.25	(2.059)	(1.820)	(1.612)	(1.412)	(1.137)	(0.926)	(0.855)	(0.660)	(0.665)	(0.418)	(0.000)
	7.125	(1.977)	(1.738)	(1.536)	(1.336)	(1.065)	(0.870)	(0.800)	(0.612)	(0.592)	(0.345)	(0.000)
	7	(1.897)	(1.658)	(1.460)	(1.260)	(1.005)	(0.811)	(0.741)	(0.561)	(0.514)	(0.299)	(0.000)
	6.99	(1.897)	(1.658)	(1.460)	(1.260)	(1.005)	(0.811)	(0.741)	(0.561)	(0.514)	(0.299)	(0.000)
	6.875	(1.858)	(1.619)	(1.412)	(1.212)	(0.977)	(0.782)	(0.712)	(0.536)	(0.476)	(0.280)	(0.000)
	6.75	(1.838)	(1.599)	(1.372)	(1.172)	(0.956)	(0.746)	(0.675)	(0.504)	(0.427)	(0.272)	(0.000)
	6.625	(1.545)	(1.333)	(1.168)	(0.984)	(0.899)	(0.667)	(0.596)	(0.476)	(0.509)	(0.416)	(0.000)
	6.5	(1.480)	(1.268)	(1.086)	(0.919)	(0.838)	(0.626)	(0.556)	(0.441)	(0.455)	(0.363)	(0.000)
	6.49	(1.480)	(1.268)	(1.086)	(0.919)	(0.838)	(0.626)	(0.556)	(0.441)	(0.455)	(0.363)	(0.000)
	6.375	(1.435)	(1.223)	(1.006)	(0.856)	(0.779)	(0.583)	(0.513)	(0.404)	(0.398)	(0.306)	(0.000)
	6.25	(1.408)	(1.195)	(0.975)	(0.825)	(0.750)	(0.563)	(0.492)	(0.386)	(0.371)	(0.278)	(0.000)
	6.125	(1.390)	(1.178)	(0.954)	(0.804)	(0.731)	(0.547)	(0.477)	(0.373)	(0.351)	(0.258)	(0.000)
	6	(1.324)	(1.112)	(0.896)	(0.746)	(0.676)	(0.489)	(0.419)	(0.322)	(0.274)	(0.181)	(0.000)
	5.99	(1.324)	(1.112)	(0.896)	(0.746)	(0.676)	(0.489)	(0.419)	(0.322)	(0.274)	(0.181)	(0.000)
	5.875	(1.286)	(1.074)	(0.860)	(0.710)	(0.643)	(0.455)	(0.385)	(0.293)	(0.230)	(0.137)	(0.000)
	5.75	(1.252)	(1.040)	(0.828)	(0.678)	(0.613)	(0.425)	(0.355)	(0.267)	(0.190)	(0.097)	(0.000)
	5.625	(1.047)	(0.887)	(0.760)	(0.685)	(0.595)	(0.408)	(0.314)	(0.211)	(0.198)	(0.105)	(0.000)
	5.5	(1.068)	(0.908)	(0.780)	(0.705)	(0.614)	(0.427)	(0.333)	(0.227)	(0.223)	(0.130)	(0.000)
	5.49	(1.068)	(0.908)	(0.780)	(0.705)	(0.614)	(0.427)	(0.333)	(0.227)	(0.223)	(0.130)	(0.000)
	5.375	(1.098)	(0.938)	(0.808)	(0.733)	(0.640)	(0.453)	(0.359)	(0.250)	(0.257)	(0.165)	(0.000)
	5.25	(1.073)	(0.914)	(0.785)	(0.710)	(0.619)	(0.431)	(0.338)	(0.232)	(0.229)	(0.136)	(0.000)



GOVERNMENT - FHA / VA

FHA 30 Year Fixed FHA30				VA 30 Year Fixed VA30				Price Adjustment			
Rate	15 Day	30 Day	45 Day	Rate	15 Day	30 Day	45 Day				
6.500	(3.188)	(3.136)	(3.052)	6.500	(3.035)	(2.982)	(2.898)	Below \$50,000		1.000	
6.375	(2.656)	(2.604)	(2.520)	6.375	(2.566)	(2.513)	(2.430)	\$50,000 - \$149,999		0.150	
6.250	(2.386)	(2.334)	(2.250)	6.250	(2.421)	(2.368)	(2.285)	\$150,000 - \$249,999		0.050	
6.125	(2.281)	(2.237)	(2.170)	6.125	(2.252)	(2.208)	(2.141)	\$250,000 - \$349,999		(0.000)	
6.000	(2.028)	(1.984)	(1.917)	6.000	(1.874)	(1.830)	(1.763)	\$350,000 - \$499,999		(0.025)	
5.990	(1.934)	(1.890)	(1.823)	5.990	(1.780)	(1.736)	(1.669)	\$500,000 - \$766,558		(0.040)	
5.875	(1.581)	(1.538)	(1.471)	5.875	(1.490)	(1.446)	(1.379)	\$766,551 - \$999,999 (High Balance Product)		0.050	
5.750	(1.260)	(1.217)	(1.150)	5.750	(1.170)	(1.126)	(1.059)	\$1,000,000 - \$1,499,999 (High Balance Product)		0.100	
5.625	(0.959)	(0.891)	(0.807)	5.625	(0.930)	(0.862)	(0.778)	\$1,500,000 - \$2,000,000 (High Balance Product)		0.200	
5.500	(0.720)	(0.652)	(0.569)	5.500	(0.692)	(0.624)	(0.540)	Manufactured Homes / Modular		0.625	
5.375	(0.260)	(0.192)	(0.109)	5.375	(0.232)	(0.164)	(0.080)	2-4 Unit		0.500	
FHA 30 Year High Balance FHA30HB				FHA 15 Year FHA15				AUS Refer / Manual Underwriting		(0.000)	
Rate				Rate				VA High Balance Product (Based on FHA High Balance Product)		(0.000)	
6.625	(2.256)	(2.204)	(2.120)	5.750	(1.584)	(1.550)	(1.450)	Term 20-24 Year		0.250	
6.500	(1.938)	(1.886)	(1.802)	5.625	(1.890)	(1.883)	(1.783)	Non-Owner		1.000	
6.375	(1.656)	(1.604)	(1.520)	5.500	(1.484)	(1.477)	(1.377)	Cashout		0.250	
6.250	(1.386)	(1.334)	(1.250)	5.375	(1.050)	(1.044)	(0.943)	Refinance		(0.000)	
6.125	(1.406)	(1.362)	(1.295)	5.250	(0.604)	(0.597)	(0.497)	Purchase		(0.000)	
6.000	(1.153)	(1.109)	(1.042)	5.125	(1.025)	(0.983)	(0.874)	90+ LTV VA Cashout		1.500	
5.990	(1.059)	(1.015)	(0.948)	5.000	(0.572)	(0.530)	(0.422)	VA IRRRL (CURRENTLY NOT AVAILABLE)		(0.000)	
5.875	(0.956)	(0.913)	(0.846)	4.990	(0.530)	(0.488)	(0.379)				
5.750	(0.635)	(0.592)	(0.525)	4.875	(0.108)	(0.066)	0.043	Relocks - Worst Case Pricing + 0.125			

FICO / STATE ADJUSTMENTS

FHA/VA Full Doc	FHA Streamline	VA IRRRL	
740+ (0.100)	740+ (0.100)	740+ (0.100)	
700-739 (0.050)	700-739 (0.050)	700-739 (0.050)	
680-699 (0.000)	680-699 (0.000)	680-699 (0.000)	
660-679 0.050	660-679 0.050	660-679 0.050	Lock Policy
640-659 0.100	640-659 0.100	640-659 0.100	15 Day Lock - Available once CTC'd
620-639 0.150	620-639 0.150	620-639 0.150	30 Day Lock - File must be submitted and Appraisal must be Paid
600-619 0.450	600-619 0.450	600-619 0.450	45 Day Lock - File must be submitted and Appraisal must be Paid
580-599 0.625	580-599 0.625	580-599 0.625	LOCK CUT OFF IS 5 PM
<580 4.000	<580 4.000	<580 4.000	Lock Extension Policy
No-FICO Mortgage Only 4.000	No-FICO Mortgage Only 4.000	No-FICO Mortgage Only 4.000	- 2.5bps a day
Credit Qualifying (0.000)			Cannot exceed 15 days per request
			Cannot exceed 30 total days

State Price Adjustment

AK	AL	AR	AZ	CA	CO	DC	DE	FL	GA	IA	ID	IL	IN	KS
(0.028)	(0.027)	(0.053)	0.066	0.098	0.002	0.060	0.026	(0.084)	(0.058)	(0.033)	0.075	(0.058)	0.011	(0.014)
KY	LA	MA	MD	ME	MN	MS	MT	NC	ND	NE	NH	NJ	NM	
(0.056)	(0.053)	0.033	0.184	0.064	(0.056)	0.004	(0.036)	0.017	(0.018)	(0.013)	0.002	(0.013)	(0.021)	0.031
NV	OH	OK	OR	PA	RI	SC	SD	TN	TX	VA	WA	WI	WV	WY
0.100	(0.017)	(0.085)	0.144	(0.053)	0.020	(0.016)	(0.013)	(0.015)	(0.151)	0.046	0.048	(0.071)	0.040	0.039



CHEESE CAKE - NonQM ALT DOC

Note Rate	5/6 ARM	7/6 ARM	30 Yr Fixed	Pricing Adjustments - FICO LTV									
				Credit Score	≤ 50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	
9.375	(6.344)	(6.344)	(6.344)	760+	(1.250)	(1.250)	(1.2500)	(0.8750)	(0.6250)	(0.1250)	0.1250	1.2500	
9.250	(6.219)	(6.219)	(6.219)	740 - 759	(1.1250)	(1.1250)	(1.1250)	(0.7500)	(0.5000)	(0.0000)	0.3750	1.5000	
9.125	(6.094)	(6.094)	(6.094)	720 - 739	(1.0000)	(1.0000)	(1.0000)	(0.6250)	(0.2500)	0.5000	1.0000	2.2500	
9.000	(5.969)	(5.969)	(5.969)	700 - 719	(0.8750)	(0.8750)	(0.8750)	(0.5000)	0.2500	1.0000	1.5000	NA	
8.875	(5.844)	(5.844)	(5.844)	680 - 699	(0.6250)	(0.2500)	(0.0000)	0.5000	0.8750	2.0000	2.5000	NA	
8.750	(5.719)	(5.719)	(5.719)	660 - 679	0.1250	0.2500	0.7500	1.1250	1.8750	NA	NA	NA	
8.625	(5.469)	(5.469)	(5.469)	Additional Loan Level Price Adjustment									
8.500	(5.219)	(5.219)	(5.219)	Loan Parameters	≤ 50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	
8.375	(4.969)	(4.969)	(4.969)	12 Mnth Bank Statement	(0.0000)	(0.0000)	(0.0000)	(0.0000)	(0.0000)	(0.0000)	(0.0000)	0.2500	
8.250	(4.719)	(4.719)	(4.719)	24 Mnth CPA P&L	0.2500	0.2500	0.2500	0.2500	0.2500	0.6250	1.0000	NA	
8.125	(4.469)	(4.469)	(4.469)	12 Mnth CPA P&L	0.5000	0.5000	0.5000	0.5000	0.5000	0.8750	1.5000	NA	
8.000	(4.219)	(4.219)	(4.219)	Asset Utilization/Depletion	(0.0000)	(0.0000)	(0.0000)	0.2500	0.2500	0.2500	0.5000	NA	
7.875	(3.969)	(3.969)	(3.969)	WVOE	(0.0000)	(0.0000)	(0.0000)	0.2500	0.2500	0.2500	1.0000	NA	
7.750	(3.719)	(3.719)	(3.719)	Cash Out ≥ 700	0.5000	0.5000	0.5000	0.5000	0.7500	1.0000	1.5000	NA	
7.625	(3.469)	(3.469)	(3.469)	Cash Out < 700	0.5000	0.5000	0.7500	1.0000	1.5000	2.5000	NA	NA	
7.490	(3.219)	(3.219)	(3.219)	Cash Out Refi	0.5000	0.5000	0.5000	0.5000	0.5000	0.5000	0.5000	NA	
7.375	(2.969)	(2.969)	(2.969)	40 Yr Fixed IO	(0.0000)	(0.0000)	(0.0000)	0.2500	0.2500	0.5000	0.5000	NA	
7.250	(2.719)	(2.719)	(2.719)	Interest Only	(0.0000)	(0.0000)	0.2500	0.2500	0.3750	0.5000	0.5000	NA	
7.125	(2.375)	(2.375)	(2.375)	Condo	(0.0000)	(0.0000)	0.2500	0.2500	0.3750	0.5000	0.5000	0.7500	
6.990	(1.969)	(1.969)	(1.969)	Condotel	1.5000	1.5000	1.5000	1.5000	1.5000	2.0000	NA	NA	
6.875	(1.469)	(1.469)	(1.469)	Non-Warrantable Condo	(0.0000)	(0.0000)	0.5000	0.5000	0.6250	0.7500	1.0000	NA	
6.750	(0.844)	(0.844)	(0.844)	2-4 Unit	0.2500	0.2500	0.2500	0.2500	0.3750	0.5000	0.5000	NA	
6.625	(0.219)	(0.219)	(0.219)	Second Home	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	0.5000	NA	
6.490	0.406	0.406	0.406	Investor	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	0.5000	NA	
6.375	1.031	1.031	1.031	DTI > 45	(0.0000)	(0.0000)	(0.0000)	(0.0000)	(0.0000)	(0.0000)	0.2500	0.5000	
6.250	1.656	1.656	1.656	1x30 in 12 Mo	0.5000	0.5000	0.5000	0.5000	0.5000	0.5000	1.0000	NA	
6.125	2.281	2.281	2.281	Credit Event <48 Months	0.5000	0.5000	1.0000	1.0000	1.0000	1.5000	2.7500	NA	
				Loan Amount < \$150K	0.2500	0.2500	0.2500	0.2500	0.5000	0.5000	0.5000	NA	
				Loan Amount > \$1.5MM	(0.0000)	(0.0000)	(0.0000)	(0.0000)	(0.0000)	(0.0000)	(0.0000)	0.5000	
				Loan Amount > \$2MM	0.2500	0.2500	0.3750	0.5000	0.5000	0.5000	1.0000	NA	
				Escrow Waiver	(0.0000)	(0.0000)	(0.0000)	(0.0000)	(0.0000)	(0.0000)	(0.0000)	NA	
				Max Pricing									
				Overall Max Price	(1.500)	Short Term Rental	0.5000	0.5000	0.5000	0.7500	1.2500	1.5000	NA
				w/60 Mos PPP	(1.500)	Prepayment 60 Months	(0.6250)	(0.6250)	(0.6250)	(0.6250)	(0.6250)	(0.6250)	(0.6250)
				w/48 Mos PPP	(1.500)	Prepayment 48 Months	(0.3750)	(0.3750)	(0.3750)	(0.3750)	(0.3750)	(0.3750)	(0.3750)
				w/36 Mos PPP	(1.500)	Prepayment 36 Months	(0.0000)	(0.0000)	(0.0000)	(0.0000)	(0.0000)	(0.0000)	(0.0000)
				w/24 Mos PPP	(1.500)	Prepayment 24 Months	0.3750	0.3750	0.3750	0.3750	0.3750	0.3750	0.3750
				w/12 Mos PPP	(1.000)	Prepayment 12 Months	0.7500	0.7500	0.7500	0.7500	0.7500	0.7500	0.7500
				No PPP	(0.000)	No Prepayment	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
				PPP Type	NY	0.5000	0.5000	0.5000	0.5000	0.5000	0.5000	0.5000	
				6mo interest	ARM	Index	Cap	Reset	Margin - Owner/2nd	Margin - Investment			
				Lock Extension (Max 30 days)	5/6mo	SOFR 30 Day Avg	2/1/5	6MO	3.75%	6.00%			
				1-15 Days	2 bps per day	7/6mo	SOFR 30 Day Avg	5/1/5	6MO	3.75%	6.00%		

