



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
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NonQM ACH Autopay

ACH Flag = N	+12.5 bps
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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, 2025



AGENCY CONFORMING FIXED (DU/LP)

30 Year Fixed AC30			20 Year Fixed AC20			15 Year Fixed AC15			10 Year Fixed AC10			45 and 60 Day Locks Available Please Contact Lock Desk
Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 Day	Rate	15 Day	30 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 HB30			15 Year Fixed HB15			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
Rate	15 Day	30 Day	Rate	15 Day	30 Day	
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
RATE/TERM 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	0.625
	740-759		(0.000)	(0.000)	0.250	0.750	1.125	1.375	1.125	1.000	1.000
	720-739		(0.000)	(0.000)	0.500	1.000	1.625	1.750	1.500	1.250	1.250
	700-719		(0.000)	(0.000)	0.625	1.250	1.875	2.125	1.750	1.625	1.625
	680-699		(0.000)	(0.000)	0.875	1.625	2.250	2.500	2.125	1.750	1.750
	660-679		(0.000)	0.125	1.125	1.875	2.500	3.000	2.375	2.125	2.125
	640-659		(0.000)	0.250	1.375	2.125	2.875	3.375	2.875	2.500	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	NA
	760-779		0.375	0.375	0.875	1.250	1.875	NA	NA	NA	NA
	740-759		0.375	0.375	1.000	1.625	2.375	NA	NA	NA	NA
	720-739		0.375	0.500	1.375	2.000	2.750	NA	NA	NA	NA
	700-719		0.375	0.500	1.625	2.625	3.250	NA	NA	NA	NA
	680-699		0.375	0.625	2.000	2.875	3.750	NA	NA	NA	NA
	660-679		0.375	0.875	2.750	4.000	4.750	NA	NA	NA	NA
	640-659		0.375	1.375	3.125	4.625	5.125	NA	NA	NA	NA
ADDITIONAL LLPA PURCHASE & RATE/TERM REFINANCE	CREDIT SCORE		Additional LLPA's - 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	2.750	2.750
ADDITIONAL LLPA CASH-OUT REFINANCE	CREDIT SCORE		Additional LLPA's - 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
	Second Home		1.125	1.125	1.625	2.125	3.375	NA	NA	NA	NA
	Manufactured Home		0.700	0.700	0.700	NA	NA	NA	NA	NA	NA
	Two- to four-unit property		(0.000)	(0.000)	0.375	0.375	0.625	NA	NA	NA	NA
	High-balance fixed - rate		1.250	1.250	1.500	1.500	1.750	NA	NA	NA	NA
	High-balance ARM		2.000	2.000	2.250	2.250	3.250	NA	NA	NA	NA
	Subordinate financing		0.625	0.625	0.625	0.875	1.125	NA	NA	NA	NA
	DTI Ratio > 40%		(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA	NA	NA
			(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	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	LOAN AMOUNT		20-30 YR	10-15 YR		
	AK	-0.086	-0.016	MT	-0.043	0.027		min - 174999	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							
	ME	-0.063	0.007	WV	-0.069	0.001							
	MI	-0.070	0.040	WY	-0.058	0.012							
	MN	-0.063	0.047										
	MO	-0.084	0.006										
	MS	-0.083	-0.008										
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 - \$766,550							(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	15 Day	30 Day	45 Day	Rate	15 Day	30 Day	45 Day	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		<div>Lock Policy</div> <div>15 Day Lock - Available once CTC'd</div> <div>30 Day Lock - File must be submitted and Appraisal must be Paid</div> <div>45 Day Lock - File must be submitted and Appraisal must be Paid</div> <div>LOCK CUT OFF IS 5 PM</div> <div>Lock Extension Policy</div> <div>- 2.5bps a day</div> <div>Cannot exceed 15 days per request</div> <div>Cannot exceed 30 total days</div>									
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										
640-659	0.100	640-659	0.100	640-659	0.100										
620-639	0.150	620-639	0.150	620-639	0.150										
600-619	0.450	600-619	0.450	600-619	0.450										
580-599	0.625	580-599	0.625	580-599	0.625										
<580	4.000	<580	4.000	<580	4.000										
No-FICO Mortgage Only	4.000	No-FICO Mortgage Only	4.000	No-FICO Mortgage Only	4.000										
		Credit Qualifying	(0.000)												
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	MI	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+	(1.2500)	(1.2500)	(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
Max Pricing				Loan Amount < \$150K	0.2500	0.2500	0.2500	0.2500	0.5000	0.5000	0.5000	NA
Overall Max Price				Loan Amount > \$1.5MM	(0.0000)	(0.0000)	(0.0000)	(0.0000)	(0.0000)	(0.0000)	(0.0000)	0.5000
Inv w/60 Mos PPP				Loan Amount > \$2MM	0.2500	0.2500	0.3750	0.5000	0.5000	0.5000	1.0000	NA
Inv w/48 Mos PPP				Escrow Waiver	(0.0000)	(0.0000)	(0.0000)	(0.0000)	(0.0000)	(0.0000)	(0.0000)	NA
Inv w/36 Mos PPP				Short Term Rental	0.5000	0.5000	0.5000	0.5000	0.7500	1.2500	1.5000	NA
Inv w/24 Mos PPP				Prepayment 60 Months	(0.6250)	(0.6250)	(0.6250)	(0.6250)	(0.6250)	(0.6250)	(0.6250)	(0.6250)
Inv w/12 Mos PPP				Prepayment 48 Months	(0.3750)	(0.3750)	(0.3750)	(0.3750)	(0.3750)	(0.3750)	(0.3750)	(0.3750)
Inv w/No PPP				Prepayment 36 Months	(0.0000)	(0.0000)	(0.0000)	(0.0000)	(0.0000)	(0.0000)	(0.0000)	(0.0000)
PPP Type				Prepayment 24 Months	0.3750	0.3750	0.3750	0.3750	0.3750	0.3750	0.3750	0.3750
6mo interest				Prepayment 12 Months	0.7500	0.7500	0.7500	0.7500	0.7500	0.7500	0.7500	0.7500
Lock Extension (Max 30 days)				No Prepayment	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
1-15 Days				NY	0.5000	0.5000	0.5000	0.5000	0.5000	0.5000	0.5000	0.5000
2 bps per day				ARM	Index		Cap	Reset	Margin - Owner/2nd		Margin - Investment	
				5/6mo	SOFR 30 Day Avg		2/1/5	6MO	3.75%		6.00%	
				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	0.500	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	NA	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	0.500	NA	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
Max Pricing				Prepayment 60 Months	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	NA
w/60 mos PPP		(3.000)		Prepayment 48 Months	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	NA
w/48 mos PPP		(2.500)		Prepayment 36 Months	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA
w/36 mos PPP		(2.000)		Prepayment 24 Months	0.500	0.500	0.500	0.500	0.500	0.500	0.500	NA
w/24 mos PPP		(1.500)		Prepayment 12 Months	1.250	1.250	1.250	1.250	1.250	1.250	1.250	NA
w/12 mos PPP		(1.000)		No Prepayment	1.500	1.500	1.500	1.500	1.500	1.500	1.500	NA
No PPP		(0.000)		NY	0.500	0.500	0.500	0.500	0.500	0.500	0.500	NA
PPP Type				Short Term Rental	0.5000	0.5000	0.5000	0.5000	0.7500	1.2500	1.5000	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)	0.125	1.500	4.750		
10.990	(9.265)	10.990	(9.215)		740-759	(0.625)	(0.500)	(0.500)	(0.375)	(0.250)	0.250	2.000	5.250		
10.875	(9.115)	10.875	(9.065)		720-739	(0.500)	(0.375)	(0.375)	(0.250)	(0.000)	0.750	2.750	6.000		
10.750	(8.965)	10.750	(8.915)		700-719	(0.125)	(0.000)	(0.000)	0.250	0.500	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		
10.375	(8.515)	10.375	(8.465)		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)	0.125	1.625	5.000		
10.125	(8.065)	10.125	(8.015)		740-759	(0.625)	(0.500)	(0.500)	(0.375)	(0.250)	0.250	2.125	5.500		
9.990	(7.815)	9.990	(7.765)	12/24 Month Bank Statements/P&L/1099	720-739	(0.500)	(0.375)	(0.375)	(0.250)	(0.000)	0.875	3.000	6.250		
9.875	(7.565)	9.875	(7.515)		700-719	(0.125)	(0.125)	(0.000)	0.250	0.625	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		
9.500	(6.815)	9.500	(6.765)		All P&L **	0.250	0.250	0.250	0.250	0.250	0.250	NA	NA		
9.375	(6.565)	9.375	(6.515)	P&L	1 Year P&L & FICO 660+ **	0.750	0.750	0.750	0.750	0.750	0.750	NA	NA		
9.250	(6.315)	9.250	(6.265)		** In addition to FICO X LTV LLPA **										
9.125	(6.065)	9.125	(6.015)	PRICE ADJUSTMENTS - OTHER											
8.990	(5.815)	8.990	(5.765)	Product	Interest Only	≤ 55%	55.01 - 60%	60.01 - 65%	65.01 - 70%	70.01 - 75%	75.01 - 80%	80.01 - 85%	85.01 - 90%		
8.875	(5.565)	8.875	(5.515)			0.250	0.250	0.250	0.250	0.500	0.875	NA	NA		
8.750	(5.315)	8.750	(5.265)	Loan Amount	< 150,000	2.000	2.000	2.000	2.000	2.000	2.000	2.125	2.375		
8.625	(5.065)	8.625	(5.015)		< 250,000	0.250	0.250	0.250	0.250	0.250	0.500	0.750	1.000		
8.500	(4.815)	8.500	(4.765)		> 500,000	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.000)	(0.000)		
8.375	(4.565)	8.375	(4.515)		> 1,500,000	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.000)	NA		
8.250	(4.315)	8.250	(4.265)		> 2,000,000	0.250	0.250	0.250	0.375	0.500	0.500	NA	NA		
8.125	(4.065)	8.125	(4.015)		> 3,000,000	NA	NA	NA	NA	NA	NA	NA	NA		
7.990	(3.815)	7.990	(3.765)		Asset Utilization	0.500	0.500	0.500	0.500	0.500	0.500	NA	NA		
7.875	(3.565)	7.875	(3.515)		Cash-Out FICO ≥ 720	0.250	0.250	0.250	0.375	0.625	1.125	NA	NA		
7.750	(3.315)	7.750	(3.265)		Cash-Out FICO < 720	0.250	0.250	0.250	0.500	1.000	1.250	NA	NA		
7.625	(3.040)	7.625	(2.990)		Cash-Out Refi	0.500	0.500	0.500	0.500	0.500	0.500	NA	NA		
7.500	(2.790)	7.500	(2.740)	Other	Second Home	(0.000)	(0.000)	0.125	0.375	0.500	0.750	1.000	NA		
7.375	(2.465)	7.375	(2.415)		Investor	0.250	0.250	0.250	0.250	0.375	0.750	1.000	NA		
7.250	(2.090)	7.250	(2.040)		2-4 Units	0.250	0.250	0.500	0.750	1.000	1.500	NA	NA		
7.125	(1.690)	7.125	(1.640)		Condo	0.125	0.125	0.125	0.250	0.250	0.250	0.500	0.750		
6.990	(1.315)	6.990	(1.265)		Non-Warrantable	0.750	0.750	0.750	0.750	0.750	0.750	NA	NA		
6.875	(0.865)	6.875	(0.815)		DTI > 43%	(0.000)	(0.000)	0.125	0.125	0.125	0.250	0.500	0.750		
6.750	(0.415)	6.750	(0.365)		DTI > 50%	0.500	0.500	0.500	0.500	0.500	0.500	NA	NA		
6.625	0.135	6.625	0.185		NY	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500		
6.500	0.735	6.500	0.785		FL / TX	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	0.250	0.375		
6.375	1.510	6.375	1.560		Escrow Waiver	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250		
					Short Term Rental	0.500	0.500	0.500	0.750	1.250	1.500	NA	NA		
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	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 Year		0.500		(0.500)		Bankruptcy Seasoning*									
1 Year		1.000		0.500		FC / SS / DIL Seasoning*									
No Prepay		2.250		1.000		ARM Features						2 bps per day			
						----->									
MAX PRICE TIERS				INTEREST ONLY FEATURES								ARM FEATURES			
LOAN AMOUNT		MAX PRICE**		40 YR FIXED IO & 5/6 ARM IO				MARGIN				5/6 ARM	7/6 ARM		
≤ \$1,500,000		(1.000)		IO Period				10 Years				6.00%	NA		
≤ \$2,000,000		(1.000)		Amortization				30 Years				2 / 1 / 5	NA		
≤ \$3,000,000		(0.500)		Maturity				40 Years				INDEX	SOFR 30D	NA	
≤ \$3,500,000		1.000		See Matrix for Details				FLOOR				6.00%	NA		
														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% > 80%									
9.500 (8.593)	9.500 (8.593)	9.375 (8.405)	9.375 (8.405)	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)	9.250 (8.218)	9.250 (8.218)		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)	9.125 (8.030)	9.125 (8.030)		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)	8.990 (7.764)	8.990 (7.764)		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)	8.875 (7.499)	8.875 (7.499)		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)	8.750 (7.218)	8.750 (7.218)		680 - 699	(0.000)	0.250	0.500	0.750	1.625	2.500	NA	NA		
8.750 (7.218)	8.750 (7.218)	8.625 (6.936)	8.625 (6.936)		660 - 679	0.500	0.750	1.000	1.250	2.125	3.750	NA	NA		
8.625 (6.936)	8.625 (6.936)	8.500 (6.655)	8.500 (6.655)		640 - 659	2.500	2.750	3.000	3.375	3.875	NA	NA	NA		
8.500 (6.655)	8.500 (6.655)	8.375 (6.355)	8.375 (6.355)		620 - 639	NA	NA	NA	NA	NA	NA	NA	NA		
8.375 (6.355)	8.375 (6.355)	8.250 (6.055)	8.250 (6.055)		Foreign National	2.000	2.250	2.750	3.250	4.000	NA	NA	NA		
8.250 (6.055)	8.250 (6.055)	8.125 (5.715)	8.125 (5.715)	DSCR (Refer matrix for max LTV)	DSCR ≥ 1.25	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)			
8.125 (5.715)	8.125 (5.715)	7.990 (5.340)	7.990 (5.340)		DSCR 1.15 - 1.24	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)			
7.990 (5.340)	7.990 (5.340)	7.875 (4.965)	7.875 (4.965)		DSCR < 1.00	0.750	0.875	1.000	1.500	2.000	2.500	NA	NA		
7.875 (4.965)	7.875 (4.965)	7.750 (4.590)	7.750 (4.590)	PRICE ADJUSTMENTS - OTHER											
7.750 (4.590)	7.750 (4.590)	7.625 (4.215)	7.625 (4.215)	Loan Amount	< 150,000	2.000	2.000	2.000	2.000	2.000	2.000	2.500	NA		
7.625 (4.215)	7.625 (4.215)	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		
7.500 (3.840)	7.500 (3.840)	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		
7.375 (3.465)	7.375 (3.465)	7.250 (3.090)	7.250 (3.090)		> 1,500,000	(0.000)	(0.000)	(0.000)	0.125	0.250	0.250	NA	NA		
7.250 (3.090)	7.250 (3.090)	7.125 (2.640)	7.125 (2.640)		> 2,000,000	0.250	0.250	0.375	0.500	0.500	NA	NA	NA		
7.125 (2.640)	7.125 (2.640)	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		
6.990 (2.190)	6.990 (2.190)	6.875 (1.740)	6.875 (1.740)	Other	Cash-Out FICO <720	0.250	0.375	0.375	0.500	0.750	1.250	NA	NA		
6.875 (1.740)	6.875 (1.740)	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	NA	
6.750 (1.265)	6.750 (1.265)	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	NA	
6.625 (0.765)	6.625 (0.765)	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	NA	
6.500 (0.265)	6.500 (0.265)	6.375 0.410	6.375 0.410		Condo	(0.000)	(0.000)	(0.000)	0.125	0.125	0.250	0.500	NA	NA	
6.375 0.410	6.375 0.410	6.250 1.410	6.250 1.410		Non-Warrantable	0.750	0.750	0.750	0.750	0.750	1.000	NA	NA	NA	
6.250 1.410	6.250 1.410				NY	0.500	0.500	0.500	0.500	0.500	0.500	0.500	NA	NA	
					DC / MA / NJ	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.375	NA	NA
					Escrow Waiver	0.250	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	0.750	1.250	1.500	NA	NA	NA	NA
MAX PRICE / PREPAY BUYDOWN				PROGRAM REQUIREMENTS				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					Call AE Call AE NA						
4 Year	(0.375)	(2.500)		Maximum Loan Amount					1-15 days						
3 Year	(0.000)	(1.500)		Mortgage History					2 bps per day						
2 Year	0.500	(0.500)		Bankruptcy Seasoning											
1 Year	1.000	0.250		FC / SS / D/L Seasoning											
No Prepay	2.000	0.750		ARM Features				----->							
MAX PRICE TIERS				Mortgagee Clause				ARM FEATURES							
LOAN AMOUNT				Cake Mortgage Corp, ISAQA / ATIMA				MARGIN				5/6 ARM	7/6 ARM		
≤ \$1,500,000				19300 Rinaldi St				CAPS				2 / 1 / 5	NA		
≤ \$2,000,000				P.O. Box 7035				INDEX				SQFR 30D	NA		
≤ \$2,500,000				Porter Ranch, CA 91326				FLOOR				6.00%	NA		
MIN PRICE: 2.000								Qualifying Rate : Max (Fully Indexed, Note Rate)							