CHEESE CAKE - DSCR

Note Rate	5/6 ARM	7/6 ARM	30 Yr Fixed	Pricing Adjustments - FICO LTV									
				Credit Score	≤ 50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	
8.500	(6.344)	(6.344)	(6.344)	760+	(1.750)	(1.500)	(1.375)	(1.000)	(0.500)	(0.125)	1.000	NA	
8.375	(6.094)	(6.094)	(6.094)	740 - 759	(1.500)	(1.250)	(1.125)	(0.875)	(0.375)	0.750	1.500	NA	
8.250	(5.844)	(5.844)	(5.844)	720 - 739	(1.375)	(1.000)	(0.875)	(0.625)	(0.125)	0.875	2.250	NA	
8.125	(5.594)	(5.594)	(5.594)	700 - 719	(1.000)	(0.750)	(0.375)	0.125	0.625	1.500	3.250	NA	
8.000	(5.281)	(5.281)	(5.281)	Foreign National	0.875	1.375	1.500	1.875	2.250	NA	NA	NA	
7.875	(4.969)	(4.969)	(4.969)	Additional Loan Level Price Adjustment									
7.750	(4.656)	(4.656)	(4.656)	Loan Parameters	≤ 50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	
7.625	(4.344)	(4.344)	(4.344)	DSCR ≥ 1.250	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.000)	NA	
7.490	(4.031)	(4.031)	(4.031)	DSCR 0.80 - 0.99	0.500	0.500	0.500	0.750	1.250	2.000	NA	NA	
7.375	(3.656)	(3.656)	(3.656)	Cash Out ≥ 700	0.500	0.500	0.500	0.500	0.750	1.000	NA	NA	
7.250	(3.281)	(3.281)	(3.281)	Cash Out Refi	0.5000	0.5000	0.5000	0.5000	0.5000	0.5000	0.5000	NA	
7.125	(2.844)	(2.844)	(2.844)	Condo	(0.000)	(0.000)	(0.000)	(0.000)	0.250	0.250	0.500	NA	
6.990	(2.344)	(2.344)	(2.344)	Condotel	1.500	1.500	1.500	1.500	1.500	2.000	NA	NA	
6.875	(1.719)	(1.719)	(1.719)	Non-Warrantable Condo	(0.000)	0.250	0.250	0.250	0.500	0.500	NA	NA	
6.750	(1.094)	(1.094)	(1.094)	2 - 4 Units	0.250	0.250	0.250	0.250	0.250	0.500	1.000	NA	
6.625	(0.469)	(0.469)	(0.469)	40 Yr Fixed IO	(0.000)	(0.000)	(0.000)	0.250	0.250	0.250	0.250	NA	
6.490	0.156	0.156	0.156	Interest Only	(0.000)	(0.000)	(0.000)	0.250	0.500	0.750	1.000	NA	
6.375	0.781	0.781	0.781	1x30 in 12 Mo	0.500	0.500	0.500	0.500	0.500	0.500	0.500	NA	
6.250	1.406	1.406	1.406	Credit Event <48 Months	0.500	0.500	1.000	1.000	1.000	1.500	NA	NA	
6.125	2.031	2.031	2.031	Loan Amount < \$150K	0.2500	0.2500	0.2500	0.2500	0.5000	0.5000	0.5000	NA	
5.990	2.781	2.781	2.781	Loan Amount > \$1.5MM	0.250	0.250	0.250	0.250	0.250	0.250	0.500	NA	
5.875	3.531	3.531	3.531	Loan Amount > \$2MM	0.250	0.250	0.500	0.750	1.000	NA	NA	NA	
5.750	4.281	4.281	4.281	Escrow Waiver	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	
				Prepayment 60 Months	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	NA	
				Prepayment 48 Months	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	NA	
				Prepayment 36 Months	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	
				Prepayment 24 Months	0.500	0.500	0.500	0.500	0.500	0.500	0.500	NA	
				Prepayment 12 Months	1.250	1.250	1.250	1.250	1.250	1.250	1.250	NA	
				No Prepayment	1.500	1.500	1.500	1.500	1.500	1.500	1.500	NA	
				NY	0.500	0.500	0.500	0.500	0.500	0.500	0.500	NA	
				6mo interest	ARM	Index	Cap	Reset	Margin - Owner/2nd	Margin - Investment			
				Lock Extension (Max 30 days)	5/6mo	SOFR 30 Day Avg	2/1/5	6MO	NA	6.00%			
				1-15 Days	2 bps per day	7/6mo	SOFR 30 Day Avg	5/1/5	6MO	NA	6.00%		



FUNNEL CAKE - NonQM FULL/ALT DOC (BANK STATEMENT/1099/P/L/Asset Utilization)																					
5/6 ARM		30 YEAR FIXED		PRICE ADJUSTMENTS - FICO X LTV																	
30 Day (3 Yr Prepay)		30 Day (3 Yr Prepay)		DOCUMENT		≤ 55%		55.01 - 60%		60.01 - 65%		65.01 - 70%		70.01 - 75%		75.01 - 80%		80.01 - 85%		85.01 - 90%	
11.250	(9.565)	11.250	(9.515)	Full Doc/Asset Utilization	780+	(0.750)	(0.750)	(0.625)	(0.500)	(0.375)	(0.000)	1.375	4.625								
11.125	(9.415)	11.125	(9.365)		760-779	(0.750)	(0.625)	(0.625)	(0.500)	(0.375)	(0.000)	1.25	4.750								
10.990	(9.265)	10.990	(9.215)		740-759	(0.625)	(0.500)	(0.500)	(0.375)	(0.250)	(0.000)	2.00	5.250								
10.875	(9.115)	10.875	(9.065)		720-739	(0.500)	(0.375)	(0.375)	(0.250)	(0.000)	(0.000)	0.750	2.750	6.000							
10.750	(8.965)	10.750	(8.915)		700-719	(0.125)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	1.250	4.000	NA							
10.625	(8.815)	10.625	(8.765)		680-699	0.125	0.250	0.500	0.875	1.500	2.500	6.250	NA								
10.500	(8.665)	10.500	(8.615)		660-679	0.500	0.750	1.125	1.625	2.500	5.000	NA	NA	NA							
10.375	(8.515)	10.375	(8.465)	12/24 Month Bank Statements/P/L&L/1099	780+	(0.750)	(0.750)	(0.625)	(0.500)	(0.375)	(0.000)	1.500	4.875								
10.250	(8.315)	10.250	(8.265)		760-779	(0.750)	(0.625)	(0.625)	(0.500)	(0.375)	(0.000)	1.625	5.000								
10.125	(8.065)	10.125	(8.015)		740-759	(0.625)	(0.500)	(0.500)	(0.375)	(0.250)	(0.000)	2.125	5.500								
9.990	(7.815)	9.990	(7.765)		720-739	(0.500)	(0.375)	(0.375)	(0.250)	(0.000)	(0.000)	0.875	3.000	6.250							
9.875	(7.565)	9.875	(7.515)		700-719	(0.125)	(0.125)	(0.000)	(0.000)	(0.000)	(0.000)	1.250	4.250	NA							
9.750	(7.315)	9.750	(7.265)		680-699	0.125	0.250	0.500	0.875	1.500	2.500	6.500	NA								
9.625	(7.065)	9.625	(7.015)		660-679	0.500	0.750	1.125	1.625	2.500	5.250	NA	NA	NA							
9.500	(6.815)	9.500	(6.765)	P&L	All P&L **	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	NA	NA	NA	NA	NA	NA		
9.375	(6.565)	9.375	(6.515)		1 Year P&L & FICO 660+ **	0.750	0.750	0.750	0.750	0.750	0.750	0.750	0.750	NA	NA	NA	NA	NA	NA		
9.250	(6.315)	9.250	(6.265)	** In addition to FICO X LTV LPAs **												PRICE ADJUSTMENTS - OTHER					
9.125	(6.065)	9.125	(6.015)	Product	Interest Only	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	NA	NA	NA	NA	NA	NA		
8.990	(5.815)	8.990	(5.765)		< 150,000	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.125	2.375						
8.875	(5.565)	8.875	(5.515)		< 250,000	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.500	0.750	1.000					
8.750	(5.315)	8.750	(5.265)		> 500,000	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.000)	(0.000)						
8.625	(5.065)	8.625	(5.015)		> 1,500,000	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.000)	NA						
8.500	(4.815)	8.500	(4.765)		> 2,000,000	0.250	0.250	0.250	0.375	0.500	0.500	0.500	0.500	NA	NA	NA					
8.375	(4.565)	8.375	(4.515)		> 3,000,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA						
8.250	(4.315)	8.250	(4.265)	Loan Amount	Asset Utilization	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	NA	NA	NA	NA	NA	NA		
8.125	(4.065)	8.125	(4.015)		Cash-Out FICO >= 720	0.250	0.250	0.250	0.375	0.625	1.125	NA	NA								
7.990	(3.815)	7.990	(3.765)		Cash-Out FICO < 720	0.250	0.250	0.250	0.500	1.000	1.250	NA	NA								
7.875	(3.565)	7.875	(3.515)		Cash-Out Refi	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	NA	NA						
7.750	(3.315)	7.750	(3.265)		Second Home	(0.000)	(0.000)	0.125	0.375	0.500	0.750	1.000	1.000	NA							
7.625	(3.040)	7.625	(2.990)		Investor	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	1.000	NA						
7.500	(2.790)	7.500	(2.740)		2-4 Units	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	1.000	NA						
7.375	(2.465)	7.375	(2.415)	Other	Condo	0.125	0.125	0.125	0.250	0.250	0.250	0.250	0.250	0.250	0.500	0.750	1.000	NA			
7.250	(2.090)	7.250	(2.040)		Non-Warrantable	0.750	0.750	0.750	0.750	0.750	0.750	0.750	0.750	NA	NA						
7.125	(1.690)	7.125	(1.640)		DTI > 43%	(0.000)	(0.000)	0.125	0.125	0.125	0.125	0.125	0.125	0.250	0.500	0.750	NA				
6.990	(1.315)	6.990	(1.265)		DTI > 50%	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	NA	NA					
6.875	(0.865)	6.875	(0.815)		NY	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500			
6.750	(0.415)	6.750	(0.365)		FL / TX	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	0.250	0.375			
6.625	0.135	6.625	0.185		Escrow Waiver	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250			
6.500	0.735	6.500	0.785	TERM	Short Term Rental	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	1.250	1.500	NA	NA				
6.375	1.510	6.375	1.560		ARM Features	----->															
MAX PRICE TIERS														ARM FEATURES							
LOAN AMOUNT														5/6 ARM							
\$ ≤ \$1,500,000														6.00%							
\$ ≤ \$2,000,000														CAPS				2 / 1 / 5	NA		
\$ ≤ \$3,000,000														INDEX				SOFR 3D	NA		
\$ ≤ \$3,500,000														FLOOR				6.00%	NA		
See Matrix for Details														Qualifying Rate : Max (Fully Indexed, Note Rate)							

PPP INVESTOR ONLY | PPP TYPE: 5 Yr = 5/4/3/1%, 4 Yr = 5/4/3/2%, 3 Yr = 5/4/3%, 2 Yr = 3/3%, 1 Yr = 3%

****Max Price Before Compensation****

FUNNEL CAKE - DSCR

5/6 ARM		30 YEAR FIXED		PRICE ADJUSTMENTS - FICO X LTV															
30 Day (3 Yr Prepay)		30 Day (3 Yr Prepay)		DSCR		≤ 50%		50.01 - 55%		55.01 - 60%		60.01 - 65%		65.01 - 70%		70.01 - 75%		75.01 - 80%	
9.500	(8.593)	9.500	(8.593)	Fico x LTV	780 +	(1.000)	(0.750)	(0.625)	(0.500)	(0.125)	0.250	0.750	NA						
9.375	(8.405)	9.375	(8.405)		760 - 779	(0.875)	(0.750)	(0.625)	(0.500)	(0.125)	0.250	1.125	NA						
9.250	(8.218)	9.250	(8.218)		740 - 759	(0.750)	(0.625)	(0.500)	(0.375)	0.125	0.500	1.500	NA						
9.125	(8.030)	9.125	(8.030)		720 - 739	(0.625)	(0.500)	(0.375)	(0.125)	0.375	0.875	1.875	NA						
8.990	(7.764)	8.990	(7.764)		700 - 719	(0.250)	(0.125)	(0.000)	0.250	1.000	1.500	2.625	NA						
8.875	(7.499)	8.875	(7.499)		680 - 699	(0.000)	0.250	0.500	0.750	1.625	2.500	NA	NA						
8.750	(7.218)	8.750	(7.218)		660 - 679	0.500	0.750	1.000	1.250	2.125	3.750	NA	NA						
8.625	(6.936)	8.625	(6.936)		640 - 659	2.500	2.750	3.000	3.375	3.875	NA	NA	NA						
8.500	(6.655)	8.500	(6.655)		620 - 639	NA	NA	NA	NA	NA	NA	NA	NA						
8.375	(6.355)	8.375	(6.355)		Foreign National	2.000	2.250	2.750	3.250	4.000	NA	NA	NA						
8.250	(6.055)	8.250	(6.055)	(Refer matrix for max LTV)	DSCR ≥ 1.25	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	NA						
8.125	(5.715)	8.125	(5.715)		DSCR 1.15 - 1.24	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	NA						
7.990	(5.340)	7.990	(5.340)		DSCR < 1.00	0.750	0.875	1.000	1.500	2.000	2.500	NA	NA						
PRICE ADJUSTMENTS - OTHER															> 80%				
7.750	(4.590)	7.750	(4.590)	Loan Amount	≤ 50%	50.01 - 55%	55.01 - 60%	60.01 - 65%	65.01 - 70%	70.01 - 75%	75.01 - 80%								
7.625	(4.215)	7.625	(4.215)		< 150,000	2.000	2.000	2.000	2.000	2.000	2.000	2.500	NA						
7.500	(3.840)	7.500	(3.840)		< 250,000	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	0.125	NA						
7.375	(3.465)	7.375	(3.465)		> 500,000	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA						
7.250	(3.090)	7.250	(3.090)		> 1,500,000	(0.000)	(0.000)	(0.000)	0.125	0.250	0.250	0.250	NA	NA					
7.125	(2.640)	7.125	(2.640)	Other	> 2,000,000	0.250	0.250	0.375	0.500	0.500	NA	NA	NA						
6.990	(2.190)	6.990	(2.190)		Cash-Out FICO >= 720	(0.000)	(0.000)	0.125	0.250	0.500	0.750	1.500	NA						
6.875	(1.740)	6.875	(1.740)		Cash-Out FICO <720	0.250	0.375	0.500	0.750	1.250	NA	NA							
6.750	(1.265)	6.750	(1.265)		Cash-Out Refi	0.500	0.500	0.500	0.500	0.500	0.500	0.500	NA						
6.625	(0.765)	6.625	(0.765)		Interest Only	0.250	0.250	0.250	0.500	0.625	0.750	1.250	NA						
6.500	(0.265)	6.500	(0.265)		2 - 4 Units	0.250	0.250	0.500	0.500	0.750	1.000	1.500	NA						
6.375	0.410	6.375	0.410		Condo	(0.000)	(0.000)	(0.000)	0.125	0.125	0.250	0.500	NA						
6.250	1.410	6.250	1.410		Non-Warrantable	0.750	0.750	0.750	0.750	0.750	1.000	NA	NA						
					NV	0.500	0.500	0.500	0.500	0.500	0.500	0.500	NA						
				Short Term Rental	DC / MA / NJ	0.375	0.375	0.375	0.375	0.375	0.375	0.375	NA						
					Escrow Waiver	0.250	0.250	0.250	0.250	0.250	0.250	0.250	NA						
					Short Term Rental	0.500	0.500	0.500	0.750	1.250	1.500	NA	NA						
MAX PRICE / PREPAY BUYDOWN															TERM EXTENSION ADJUSTMENTS				
TERM	LLPA	Max Price**			DSCR									Lock Term	45 Days	60 Days	75 Days		
5 Year	(0.875)	(2.500)			Minimum Loan Amount		\$100,000							Lock Extension (Max 30 days)	Call AE	Call AE	NA		
4 Year	(0.375)	(2.500)			Maximum Loan Amount		\$2.5 Million								1-15 days				
3 Year	(0.000)	(1.500)			Mortgage History		0x30x12								2 bps per day				
2 Year	0.500	(0.500)			Bankruptcy Seasoning		36 months												
1 Year	1.000	0.250			FC / SS / DIL Seasoning		36 months												
No Prepay	2.000	0.750			ARM Features		-----								ARM FEATURES				
MAX PRICE TIERS															5/6 ARM				
LOAN AMOUNT		Max Price**			Mortgage Clause										MARGIN	6.00%	NA		
≤ \$1,500,000		(2.500)			Cake Mortgage Corp, ISAOA / ATIMA									CAPS	2 / 1 / 5	NA			
≤ \$2,000,000		(2.000)			1930 Rinaldi St									INDEX	SOFR 30D	NA			
≤ \$2,500,000		(1.000)			P.O. Box 7035									FLOOR	6.00%	NA			
MIN PRICE: 2,000															Qualifying Rate : Max (Fully Indexed, Note Rate)				