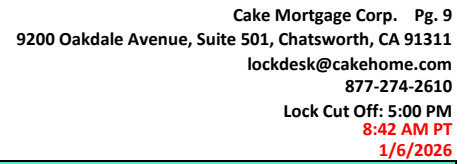
FUNNEL CAKE Lite -Credit Event - NonQM FULL/ALT DOC (BANK STATEMENT/1099/P&L/Asset Utilization)

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	720+	(0.375)	(0.375)	(0.250)	(0.000)	0.875	NA	NA		
10.625	(7.815)	10.625	NA	10.625	(7.765)		700-719	(0.000)	(0.000)	0.250	0.625	1.375	NA	NA		
10.500	(7.665)	10.500	NA	10.500	(7.615)		680-699	0.250	0.500	1.000	1.750	2.750	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		
10.250	(7.315)	10.250	NA	10.250	(7.265)		640-659	2.625	2.875	3.625	4.500	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		
9.990	(6.815)	9.990	NA	9.990	(6.765)	12/24 Month Bank Statements/P&L/1099	720+	(0.375)	(0.375)	(0.250)	(0.000)	1.000	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		
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		
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		
9.500	(5.815)	9.500	NA	9.500	(5.765)		640-659	2.750	3.000	3.750	4.625	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		
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	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	NA	NA		
8.990	(4.815)	8.990	NA	8.990	(4.765)	** In addition to FICO X LTV LLPA **										
8.875	(4.565)	8.875	NA	8.875	(4.515)	PRICE ADJUSTMENTS - OTHER										
8.750	(4.315)	8.750	NA	8.750	(4.265)			≤ 60%	60.01 - 65%	65.01 - 70%	70.01 - 75%	75.01 - 80%	80.01 - 85%	85.01 - 90%		
8.625	(4.065)	8.625	NA	8.625	(4.015)	Credit Event***	Recent Event	2.000	2.000	2.000	NA	NA	NA	NA		
8.500	(3.815)	8.500	NA	8.500	(3.765)	Product	Interest Only	0.250	0.375	0.500	0.625	0.875	NA	NA		
8.375	(3.565)	8.375	NA	8.375	(3.515)	Loan Amount	< 150,000	2.000	2.000	2.000	2.000	2.000	NA	NA		
8.250	(3.315)	8.250	NA	8.250	(3.265)		< 250,000	0.250	0.250	0.250	0.250	0.500	NA	NA		
8.125	(3.065)	8.125	NA	8.125	(3.015)		> 1,000,000	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA		
7.990	(2.815)	7.990	NA	7.990	(2.765)	Other	Cash-Out FICO >=720	0.250	0.500	0.750	1.250	1.625	NA	NA		
7.875	(2.565)	7.875	NA	7.875	(2.515)		Cash-Out FICO <720	0.750	1.000	1.250	2.000	2.375	NA	NA		
7.750	(2.315)	7.750	NA	7.750	(2.265)		Cash-Out Refi	0.500	0.500	0.500	0.500	0.500	NA	NA		
7.625	(2.040)	7.625	NA	7.625	(1.990)		Second Home	(0.000)	0.125	0.375	0.500	NA	NA	NA		
7.500	(1.790)	7.500	NA	7.500	(1.740)		Investor	0.250	0.250	0.500	0.750	NA	NA	NA		
7.375	(1.465)	7.375	NA	7.375	(1.415)		Condo	0.125	0.125	0.250	0.250	0.250	NA	NA		
7.250	(1.090)	7.250	NA	7.250	(1.040)		Non-Warrantable	0.750	0.750	0.750	0.750	0.750	NA	NA		
7.125	(0.690)	7.125	NA	7.125	(0.640)		2-4 Units	0.500	0.500	0.750	1.000	1.500	NA	NA		
6.990	(0.315)	6.990	NA	6.990	(0.265)		DTI > 43%	(0.000)	0.125	0.125	0.125	0.250	NA	NA		
6.875	0.135	6.875	NA	6.875	0.185		Escrow Waiver	0.250	0.250	0.250	0.250	0.250	NA	NA		
6.750	0.585	6.750	NA	6.750	0.635		NY	0.500	0.500	0.500	0.500	0.500	NA	NA		
							Short Term Rental	0.500	0.500	0.750	1.250	1.500	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						\$100,000		Call AE		Call AE		
4 Year	(0.375)	(1.000)		Maximum Loan Amount				\$2,000,000		Lock Extension (Max 30 days)		1-15 Days				
3 Year	(0.000)	(1.000)		Mortgage History				1x120x12								
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						
MAX PRICE TIERS				INTEREST ONLY FEATURES								5/6 ARM		7/6 ARM		
LOAN AMOUNT		MAX PRICE**		40 YR FIXED IO & 5/6 ARM IO				MARGIN				6.00%		NA		
≤ \$1,500,000		(1.000)		IO Period				10 Years		CAPS		2 / 1 / 5		NA		
≤ \$2,000,000		(0.500)		Amortization				30 Years		INDEX		SOFR 30D		NA		
≤ \$3,000,000		NA		Maturity				40 Years		FLOOR		6.00%		NA		
MIN PRICE: 2.000				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%

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)	0.000	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)	(0.000)	0.250	0.375	
7.250	(2.388)	(2.388)	(2.538)		PRICE ADJUSTMENTS - OTHER										
7.125	(1.920)	(1.920)	(2.070)		≤ 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)	DTI	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)	Loan Amount	\$150,001 - \$250,000	0.250	0.250	0.250	0.250	0.500	NA	0.500	NA	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)	(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)	(0.000)	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	NA	NA	NA	
					Purchase	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	
				Purpose	Refi R/T	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA	
					Refi Cash Out	0.500	0.500	0.500	0.500	0.500	0.500	0.500	NA	NA	
					Refi Cash Out >= 700	0.250	0.250	0.375	0.500	0.500	0.750	1.500	NA	NA	
					Refi Cash Out < 700	0.250	0.250	0.375	0.500	0.750	1.500	NA	NA	NA	
				Occupancy	2nd Home	0.125	0.125	0.125	0.125	0.250	0.250	NA	NA	NA	
					Investor	0.125	0.125	0.125	0.125	0.250	0.250	NA	NA	NA	
					Condo	0.125	0.125	0.125	0.125	0.250	0.375	0.375	NA	NA	
				Property Type	Condotel	NA	NA	NA	NA	NA	NA	NA	NA	NA	
					2 - 4 Units	NA	NA	NA	NA	NA	NA	NA	NA	NA	
				State	CT, IL, NJ, NY	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	0.250	NA	
					40 Year Maturity	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
				Amortization	Interest Only	0.250	0.250	0.250	0.375	0.500	0.500	0.750	NA	NA	
					Escrow Waiver	0.125	0.125	0.125	0.125	0.125	0.125	0.125	NA	NA	NA
					Short Term Rental	0.500	0.500	0.500	0.500	0.750	1.250	NA	NA	NA	NA
				LOCK PERIOD	30 Days	(0.000)	PROGRAM RESTRICTIONS			ARM REQUIREMENTS ¹					
					45 Days	Call AE	BK/FC/SS/DILO	48 Months			ARM Index		SOFR 30AVG		
				60 Days	Call AE	Min FICO	680			ARM Margin		4.000			
					1-15 Day Extension (Max 30 days)	2 bps per day	Max LTV	90%			5/6 ARM Caps		2 / 1 / 5		
										7/6 ARM Caps		5 / 1 / 5			
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 **															

COFFEE CAKE LITE - 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%
9.250	(6.664)	(6.664)	(6.814)	FICO / LTV 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)	0.125	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)											
8.000	(4.352)	(4.352)	(4.502)											
7.875	(4.070)	(4.070)	(4.220)											
7.750	(3.726)	(3.726)	(3.876)											
7.625	(3.382)	(3.382)	(3.532)											
7.500	(3.038)	(3.038)	(3.188)											
7.375	(2.663)	(2.663)	(2.813)											
7.250	(2.288)	(2.288)	(2.438)											
7.125	(1.820)	(1.820)	(1.970)											
7.000	(1.351)	(1.351)	(1.501)											
6.875	(0.851)	(0.851)	(1.001)											
6.750	(0.320)	(0.320)	(0.470)											
6.625	0.242	0.242	0.092											
6.500	0.867	0.867	0.717											
6.375	1.555	1.555	1.405											
6.250	2.273	2.273	2.123											
6.125	3.023	3.023	2.873											
MAX PRICE TIERS														
Loan Amount		Max Price**												
< \$2,000,000		(2.000)												
\$2,000,000 - \$3,000,000		(1.000)												
\$3,000,001 - \$4,000,000		NA												
Min Price		4.000												
PREPAY PENALTY (Investor Only)														
Prepay Penalty		Adj.		Max Price**										
No Penalty		1.000		0.500										
12 Months		0.750		(0.500)										
24 Months		0.375		(2.500)										
36 Months		(0.000)		(3.000)										
48 Months		(0.375)		(3.500)										
60 Months		(0.750)		(4.000)										
PPP TYPE = 3% FIXED														

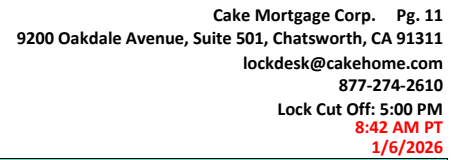


* Acceptable prepayment penalty structures include the following: Declining structures that do not exceed 5% and do not drop below 3%
 ** All ARMs qualify at the Greater of the Fully Indexed Rate or Note Rate. All Fixed Rate qualify at the Note Rate.

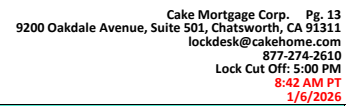


COFFEE CAKE - DSCR Multi (5-8 Residential Unit)															
Rate (30 Day)	5/6 ARM	7/6 ARM	30 YR Fixed	PRICE ADJUSTMENTS - FICO X LTV											
					≤ 50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%		
11.625	(13.825)	(13.725)	(12.675)	FICO X LTV Min DSCR ≥ 1.00	760+	(1.250)	(1.000)	(0.750)	(0.375)	(0.125)	0.250	NA	NA	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	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	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	NA	
11.125	(12.225)	(12.125)	(11.075)		680 - 699	NA	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	NA	
10.875	(11.425)	(11.325)	(10.275)	PRICE ADJUSTMENTS - OTHER											
10.750	(11.025)	(10.925)	(9.875)		≤ 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%		
10.625	(10.563)	(10.463)	(9.413)	Housing History	0x60x12	NA	NA	NA	NA	NA	NA	NA	NA	NA	
10.500	(10.038)	(9.938)	(8.888)	Housing Event Seasoning	≥ 36 Months	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA	NA	NA	
10.375	(9.513)	(9.413)	(8.363)		24 - 35 Months	NA	NA	NA	NA	NA	NA	NA	NA	NA	
10.250	(8.988)	(8.888)	(7.838)	Loan Amount	\$400,000 - \$500,000	0.250	0.250	0.250	0.250	0.250	NA	NA	NA	NA	
10.125	(8.463)	(8.363)	(7.313)		\$500,001 - \$1,000,000	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA	NA	
10.000	(7.938)	(7.838)	(6.788)		\$1,000,001 - \$1,500,000	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA	NA	
9.875	(7.413)	(7.313)	(6.263)		\$1,500,001 - \$2,000,000	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA	NA	NA	
9.750	(6.888)	(6.788)	(5.738)		\$2,000,001 - \$2,500,000	0.250	0.250	0.250	0.250	NA	NA	NA	NA	NA	
9.625	(6.363)	(6.263)	(5.213)		\$2,500,001 - \$3,000,000	0.375	0.375	0.375	NA	NA	NA	NA	NA	NA	
9.500	(5.838)	(5.738)	(4.688)	Cash Out	\$3,000,001 - \$3,500,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	
9.375	(5.313)	(5.213)	(4.163)		All Cash Out Refi	0.500	0.500	0.500	0.500	NA	NA	NA	NA	NA	
9.250	(4.788)	(4.688)	(3.638)		FICO ≥ 700	0.375	0.375	0.375	0.500	NA	NA	NA	NA	NA	
9.125	(4.200)	(4.100)	(3.050)		FICO < 700 or FN	0.375	0.375	0.375	0.500	NA	NA	NA	NA	NA	
9.000	(3.613)	(3.513)	(2.463)	Property Type	Mixed Use	NA	NA	NA	NA	NA	NA	NA	NA	NA	
8.875	(3.325)	(3.225)	(2.175)		5-8 Unit	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA	NA	
8.750	(3.038)	(2.938)	(1.888)	State	CT, IL, NJ, (NY- add 0.500)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA	NA	NA	
8.625	(2.138)	(2.038)	(0.988)	Amortization	Interest Only	0.500	0.500	0.500	0.625	0.750	NA	NA	NA	NA	
8.500	(1.475)	(1.375)	(0.325)	5% Fixed Prepayment Penalty Term ¹⁻²	60 Months	(0.750)	(0.750)	(0.750)	(0.750)	(1.000)	(1.250)	NA	NA	NA	
8.375	(0.713)	(0.613)	0.437		48 Months	(0.625)	(0.625)	(0.625)	(0.625)	(0.750)	(1.000)	NA	NA	NA	
8.250	(0.050)	0.050	1.100		36 Months	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	NA	NA	NA	
8.125	0.612	0.712	1.762		24 Months	0.500	0.500	0.500	0.500	0.500	0.500	NA	NA	NA	
					12 Months	1.625	1.625	1.625	1.625	1.625	1.625	NA	NA	NA	NA
					No Penalty	2.250	2.250	2.250	2.250	2.250	2.250	NA	NA	NA	NA
MAX PRICE TIERS				Prepayment Penalty Term ¹⁻⁵	60 Months	(0.625)	(0.625)	(0.625)	(0.625)	(0.875)	(1.125)	NA	NA	NA	
Prepay Term	Min Price	Max Price**	48 Months		(0.500)	(0.500)	(0.500)	(0.500)	(0.625)	(0.875)	NA	NA	NA	NA	
60 Months	4.000	(4.000)	36 Months		(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA	NA	NA	
48 Months	4.000	(3.500)	24 Months		0.750	0.750	0.750	0.750	0.750	0.750	NA	NA	NA	NA	
36 Months	4.000	(3.000)	12 Months		1.750	1.750	1.750	1.750	1.750	1.750	NA	NA	NA	NA	
24 Months	4.000	(2.500)	No Penalty		2.250	2.250	2.250	2.250	2.250	2.250	NA	NA	NA	NA	
12 Months	4.000	(0.000)	Other	Escrow Waiver	0.250	0.250	0.250	0.250	0.250	0.250	NA	NA	NA	NA	
No Penalty	4.000	1.000	Citizenship	Foreign National	NA	NA	NA	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						
1-15 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						

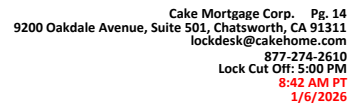
1.) Prepayment penalties not allowed in AK, DE, KS, MD, MI, OH, NH, NM, RI and VT
2) Prepayment penalties not allowed on loan amounts less than \$301,022 in PA
3) Only declining prepayment penalty structures allowed in MS
4) Acceptable structures include the following:
•Declining structures that do not exceed 5% and do not drop below 3%
For example: (5%/4%/3%/3%/3%)
5) 6 mo Interest prepayment penalties not allowed