PPP INVESTOR ONLY | PPP TYPE: 5 Yr = 5/4/3/1%, 4 Yr = 5/4/3/2%, 3 Yr = 5/4/3%, 2 Yr = 3/3%, 1 Yr = 3%

^{**Max Price Before Compensation*}



FUNNEL CAKE Lite -Credit Event - NonQM FULL/ALT DOC (BANK STATEMENT/1099/P&L/Asset Utilization)

5/6 ARM		7/6 ARM		30 YEAR FIXED		PRICE ADJUSTMENTS - FICO X LTV																											
30 Day (3 Yr Prepay)		30 Day (3 Yr Prepay)		30 Day (3 Yr Prepay)		DOCUMENTATION			≤ 60%	60.01 - 65%	65.01 - 70%	70.01 - 75%	75.01 - 80%	80.01 - 85%	85.01 - 90%																		
10.750	(7.965)	10.750	NA	10.750	(7.915)	Full Doc/Asset Utilization 12/24 Month Bank Statements/P&L/1099	720+	(0.375)	(0.375)	(0.250)	(0.000)	0.250	0.625	1.375	NA	NA																	
10.625	(7.815)	10.625	NA	10.625	(7.765)		700-719	(0.000)	(0.000)	0.250	0.500	1.000	1.750	2.750	NA	NA																	
10.500	(7.665)	10.500	NA	10.500	(7.615)		680-699	0.250	0.500	1.000	1.375	1.875	2.750	5.000	NA	NA																	
10.375	(7.515)	10.375	NA	10.375	(7.465)		660-679	1.000	1.375	1.875	2.750	5.000	NA	NA	NA	NA																	
10.250	(7.315)	10.250	NA	10.250	(7.265)		640-659	2.625	2.875	3.625	4.500	NA	NA	NA	NA	NA																	
10.125	(7.065)	10.125	NA	10.125	(7.015)		620-639	3.250	3.500	4.125	4.875	NA	NA	NA	NA	NA																	
9.990	(6.815)	9.990	NA	9.990	(6.765)		720+	(0.375)	(0.375)	(0.250)	(0.000)	1.000	NA	NA	NA	NA																	
9.875	(6.565)	9.875	NA	9.875	(6.515)		700-719	(0.000)	(0.000)	0.250	0.625	1.375	NA	NA	NA	NA																	
9.750	(6.315)	9.750	NA	9.750	(6.265)		680-699	0.250	0.500	1.000	1.750	2.750	NA	NA	NA	NA																	
9.625	(6.065)	9.625	NA	9.625	(6.015)		660-679	1.000	1.375	1.875	2.750	5.000	NA	NA	NA	NA																	
9.500	(5.815)	9.500	NA	9.500	(5.765)		640-659	2.750	3.000	3.750	4.625	NA	NA	NA	NA	NA																	
9.375	(5.565)	9.375	NA	9.375	(5.515)		620-639	3.500	3.750	4.250	5.125	NA	NA	NA	NA	NA																	
9.250	(5.315)	9.250	NA	9.250	(5.265)	P&L	All P&L **	0.250	0.250	0.250	0.250	0.250	0.250	0.250	NA	NA																	
9.125	(5.065)	9.125	NA	9.125	(5.015)		1 Year P&L & FICO 660+ **	0.750	0.750	0.750	0.750	0.750	0.750	0.750	NA	NA																	
8.990	(4.815)	8.990	NA	8.990	(4.765)	** In addition to FICO X LTV LLPA **																											
8.875	(4.665)	8.875	NA	8.875	(4.515)	PRICE ADJUSTMENTS - OTHER																											
8.750	(4.315)	8.750	NA	8.750	(4.265)	Credit Event*** Product Loan Amount Other	Recent Event	2.000	2.000	2.000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA													
8.625	(4.065)	8.625	NA	8.625	(4.015)		Interest Only	0.250	0.375	0.500	0.625	0.875	NA	NA	NA	NA	NA	NA	NA	NA													
8.500	(3.815)	8.500	NA	8.500	(3.765)		< 150,000	2.000	2.000	2.000	2.000	2.000	NA	NA	NA	NA	NA	NA	NA	NA													
8.375	(3.565)	8.375	NA	8.375	(3.515)		< 250,000	0.250	0.250	0.250	0.500	0.500	NA	NA	NA	NA	NA	NA	NA	NA													
8.250	(3.315)	8.250	NA	8.250	(3.265)		> 1,000,000	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA	NA	NA	NA	NA	NA	NA													
8.125	(3.065)	8.125	NA	8.125	(3.015)		Cash-Out FICO >=720	0.250	0.500	0.750	1.250	1.625	NA	NA	NA	NA	NA	NA	NA	NA													
7.990	(2.815)	7.990	NA	7.990	(2.765)		Cash-Out FICO <720	0.750	1.000	1.250	2.000	2.375	NA	NA	NA	NA	NA	NA	NA	NA													
7.875	(2.565)	7.875	NA	7.875	(2.515)		Cash-Out Refi	0.500	0.500	0.500	0.500	0.500	NA	NA	NA	NA	NA	NA	NA	NA													
7.750	(2.315)	7.750	NA	7.750	(2.265)		Second Home	(0.000)	0.125	0.375	0.500	NA	NA	NA	NA	NA	NA	NA	NA	NA													
7.625	(2.040)	7.625	NA	7.625	(1.990)		Investor	0.250	0.250	0.500	0.750	NA	NA	NA	NA	NA	NA	NA	NA	NA													
7.500	(1.790)	7.500	NA	7.500	(1.740)		Condo	0.125	0.125	0.250	0.250	0.250	NA	NA	NA	NA	NA	NA	NA	NA													
7.375	(1.465)	7.375	NA	7.375	(1.415)		Non-Warrantable	0.750	0.750	0.750	0.750	0.750	NA	NA	NA	NA	NA	NA	NA	NA													
7.250	(1.090)	7.250	NA	7.250	(1.040)		2-4 Units	0.500	0.500	0.750	1.000	1.500	NA	NA	NA	NA	NA	NA	NA	NA													
7.125	(0.690)	7.125	NA	7.125	(0.640)		DTI > 43%	(0.000)	0.125	0.125	0.125	0.125	0.250	NA	NA	NA	NA	NA	NA	NA													
6.990	(0.315)	6.990	NA	6.990	(0.265)		Escrow Waiver	0.250	0.250	0.250	0.250	0.250	NA	NA	NA	NA	NA	NA	NA	NA													
6.875	0.135	6.875	NA	6.875	0.185		NY	0.500	0.500	0.500	0.500	0.500	NA	NA	NA	NA	NA	NA	NA	NA													
6.750	0.585	6.750	NA	6.750	0.635		Short Term Rental	0.500	0.500	0.750	1.250	1.500	NA	NA	NA	NA	NA	NA	NA	NA													
***BK (Ch 7/11) / FC / SS / DIL Seasoning less than 24 months and/or 1x60x12+ mortgage history delinquency																																	
TERM	LLPA	Max Price**	PROGRAM REQUIREMENTS												Lock Term			45 Days	60 Days	75 Days													
5 Year	(0.625)	(1.000)	Minimum Loan Amount												Call AE			Call AE	Call AE	NA													
4 Year	(0.375)	(1.000)	Maximum Loan Amount												Lock Extension (Max 30 days)			1-15 Days															
3 Year	(0.000)	(1.000)	Mortgage History												2 bps per day																		
2 Year	0.500	(0.500)	Bankruptcy Seasoning												Discharged																		
1 Year	1.000	0.500	FC / SS / DIL Seasoning												Settled																		
No Prepay	2.250	1.000	ARM Features												----->			ARM FEATURES															
LOAN AMOUNT	MAX PRICE**	INTEREST ONLY FEATURES													MARGIN			5/6 ARM	7/6 ARM														
≤ \$1,500,000	(1.000)	IO Period													CAPS			2 / 1 / 5	NA														
≤ \$2,000,000	(0.500)	Amortization													INDEX			SOFR 30D	NA														
≤ \$3,000,000	NA	Maturity													FLOOR			6.00%	NA														
MIN PRICE: 2.000																	Qualifying Rate : Max (Fully Indexed, Note Rate)																

PPP INVESTOR ONLY | PPP TYPE: 5 Yr = 5/4/3/1%, 4 Yr = 5/4/3/2%, 3 Yr = 5/4/3%, 2 Yr = 3/3%, 1 Yr = 3%



COFFEE CAKE - NonQM ALT DOC

Rate (30 Day)	5/6 ARM	7/6 ARM	30 YR Fixed	PRICE ADJUSTMENTS - FICO X LTV											
				≤ 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%			
8.375	(5.202)	(5.202)	(5.352)	Alt Doc Statement-12/24 Months	780+	(0.875)	(0.875)	(0.625)	(0.500)	(0.250)	(0.000)	0.125	2.000	3.500	
8.250	(4.952)	(4.952)	(5.102)		760 - 779	(0.875)	(0.875)	(0.625)	(0.500)	(0.250)	(0.000)	0.250	2.250	4.000	
8.125	(4.702)	(4.702)	(4.852)		740 - 759	(0.750)	(0.750)	(0.500)	(0.375)	(0.125)	0.125	0.375	3.000	5.000	
8.000	(4.452)	(4.452)	(4.602)		720 - 739	(0.625)	(0.625)	(0.375)	(0.125)	(0.000)	0.375	1.125	5.000	6.500	
7.875	(4.170)	(4.170)	(4.320)		700 - 719	(0.375)	(0.375)	(0.125)	(0.000)	0.375	0.750	1.625	7.000	NA	
7.750	(3.826)	(3.826)	(3.976)		680 - 699	(0.250)	(0.125)	0.375	0.500	1.500	2.875	3.625	NA	NA	
7.625	(3.482)	(3.482)	(3.632)		ADDITIONAL ADJUSTMENTS										
7.500	(3.138)	(3.138)	(3.288)		≤ 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%		
7.375	(2.763)	(2.763)	(2.913)		Bank Statements - 12 Months	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	0.250	0.375		
7.250	(2.388)	(2.388)	(2.538)		PRICE ADJUSTMENTS - OTHER										
7.125	(1.920)	(1.920)	(2.070)	DTI	≤ 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%		
7.000	(1.451)	(1.451)	(1.601)		36.01% - 43%	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)		
6.875	(0.951)	(0.951)	(1.101)		> 43%	NA	NA	NA	NA	NA	NA	NA	NA	NA	
6.750	(0.420)	(0.420)	(0.570)		\$150,001 - \$250,000	0.250	0.250	0.250	0.500	0.500	0.500	0.500	0.750	0.875	
6.625	0.142	0.142	(0.008)		\$250,001 - \$750,000	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)		
6.500	0.767	0.767	0.617		\$750,001 - \$1,000,000	(0.000)	(0.000)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.000)	(0.000)	
6.375	1.455	1.455	1.305		\$1,000,001 - \$1,500,000	(0.000)	(0.000)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	NA	NA	
6.250	2.173	2.173	2.023		\$1,500,001 - \$2,000,000	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA	
6.125	2.923	2.923	2.773		\$2,000,001 - \$2,500,000	(0.000)	(0.000)	0.125	0.125	0.250	0.250	0.250	NA	NA	
MAX PRICE TIERS				PURCHASE											
Loan Amount		Max Price**		Occupancy	2nd Home	0.125	0.125	0.125	0.250	0.250	0.250	0.250	NA	NA	
< \$2,000,000		(0.500)			Investor	0.125	0.125	0.125	0.250	0.250	0.250	0.250	NA	NA	
\$2,000,000 - \$2,500,000		(0.000)			Condo	0.125	0.125	0.125	0.250	0.375	0.375	0.375	NA	NA	
PREPAY PENALTY (Investor Only)					Condotel	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Prepay Penalty		Adj.			2 - 4 Units	NA	NA	NA	NA	NA	NA	NA	NA	NA	
No Penalty		1.250			CT, IL, NJ, NY	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	0.250	NA	
12 Months		0.500			State	NA	NA	NA	NA	NA	NA	NA	NA	NA	
24 Months		0.375			40 Year Maturity	NA	NA	NA	NA	NA	NA	NA	NA	NA	
36 Months		(0.000)			Interest Only	0.250	0.250	0.250	0.500	0.500	0.500	0.500	NA	NA	
48 Months		(0.375)			Escrow Waiver	0.125	0.125	0.125	0.250	0.250	0.250	0.250	NA	NA	
60 Months		(0.750)			Short Term Rental	0.500	0.500	0.500	0.750	0.750	0.750	0.750	NA	NA	
LOCK PERIOD				PROGRAM RESTRICTIONS											
30 Days		(0.000)		Property Type	Housing	0x30x12									
45 Days					BK/FC/SS/DIL	48 Months									
60 Days					Call AE	Min FICO	680								
PPP TYPE = 3% FIXED					1-15 Day Extension (Max 30 days)	2 bps per day	Max LTV	90%							
PP TYPE = 3% FIXED															

¹ All ARMS qualify at the Greater of the Fully Indexed Rate or Note Rate. All Fixed Rate qualify at the Note Rate.