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



BUNDT CAKE - NonQM ALT DOC OWNER OCCUPIED															
Rate (30 Day)	5/6 ARM	7/6 ARM	30 YR Fixed	Documentation	Credit Score	Pricing Adjustments - FICO LTV DOC TYPE									
						≤ 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%	
9.125	(7.500)	(7.375)	(7.500)	Full Doc	≥ 800	(0.625)	(0.625)	(0.375)	(0.250)	(0.000)	0.250	0.375	2.250	4.125	
9.000	(7.375)	(7.250)	(7.375)		780 - 799	(0.625)	(0.625)	(0.375)	(0.250)	(0.000)	0.250	0.375	2.375	4.250	
8.875	(7.250)	(7.125)	(7.250)		760 - 779	(0.625)	(0.625)	(0.375)	(0.250)	(0.000)	0.250	0.500	2.750	4.750	
8.750	(7.000)	(6.875)	(7.000)		740 - 759	(0.500)	(0.500)	(0.375)	(0.250)	0.250	0.375	0.750	3.250	5.250	
8.625	(6.750)	(6.625)	(6.750)		720 - 739	(0.375)	(0.375)	(0.250)	(0.125)	0.375	0.625	1.250	4.000	6.375	
8.500	(6.500)	(6.375)	(6.500)		700 - 719	0.125	0.125	0.250	0.375	0.875	1.375	1.750	4.625	7.125	
8.375	(6.250)	(6.125)	(6.250)		680 - 699	0.250	0.250	0.625	1.000	1.375	2.375	2.875	5.625	8.125	
8.250	(6.000)	(5.875)	(6.000)		660 - 679	0.750	1.125	1.250	2.250	2.750	3.500	4.250	NA	NA	
8.125	(5.625)	(5.500)	(5.625)		640 - 659	3.375	3.500	3.750	4.250	4.750	5.750	6.500	NA	NA	
8.000	(5.250)	(5.125)	(5.250)		620 - 639	4.750	4.875	5.250	6.250	7.125	8.125	9.000	NA	NA	
7.875	(4.875)	(4.750)	(4.875)	Bank Statement/ 1099	≥ 800	(0.625)	(0.625)	(0.375)	(0.250)	(0.000)	0.375	0.625	2.875	4.750	
7.750	(4.500)	(4.375)	(4.500)		780 - 799	(0.625)	(0.625)	(0.375)	(0.250)	(0.000)	0.375	0.625	3.000	4.875	
7.625	(4.125)	(4.000)	(4.125)		760 - 779	(0.625)	(0.625)	(0.375)	(0.250)	(0.000)	0.375	0.750	3.375	5.375	
7.500	(3.750)	(3.625)	(3.750)		740 - 759	(0.500)	(0.500)	(0.375)	(0.250)	0.250	0.500	1.000	3.875	5.875	
7.375	(3.375)	(3.250)	(3.375)		720 - 739	(0.375)	(0.375)	(0.250)	(0.125)	0.375	0.875	1.625	4.875	7.250	
7.250	(3.000)	(2.875)	(3.000)		700 - 719	0.125	0.125	0.250	0.375	0.875	1.625	2.125	5.625	8.125	
7.125	(2.625)	(2.500)	(2.625)		680 - 699	0.500	0.500	0.875	1.250	1.750	2.875	3.625	6.875	9.375	
7.000	(2.125)	(2.000)	(2.125)		660 - 679	1.000	1.375	1.500	2.500	3.125	4.000	5.000	NA	NA	
6.875	(1.625)	(1.500)	(1.625)		640 - 659	3.750	3.875	4.125	4.625	5.250	6.500	7.500	NA	NA	
6.750	(1.125)	(1.000)	(1.125)		620 - 639	5.125	5.250	5.625	6.625	7.625	8.875	10.000	NA	NA	
6.625	(0.625)	(0.500)	(0.625)	Additional Adjustment - 12 Mos Bank Statement	≥ 800	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	0.125	0.125	0.250	0.375	
6.500	(0.000)	0.125	(0.000)		780 - 799	(0.375)	(0.375)	(0.125)	(0.000)	0.375	0.750	1.500	NA	NA	
6.375	0.625	0.750	0.625		760 - 779	(0.375)	(0.375)	(0.125)	(0.000)	0.375	0.875	1.500	NA	NA	
6.250	1.250	1.375	1.250		740 - 759	(0.375)	(0.375)	(0.125)	(0.000)	0.375	0.875	1.625	NA	NA	
6.125	1.875	2.000	1.875		720 - 739	(0.250)	(0.250)	(0.125)	(0.000)	0.625	1.000	1.875	NA	NA	
6.000	2.625	2.750	2.625		700 - 719	(0.125)	(0.125)	(0.000)	0.125	0.750	1.375	2.500	NA	NA	
					680 - 699	0.375	0.375	0.500	0.625	1.250	2.125	3.000	NA	NA	
					660 - 679	0.875	0.875	1.250	1.625	2.250	3.500	NA	NA	NA	
					640 - 659	1.375	1.750	1.875	2.875	3.625	4.625	NA	NA	NA	
					620 - 639	(0.000)	(0.000)	0.250	0.375	0.750	1.250	1.875	4.125	NA	NA
				Asset Depletion	780 - 799	(0.000)	(0.000)	0.250	0.375	0.750	1.250	1.875	4.250	NA	
					760 - 779	(0.000)	(0.000)	0.250	0.375	0.750	1.250	2.000	4.625	NA	
					740 - 759	(0.000)	(0.000)	0.250	0.375	0.750	1.250	2.000	4.625	NA	
					720 - 739	(0.000)	(0.000)	0.250	0.375	0.750	1.250	2.000	4.625	NA	
					700 - 719	(0.000)	(0.000)	0.250	0.375	0.750	1.250	2.000	4.625	NA	
					680 - 699	(0.000)	(0.000)	0.250	0.375	0.750	1.250	2.000	4.625	NA	
					660 - 679	(0.000)	(0.000)	0.250	0.375	0.750	1.250	2.000	4.625	NA	
					640 - 659	(0.000)	(0.000)	0.250	0.375	0.750	1.250	2.000	4.625	NA	
					620 - 639	(0.000)	(0.000)	0.250	0.375	0.750	1.250	2.000	4.625	NA	
					P & L Only/ WVOE	780 - 799	(0.000)	(0.000)	0.250	0.375	0.750	1.250	1.875	4.250	NA
				760 - 779		(0.000)	(0.000)	0.250	0.375	0.750	1.250	2.000	4.625	NA	
				740 - 759		(0.000)	(0.000)	0.250	0.375	0.750	1.250	2.000	4.625	NA	
				720 - 739		(0.000)	(0.000)	0.250	0.375	0.750	1.250	2.000	4.625	NA	
				700 - 719		(0.000)	(0.000)	0.250	0.375	0.750	1.250	2.000	4.625	NA	
				680 - 699		(0.000)	(0.000)	0.250	0.375	0.750	1.250	2.000	4.625	NA	
				660 - 679		(0.000)	(0.000)	0.250	0.375	0.750	1.250	2.000	4.625	NA	
				640 - 659		(0.000)	(0.000)	0.250	0.375	0.750	1.250	2.000	4.625	NA	
				620 - 639		(0.000)	(0.000)	0.250	0.375	0.750	1.250	2.000	4.625	NA	
				Interest Only		780 - 799	(0.000)	(0.000)	0.250	0.375	0.750	1.250	1.875	4.250	NA
					760 - 779	(0.000)	(0.000)	0.250	0.375	0.750	1.250	2.000	4.625	NA	
					740 - 759	(0.000)	(0.000)	0.250	0.375	0.750	1.250	2.000	4.625	NA	
					720 - 739	(0.000)	(0.000)	0.250	0.375	0.750	1.250	2.000	4.625	NA	
					700 - 719	(0.000)	(0.000)	0.250	0.375	0.750	1.250	2.000	4.625	NA	
					680 - 699	(0.000)	(0.000)	0.250	0.375	0.750	1.250	2.000	4.625	NA	
					660 - 679	(0.000)	(0.000)	0.250	0.375	0.750	1.250	2.000	4.625	NA	
					640 - 659	(0.000)	(0.000)	0.250	0.375	0.750	1.250	2.000	4.625	NA	
					620 - 639	(0.000)	(0.000)	0.250	0.375	0.750	1.250	2.000	4.625	NA	
					Loan Amount	100,000-125k	0.500	0.500	0.500	0.500	0.500	0.750	0.750	0.875	1.000
				125,001-150k		0.375	0.375	0.375	0.375	0.375	0.625	0.625	0.750	0.875	
				150,001-200k		0.125	0.125	0.125	0.125	0.125	0.250	0.375	0.625	0.750	
				200,001-300k		(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	0.250	0.250	
				1,500,001-2.0m		(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	0.375	0.500	
				2,000,001-2.5m		0.250	0.250	0.250	0.250	0.375	0.375	0.625	NA	NA	
				2,500,001-3.0m		0.500	0.500	0.500	0.500	0.625	0.625	NA	NA	NA	
				3,000,001-3.5m		NA	NA	NA	NA	NA	NA	NA	NA	NA	
				3,500,001-4.0m		NA	NA	NA	NA	NA	NA	NA	NA	NA	
				DTI		43.01-45	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	0.125	0.125
					45.01-50	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	0.250	0.250
					50.01-55	0.125	0.125	0.125	0.250	0.250	0.375	0.375	0.500	NA	NA
					Purchase	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)
					Cash-Out	0.750	0.750	0.750	1.000	1.125	1.500	2.250	N/A	N/A	N/A
					Occupancy	0.125	0.125	0.125	0.250	0.250	0.250	0.375	0.625	N/A	N/A
					State	Non-CA	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)
					Property Type	AL	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.375
						SFR-Rural	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA
						Condo	0.125	0.125	0.125	0.125	0.250	0.375	0.500	0.750	1.250
				Condo-NonWarrantable		0.500	0.500	0.500	0.500	0.750	0.750	1.000	1.250	NA	
				Condotel		1.500	1.500	1.500	1.500	2.250	2.250	2.500	2.750	NA	
				2-4 Units		0.250	0.250	0.250	0.250	0.375	0.375	0.500	0.750	NA	
				1x30x12		0.750	0.750	0.750	0.750	0.750	0.750	0.750	0.750	1.250	
				Multiple30x12		2.250	2.250	2.250	2.250	2.250	2.250	2.500	3.000	NA	
				1x60x12/Multiple 60x12		5.000	5.000	5.000	5.000	5.000	NA	NA	NA	NA	
				FC/SS/DIL/BK 36-47mo		1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	
				FC/SS/DIL/BK 24-35mo	1.750	1.750	1.750	1.750	1.750	1.750	1.750	1.750	1.750		
				FC/SS/DIL/BK 12-23mo	2.500	2.500	2.500	2.500	2.500	2.500	2.500	2.500	2.500		
				FC/SS/DIL/BK 0-11mo	NA	NA	NA	NA	NA	NA	NA	NA	NA		
				Other	P & L	0.250	0.250	0.250	0.250	0.250	0.250	0.250	NA	NA	