^{** Max Price before compensation**}

Rate (30 Day)	5/6 ARM	7/6 ARM	30 YR Fixed	PRICE ADJUSTMENTS - FICO X LTV										
				≤ 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%		
9.250	(6.664)	(6.664)	(6.814)	FICO / LTIV CPA/EA Prepared P&L- 12/24 Months 1099- 12/24 months Asset Utilization WVOE	780+	(0.875)	(0.875)	(0.625)	(0.500)	(0.250)	(0.000)	0.125	2.000	3.500
9.125	(6.477)	(6.477)	(6.627)		760 - 779	(0.875)	(0.875)	(0.625)	(0.500)	(0.250)	(0.000)	0.250	2.250	4.000
9.000	(6.289)	(6.289)	(6.439)		740 - 759	(0.750)	(0.750)	(0.500)	(0.375)	(0.125)	0.125	0.375	3.000	5.000
8.875	(6.102)	(6.102)	(6.252)		720 - 739	(0.625)	(0.625)	(0.375)	(0.125)	(0.000)	0.375	1.125	5.000	6.500
8.750	(5.852)	(5.852)	(6.002)		700 - 719	(0.375)	(0.375)	(0.125)	(0.000)	0.375	0.750	1.625	7.000	8.500
8.625	(5.602)	(5.602)	(5.752)		680 - 699	(0.250)	(0.125)	0.375	0.500	1.500	2.875	3.625	9.000	9.500
8.500	(5.352)	(5.352)	(5.502)		660 - 679	0.250	0.500	1.000	1.875	2.875	3.750	4.875	NA	NA
8.375	(5.102)	(5.102)	(5.252)		640 - 659	1.250	1.250	1.375	2.000	3.000	3.875	5.375	NA	NA
8.250	(4.852)	(4.852)	(5.002)		620 - 639	2.500	2.500	2.500	2.750	3.500	NA	NA	NA	NA
8.125	(4.602)	(4.602)	(4.752)		ADDITIONAL ADJUSTMENTS									
8.000	(4.352)	(4.352)	(4.502)	Housing History	≤ 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%	
7.875	(4.070)	(4.070)	(4.220)		Bank Statements - 12 Months	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	0.500	0.750
7.750	(3.726)	(3.726)	(3.876)		1099 - 12 Months	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	0.500	0.750
7.625	(3.382)	(3.382)	(3.532)		WVOE	0.250	0.250	0.250	0.250	0.250	0.375	0.375	NA	NA
7.500	(3.038)	(3.038)	(3.188)		CPA/EA Prepared P&L - 12-24 Months	0.625	0.625	0.625	0.625	0.625	0.750	0.750	NA	NA
7.375	(2.663)	(2.663)	(2.813)		PRICE ADJUSTMENTS - OTHER									
7.250	(2.288)	(2.288)	(2.438)	Housing Events	≤ 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%	
7.125	(1.820)	(1.820)	(1.970)		1x30x12	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.500	0.750
7.000	(1.351)	(1.351)	(1.501)		0x60x12	0.875	0.875	0.875	0.875	0.875	1.125	1.125	NA	NA
6.875	(0.851)	(0.851)	(1.001)		0x90x12	1.250	1.250	1.250	1.250	1.500	NA	NA	NA	NA
6.750	(0.320)	(0.320)	(0.470)		=>36 Mo	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	
6.625	0.242	0.242	0.092		24 - 35 Mo	0.750	0.750	0.750	0.750	0.750	0.750	0.750	NA	NA
6.500	0.867	0.867	0.717		12 - 23 Mo	1.000	1.000	1.000	1.000	1.000	1.000	1.000	NA	NA
6.375	1.555	1.555	1.405		DTI	43.01% - 50%	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	0.125
6.250	2.273	2.273	2.123		> 50%	0.125	0.125	0.125	0.125	0.250	0.375	0.375	NA	NA
6.125	3.023	3.023	2.873		\$150,001 - \$250,000	0.250	0.250	0.250	0.250	0.500	0.500	0.500	0.750	0.875
MAX PRICE TIERS				Loan Amount	\$250,001 - \$750,000	(0.000)	(0.000)	(0.000)	(0.00					



COFFEE CAKE - DSCR

Rate (30 Day)	5/6 ARM	7/6 ARM	30 YR Fixed	PRICE ADJUSTMENTS - FICO X LTV										
				≤ 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%		
9.500	(10.565)	(10.515)	(10.415)	FICO X LTV	760+	(1.500)	(1.375)	(1.250)	(0.875)	(0.250)	0.250	1.875	NA	NA
9.375	(10.315)	(10.265)	(10.165)		740 - 759	(1.500)	(1.375)	(1.125)	(0.750)	(0.000)	0.500	2.125	NA	NA
9.250	(10.065)	(10.015)	(9.915)		720 - 739	(1.125)	(1.000)	(0.875)	(0.500)	0.250	0.750	2.375	NA	NA
9.125	(9.815)	(9.765)	(9.665)		700 - 719	(0.875)	(0.750)	(0.375)	0.125	1.000	1.750	4.125	NA	NA
9.000	(9.565)	(9.515)	(9.415)		680 - 699	(0.500)	(0.25)	0.125	1.000	2.500	3.750	NA	NA	NA
8.875	(9.315)	(9.265)	(9.165)		660 - 679	(0.000)	0.375	0.875	1.625	3.000	5.500	NA	NA	NA
8.750	(9.002)	(8.952)	(8.852)		640 - 659	3.000	3.500	4.000	4.500	5.000	6.000	NA	NA	NA
8.625	(8.627)	(8.577)	(8.477)		620 - 639	NA	NA							
8.500	(8.252)	(8.202)	(8.102)		PRICE ADJUSTMENTS - OTHER									
8.375	(7.877)	(7.827)	(7.727)		≤ 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%	
8.250	(7.502)	(7.452)	(7.352)	DSCR Additional Adjustments	≥ 1.25	(0.500)	(0.500)	(0.500)	(0.625)	(0.625)	(0.625)	NA	NA	
8.125	(7.127)	(7.077)	(6.977)		1.00 - 1.24	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA	
8.000	(6.690)	(6.640)	(6.540)		0.75 - 0.99	0.500	0.625	0.750	1.000	1.500	2.375	NA	NA	
7.875	(6.252)	(6.202)	(6.102)	Housing History	< 0.75	1.750	2.000	2.000	2.750	3.000	4.375	NA	NA	
7.750	(5.815)	(5.765)	(5.665)		1x30x12	0.250	0.250	0.250	0.250	0.250	0.250	NA	NA	
7.625	(5.377)	(5.327)	(5.227)		0x60x12	0.375	0.375	0.375	0.500	0.500	0.500	NA	NA	
7.500	(4.908)	(4.858)	(4.758)	Housing Event Seasoning	≥ 36 Months	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA	
7.375	(4.377)	(4.327)	(4.227)		24 - 35 Months	0.500	0.500	0.500	0.500	0.500	0.500	NA	NA	
7.250	(3.720)	(3.670)	(3.570)		≤ \$150,000	0.750	0.750	0.875	0.875	0.875	1.750	2.000	NA	NA
7.125	(3.064)	(3.014)	(2.914)	Loan Amount	\$150,001 - \$250,000	0.250	0.250	0.250	0.250	0.250	0.250	0.500	NA	NA
7.000	(2.376)	(2.326)	(2.226)		\$250,001 - \$500,000	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA
6.875	(1.720)	(1.670)	(1.570)		\$500,001 - \$1,000,000	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA
6.750	(1.095)	(1.045)	(0.945)	Cash Out	\$1,000,001 - \$1,500,000	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	0.500	NA	NA
6.625	(0.407)	(0.357)	(0.257)		\$1,500,001 - \$2,000,000	(0.000)	(0.000)	0.125	0.125	0.250	0.500	NA	NA	NA
6.500	0.280	0.330	0.430		\$2,000,001 - \$2,500,000	0.375	0.375	0.500	0.750	1.000	NA	NA	NA	NA
6.375	0.968	1.018	1.118	Property Type	\$2,500,001 - \$3,000,000	0.750	0.750	0.750	1.125	1.250	NA	NA	NA	NA
6.250	1.718	1.768	1.868		\$3,000,001 - \$3,500,000	2.000	2.000	2.000	2.000	2.500	NA	NA	NA	NA
6.125	2.593	2.643	3.743		All Cash Out Refi	0.500	0.500	0.500	0.500	0.500	0.500	NA	NA	NA
6.000	3.593	3.643		State	DSCR ≥ 1.0	0.375	0.375	0.375	0.500	0.750	1.250	NA	NA	NA
					DSCR < 1.0	0.750	0.750	0.750	0.875	1.250	NA	NA	NA	NA
					Condo	0.125	0.125	0.125	0.250	0.500	0.750	NA	NA	NA
				Amortization	Condotel	1.375	1.375	1.375	1.375	1.375	1.375	NA	NA	NA
					2-4 Unit	0.500	0.500	0.500	0.625	0.750	0.750	NA	NA	NA
					CT, IL, NJ, NY	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	0.250	NA	NA	NA
				5% Fixed Prepayment Penalty Term	40 Year Maturity	0.250	0.250	0.250	0.250	0.375	0.375	0.500	NA	NA
					Interest Only	0.500	0.500	0.500	0.625	0.750	0.750	NA	NA	NA
					60 Months	(0.875)	(0.875)	(0.875)	(0.875)	(1.125)	(1.125)	NA	NA	NA
				Other	48 Months	(0.625)	(0.625)	(0.625)	(0.625)	(0.875)	(0.875)	NA	NA	NA
					36 Months	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	NA	NA	NA
					24 Months	0.375	0.375	0.375	0.500	0.500	0.500	NA	NA	NA
					12 Months	0.750	0.750	1.000	1.000	1.375	1.375	NA	NA	NA
					No Penalty	1.250	1.250	1.500	1.500	1.750	1.750	NA	NA	NA
					60 Months	(0.750)	(0.750)	(0.750)	(0.750)	(0.875)	(1.000)	(1.125)	NA	NA
					48 Months	(0.500)	(0.500)	(0.500)	(0.500)	(0.625)	(0.625)	(0.750)	NA	NA
					36 Months	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA
					24 Months	0.500	0.500	0.500	0.625	0.625	0.625	NA	NA	NA
					12 Months	0.875	0.875	1.125	1.125	1.500	1.500	1.500	NA	NA
					No Penalty	1.250	1.250	1.500	1.500	1.750	1.750	1.750	NA	NA
					Escrow Waiver	0.250	0.250	0.250	0.250	0.250	0.250	0.250	NA	NA
					Short Term Rental	0.500	0.500	0.500	0.500	0.750	1.250	NA	NA	NA
					ARM REQUIREMENTS ²									
					RESERVE REQUIREMENTS									
30 Days	(0.000)	Housing	1x30x12	ARM Index	SOFR 30AVG									
45 Days	Call AE	BK/FC/Ss/DIL	24 Months	ARM Margin	6.500									
60 Days	Call AE	Min FICO	640	5/6 ARM Caps	2 / 1 / 5									
1-15 Day Extension (Max 30 days)	2 bps per day	Max LTV	80%	7/6 ARM Caps	5 / 1 / 5									

¹Acceptable prepayment penalty structures include the following: Declining structures that do not exceed 5% and do not drop below 3%²All ARMs qualify at the Greater of the Fully Indexed Rate or Note Rate. All Fixed Rate qualify at the Note Rate.

* Prepayment penalties not allowed in AK, DE, KS, MD, MI, OH, NH, NM , RI and VT

* Only declining prepayment penalty structures allowed in MS

** Max Price before compensation**



COFFEE CAKE - DSCR Multi (5-8 Residential Unit)

Rate (30 Day)	5/6 ARM	7/6 ARM	30 YR Fixed		PRICE ADJUSTMENTS - FICO X LTV								
					≤ 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%
11.625	(13.825)	(13.725)	(12.675)	FICO X LTV Min DSCR ≥ 1.00	760+	(1.250)	(1.000)	(0.750)	(0.375)	(0.125)	0.250	NA	NA
11.500	(13.425)	(13.325)	(12.275)		740 - 759	(1.125)	(0.875)	(0.500)	(0.250)	0.125	0.625	NA	NA
11.375	(13.025)	(12.925)	(11.875)		720 - 739	(0.625)	(0.375)	(0.250)	(0.000)	0.375	1.000	NA	NA
11.250	(12.625)	(12.525)	(11.475)		700 - 719	(0.000)	0.250	0.375	0.625	1.000	1.625	NA	NA
11.125	(12.225)	(12.125)	(11.075)		680 - 699	NA	NA	NA	NA	NA	NA	NA	NA
11.000	(11.825)	(11.725)	(10.675)		660 - 679	NA	NA	NA	NA	NA	NA	NA	NA
10.875	(11.425)	(11.325)	(10.275)		PRICE ADJUSTMENTS - OTHER								
10.750	(11.025)	(10.925)	(9.875)		Housing History	0x60x12	NA	NA	NA	NA	NA	NA	NA
10.625	(10.563)	(10.463)	(9.413)		Housing Event Seasoning	≥ 36 Months	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA
10.500	(10.038)	(9.938)	(8.888)		24 - 35 Months	NA	NA	NA	NA	NA	NA	NA	NA
10.375	(9.513)	(9.413)	(8.363)		Loan Amount	\$400,000 - \$500,000	0.250	0.250	0.250	0.250	0.250	NA	NA
10.250	(8.988)	(8.888)	(7.838)			\$500,001 - \$1,000,000	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA
10.125	(8.463)	(8.363)	(7.313)			\$1,000,001 - \$1,500,000	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA
10.000	(7.938)	(7.838)	(6.788)			\$1,500,001 - \$2,000,000	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA
9.875	(7.413)	(7.313)	(6.263)			\$2,000,001 - \$2,500,000	0.250	0.250	0.250	0.250	0.250	NA	NA
9.750	(6.888)	(6.788)	(5.738)			\$2,500,001 - \$3,000,000	0.375	0.375	0.375	NA	NA	NA	NA
9.625	(6.363)	(6.263)	(5.213)			\$3,000,001 - \$3,500,000	NA	NA	NA	NA	NA	NA	NA
9.500	(5.838)	(5.738)	(4.688)		Cash Out	All Cash Out Refi	0.500	0.500	0.500	0.500	0.500	NA	NA
9.375	(5.313)	(5.213)	(4.163)			FICO ≥ 700	0.375	0.375	0.375	0.500	0.500	NA	NA
9.250	(4.788)	(4.688)	(3.638)			FICO < 700 or FN	0.375	0.375	0.375	0.500	0.500	NA	NA
9.125	(4.200)	(4.100)	(3.050)		Property Type	Mixed Use	NA	NA	NA	NA	NA	NA	NA
9.000	(3.613)	(3.513)	(2.463)			5-8 Unit	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA
8.875	(3.325)	(3.225)	(2.175)		State	CT, IL, NJ, (NY- add 0.500)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA
8.750	(3.038)	(2.938)	(1.888)		Amortization	Interest Only	0.500	0.500	0.500	0.500	0.625	0.750	NA
8.625	(2.138)	(2.038)	(0.988)			60 Months	(0.750)	(0.750)	(0.750)	(0.750)	(1.000)	(1.250)	NA
8.500	(1.475)	(1.375)	(0.325)			48 Months	(0.625)	(0.625)	(0.625)	(0.625)	(0.750)	(1.000)	NA
8.375	(0.713)	(0.613)	0.437			36 Months	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	NA
8.250	(0.050)	0.050	1.100			24 Months	0.500	0.500	0.500	0.500	0.500	0.500	NA
8.125	0.612	0.712	1.762			12 Months	1.625	1.625	1.625	1.625	1.625	1.625	NA
						No Penalty	2.250	2.250	2.250	2.250	2.250	2.250	NA
						60 Months	(0.625)	(0.625)	(0.625)	(0.625)	(0.875)	(1.125)	NA
						48 Months	(0.500)	(0.500)	(0.500)	(0.500)	(0.625)	(0.875)	NA
						36 Months	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA
						24 Months	0.750	0.750	0.750	0.750	0.750	0.750	NA
						12 Months	1.750	1.750	1.750	1.750	1.750	1.750	NA
						No Penalty	2.250	2.250	2.250	2.250	2.250	2.250	NA
						Foreign National	NA	NA	NA	NA	NA	NA	NA
LOCK PERIOD				PROGRAM RESTRICTIONS				ARM REQUIREMENTS				RESERVE REQUIREMENTS	
30 Days	(0.000)	Housing	0x30x24	ARM Index	SOFR 30AVG							6 Months of PITIA	
45 Days	Call AE	BK/FC/SS/DIL	36 Months	ARM Margin	6.500							Loan Amount > \$1,500,000: 9-month of PITIA	
60 Days	Call AE	Min FICO	700	5/6 ARM Caps	2 / 1 / 5							Loan Amount > \$2,500,000: 12-Months of PITIA	
2-15 Day Extension (Max 30 days)	2 bps per day	Max LTV	75%	7/6 ARM Caps	5 / 1 / 5							Cash out may not be used to satisfy requirement	

1.) Prepayment penalties not allowed in AK, DE, KS, MD, MI, OH, NH, NM , RI and VT

2) Prepayment penalties not allowed on loan amounts less than \$301,022 in PA

3) Only declining prepayment penalty structures allowed in MS

4) Acceptable structures include the following:

*Declining structures that do not exceed 5% and do not drop below 3%

For example: (5%/4%/3%/3%/3%)

5) 6 mo Interest prepayment penalties not allowed



POUND CAKE DSCR

Rate (30 Day)	5/6 ARM	30 YR Fixed	PRICE ADJUSTMENTS - FICO X LTV										
				≤ 50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%		
10.624	NA	(7.288)	FICO X LTV	760+	(0.875)	(0.875)	(0.750)	(0.625)	(0.250)	1.375	2.625	4.375	
10.499	NA	(7.188)		740 - 759	(0.750)	(0.750)	(0.625)	(0.375)	(0.000)	1.500	3.125	4.750	
10.374	NA	(7.088)		720 - 739	(0.625)	(0.625)	(0.625)	(0.500)	0.375	1.750	3.250	4.875	
10.249	NA	(6.988)		700 - 719 (No Score FN)	(0.500)	(0.250)	0.000	0.625	1.125	3.000	NA	NA	
10.124	NA	(6.888)		680 - 699	0.500	0.750	0.875	1.625	2.750	3.375	NA	NA	
9.999	NA	(6.788)		660 - 679	1.000	1.375	1.750	2.500	3.375	NA	NA	NA	
9.874	NA	(6.688)		640 - 659	NA	NA	NA	NA	NA	NA	NA	NA	
9.749	NA	(6.588)		620 - 639	NA	NA	NA	NA	NA	NA	NA	NA	
9.624	NA	(6.488)		600 - 619	NA	NA	NA	NA	NA	NA	NA	NA	
9.499	NA	(6.388)											
9.374	NA	(6.288)											
9.249	NA	(6.178)	DSCR Additional Adjustments	No Ratio < 0.75	2.625	2.875	3.000	3.250	3.500	3.875	NA	NA	
9.124	NA	(6.068)		0.75 - 0.99	1.250	1.250	1.500	1.500	1.500	3.125	NA	NA	
8.999	NA	(5.943)		1.0 - 1.14	(0.125)	(0.125)	(0.125)	0.125	0.125	0.125	0.125	0.125	
8.874	NA	(5.818)		> 1.15 (STRs do not apply)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.125)	
8.749	NA	(5.693)		Foreign National ≥ 1.0 ²	1.250	1.375	1.750	1.875	2.750	NA	NA	NA	
8.624	NA	(5.543)		> 1.15 Minimum	1.250	1.250	1.250	1.500	1.500	1.750	NA	NA	
8.499	NA	(5.393)	Amortization	Interest Only 30 Yr Fixed	0.250	0.250	0.250	0.625	0.625	0.625	0.750	NA	
8.374	NA	(5.243)		Interest Only 40 Yr Fixed	0.375	0.375	0.375	0.750	0.750	0.750	NA	NA	
8.249	NA	(5.043)	Buydown	2-1 Buydown (Min 680 & Min 0.75 DSCR)	NA	NA	NA	NA	NA	NA	NA	NA	
8.124	NA	(4.843)		\$75,000 to < \$100,000	1.250	1.250	1.250	1.250	1.250	NA	NA	NA	
7.999	NA	(4.593)	Loan Amount	< \$150,000	1.000	1.000	1.000	1.000	1.000	1.375	1.750	NA	
7.874	NA	(4.433)		< \$250,000	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	0.250	0.625	0.875	
7.749	NA	(4.093)		> \$1,000,000	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	0.375	
7.624	NA	(3.793)		> \$1,500,000	0.500	0.500	0.500	0.500	0.500	0.875	NA	NA	
7.499	NA	(3.493)		> \$2,000,000	0.625	0.625	0.750	0.875	1.000	NA	NA	NA	
7.374	NA	(3.193)		> \$2,500,000	1.000	1.000	1.000	1.125	1.250	NA	NA	NA	
7.249	NA	(2.818)		> \$3,000,000	NA	NA	NA	NA	NA	NA	NA	NA	
7.124	NA	(2.443)	Loan Purpose	Purchase/Rate & Term Refi	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	
6.999	NA	(2.063)		Refi Cash Out	1.000	1.000	1.000	1.250	1.250	1.625	NA	NA	
6.874	NA	(1.563)		Delayed Financing	NA	NA	NA	NA	NA	NA	NA	NA	
6.749	NA	(1.001)	Property Type	Condo	0.125	0.125	0.250	0.250	0.375	0.500	0.750	NA	
6.624	NA	(0.438)		Non-Warr Condo	0.375	0.375	0.500	0.500	0.625	0.750	0.875	NA	
6.499	NA	0.124		FL Condo (In addition to Warrantable or NW)	(0.000)	0.125	0.125	0.250	0.375	0.500	0.500	0.500	
6.374	NA	0.749		Condotel	1.000	1.000	1.000	1.250	1.250	NA	NA	NA	
6.249	NA	1.374		2-Unit	0.500	0.500	0.500	0.625	0.625	0.750	1.500	1.875	
6.124	NA	2.062		3-4 Unit	0.625	0.625	0.625	0.625	0.875	1.000	1.750	2.125	
Min Price		4.000		5-10 Unit	NA	NA	NA	NA	NA	NA	NA	NA	
PPP Months		Max Price**	Prepayment Penalty Term	5-Year Prepay ¹	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	
No Prepay		0.500		4-Year Prepay ¹	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	
1 Yr Prepay		0.000		3-Year Prepay ¹	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	
2 Yr Prepay		(0.750)		2-Year Prepay ¹	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	
3 Yr Prepay		(1.500)		1-Year Prepay ¹	0.875	0.875	0.875	0.875	0.875	0.875	0.875	0.875	
4 Yr Prepay		(1.500)		No Prepay	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.000	
5 Yr Prepay		(2.000)	History	Covid Forbearance < 6MOS	N/A	N/A	N/A	N/A	N/A	NA	NA	NA	
				Housing 1x30x12 (Min 0.75 DSCR)	0.500	0.750	0.750	0.750	0.875	1.000	1.000	NA	
				BK/SS/NOD/DIL > 2 years but < 3 years	1.125	1.125	1.125	1.125	1.125	NA	NA	NA	
				BK/SS/NOD/DIL > 3 years but < 4 years	0.625	0.625	0.625	0.625	0.625	0.625	0.625	NA	
				SS/DIL/Modification < 2 yrs	N/A	N/A	N/A	N/A	N/A	NA	NA	NA	
			Other	SS/DIL/Modification < 1 yr	N/A	N/A	N/A	N/A	N/A	NA	NA	NA	
				Exception	NA	NA	NA	NA	NA	NA	NA	NA	
				Escrow Waiver (All States Except NY)	0.250	0.250	0.250	0.250	0.250	0.250	0.250	NA	
				Escrow Waiver (NY Only)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	
				State	GA / NY / FL	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250

¹Prepayment Penalties
 5% (unless otherwise restricted by state law) See matrix for details
 Prepayment penalties not allowed in AK, DE, KS, MD, MI, OH , NH, NM , RI and VT
 Prepayment penalties not allowed on loans vested to individuals in IL and NJ
 MS declining only 5/4/3/2/1,
²Price Foreign National with 700 FICO score
 *AirDNA only available in resort or Vacation areas. Not available for 5-10 Units



POUND CAKE DSCR Multi (5-10 Residential Unit)

Rate (30 Day)	5/6 ARM	30 YR Fixed	PRICE ADJUSTMENTS - FICO X LTV								
			≤ 50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%		
10.999	NA	(8.750)	FICO X LTV	760+	(0.875)	(0.875)	(0.875)	(0.875)	(0.625)	(0.000)	NA
10.874	NA	(8.500)		740 - 759	(0.875)	(0.875)	(0.750)	(0.750)	(0.250)	0.250	NA
10.749	NA	(8.250)		720 - 739	(0.750)	(0.750)	(0.625)	(0.500)	(0.000)	0.750	NA
10.624	NA	(8.000)		700 - 719	NA	NA	NA	NA	NA	NA	NA
10.499	NA	(7.750)		680 - 699	NA	NA	NA	NA	NA	NA	NA
10.374	NA	(7.500)		660 - 679	NA	NA	NA	NA	NA	NA	NA
10.249	NA	(7.250)		640 - 659	NA	NA	NA	NA	NA	NA	NA
10.124	NA	(7.000)		Foreign National (No FICO)	(0.000)	0.125	0.500	0.625	1.000	NA	NA
9.998	NA	(6.750)	PRICE ADJUSTMENTS - OTHER								
9.874	NA	(6.500)	DSCR	>= 1.0	0.500	0.500	0.500	0.500	0.500	0.500	NA
9.749	NA	(6.250)		>= 1.15	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.375)	NA
9.624	NA	(6.000)	Citizenship	Foreign National	1.250	1.250	1.250	1.250	1.750	N/A	NA
9.499	NA	(5.750)		Interest Only 30 Yr Fixed	0.250	0.250	0.250	0.250	0.250	0.500	NA
9.374	NA	(5.500)	Amortization	Interest Only 40 Yr Fixed	0.250	0.250	0.250	0.250	0.250	0.500	NA
9.249	NA	(5.250)		40 Yr Fixed	NA	NA	NA	NA	NA	NA	NA
9.124	NA	(5.000)	Buydown	2-1 Buydown (Min 680 & Min 0.75 DSCR)	NA	NA	NA	NA	NA	NA	NA
8.998	NA	(4.750)		< \$150,000	NA	NA	NA	NA	NA	NA	NA
8.874	NA	(4.500)	Loan Amount	< \$250,000	0.125	0.125	0.250	0.375	0.500	NA	NA
8.749	NA	(4.250)		> \$1,000,000	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA
8.624	NA	(4.000)		> \$1,500,000	0.125	0.125	0.250	0.375	0.500	NA	NA
8.499	NA	(3.750)		> \$2,000,000	0.125	0.125	0.250	0.375	0.500	1.500	NA
8.374	NA	(3.500)		> \$2,500,000	0.375	0.375	0.375	0.500	0.750	1.625	NA
8.249	NA	(3.250)	Loan Purpose	> \$3,000,000	NA	NA	NA	NA	NA	NA	NA
8.124	NA	(3.000)		Purchase	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA
7.998	NA	(2.750)	Property Type	Refi Cash Out (Max \$1.0M)	0.500	0.500	0.750	1.000	1.250	NA	NA
7.874	NA	(2.438)		Delayed Financing	NA	NA	NA	NA	NA	NA	NA
7.749	NA	(2.000)	Prepayment Penalty	Residential 9-10 Units	3.750	3.750	5.000	5.250	7.000	7.250	NA
7.624	NA	(1.500)		Residential 5-8 Units	1.750	1.750	3.000	3.250	5.000	5.250	NA
7.499	NA	(1.000)	Term	5-Year Prepay ¹	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	NA
7.374	NA	(0.500)		4-Year Prepay ¹	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	NA
7.249	NA	0.016	History	3-Year Prepay ¹	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA
7.124	NA	0.547		2-Year Prepay ¹	NA	NA	NA	NA	NA	NA	NA
6.998	NA	1.078	State	1-Year Prepay ¹	NA	NA	NA	NA	NA	NA	NA
6.874	NA	1.609		No Prepay	NA	NA	NA	NA	NA	NA	NA
6.749	NA	2.141	BK/SS/NOD/DIL > 2 years but < 3 years								
Min Price			0.625								
PPP Months			0.750								
Max Price**			0.875								
9-10 Units**			1.125								
No Prepay			1.500								
1 Yr Prepay			NA								
2 Yr Prepay			NA								
3 Yr Prepay			(0.500)								
4 Yr Prepay			(0.500)								
5 Yr Prepay			(0.500)								
Lock Extension			Cost								
1-15 Day Extension (Max 30 days)			2 bps per day								
(cannot exceed total of 30 days)											
Re-Lock			worse of market + 25 bps								

¹Prepayment Penalties
5% (unless otherwise restricted by state law) See matrix for details
Prepayment penalties not allowed in AK, DE, KS, MD, MI, OH, NH, NM , RI and VT
MS declining only 5/4/3/2/1,
²Price Foreign National with 700 FICO score
^{**} Max Price before compensation**