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%	
9.250	(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	
9.125	(9.250)	(9.125)	(9.250)		780 - 799	(0.625)	(0.625)	(0.250)	(0.000)	0.250	0.500	0.750	3.125	
9.000	(9.000)	(8.875)	(9.000)		760 - 779	(0.625)	(0.625)	(0.250)	(0.000)	0.250	0.500	0.875	3.500	
8.875	(8.750)	(8.625)	(8.750)		740 - 759	(0.500)	(0.500)	(0.250)	(0.000)	0.500	0.625	1.125	4.000	
8.750	(8.500)	(8.375)	(8.500)		720 - 739	(0.375)	(0.375)	(0.125)	0.125	0.625	0.875	1.625	4.750	
8.625	(8.250)	(8.125)	(8.250)		700 - 719	0.125	0.125	0.375	0.625	1.125	1.625	2.125	5.375	
8.500	(7.875)	(7.750)	(7.875)		680 - 699	0.250	0.250	0.750	1.250	1.625	2.625	3.250	6.375	
8.375	(7.500)	(7.375)	(7.500)		660 - 679	0.750	1.125	1.375	2.500	3.000	3.750	4.625	NA	
8.250	(7.125)	(7.000)	(7.125)		Bank Statement/ 1099	≥ 800	(0.500)	(0.500)	(0.125)	0.125	0.250	0.625	1.000	3.625
8.125	(6.750)	(6.625)	(6.750)			780 - 799	(0.500)	(0.500)	(0.125)	0.125	0.250	0.625	1.000	3.750
8.000	(6.375)	(6.250)	(6.375)	760 - 779		(0.500)	(0.500)	(0.125)	0.125	0.250	0.625	1.125	4.125	
7.875	(6.000)	(5.875)	(6.000)	740 - 759		(0.375)	(0.375)	(0.125)	0.125	0.500	0.750	1.375	4.625	
7.750	(5.625)	(5.500)	(5.625)	720 - 739		(0.250)	(0.250)	(0.000)	0.250	0.625	1.125	2.000	5.625	
7.625	(5.125)	(5.000)	(5.125)	700 - 719		0.125	0.125	0.375	0.625	1.125	1.875	2.500	6.375	
7.500	(4.625)	(4.500)	(4.625)	680 - 699		0.500	0.500	1.000	1.500	2.000	3.125	4.000	NA	
7.375	(4.125)	(4.000)	(4.125)	660 - 679	1.000	1.375	1.625	2.750	3.375	4.250	5.375	NA		
7.250	(3.625)	(3.500)	(3.625)	Additional Adjustment - 12 Mos Bank Statement		0.125	0.125	0.125	0.125	0.250	0.250	0.250	0.250	
7.125	(3.125)	(3.000)	(3.125)	Asset Depletion	≥ 800	(0.250)	(0.250)	0.125	0.375	0.625	1.000	NA	NA	
7.000	(2.625)	(2.500)	(2.625)		780 - 799	(0.250)	(0.250)	0.125	0.375	0.625	1.125	NA	NA	
6.875	(2.125)	(2.000)	(2.125)		760 - 779	(0.250)	(0.250)	0.125	0.375	0.625	1.125	NA	NA	
6.750	(1.500)	(1.375)	(1.500)		740 - 759	(0.125)	(0.125)	0.125	0.375	0.875	1.250	NA	NA	
6.625	(0.875)	(0.750)	(0.875)		720 - 739	(0.000)	(0.000)	0.250	0.500	1.000	1.625	NA	NA	
6.500	(0.250)	(0.125)	(0.250)		700 - 719	0.375	0.375	0.625	0.875	1.500	2.375	NA	NA	
6.375	0.375	0.500	0.375		680 - 699	0.875	0.875	1.375	1.875	2.500	3.750	NA	NA	
6.250	1.000	1.125	1.000	660 - 679	1.375	1.750	2.000	3.125	3.875	NA	NA	NA		
6.125	1.750	1.875	1.750	≥ 800	0.125	0.125	0.500	0.750	1.000	1.500	3.750	NA	NA	
				P & L Only	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	
					740 - 759	0.250	0.250	0.500	0.750	1.250	1.625	3.875	NA	
					720 - 739	0.375	0.625	0.875	1.375	2.000	4.250	NA	NA	
					700 - 719	0.750	0.750	1.000	1.250	1.875	2.875	NA	NA	
					680 - 699	1.375	1.375	1.875	2.375	3.000	4.250	NA	NA	
					660 - 679	1.875	2.250	2.500	3.625	4.375	5.375	NA	NA	
				DSCR	≥ 800	(0.875)	(0.875)	(0.500)	(0.125)	0.125	0.625	2.125	6.250	
					780 - 799	(0.875)	(0.875)	(0.500)	(0.125)	0.125	0.625	2.125	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	
					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		
				640 - 659	4.500	4.625	4.875	5.750	6.750	8.250	NA	NA		
				Interest Only		0.500	0.500	0.500	0.500	0.750	0.875	1.375	NA	
				Loan Amount	100,000-125k	0.500	0.500	0.500	0.500	0.500	0.750	0.750	0.875	
					125,001-150k	0.375	0.375	0.375	0.375	0.375	0.625	0.625	0.750	
					150,001-200k	0.125	0.125	0.125	0.125	0.250	0.375	0.375	0.625	
					200,001-300k	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	0.250	
					1,500,001-2.0m	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA	
					2,000,001-2.5m	0.250	0.250	0.250	0.250	0.375	0.375	NA	NA	
					2,500,001-3.0m	0.500	0.500	0.500	0.500	0.625	0.625	NA	NA	
					3,000,001-3.5m	NA	NA	NA	NA	NA	NA	NA	NA	
					3,500,001-4.0m	NA	NA	NA	NA	NA	NA	NA	NA	
					Purpose	Purchase	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)
				State	Cash-Out	0.875	0.875	0.875	1.000	1.250	1.750	2.375	NA	
					AL	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.375	
				Property Type	Condo	0.125	0.125	0.125	0.125	0.250	0.375	0.500	0.750	
					Condo-NonWarrantable	0.500	0.500	0.500	0.500	0.750	0.750	1.000	NA	
					Condotel	1.500	1.500	1.500	1.500	2.250	2.250	NA	NA	
					2-4 Units	0.250	0.250	0.250	0.250	0.375	0.375	0.500	NA	
					Foreign National (DSCR Only)	3.000	3.000	3.000	3.000	3.000	3.000	3.000	NA	
ARM MARGIN: 5.000 SOFR				Citizenship	1x30x12	0.750	0.750	0.750	0.750	0.750	0.750	0.750	0.750	
Max Pricing					Multiple30x12	2.250	2.250	2.250	2.250	2.250	2.250	2.500	NA	
No Prepay - Hard		0.500			FC/SS/DIL/BK 36-47mo	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	
1yr Prepay - Hard		(0.500)			FC/SS/DIL/BK 24-35mo	1.750	1.750	1.750	1.750	1.750	1.750	1.750	1.750	
2yr Prepay - Hard		(0.750)			FC/SS/DIL/BK 12-23mo	2.500	2.500	2.500	2.500	2.500	2.500	2.500	2.500	
3yr Prepay - Hard		(1.250)			FC/SS/DIL/BK 0-11mo	NA	NA	NA	NA	NA	NA	NA	NA	
4yr Prepay - Hard		(1.500)			No Prepay	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.000	
5yr Prepay - Hard				(2.000)		12 Months	1.375	1.375	1.375	1.375	1.375	1.375	1.375	
				Prepayment Penalty (6mo Interest)	24 Months	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	
					36 Months	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	
					48 Months	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	
					60 Months	(0.875)	(0.875)	(0.875)	(0.875)	(0.875)	(0.875)	(0.875)	(0.875)	
					12 Months	1.375	1.375	1.375	1.375	1.375	1.375	1.375	1.375	
				5% Fixed Payment Penalty Terms	24 Months	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	
					36 Months	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	
					48 Months	(0.875)	(0.875)	(0.875)	(0.875)	(0.875)	(0.875)	(0.875)	(0.875)	
					60 Months	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	
					12 Months	1.375	1.375	1.375	1.375	1.375	1.375	1.375	1.375	
				Declining Payment Penalty Terms	24 Months	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	
					36 Months	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	
					48 Months	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	
					60 Months	(0.875)	(0.875)	(0.875)	(0.875)	(0.875)	(0.875)	(0.875)	(0.875)	
				DTI	43.01-45	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	0.125	0.125	
					45.01-50	(0.000)	(0.000)	(0.000)	(0.000)	0.125	0.125	0.125	0.250	
					50.01-55	0.125	0.125	0.125	0.250	0.375	0.375	0.375	0.500	
					DSCR ≥1.50	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	
					DSCR 1.25-1.49	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	
					DSCR 1.10-1.24	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	
					DSCR 1.00-1.09	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	
					DSCR 0.75-0.99	1.625	1.625	1.625	1.625	3.000	3.250	4.000	NA	
					DSCR < 0.75	5.625	5.625	5.625	5.625	7.000	7.500	NA	NA	
					Other	Short Term Rental	0.500	0.500	0.500	0.500	0.750	1.250	1.500	NA
				P & L		0.250	0.250	0.250	0.250	0.250	0.250	0.250	NA	



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	≤ 55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%
7.375	(2.000)	(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	0.375	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	0.375	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	0.750	0.875
					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	0.125	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)	(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
					40 Year Fixed	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500
					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
Max Pricing					(2.000)								
PPP TYPE : 6mo Interest													
Lock Extension					Relock								
1-15 Day Extension (Max 30 days) 2 bps per day					15 Days: 25 bps 30 Days: 37.5 bps								

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)	(0.250)	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	NA	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
					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
					40 Year Fixed	0.500	0.500	0.500	0.500	0.500	0.500	NA	NA
					Non-Permanent Resident	1.000	1.000	1.000	1.000	1.000	1.000	NA	NA
					Short Term Rental	0.500	0.500	0.500	0.750	1.250	1.750	NA	NA



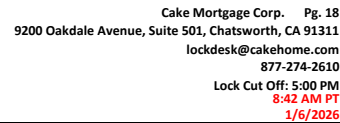
Sponge Cake - DSCR

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)	(0.250)	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)	(0.000)	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	0.375	NA	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
Max Pricing**					Short Term Rental (Excl Condotel)	0.500	0.500	0.500	0.750	1.250	1.500	NA	NA
					5Y PPP (inv only)	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	NA	NA
PPP TYPE = 6mo Interest					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
Lock Extension			Relock		No PPP (inv only)	1.500	1.500	1.500	1.500	1.500	1.750	NA	NA
1-15 Day Extension (Max 30 days) 2 bps per day			15 Days: 25 bps 30 Days: 37.5 bps		40 Year Fixed	0.500	0.500	0.500	0.500	0.500	0.500	NA	NA
					NY	1.000	1.000	1.000	1.000	1.000	1.000	NA	NA
					Non-Permanent Resident	1.000	1.000	1.000	1.000	1.000	1.000	NA	NA
					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	NA	NA	NA	NA	NA	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
Max Pricing **		(2.000)			5Y PPP (inv only)	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	NA	NA	NA
PPP TYPE = 6mo Interest					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
Lock Extension			Relock		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