BUNDT CAKE - NonQM ALT DOC | OWNER OCCUPIED

BUNDT CAKE - NonQM ALT DOC | NON-OWNER OCCUPIED

Rate (30 Day)	5/6 ARM	7/6 ARM	30 YR Fixed	Pricing Adjustments - FICO LTV DOC TYPE											
				Documentation	Credit Score	≤ 50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%		
Full Doc	(9.500)	(9.375)	(9.500)	Full Doc	≥ 800	(0.625)	(0.625)	(0.250)	(0.000)	0.250	0.500	0.750	3.000		
					780 - 799	(0.625)	(0.625)	(0.250)	(0.000)	0.250	0.500	0.750	3.125		
					760 - 779	(0.625)	(0.625)	(0.250)	(0.000)	0.250	0.500	0.875	3.500		
					740 - 759	(0.500)	(0.500)	(0.250)	(0.000)	0.500	0.625	1.125	4.000		
					720 - 739	(0.375)	(0.375)	(0.125)	0.125	0.625	0.875	1.625	4.750		
	(6.750)	(6.625)	(6.750)	Bank Statement/ 1099	700 - 719	0.125	0.125	0.375	0.625	1.125	1.625	2.125	5.375		
					680 - 699	0.250	0.250	0.750	1.250	1.625	2.625	3.250	6.375		
					660 - 679	0.750	1.125	1.375	2.500	3.000	3.750	4.625	NA		
					≥ 800	(0.500)	(0.500)	(0.125)	0.125	0.250	0.625	1.000	3.625		
					780 - 799	(0.500)	(0.500)	(0.125)	0.125	0.250	0.625	1.000	3.750		
Bank Statement/ 1099	(6.375)	(6.250)	(6.375)	Additional Adjustment - 12 Mos Bank Statement	760 - 779	(0.500)	(0.500)	(0.125)	0.125	0.250	0.625	1.125	4.125		
					740 - 759	(0.375)	(0.375)	(0.125)	0.125	0.250	0.625	1.125	4.125		
					720 - 739	(0.250)	(0.250)	(0.000)	0.250	0.625	1.125	2.000	5.625		
					700 - 719	0.125	0.125	0.375	0.625	1.125	1.875	2.500	6.375		
					680 - 699	0.500	0.500	1.000	1.500	2.000	3.125	4.000	NA		
	(4.125)	(4.000)	(4.125)		660 - 679	1.000	1.375	1.625	2.750	3.375	4.250	5.375	NA		
Asset Depletion	(3.125)	(3.000)	(3.125)	P & L Only	≥ 800	0.125	0.125	0.125	0.125	0.250	0.250	0.250	0.250		
					780 - 799	(0.250)	(0.250)	0.125	0.375	0.625	1.125	NA	NA		
					760 - 779	(0.250)	(0.250)	0.125	0.375	0.625	1.125	NA	NA		
					740 - 759	(0.125)	(0.125)	0.125	0.375	0.875	1.250	NA	NA		
					720 - 739	(0.000)	(0.000)	0.250	0.500	1.000	1.625	NA	NA		
	(1.500)	(1.375)	(1.500)		700 - 719	0.375	0.375	0.625	0.875	1.500	2.375	3.250	NA		
P & L Only	(0.875)	(0.750)	(0.875)	DSCR	680 - 699	0.875	0.875	1.375	1.875	2.500	3.750	NA	NA		
					660 - 679	1.375	1.750	2.000	3.125	3.875	NA	NA	NA		
					≥ 800	0.125	0.125	0.500	0.750	1.000	1.500	3.750	NA		
					780 - 799	0.125	0.125	0.500	0.750	1.000	1.500	3.750	NA		
					760 - 779	0.125	0.125	0.500	0.750	1.000	1.500	3.750	NA		
	(0.250)	(0.125)	(0.250)		740 - 759	(0.250)	(0.250)	0.125	0.375	0.625	1.125	1.625	3.875		
DSCR	(1.000)	(0.875)	(0.750)	Interest Only	720 - 739	(0.500)	(0.500)	(0.125)	0.250	0.750	1.375	3.375	7.750		
					700 - 719	(0.125)	(0.125)	0.250	0.625	1.250	2.125	3.875	NA		
					680 - 699	0.625	0.625	1.125	1.875	2.750	4.000	6.000	NA		
					660 - 679	1.375	1.750	2.000	3.375	4.375	5.625	NA	NA		
					≥ 800	(0.875)	(0.875)	(0.500)	(0.125)	0.125	0.625	1.250	6.250		
	(0.250)	(0.125)	(0.250)		780 - 799	(0.875)	(0.875)	(0.500)	(0.125)	0.125	0.625	1.250	6.250		
					760 - 779	(0.750)	(0.750)	(0.375)	(0.000)	0.250	0.750	2.375	6.500		
					740 - 759	(0.625)	(0.625)	(0.375)	(0.000)	0.500	0.875	2.625	6.750		
					720 - 739	(0.500)	(0.500)	(0.125)	0.250	0.750	1.375	3.375	7.750		
					700 - 719	(0.125)	(0.125)	0.250	0.625	1.250	2.125	3.875	NA		
Loan Amount	(100,000-125k)	(125,001-150k)	(150,001-200k)	Interest Only	680 - 699	1.375	1.750	2.000	3.375	4.375	5.625	NA	NA		
					660 - 679	1.875	2.250	2.500	3.625	4.875	6.750	8.250	NA		
					≥ 800	(0.875)	(0.875)	(0.500)	(0.125)	0.125	0.625	1.250	6.250		
					780 - 799	(0.875)	(0.875)	(0.500)	(0.125)	0.125	0.625	1.250	6.250		
					760 - 779	(0.750)	(0.750)	(0.375)	(0.000)	0.250	0.750	2.375	6.500		
	(200,001-300k)	(2,000,001-2.5m)	(2,500,001-3.0m)		740 - 759	(0.625)	(0.625)	(0.375)	(0.000)	0.500	0.875	2.625	6.750		
					720 - 739	(0.500)	(0.500)	(0.125)	0.250	0.750	1.375	3.375	7.750		
					700 - 719	(0.125)	(0.125)	0.250	0.625	1.250	2.125	3.875	NA		
					680 - 699	0.625	0.625	1.125	1.875	2.750	4.000	6.000	NA		
					660 - 679	1.375	1.750	2.000	3.375	4.375	5.625	NA	NA		
Purpose	(1,500,001-2.0m)	(2,000,001-2.5m)	(2,500,001-3.0m)	Property Type	≥ 800	0.500	0.500	0.500	0.500	0.750	1.375	3.750	NA		
					780 - 799	(0.000)	(0.000)	(0.000)	(0.000)	0.500	0.500	(0.000)	(0.000)		
					760 - 779	(0.000)	(0.000)	(0.000)	(0.000)	0.500	0.500	(0.000)	(0.000)		
					740 - 759	(0.000)	(0.000)	(0.000)	(0.000)	0.500	0.500	(0.000)	(0.000)		
					720 - 739	(0.000)	(0.000)	(0.000)	(0.000)	0.500	0.500	(0.000)	(0.000)		
	(3,000,001-3.5m)	(3,500,001-4.0m)			700 - 719	0.500	0.500	0.500	0.500	0.750	1.375	3.750	NA		
					680 - 699	NA	NA	NA	NA	NA	NA	NA	NA		
					660 - 679	NA	NA	NA	NA	NA	NA	NA	NA		
					≥ 800	NA	NA	NA	NA	NA	NA	NA	NA		
					780 - 799	NA	NA	NA	NA	NA	NA	NA	NA		
Citizenship	(100,000-125k)	(125,001-150k)	(150,001-200k)	Credit / Housing History	≥ 800	NA	NA	NA	NA	NA	NA	NA	NA		
					780 - 799	NA	NA	NA	NA	NA	NA	NA	NA		
					760 - 779	NA	NA	NA	NA	NA	NA	NA	NA		
					740 - 759	NA	NA	NA	NA	NA	NA	NA	NA		
					720 - 739	NA	NA	NA	NA	NA	NA	NA	NA		
	(1,500,001-2.0m)	(2,000,001-2.5m)	(2,500,001-3.0m)		700 - 719	NA	NA	NA	NA	NA	NA	NA	NA		
					680 - 699	NA	NA	NA	NA	NA	NA	NA	NA		
					660 - 679	NA	NA	NA	NA	NA	NA	NA	NA		
					≥ 800	NA	NA	NA	NA	NA	NA	NA	NA		
					780 - 799	NA	NA	NA	NA	NA	NA	NA	NA		
Prepayment Penalty (6mo Interest)	(24-36 mo)	(36-48 mo)	(48-60 mo)	Property Type	≥ 800	NA	NA	NA	NA	NA	NA	NA	NA		
					780 - 799	NA	NA	NA	NA	NA	NA	NA	NA		
					760 - 779	NA	NA	NA	NA	NA	NA	NA	NA		
					740 - 759	NA	NA	NA	NA	NA	NA	NA	NA		
					720 - 739	NA	NA	NA	NA	NA	NA	NA	NA		
	(12-24 mo)	(24-36 mo)	(36-48 mo)	DSCR	700 - 719	NA	NA	NA	NA	NA	NA	NA	NA		
					680 - 699	NA	NA	NA	NA	NA	NA	NA	NA		
					660 - 679	NA	NA	NA	NA	NA	NA	NA	NA		
					≥ 800	NA	NA	NA	NA	NA	NA	NA	NA		
					780 - 799	NA	NA	NA	NA	NA	NA	NA	NA		
5% Fixed Payment Penalty Terms	(12-24 mo)	(24-36 mo)	(36-48 mo)	Declining Payment Penalty Terms	≥ 800	NA	NA	NA	NA	NA	NA	NA	NA		
					780 - 799	NA	NA	NA	NA	NA	NA	NA	NA		
					760 - 779	NA	NA	NA	NA	NA	NA	NA	NA		
					740 - 759	NA	NA	NA	NA	NA	NA	NA	NA		
					720 - 739	NA	NA	NA	NA	NA	NA	NA	NA		
	(1-12 mo)	(12-24 mo)	(24-36 mo)	DTI	700 - 719	NA	NA	NA	NA	NA	NA	NA	NA		
					680 - 699	NA	NA	NA	NA	NA</td					



SPONGE CAKE - NonQM ALT DOC

30 Yr Fixed, 5/6 & 7/6 ARM	15 Days	30 Days	45 Days	60 Days	Pricing Adjustments - FICO LTV DOC TYPE								
					Credit Score	≤ 55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%
8.750	(4.250)	(4.250)	(4.125)	(4.000)	780+	(0.750)	(0.625)	(0.500)	(0.375)	(0.125)	0.375	2.000	3.875
8.625	(4.125)	(4.125)	(4.000)	(3.875)	760 - 779	(0.625)	(0.500)	(0.375)	(0.250)	(0.000)	0.500	2.125	4.000
8.490	(4.000)	(4.000)	(3.875)	(3.750)	740 - 759	(0.500)	(0.375)	(0.250)	(0.125)	0.125	0.625	2.375	4.375
8.375	(3.875)	(3.875)	(3.750)	(3.625)	720 - 739	(0.375)	(0.250)	(0.125)	(0.000)	0.625	1.125	3.250	4.875
8.250	(3.750)	(3.750)	(3.625)	(3.500)	700 - 719	(0.125)	0.125	(0.000)	0.750	1.125	1.625	4.250	5.500
8.125	(3.500)	(3.500)	(3.375)	(3.250)	680 - 699	0.125	0.250	0.625	1.250	2.375	3.000	NA	NA
7.990	(3.250)	(3.250)	(3.125)	(3.000)	660 - 679	1.375	1.500	1.875	2.625	3.375	4.125	NA	NA
7.875	(3.000)	(3.000)	(2.875)	(2.750)	640 - 659	3.125	3.250	3.625	4.125	4.625	NA	NA	NA
7.750	(2.750)	(2.750)	(2.625)	(2.500)	620 - 639	4.125	4.375	4.625	NA	NA	NA	NA	NA
7.625	(2.500)	(2.500)	(2.375)	(2.250)	600 - 619	NA	NA	NA	NA	NA	NA	NA	NA
7.490	(2.250)	(2.250)	(2.125)	(2.000)	Loan Parameters								
7.375	(2.000)	(2.000)	(1.875)	(1.750)	2Y Full Doc	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)
7.250	(1.750)	(1.750)	(1.625)	(1.500)	1Y Full Doc	0.125	0.125	0.125	0.125	0.125	0.125	0.250	0.375
7.125	(1.375)	(1.375)	(1.250)	(1.125)	24 Months Bank Statement	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.000)	(0.000)
6.990	(1.000)	(1.000)	(0.875)	(0.750)	12 Months Bank Statement	0.125	0.125	0.125	0.125	0.125	0.125	0.250	0.375
6.875	(0.625)	(0.625)	(0.500)	(0.375)	1Y P&L Only	0.750	0.750	0.750	0.750	0.750	0.750	NA	NA
6.750	(0.250)	(0.250)	(0.125)	(0.000)	2Y P&L Only	0.500	0.500	0.500	0.500	0.500	0.500	NA	NA
6.625	0.125	0.125	0.250	0.375	Asset Utilization	0.250	0.250	0.250	0.250	0.375	0.375	NA	NA
6.490	0.500	0.500	0.625	0.750	WVOE	0.375	0.375	0.500	0.500	0.500	0.500	NA	NA
6.375	1.000	1.000	1.125	1.250	1099	0.250	0.250	0.250	0.250	0.375	0.375	NA	NA
6.250	1.750	1.750	1.875	2.000	Condo (Excluding FL)	0.250	0.250	0.250	0.250	0.375	0.500	0.500	NA
6.125	2.375	2.375	2.500	2.625	FL Condo	0.500	0.500	0.500	0.500	0.750	1.000	1.000	NA
5.990	2.875	2.875	3.000	3.125	Condotel	1.500	1.500	1.500	1.500	2.000	NA	NA	NA
5.875	3.375	3.375	3.500	3.625	SFR Rural	0.500	0.500	0.500	0.500	0.625	0.750	NA	NA
5.750	3.875	3.875	4.000	4.125	Manufactured housing	NA	NA	NA	NA	NA	NA	NA	NA
5.625	4.875	4.875	5.000	5.125	2nd Home	0.125	0.125	0.125	0.250	0.250	0.375	NA	NA
					2-4 Unit	0.250	0.375	0.500	0.500	0.500	0.625	NA	NA
					Cashout	1.000	1.000	1.000	1.000	1.250	1.750	NA	NA
					Loan \$1,000,001-1,500,000	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)
					Loan \$1,500,001-2,000,000	(0.000)	(0.000)	(0.000)	(0.000)	0.250	0.250	0.375	NA
					Loan \$2,000,001-2,500,000	0.250	0.250	0.250	0.375	0.375	0.375	NA	NA
					Loan \$2,500,001-3,000,000	0.375	0.375	0.375	0.500	0.500	NA	NA	NA
					Loan \$3,000,001-3,500,000	NA	NA	NA	NA	NA	NA	NA	NA
					Loan \$3,500,001-4,000,000	NA	NA	NA	NA	NA	NA	NA	NA
					Interest Only	0.250	0.250	0.250	0.375	0.500	0.500	0.500	0.750
					Escrow Waiver (Excl NY)	0.250	0.250	0.250	0.250	0.250	0.250	NA	NA
					DTI > 5%	0.500	0.500	0.500	0.500	0.750	1.000	NA	NA
					Investment	0.125	0.125	0.125	0.250	0.250	0.375	NA	NA
					5Y PPP (inv only)	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	NA	NA	NA
					4Y PPP (inv only)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	NA	NA
					3Y PPP (inv only)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA
					2Y PPP (inv only)	0.375	0.375	0.375	0.375	0.375	0.500	NA	NA
					1Y PPP (inv only)	0.750	0.750	0.750	0.750	0.750	1.000	NA	NA
					No PPP (inv only)	1.500	1.500	1.500	1.500	1.500	1.750	NA	NA
					Lock Extension	40 Year Fixed							
					Relock	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500
1-15 Day Extension (Max 30 days) 2 bps per day		15 Days: 25 bps 30 Days: 37.5 bps			ITIN	2.000	2.000	2.000	2.000	NA	NA	NA	NA
					Non-Permanent Resident	0.750	0.750	0.750	0.750	0.750	0.750	0.750	0.750
					Short Term Rental	0.500	0.500	0.500	0.750	1.250	1.750	NA	NA

SPONGE CAKE Lite - NonQM ALT DOC

30 Yr Fixed, 5/6 & 7/6 ARM	15 Days	30 Days	45 Days	60 Days	Pricing Adjustments - FICO LTV DOC TYPE								
					Credit Score	≤ 55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%
9.750	(4.750)	(4.750)	(4.625)	(4.500)	760+	(0.625)	(0.500)	(0.375)	(0.250)	(0.000)	0.500	NA	NA
9.625	(4.625)	(4.625)	(4.500)	(4.375)	740 - 759	(0.500)	(0.375)	(0.250)	(0.125)	0.125	0.625	NA	NA
9.490	(4.500)	(4.500)	(4.375)	(4.250)	720 - 739	(0.375)	(0.250)	(0.125)	(0.000)	0.375	1.125	NA	NA
9.375	(4.375)	(4.375)	(4.250)	(4.125)	700 - 719	(0.125)	0.125	(0.000)	0.500	1.125	1.625	NA	NA
9.250	(4.250)	(4.250)	(4.125)	(4.000)	680 - 699	0.125	0.250	0.375	1.250	2.375	3.000	NA	NA
9.125	(4.125)	(4.125)	(4.000)	(3.875)	660 - 679	1.375	1.500	1.875	2.625	3.375	NA	NA	NA
8.990	(4.000)	(4.000)	(3.875)	(3.750)	640 - 659	3.125	3.250	3.625	4.125	4.625	NA	NA	NA
8.875	(3.875)	(3.875)	(3.750)	(3.625)	620 - 639	4.125	4.375	4.625	NA	NA	NA	NA	NA
8.750	(3.750)	(3.750)	(3.625)	(3.500)	599 - 619	NA	NA	NA	NA	NA	NA	NA	NA
8.625	(3.500)	(3.500)	(3.375)	(3.250)	No FICO	0.125	0.250	0.375	1.250	NA	NA	NA	NA
8.490	(3.250)	(3.250)	(3.125)	(3.000)	Loan Parameters	≤ 55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%
8.375	(3.000)	(3.000)	(2.875)	(2.750)	2Y Full Doc	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	NA	NA	NA
8.250	(2.750)	(2.750)	(2.625)	(2.500)	1Y Full Doc	0.125	0.125	0.125	0.125	0.125	0.125	NA	NA
8.125	(2.500)	(2.500)	(2.375)	(2.250)	24 Months Bank Statement	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	NA	NA
7.990	(2.250)	(2.250)	(2.125)	(2.000)	12 Months Bank Statement	0.125	0.125	0.125	0.125	0.125	0.125	NA	NA
7.875	(2.000)	(2.000)	(1.875)	(1.750)	1Y P&L Only	0.750	0.750	0.750	0.750	0.750	0.750	NA	NA
7.750	(1.750)	(1.750)	(1.625)	(1.500)	2Y P&L Only	0.500	0.500	0.500	0.500	0.500	0.500	NA	NA
7.625	(1.375)	(1.375)	(1.250)	(1.125)	Asset Utilization	0.250	0.250	0.250	0.250	0.375	0.375	NA	NA
7.490	(1.000)	(1.000)	(0.875)	(0.750)	WVOE	0.375	0.375	0.375	0.500	0.500	0.500	NA	NA
7.375	(0.625)	(0.625)	(0.500)	(0.375)	1099	0.250	0.250	0.250	0.250	0.375	0.375	NA	NA
7.250	(0.250)	(0.250)	(0.125)	(0.000)	Condo (Excluding FL)	0.250	0.250	0.250	0.250	0.375	0.500	NA	NA
7.125	0.125	0.125	0.250	0.375	FL Condo	0.500	0.500	0.500	0.500	0.750	1.000	NA	NA
6.990	0.500	0.500	0.625	0.750	Condotel	1.500	1.500	1.500	1.500	2.000	NA	NA	NA
6.875	1.000	1.000	1.125	1.250	SFR Rural	0.500	0.500	0.500	0.500	0.625	0.750	NA	NA
6.750	1.750	1.750	1.875	2.000	Manufactured housing	NA	NA	NA	NA	NA	NA	NA	NA
6.625	2.375	2.375	2.500	2.625	2nd Home	0.375	0.375	0.500	0.500	0.750	0.750	NA	NA
6.490	2.875	2.875	3.000	3.125	2-4 Unit	0.375	0.500	0.500	0.500	0.500	0.500	NA	NA
6.375	3.375	3.375	3.500	3.625	Cashout	1.000	1.000	1.000	1.000	NA	NA	NA	NA
6.250	3.875	3.875	4.000	4.125	Loan \$1,000,001-1,500,000	(0.000)	(0.000)	(0.000)	0.250	0.250	NA	NA	NA
6.125	4.875	4.875	5.000	5.125	Interest Only	0.250	0.250	0.250	0.250	0.500	0.500	NA	NA
Max Pricing**					Escrow Waiver (Excl NY)	0.250	0.250	0.250	0.250	0.250	0.250	NA	NA
					DTI > 50%	0.500	0.500	0.500	0.500	0.750	1.000	NA	NA
					Investment	0.750	0.750	0.750	0.750	0.750	0.750	NA	NA
					5Y PPP (inv only)	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	NA	NA
					4Y PPP (inv only)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	NA	NA
					3Y PPP (inv only)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA
					2Y PPP (inv only)	0.375	0.375	0.375	0.375	0.375	0.500	NA	NA
					1Y PPP (inv only)	0.750	0.750	0.750	0.750	0.750	1.000	NA	NA
					No PPP (inv only)	1.500	1.500	1.500	1.500	1.500	1.750	NA	NA
Lock Extension		Relock		40 Year Fixed		0.500	0.500	0.500	0.500	0.500	0.500	NA	NA
1-15 Day Extension (Max 30 days)		15 Days: 25 bps		Non-Permanent Resident		1.000	1.000	1.000	1.000	1.000	1.000	NA	NA
		2 bps per day		Short Term Rental		0.500	0.500	0.500	0.750	1.250	1.750	NA	NA