CUP CAKE - NonQM OWNER OCCUPIED															
Rate (30 Day)		5/1 ARM	7/1 ARM	30 YR Fixed	PRICE ADJUSTMENTS- FICO X LTV										
					≤50%	\$0.01-50%	\$5.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%	ARM MARGIN	
10.375	(7.563)	(7.563)	(7.563)	FULL DOC FICO X LTV	780+	(1.000)	(1.000)	(0.750)	(0.625)	(0.375)	(0.250)	(0.000)	1.750	3.250	3.000
10.250	(7.438)	(7.438)	(7.438)		760 - 779	(1.000)	(0.875)	(0.750)	(0.625)	(0.375)	(0.125)	0.125	1.875	3.375	3.000
10.125	(7.313)	(7.313)	(7.313)		740 - 759	(0.875)	(0.875)	(0.625)	(0.500)	(0.250)	(0.000)	0.250	2.375	4.000	3.250
10.000	(7.188)	(7.188)	(7.188)		720 - 739	(0.750)	(0.750)	(0.500)	(0.375)	(0.125)	0.375	1.000	2.875	4.500	3.250
9.875	(7.063)	(7.063)	(7.063)		700 - 719	(0.625)	(0.625)	(0.375)	(0.250)	0.250	0.875	1.375	4.000	5.750	3.500
9.750	(6.938)	(6.938)	(6.938)		680 - 699	(0.500)	(0.500)	(0.250)	0.250	0.500	1.000	1.500	5.125	7.500	3.750
9.625	(6.813)	(6.813)	(6.813)		660 - 679	0.625	0.875	1.250	1.625	2.500	3.375	4.375	5.875	NA	4.000
9.500	(6.688)	(6.688)	(6.688)		640 - 659	2.250	2.750	2.750	3.000	4.000	4.875	6.000	NA	NA	4.250
9.375	(6.563)	(6.563)	(6.563)		620 - 639	3.000	3.500	3.625	3.875	5.000	6.000	NA	NA	NA	5.000
9.250	(6.438)	(6.438)	(6.438)		600 - 619	3.750	4.250	4.500	4.750	NA	NA	NA	NA	NA	5.000
9.125	(6.313)	(6.313)	(6.313)	ALT DOC FICO X LTV	780+	(1.125)	(1.000)	(0.875)	(0.750)	(0.375)	(0.125)	0.125	1.875	3.250	3.000
9.000	(6.188)	(6.188)	(6.188)		760 - 779	(1.000)	(1.000)	(0.750)	(0.625)	(0.375)	(0.125)	0.250	2.000	3.375	3.000
8.875	(6.063)	(6.063)	(6.063)		740 - 759	(1.000)	(0.875)	(0.625)	(0.500)	(0.250)	(0.000)	0.375	2.750	4.000	3.250
8.750	(5.938)	(5.938)	(5.938)		720 - 739	(0.875)	(0.750)	(0.500)	(0.375)	(0.125)	0.500	1.250	3.250	4.500	3.250
8.625	(5.813)	(5.813)	(5.813)		700 - 719	(0.750)	(0.625)	(0.375)	(0.250)	0.375	1.125	1.750	4.375	5.750	3.500
8.500	(5.688)	(5.688)	(5.688)		680 - 699	(0.500)	(0.500)	0.125	0.625	2.500	3.000	3.500	5.125	7.500	3.750
8.375	(5.563)	(5.563)	(5.563)		660 - 679	0.625	1.875	1.250	1.625	2.500	3.375	4.375	5.875	NA	4.000
8.250	(5.438)	(5.438)	(5.438)		640 - 659	2.250	2.750	2.750	3.000	4.000	4.875	6.000	NA	NA	4.250
8.125	(5.313)	(5.313)	(5.313)		620 - 639	3.000	3.500	3.625	3.875	5.000	6.000	NA	NA	NA	5.000
8.000	(5.188)	(5.188)	(5.188)		600 - 619	3.750	4.250	4.500	4.750	NA	NA	NA	NA	NA	5.000
PRICE ADJUSTMENTS - OTHER															
					≤ 50%	\$0.01-50%	\$5.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%	NOTES	
Loan Purpose					Purchase	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	
					Refi Cash Out	0.875	0.875	1.125	1.125	1.375	1.625	1.875	NA	NA	
Occupancy					Primary Residence	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	
					Second Home	0.125	0.125	0.250	0.250	0.375	0.375	0.500	NA	NA	
					Bank Statements - 12m	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	0.500	0.500		
					1099 - 12m	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA	
Program					P&L - 24m	0.250	0.250	0.250	0.375	0.375	0.500	0.750	NA	NA	Min FICO: 660, Max CLTV: 75% (Refi)
					P&L - 12m	0.250	0.250	0.250	0.375	0.375	0.500	0.750	NA	NA	Min FICO: 660, Max CLTV: 75% (Refi)
					WVOVE	0.500	0.500	0.500	0.500	0.500	0.500	0.500	NA	NA	Max LA: \$1M, Primary Only, No FTH, No Units
					ATR-in-Full/Award Depletion	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.500	0.750	
					1 Year Self-Employed	0.500	0.500	0.500	0.500	0.500	0.500	0.500	NA	NA	Min FICO: 640, Max CLTV: 65% (C/O Refi)
Product					Interest Only	0.500	0.500	0.500	0.500	0.750	0.750	1.000	1.500	1.750	
					< \$200K	0.250	0.250	0.250	0.250	0.250	0.250	0.250	NA	NA	Min FICO: 75% (Refi)
					≥ \$200K < \$350K	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	0.250	0.250	
Loan Amount					≥ \$350K to < \$1.5M	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	
					≥ \$1.5M < \$2.0M	(0.000)	(0.000)	(0.000)	0.125	0.125	0.125	0.125	0.250	NA	
					≥ \$2.0M < \$3.0M	0.250	0.250	0.375	0.375	0.500	0.750	0.875	NA	NA	
					> \$3M < \$3.5M	NA	NA	NA	NA	NA	NA	NA	NA	NA	
					> \$3.5M < \$4.0M	NA	NA	NA	NA	NA	NA	NA	NA	NA	
					Warrantable Condo	0.125	0.125	0.125	0.250	0.250	0.375	0.500	0.750	0.875	
Property Type					Non-Water Condo	0.375	0.375	0.375	0.500	0.500	0.625	0.750	NA	NA	Max CLTV: 75% (Refi); NA on 1099, WVOVE, and P&L Income
					Condo/str / PUD/str	1.500	1.500	1.500	1.500	1.500	1.500	1.500	NA	NA	Max CLTV: 70% (R/T), 65% (C/O Refi)
					2-4 Units	0.125	0.125	0.125	0.125	0.250	0.375	0.500	0.750	NA	
					Rural	1.500	1.500	1.500	1.500	1.500	1.500	1.500	NA	NA	Min FICO: 680, Max LA: \$750K, NA on 1099, WVOVE, and P&L
Citizenship					Manufactured Homes	1.000	1.000	1.000	1.000	NA	NA	NA	NA	NA	
					ITIN	2.000	2.250	2.250	2.500	2.500	2.500	2.500	NA	NA	Max LA: \$1M; Min FICO: 640
					Non Permanent Resident	0.750	0.750	0.750	0.750	0.750	0.750	0.750	NA	NA	Max LA: \$1.5M
					Housing 1x30 in prior 12 mths	0.750	0.750	0.750	0.750	0.750	0.750	0.750	NA	NA	Max CLTV: 75% (Refi)
					Housing Du60 in prior 12 mths	2.500	2.500	2.500	2.500	2.500	2.500	2.500	NA	NA	Max CLTV: 70% (Refi)
					Housing Du90 in prior 12 mths	4.750	4.750	4.750	4.750	NA	NA	NA	NA	NA	
History					BK/FC & 2 yrs < 3 years	0.750	0.750	0.750	0.750	0.750	0.750	0.750	0.750	NA	Max CLTV: 75% (Refi)
					BK/FC ≥ 1 year to < 2 years	1.250	1.250	1.250	1.250	NA	NA	NA	NA	NA	
					SS/DIL/Mod < 1 year to < 2 years	1.250	1.250	1.250	1.250	1.250	1.250	1.250	NA	NA	Max CLTV: 75% (Refi)
					SS/DIL/Mod < 1 year	1.750	1.750	1.750	1.750	1.750	1.750	1.750	NA	NA	
					Declining Value Properties	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	5% CLTV reduction
Other					Impound Waiver	0.125	0.125	0.125	0.125	0.125	0.125	0.125	NA	NA	LA ≤ \$1.5M, > 679 FICO Primary, >899 Second Home, Qx30
					Limited Travelers	0.750	0.750	0.750	0.750	NA	NA	NA	NA	NA	
Max Pricing (Before Comp)		PROGRAM RESTRICTIONS			ARM REQUIREMENTS										
Min Price	4.000	Housing 1x30x12, Du60x12, Du90x12 BK/FC/SS/DIL See "History" LLPA			ARM Index	1-Year CMT									
Max Price	(1.750)	Min FICO 600 Max LTV 90%			ARM Margin	See Margin Chart									
					5/6 ARM Caps	1-15 Day Extension + 2 bps per day									
					7/6 ARM Caps	Max DTI 55%									
						Re-lock Worst Market + 25 bps									