Lock Extensions cannot exceed 30 days

***Minimum Loan amount \$100,000 - Maximum Loan Amount \$1,500,000
** Max Price before compensation**

--- Max Price before compensation ---



SPONGE CAKE - DSCR

30 Yr Fixed, 5/6 & 7/6 ARM	15 Days	30 Days	45 Days	60 Days	Pricing Adjustments - FICO LTV DOC TYPE									
					Credit Score	≤ 55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%	
9.250	(4.000)	(4.000)	(3.875)	(3.750)	780+	(0.750)	(0.625)	(0.500)	(0.375)	(0.000)	0.625	NA	NA	
9.125	(3.875)	(3.875)	(3.750)	(3.625)	760 - 779	(0.625)	(0.500)	(0.375)	(0.250)	0.125	0.875	NA	NA	
8.990	(3.750)	(3.750)	(3.625)	(3.500)	740 - 759	(0.500)	(0.375)	(0.250)	(0.125)	0.250	1.125	NA	NA	
8.875	(3.625)	(3.625)	(3.500)	(3.375)	720 - 739	(0.375)	(0.250)	(0.125)	(0.000)	0.750	1.625	NA	NA	
8.750	(3.500)	(3.500)	(3.375)	(3.250)	700 - 719	(0.250)	0.125	(0.000)	0.500	1.000	2.000	NA	NA	
8.625	(3.375)	(3.375)	(3.250)	(3.125)	680 - 699	(0.000)	0.250	0.375	1.000	2.125	NA	NA	NA	
8.490	(3.250)	(3.250)	(3.125)	(3.000)	660 - 679	1.375	1.500	1.750	2.250	3.125	NA	NA	NA	
8.375	(3.125)	(3.125)	(3.000)	(2.875)	640 - 659	2.500	2.625	3.000	4.000	NA	NA	NA	NA	
8.250	(3.000)	(3.000)	(2.875)	(2.750)	620 - 639	3.750	4.250	4.500	NA	NA	NA	NA	NA	
8.125	(2.750)	(2.750)	(2.625)	(2.500)	599 - 619	NA	NA	NA	NA	NA	NA	NA	NA	
7.990	(2.500)	(2.500)	(2.375)	(2.250)	Loan Parameters	≤ 55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%	
7.875	(2.250)	(2.250)	(2.125)	(2.000)	DSCR ≥ 1.25	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	NA	NA	NA	
7.750	(2.000)	(2.000)	(1.875)	(1.750)	DSCR 1.0-1.24	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA	NA	
7.625	(1.750)	(1.750)	(1.625)	(1.500)	DSCR 0.75-0.99	1.000	1.000	1.250	1.375	1.500	NA	NA	NA	
7.490	(1.500)	(1.500)	(1.375)	(1.250)	DSCR < 0.75	1.500	1.750	1.875	2.000	NA	NA	NA	NA	
7.375	(1.250)	(1.250)	(1.125)	(1.000)	Condo (Excluding FL)	0.250	0.250	0.250	0.250	0.375	0.500	NA	NA	
7.250	(1.000)	(1.000)	(0.875)	(0.750)	FL Condo	0.500	0.500	0.500	0.500	0.750	1.000	NA	NA	
7.125	(0.750)	(0.750)	(0.625)	(0.500)	Condotel	1.500	1.500	1.500	1.500	2.000	NA	NA	NA	
6.990	(0.500)	(0.500)	(0.375)	(0.250)	SFR Rural	0.500	0.500	0.500	0.500	0.625	0.750	NA	NA	
6.875	(0.125)	(0.125)	(0.000)	0.125	Manufactured housing	NA	NA	NA	NA	NA	NA	NA	NA	
6.750	0.250	0.250	0.375	0.500	2-4 Unit	0.375	0.500	0.500	0.500	0.500	0.750	NA	NA	
6.625	0.625	0.625	0.750	0.875	Mixed Use	NA	NA	NA	NA	NA	NA	NA	NA	
6.490	1.000	1.000	1.125	1.250	Multifamily	3.750	3.750	3.750	3.750	3.750	NA	NA	NA	
6.375	1.500	1.500	1.625	1.750	Cashout	1.000	1.000	1.000	1.000	1.250	NA	NA	NA	
6.250	2.000	2.000	2.125	2.250	Loan \$1,500,001-2,000,000	(0.000)	(0.000)	(0.000)	(0.000)	0.250	NA	NA	NA	
6.125	2.500	2.500	2.625	2.750	Loan \$2,000,001-2,500,000	0.250	0.250	0.250	0.250	0.375	NA	NA	NA	
5.990	3.250	3.250	3.375	3.500	Loan \$2,500,001-3,000,000	0.375	0.375	0.375	0.500	NA	NA	NA	NA	
5.875	4.000	4.000	4.125	4.250	Loan \$3,000,001-3,500,000	NA	NA	NA	NA	NA	NA	NA	NA	
5.750	4.750	4.750	4.875	5.000	Interest Only	0.250	0.250	0.250	0.250	0.500	0.500	NA	NA	
5.625	5.625	5.625	5.750	5.875	Escrow Waiver (Excl NY)	0.250	0.250	0.250	0.250	0.250	0.250	NA	NA	
Lock Extension					Short Term Rental (Excl Condotel)	0.500	0.500	0.500	0.750	1.250	1.500	NA	NA	
PPP TYPE = 6mo Interest					5Y PPP (inv only)	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	NA	NA	
Relock					4Y PPP (inv only)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	NA	NA	
1-15 Day Extension (Max 30 days) 2 bps per day		15 Days: 25 bps 30 Days: 37.5 bps	No PPP (inv only)			3Y PPP (inv only)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA	
			40 Year Fixed			2Y PPP (inv only)	0.375	0.375	0.375	0.375	0.500	NA	NA	
			NY			1Y PPP (inv only)	0.750	0.750	0.750	0.750	1.000	NA	NA	
Non-Permanent Resident					ITIN	2.000	2.000	2.000	2.000	NA	NA	NA	NA	
					FTHB	0.500	0.500	0.500	0.750	NA	NA	NA	NA	



SPONGE CAKE - Foreign National DSCR

30 Yr Fixed, 5/6 & 7/6 ARM	15 Days	30 Days	45 Days	60 Days	Pricing Adjustments - FICO LTV DOC TYPE								
					Credit Score	≤ 55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%
9.125	(3.250)	(3.250)	(3.125)	(3.000)	760+	0.750	1.000	1.125	1.250	2.500	NA	NA	NA
8.990	(3.125)	(3.125)	(3.000)	(2.875)	740 - 759	1.000	1.125	1.250	1.500	2.750	NA	NA	NA
8.875	(3.000)	(3.000)	(2.875)	(2.750)	720 - 739	1.125	1.250	1.625	2.125	3.500	NA	NA	NA
8.750	(2.875)	(2.875)	(2.750)	(2.625)	700 - 719	1.250	1.625	2.125	2.375	3.750	NA	NA	NA
8.625	(2.750)	(2.750)	(2.625)	(2.500)	680 - 699	1.500	1.750	2.250	2.500	4.000	NA	NA	NA
8.490	(2.625)	(2.625)	(2.500)	(2.375)	660 - 679	1.750	2.375	2.875	NA	NA	NA	NA	NA
8.375	(2.500)	(2.500)	(2.375)	(2.250)	640 - 659	NA	NA	NA	NA	NA	NA	NA	NA
8.250	(2.375)	(2.375)	(2.250)	(2.125)	No Fico	1.250	1.750	2.250	2.500	4.000	NA	NA	NA
8.125	(2.250)	(2.250)	(2.125)	(2.000)	Loan Parameters	≤ 55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%
7.990	(2.125)	(2.125)	(2.000)	(1.875)	DSCR ≥ 1.25	0.375	0.375	0.375	0.375	0.375	NA	NA	NA
7.875	(2.000)	(2.000)	(1.875)	(1.750)	DSCR 1.00-1.24	0.750	0.750	0.750	0.750	0.750	NA	NA	NA
7.750	(1.875)	(1.875)	(1.750)	(1.625)	DSCR 0.75-0.99	1.000	1.250	1.500	1.750	NA	NA	NA	NA
7.625	(1.750)	(1.750)	(1.625)	(1.500)	DSCR < 0.75	2.000	2.250	2.500	NA	NA	NA	NA	NA
7.490	(1.500)	(1.500)	(1.375)	(1.250)	Condo (Excluding FL)	0.250	0.250	0.250	0.250	0.375	NA	NA	NA
7.375	(1.250)	(1.250)	(1.125)	(1.000)	FL Condo	0.500	0.500	0.500	0.500	0.750	NA	NA	NA
7.250	(1.000)	(1.000)	(0.875)	(0.750)	Condotel	1.500	1.500	1.500	1.500	2.000	NA	NA	NA
7.125	(0.750)	(0.750)	(0.625)	(0.500)	SFR Rural	0.500	0.500	0.500	0.500	0.625	NA	NA	NA
6.990	(0.500)	(0.500)	(0.375)	(0.250)	Manufactured housing	NA	NA	NA	NA	NA	NA	NA	NA
6.875	(0.250)	(0.250)	(0.125)	(0.000)	2-4 Unit	0.375	0.500	0.500	0.500	NA	NA	NA	NA
6.750	(0.000)	(0.000)	0.125	0.250	Mixed Use	NA	NA	NA	NA	NA	NA	NA	NA
6.625	0.250	0.250	0.375	0.500	Multifamily	3.750	3.750	3.750	3.750	NA	NA	NA	NA
6.490	0.500	0.500	0.625	0.750	Cashout	1.000	1.000	1.000	1.250	NA	NA	NA	NA
6.375	0.750	0.750	0.875	1.000	Loan \$1,000,001-1,500,000	0.250	0.250	0.250	0.250	NA	NA	NA	NA
6.250	1.125	1.125	1.250	1.375	Loan \$1,500,001-2,000,000	0.750	0.750	0.750	NA	NA	NA	NA	NA
6.125	1.500	1.500	1.625	1.750	Loan \$2,000,001-2,500,000	1.000	1.000	NA	NA	NA	NA	NA	NA
5.990	1.875	1.875	2.000	2.125	Loan \$2,500,001-3,000,000	1.250	NA						
5.875	2.250	2.250	2.375	2.500	Interest Only	0.250	0.250	0.250	0.250	0.500	NA	NA	NA
					Escrow Waiver (Excl NY)	0.250	0.250	0.250	0.250	0.250	NA	NA	NA
					Short Term Rental (Excl Condotel)	0.500	0.500	0.500	0.750	NA	NA	NA	NA
					5Y PPP (inv only)	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	NA	NA	NA
					4Y PPP (inv only)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	NA	NA	NA
					3Y PPP (inv only)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA	NA
					2Y PPP (inv only)	0.375	0.375	0.375	0.375	0.500	NA	NA	NA
					1Y PPP (inv only)	0.750	0.750	0.750	0.750	1.000	NA	NA	NA
1-15 Day Extension (Max 30 days)		15 Days: 25 bps			No PPP (inv only)	1.500	1.500	1.500	1.500	1.750	NA	NA	NA
2 bps per day		30 Days: 37.5 bps			40 Year Fixed	0.500	0.500	0.500	0.500	0.500	NA	NA	NA
					FTHB	0.500	0.500	0.500	NA	NA	NA	NA	NA



CUP CAKE - NonQM OWNER OCCUPIED

CUP CAKE - NonQM NON-OWNER OCCUPIED

Rate (30 Day)	5/1 ARM			7/1 ARM			30 YR Fixed			PRICE ADJUSTMENTS - FICO X LTIV																								
										≤ 50%		50.01-55%		55.01-60%		60.01-65%		65.01-70%		70.01-75%		75.01-80%		ARM MARGIN										
10.375	(7.563)	(7.563)	(7.563)	FULL DOC FICO X LTIV	780+			(1.000)			(1.000)		(0.750)		(0.375)		(0.125)		(\$0.000)		0.375		3.000											
10.250	(7.438)	(7.438)	(7.438)		760 - 779			(1.000)			(0.875)		(0.750)		(0.375)		(0.125)		0.125		0.500		3.000											
10.125	(7.313)	(7.313)	(7.313)		740 - 759			(0.875)			(0.875)		(0.625)		(0.250)		(\$0.000)		0.250		0.625		3.250											
10.000	(7.188)	(7.188)	(7.188)		720 - 739			(0.750)			(0.750)		(0.500)		(0.125)		0.125		0.625		1.375		3.250											
9.875	(7.063)	(7.063)	(7.063)		700 - 719			(0.625)			(0.625)		(\$0.375)		(\$0.000)		0.500		0.500		1.125		3.500											
9.750	(6.938)	(6.938)	(6.938)		680 - 699			(\$0.500)			(\$0.500)		0.125		0.750		1.250		2.250		2.875		3.750											
9.625	(6.813)	(6.813)	(6.813)		660 - 679			0.625			0.875		1.250		1.875		2.750		3.625		4.750		4.000											
9.500	(6.688)	(6.688)	(6.688)		640 - 659			2.250			2.750		2.750		3.250		4.250		5.125		NA		4.250											
9.375	(6.563)	(6.563)	(6.563)		620 - 639			3.000			3.500		3.625		4.125		NA		NA		NA		5.000											
9.250	(6.438)	(6.438)	(6.438)		600 - 619			3.750			4.250		4.500		NA		NA		NA		NA		5.000											
9.125	(6.313)	(6.313)	(6.313)											780+ (1.125)		(1.000)		(0.875)		(\$0.500)		(0.125)		(\$0.000)		5.000								
9.000	(6.188)	(6.188)	(6.188)											760 - 779 (1.000)		(1.000)		(0.750)		(0.375)		(0.125)		0.625		3.000								
8.875	(6.063)	(6.063)	(6.063)											740 - 759 (1.000)		(0.875)		(0.625)		(\$0.250)		(\$0.000)		0.250		3.250								
8.750	(5.938)	(5.938)	(5.938)											720 - 739 (0.875)		(\$0.750)		(\$0.500)		(\$0.125)		0.125		0.750		3.250								
8.625	(5.868)	(5.868)	(5.868)											700 - 719 (0.750)		0.625		0.875		1.250		1.875		2.750		4.000								
8.500	(5.438)	(5.438)	(5.438)											680 - 699 (0.500)		0.625		0.125		0.875		1.375		2.500		3.375								
8.375	(5.188)	(5.188)	(5.188)											660 - 679 (0.625)		0.625		0.875		1.250		1.875		2.750		4.000								
8.250	(4.938)	(4.938)	(4.938)											640 - 659 (0.750)		0.625		0.875		1.250		1.875		2.750		4.000								
8.125	(4.688)	(4.688)	(4.688)											620 - 639 (0.500)		0.625		0.875		1.250		1.875		2.750		4.000								
8.000	(4.438)	(4.438)	(4.438)											600 - 619 (0.750)		0.625		0.875		1.250		1.875		2.750		4.000								
7.875	(4.188)	(4.188)	(4.188)											780+ (1.125)		(\$1.000)		(\$0.875)		(\$0.500)		(\$0.125)		(\$0.000)		5.000								
7.750	(3.938)	(3.938)	(3.938)											760 - 779 (1.000)		(\$1.000)		(\$0.750)		(\$0.375)		(\$0.125)		0.625		3.000								
7.625	(3.625)	(3.625)	(3.625)											740 - 759 (1.000)		(\$1.000)		(\$0.875)		(\$0.625)		(\$0.250)		0.750		3.250								
7.500	(3.313)	(3.313)	(3.313)											Bank Statements - 12m 1099 - 12m		(\$0.000)		(\$0.000)		(\$0.000)		(\$0.000)		(\$0.000)		Min FICO: 660								
7.375	(3.000)	(3.000)	(3.000)											P&L - 24m		0.250		0.250		0.375		0.375		0.500		4.000								
7.250	(2.625)	(2.625)	(2.625)											P&L - 12m		0.250		0.250		0.375		0.375		0.500		4.000								
7.125	(2.250)	(2.250)	(2.250)											WVOE		NA		NA		NA		NA		NA		4.000								
7.000	(1.875)	(1.875)	(1.875)											ATR-in-Full / Asset Depletion		1.000		1.000		1.000		1.000		1.000		4.000								
6.875	(1.375)	(1.375)	(1.375)											1 Year Self-Employed		0.500		0.500		0.500		0.500		0.500		Min FICO: 660, Max CLTV: 65% (C/O Refi)								
6.750	(0.875)	(0.875)	(0.875)											Interest Only		0.500		0.500		0.500		0.500		0.500		Min FICO: 660, Max CLTV: 65% (C/O Refi)								
6.625	(0.250)	(0.250)	(0.250)											<\$200K		0.250		0.250		0.250		0.250		0.250		Max CLTV: 75% (Refi)								
6.500	0.375	0.375	0.375											\$250K to < \$1.5M		0.250		0.250		0.375		0.375		0.500		Min FICO: 660, Max CLTV: 75% (Refi)								
6.375	1.000	1.000	1.000											\$1.5M to < \$2.0M		0.250		0.250		0.375		0.375		0.500		Min FICO: 660, Max CLTV: 75% (Refi)								
6.250	1.688	1.688	1.688											\$2.0M to < \$3.0M		0.250		0.250		0.375		0.375		0.500		Max CLTV: 75% (Refi)								
6.125	2.000	2.000	2.000											Warrantable Condo		0.125		0.125		0.250		0.250		0.375		Max CLTV: 75% (Refi); NA on 1099 & P&L Income								
6.000	2.250	2.250	2.250											Non-Warr Condo		0.375		0.375		0.500		0.625		0.750		Max CLTV: 70								

CUP CAKE DSCR - Foreign National / Low FICO / No Ratio / ITIN



VELVET CAKE NonQM

VELVET CAKE DSCR

Rate (30 Day)	30 YR Fixed	PRICE ADJUSTMENTS - FICO X CLTV						
			≤ 55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%
8.625	(6.726)	FICO X CLTV	780+	(1.250)	(1.000)	(1.000)	(0.500)	(0.250)
8.500	(6.491)		760-779	(1.000)	(0.750)	(0.500)	(0.250)	0.250
8.375	(6.244)		740-759	(1.000)	(0.500)	(0.250)	(0.000)	0.750
8.250	(5.972)		720-739	(0.750)	(0.250)	(0.000)	0.500	1.250
8.125	(5.673)		700-719	(0.500)	0.000	0.500	1.000	2.000
8.000	(5.343)		680-699	(0.250)	0.250	1.000	1.500	2.500
7.875	(5.026)		660-679	(0.000)	0.750	1.500	2.250	NA
7.750	(4.672)		No Fico and < 660	NA	NA	NA	NA	NA
7.625	(4.281)		PRICE ADJUSTMENTS - OTHER					
7.500	(3.863)		< 1.00	NA	NA	NA	NA	NA
7.375	(3.407)	DSCR	1.00 - 1.15	(0.000)	0.250	0.250	0.250	0.500
7.250	(2.912)		1.16 - 1.30	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)
7.125	(2.376)		> 1.30	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)
7.000	(1.799)		Interest Only	0.250	0.250	0.500	0.500	0.500
6.875	(1.197)	Amortization	\$100,000 to < \$150,000	1.250	1.250	1.250	1.250	1.250
6.750	(0.568)		\$1,000,000 to <= \$2,000,000	0.500	0.500	0.500	0.500	0.500
6.625	0.018		\$2,000,000.01 to <= \$3,000,000	1.500	1.500	1.500	1.500	1.500
6.500	0.635	Loan Purpose	Cash-Out	0.750	0.750	1.000	1.250	2.000
6.375	1.284		2-4 Unit	0.500	0.750	1.000	1.250	1.500
6.250	1.966	Property Type	5-9 Unit	4.000	4.500	5.000	5.500	6.000
6.125	2.679		5-Year Prepay ¹	(1.500)	(1.500)	(1.500)	(1.500)	(1.500)
6.000		Prepayment Penalty Term (Investment Property Only)	4-Year Prepay ¹	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)
No Prepay	(0.000)		3-Year Prepay ¹	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)
1 Yr Prepay	(1.000)		2-Year Prepay ¹	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)
2 Yr Prepay	(2.000)		1-Year Prepay ¹	1.500	1.500	1.500	1.500	1.500
3 Yr Prepay	(2.500)		No Prepay	2.000	2.000	2.000	2.000	2.000
4 Yr Prepay	(2.500)	Other	Short Term Rental	1.000	1.000	1.000	1.000	1.000
5 Yr Prepay	(3.000)		Refinance Vacant Property	0.500	0.500	0.500	0.500	0.500
Lock Extension	Cost							
1-15 Day Extension (Max 30 days)	2 bps per day		Max Loan Amount \$3 Million					
(cannot exceed total of 30 days)			Prepayment Penalties					
Re-Lock	worse of market + 25 bps		Prepayment penalties not allowed in AK, DE, KS, MD, MI, OH , NH , NM , RI and VT					



BUNDT CAKE Closed-end 2nds / HELOAN OWNER OCCUPIED														
Rate (30 Day)	30 YR Fixed	30/15 Yr Balloon	40/15 Yr Balloon	Documentation	Pricing Adjustments - FICO LTV DOC TYPE									
					Credit Score	≤ 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%
12.375	(9.750)	(9.375)	(9.000)	Full Doc 2 Yr Full Doc 1 Yr	≥ 800	(2.625)	(2.625)	(2.375)	(1.875)	(1.625)	(0.750)	0.375	4.500	6.125
12.250	(9.625)	(9.250)	(8.875)		780 - 799	(2.625)	(2.625)	(2.375)	(1.875)	(1.625)	(0.625)	0.500	4.750	6.375
12.125	(9.500)	(9.125)	(8.750)		760 - 779	(2.125)	(2.125)	(1.875)	(1.375)	(1.125)	(0.000)	1.250	5.375	7.375
12.000	(9.375)	(9.000)	(8.625)		740 - 759	(1.500)	(1.500)	(1.125)	(0.875)	(0.625)	0.625	2.500	6.750	9.000
11.875	(9.250)	(8.875)	(8.500)		720 - 739	(0.625)	(0.625)	(0.125)	0.250	0.500	1.500	3.750	8.125	10.000
11.750	(9.125)	(8.750)	(8.375)		700 - 719	0.500	0.500	1.125	1.625	2.125	2.875	5.250	9.375	11.500
11.625	(9.000)	(8.625)	(8.250)		680 - 699	3.000	3.000	3.750	4.125	4.750	5.750	8.375	11.125	NA
11.500	(8.875)	(8.500)	(8.125)		660 - 679	4.250	4.375	4.875	5.500	6.000	7.250	10.250	NA	NA
11.375	(8.750)	(8.375)	(8.000)		640 - 659	NA	NA	NA	NA	NA	NA	NA	NA	NA
11.250	(8.625)	(8.250)	(7.875)		620 - 639	NA	NA	NA	NA	NA	NA	NA	NA	NA
11.125	(8.500)	(8.125)	(7.500)	Bank Statement / 1099	≥ 800	(0.875)	(0.875)	(0.625)	(0.250)	(0.000)	1.000	1.875	5.875	7.625
11.000	(8.375)	(8.000)	(7.375)		780 - 799	(0.875)	(0.875)	(0.625)	(0.250)	(0.000)	1.125	2.000	6.125	7.375
10.875	(8.250)	(7.875)	(7.500)		760 - 779	(0.375)	(0.375)	(0.125)	0.250	0.500	1.250	2.000	6.375	8.375
10.750	(8.125)	(7.750)	(7.375)		740 - 759	(0.000)	(0.000)	(0.000)	0.250	0.500	1.000	2.000	4.000	5.750
10.625	(7.875)	(7.500)	(7.125)		720 - 739	0.625	0.625	1.125	1.625	1.875	3.000	5.125	9.625	11.750
10.500	(7.625)	(7.250)	(6.875)		700 - 719	1.625	1.625	2.250	2.875	3.375	4.250	6.750	11.250	NA
10.375	(7.375)	(7.000)	(6.625)		680 - 699	4.000	4.000	4.750	5.250	5.875	7.000	9.750	NA	NA
10.250	(7.125)	(6.750)	(6.375)		660 - 679	5.750	5.875	6.375	7.125	7.625	9.000	NA	NA	NA
10.125	(6.875)	(6.500)	(6.125)		640 - 659	NA	NA	NA	NA	NA	NA	NA	NA	NA
10.000	(6.625)	(6.250)	(5.875)		620 - 639	NA	NA	NA	NA	NA	NA	NA	NA	NA
9.875	(6.375)	(6.000)	(5.625)	P&L Only WVOE	≥ 800	0.500	0.500	0.750	1.375	1.625	2.750	3.750	7.875	NA
9.750	(6.000)	(5.625)	(5.250)		780 - 799	0.500	0.500	0.750	1.375	1.625	2.875	4.000	8.125	NA
9.625	(5.625)	(5.250)	(4.875)		760 - 779	1.000	1.000	1.250	1.875	2.125	3.500	4.750	8.750	NA
9.500	(5.250)	(4.875)	(4.500)		740 - 759	1.375	1.375	1.750	2.375	2.625	4.125	6.000	10.250	NA
9.375	(4.875)	(4.500)	(4.125)		720 - 739	2.125	2.125	2.625	3.375	3.625	4.875	7.250	11.875	NA
9.250	(4.500)	(4.075)	(3.750)		700 - 719	3.375	3.375	4.000	4.750	5.250	6.250	9.125	NA	NA
9.125	(4.125)	(3.750)	(3.375)		680 - 699	5.000	5.750	6.000	7.125	7.625	9.000	NA	NA	NA
9.000	(3.750)	(3.375)	(3.000)		660 - 679	7.750	8.375	9.375	9.875	NA	NA	NA	NA	NA
8.875	(3.375)	(3.000)	(2.625)		640 - 659	NA	NA	NA	NA	NA	NA	NA	NA	NA
8.750	(3.000)	(2.625)	(2.250)		All P&L	1.500	1.500	1.500	1.500	1.500	1.500	1.500	1.500	NA
8.625	(2.625)	(2.250)	(1.875)	Additional Adjustment - 12 Mos Bank Statement	75,000-100k	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)
8.500	(2.125)	(1.750)	(1.375)		100,001-125k	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125
8.375	(1.625)	(1.250)	(0.875)		125,001-150k	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)
8.250	(1.125)	(0.750)	(0.375)		150,001-300k	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)
8.125	(0.625)	(0.250)	0.125		300,001-400k	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)
8.000	(0.000)	0.375	0.750		400,001-600k	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)
7.875	(0.000)	0.000	0.000		600,001-750k	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)
7.750	1.250	1.625	2.000		750,001-850k	0.250	0.250	0.250	0.375	0.375	0.500	NA	NA	NA
7.625	2.000	2.375	2.750		00-01-43	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)
7.500	2.750	3.125	3.500		43-01-45	0.250	0.250	0.250	0.375	0.375	0.500	NA	NA	NA
7.375	3.500	3.875	4.250	Occupancy	45-01-50	0.750	0.750	0.750	1.250	1.250	1.250	1.250	1.250	1.250
7.250	4.250	4.625	5.000		Owner Occupied	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)
7.125	4.625	5.000	5.250		Second Home	0.500	0.500	0.500	0.625	0.750	0.750	NA	NA	NA
7.000	5.000	5.250	5.500		CA	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)
6.875	5.250	5.500	5.750		Non-CA	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)
6.750	5.500	5.750	6.000		Condo-Warrantable	0.250	0.250	0.250	0.375	0.375	0.500	NA	NA	NA
6.625	5.750	6.000	6.250		2-4 Units	0.375	0.375	0.375	0.500	0.500	0.500	NA	NA	NA
6.500	6.000	6.250	6.500		SFR Rural	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA	NA
6.375	6.250	6.500	6.750		Short Term Rental	0.500	0.500	0.500	0.750	1.250	1.500	NA	NA	NA
6.250	6.500	6.750	7.000	State	30 Days	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA	NA
6.125	6.750	7.000	7.250		45 Days	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250
6.000	7.000	7.250	7.500		60 Days	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500
5.875	7.250	7.500	7.750		No Prepay	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA	NA
5.750	7.500	7.750	8.000		12 Months	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	NA	NA	NA
5.625	7.750	8.000	8.250		24 Months	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	NA	NA	NA
5.500	8.000	8.250	8.500		36 Months	(1.250)	(1.250)	(1.250)	(1.250)	(1.250)	(1.250)	NA	NA	NA
5.375	8.250	8.500	8.750		48 Months	(1.625)	(1.625)	(1.625)	(1.625)	(1.625)	(1.625)	NA	NA	NA
5.250	8.500	8.750	9.000		60 Months	(1.875)	(1.875)	(1.875)	(1.875)	(1.875)	(1.875)	NA	NA	NA
5.125	8.750	9.000	9.250	Lock Term	12 Months	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	NA	NA	NA
5.000	9.000	9.250	9.500		24 Months	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	NA	NA	NA
4.875	9.250	9.500	9.750		30 Days	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA	NA
4.750	9.500	9.750	10.000		45 Days	0.250	0.250	0.250	0.250	0.250	0.250	NA	NA	NA
4.625	9.750	10.000	10.250		60 Days	0.500	0.500	0.500	0.500	0.500	0.500	NA	NA	NA
4.500	10.000	10.250	10.500		No Prepay	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA	NA
4.375	10.250	10.500	10.750		12 Months	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	NA	NA	NA
4.250	10.500	10.750	11.000		24 Months	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	NA	NA	NA
4.125	10.750	11.000	11.250		30 Days	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA	NA
4.000	11.000	11.250	11.500		45 Days	0.250	0.250	0.250	0.250	0.250	0.250	NA	NA	NA
3.875	11.250	11.500	11.750	Prepayment Penalty (6mo Interest)	60 Days	0.500	0.500	0.500	0.500	0.500	0.500	NA	NA	NA
3.750	11.500	11.750	12.000		No Prepay	(0.000)	(0.000)</							