CUP CAKE - NonQM NON-OWNER OCCUPIED													
Rate (30 Day)	5/1 ARM	7/1 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%	ARM MARGIN	
10.375 (7.563)	(7.563)	(7.563)	(7.563)	FULL DOC FICO X LTV	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)	(7.438)		760 - 779	(0.875)	(0.875)	(0.750)	(0.375)	0.125	0.000	0.500	3.000
10.125 (7.313)	(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)	(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)	(7.063)		700 - 719	(0.625)	(0.625)	(0.375)	(0.000)	0.500	1.125	1.750	3.500
9.750 (6.938)	(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)	(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)	(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)	(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)	(6.438)		600 - 619	3.750	4.250	4.500	NA	NA	NA	NA	5.000
9.125 (6.313)	(6.313)	(6.313)	(6.313)	ALT DOC FICO X LTV	780+	(1.125)	(1.000)	(0.875)	(0.500)	(0.125)	(0.000)	0.500	3.000
9.000 (6.188)	(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)	(6.063)		740 - 759	(1.000)	(0.875)	(0.625)	(0.250)	(0.000)	0.250	0.750	3.250
8.750 (5.938)	(5.938)	(5.938)	(5.938)		720 - 739	(0.875)	(0.750)	(0.500)	(0.125)	0.125	0.750	1.625	3.250
8.625 (5.688)	(5.688)	(5.688)	(5.688)		700 - 719	(0.750)	(0.625)	(0.375)	(0.000)	0.625	1.375	2.125	3.500
8.500 (5.438)	(5.438)	(5.438)	(5.438)		680 - 699	(0.500)	(0.500)	0.125	0.875	1.375	2.500	3.375	3.750
8.375 (5.188)	(5.188)	(5.188)	(5.188)		660 - 679	0.625	0.875	1.250	1.875	2.750	3.625	4.750	4.000
8.250 (4.938)	(4.938)	(4.938)	(4.938)		640 - 659	2.250	2.750	2.750	3.250	4.250	5.125	NA	4.250
8.125 (4.688)	(4.688)	(4.688)	(4.688)		620 - 639	3.000	3.500	3.625	4.125	NA	NA	NA	5.000
8.000 (4.438)	(4.438)	(4.438)	(4.438)		600 - 619	3.750	4.250	4.500	NA	NA	NA	NA	5.000
PRICE ADJUSTMENTS - OTHER													
					≤ 50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	NOTES	
7.625 (3.625)	(3.625)	(3.625)	(3.625)	Loan Purpose	Purchase	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)		
7.500 (3.313)	(3.313)	(3.313)	(3.313)		Refi Cash Out	0.750	0.750	1.000	1.000	1.250	1.500	NA	
7.375 (3.000)	(3.000)	(3.000)	(3.000)	Program	Bank Statements - 12m	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)		
7.250 (2.625)	(2.625)	(2.625)	(2.625)		1099 - 12m	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	Min FICO: 660
7.125 (2.250)	(2.250)	(2.250)	(2.250)		P&L - 24m	0.250	0.250	0.250	0.375	0.375	0.500	0.750	Min FICO: 660; Max CLTV: 75% (Refi)
1.000 (1.875)	(1.875)	(1.875)	(1.875)		P&L - 12m	0.250	0.250	0.250	0.375	0.375	0.500	0.750	Min FICO: 660; Max CLTV: 75% (Refi)
6.875 (1.375)	(1.375)	(1.375)	(1.375)		WVOE	NA	NA	NA	NA	NA	NA	NA	
6.750 (0.875)	(0.875)	(0.875)	(0.875)		ATR in-Full/ Asset Depletion	1.000	1.000	1.000	1.000	1.000	1.000	1.000	
6.625 (0.250)	(0.250)	(0.250)	(0.250)	Product	1 Year Self-Employed	0.500	0.500	0.500	0.500	0.500	0.500	Min FICO: 660; Max CLTV: 65% (C/O Refi)	
6.500 (0.375)	(0.375)	(0.375)	(0.375)		Interest Only	0.500	0.500	0.500	0.500	0.500	0.750	1.000	Min FICO: 660; Min LA: \$250K
6.375 (0.100)	(0.100)	(0.100)	(0.100)	Loan Amount	<\$200K	0.250	0.250	0.250	0.250	0.250	0.250	Max CLTV: 75% (Refi)	
6.250 (0.168)	(0.168)	(0.168)	(0.168)		≥ \$200K <\$350K	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	
					≥ \$350K < \$1.5M	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	
					≥ \$1.5M ≤ \$2.0M	(0.000)	(0.000)	(0.000)	0.125	0.125	0.125	NA	
					≥ \$2.0M ≤ \$3.0M	0.250	0.250	0.375	0.375	NA	NA	NA	
					≥ \$3M ≤ \$3.5M	NA	NA	NA	NA	NA	NA	NA	
				Property Type	> \$3.5M ≤ \$4.0M	NA	NA	NA	NA	NA	NA		
					Warrantable Condo	0.125	0.125	0.125	0.250	0.250	0.375	0.500	
					Non-Warr Condo	0.375	0.375	0.375	0.500	0.500	0.625	0.750	Max CLTV: 75% (Refi); NA on 1099 & P&L Income
					Condotel / PUD/Ref	1.500	1.500	1.500	1.500	1.500	1.500	NA	Max CLTV: 70% (R/T), 65% (C/O Refi)
					2-4 Units	0.125	0.125	0.125	0.125	0.250	0.375	0.500	
					Rural	1.500	1.500	1.500	1.500	1.500	1.500	1.500	Min FICO: 700; Max LA: \$750K; NA on 1099 & P&L
				Citizenship	Manufactured Homes	1.000	1.000	1.000	1.000	NA	NA	Max CLTV: 60% (Refi)	
					Short Term Rentals	1.250	1.250	1.250	1.250	1.250	1.250	1.250	Min FICO: 640; Max CLTV: 75% (Purchase), 70% (Refi), 70% (C/O Refi)
					ITIN	2.000	2.250	2.250	2.250	2.500	NA	NA	Max LA: \$3M; Min FICO: 640
					Non Permanent Resident	0.750	0.750	0.750	0.750	0.750	0.750	0.750	Max LA: \$1.5M
					Housing 1x30 in prior 12 mths	0.750	0.750	0.750	0.750	0.750	0.750	0.750	Max CLTV: 75% (Refi)
					Housing 0x60 in prior 12 mths	2.500	2.500	2.500	2.500	2.500	2.500	NA	Max CLTV: 70% (Refi)
				History	Housing 0x90 in prior 12 mths	4.750	4.750	4.750	4.750	NA	NA	NA	
					BK/FC ≥ 2 < 3 years	0.750	0.750	0.750	0.750	0.750	0.750	0.750	Max CLTV: 75% (Refi)
					BK/FC ≥ 1 year to < 2 years	1.250	1.250	1.250	1.250	NA	NA	NA	
					DIL/SS/Mod ≥ 1 year to < 2 years	1.250	1.250	1.250	1.250	1.250	1.250	1.250	Max CLTV: 75% (Refi)
					DIL/SS/Mod < 1 year	1.750	1.750	1.750	1.750	1.750	1.750	1.750	Max CLTV: 70% (Refi)
					5-Year	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	
				PrepaymentPenalty	4-Year	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	(0.375)	
					3-Year	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	
					2-Year	0.375	0.375	0.375	0.375	0.375	0.375	0.375	
					1-Year	0.750	0.750	0.750	0.750	0.750	0.750	0.750	
					Buy Out Prepay	1.125	1.125	1.125	1.125	1.125	1.125	1.125	
					Declining Value Properties	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	5% CLTV reduction
				Other	Impound Waiver	0.125	0.125	0.125	0.125	0.125	0.125	LA ≤ \$1.5M, > 699 FICO, 0x30x24, FN = NA	
					Limited Tradelines	0.750	0.750	0.750	0.750	NA	NA	NA	
					NY	0.500	0.500	0.500	0.500	0.500	0.500	0.500	
					CEMA Transaction	0.500	0.500	0.500	0.500	0.500	0.500	0.500	
Min Price (2.000)	4.000			PROGRAM RESTRICTIONS		ARM REQUIREMENTS							
Max Price w/1yr PPP (2.000)				Housing	1x30x12, 0x90x12	ARM Index	1 Year CMT						
Max Price w/4yr PPP (1.750)				BK/FC/SS/DIL	See "History" LLPA	ARM Margin	See Margin Chart						
Max Price w/3yr PPP (1.500)				Min FICO	600	5/6 ARM Caps	2 / 2 / 6	1-15 Day Extension = 2 bps per day Cannot exceed 30 total days					
Max Price w/2yr PPP (1.000)				Max LTV	80%	7/6 ARM Caps	2 / 2 / 6	Max DTI 55%					
Max Price w/1yr PPP (0.250)													
Max Price w/0ppp 0.500				* Prepayment penalties not allowed in AK, KS, MI, MN, OH, NM, and RI * Only declining prepayment penalty structures allowed in MS * Prepayment Penalty 5% Relock Worset Market + 25 bps									



CUP CAKE DSCR - Foreign National / Low FICO / No Ratio / ITIN														
Rate (30 Day)	5/1 ARM	7/1 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%	ARM MARGIN	
10.375	(8.900)	(8.900)	(8.900)	FICO X LTV	780+	(1.625)	(1.375)	(1.250)	(0.750)	(0.250)	0.375	1.625	2.875	3.000
10.250	(8.775)	(8.775)	(8.775)		760 - 779	(1.625)	(1.375)	(1.125)	(0.625)	(0.125)	0.375	1.625	3.000	3.000
10.125	(8.650)	(8.650)	(8.650)		740 - 759	(1.500)	(1.250)	(1.000)	(0.625)	(0.000)	0.500	1.750	3.250	3.250
10.000	(8.525)	(8.525)	(8.525)		720 - 739	(1.375)	(1.125)	(0.875)	(0.375)	0.250	0.750	2.375	3.500	3.250
9.875	(8.400)	(8.400)	(8.400)		700 - 719	(1.125)	(0.750)	(0.375)	0.125	0.875	1.750	4.000	NA	3.500
9.750	(8.275)	(8.275)	(8.275)		680 - 699	(0.625)	(0.250)	0.125	1.000	2.125	3.000	5.375	NA	3.750
9.625	(8.150)	(8.150)	(8.150)		660 - 679	0.125	0.500	1.000	1.875	3.000	4.500	7.250	NA	4.000
9.500	(8.025)	(8.025)	(8.025)		640 - 659	3.250	3.750	4.375	5.375	7.125	9.125	NA	NA	4.250
9.375	(7.900)	(7.900)	(7.900)		620 - 639	4.000	4.500	5.250	6.250	NA	NA	NA	NA	5.000
9.250	(7.775)	(7.775)	(7.775)		600 - 619	4.750	5.250	6.125	NA	NA	NA	NA	NA	5.000
9.125	(7.650)	(7.650)	(7.650)		No Fico and < 600	NA	NA	NA	NA	NA	NA	NA	NA	NA
9.000	(7.525)	(7.525)	(7.525)		PRICE ADJUSTMENTS - OTHER									
8.875	(7.400)	(7.400)	(7.400)	DSCR Additional Adjustments	DSCR ≥ 1.25	≤ 50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	NOTES
8.750	(7.275)	(7.275)	(7.275)		DSCR ≥ 1.00 to < 1.25	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	
8.625	(7.025)	(7.025)	(7.025)		DSCR ≥ 0.75 to < 1.00	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	Min FICO: 640; Max CLTV: 70% (R/T) 65% (C/O)
8.500	(6.775)	(6.775)	(6.775)		DSCR < 0.75	0.375	0.375	0.375	0.875	1.500	2.500	NA	NA	Min FICO: 640; Max CLTV: 70% (R/T) 65% (C/O)
8.375	(6.525)	(6.525)	(6.525)	Loan Purpose	Purchase	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	
8.250	(6.275)	(6.275)	(6.275)		Refi Cash Out	0.875	0.875	1.000	1.000	1.500	1.875	NA	NA	
8.125	(5.994)	(5.994)	(5.994)	Product	Interest Only	0.500	0.500	0.500	0.500	0.750	0.750	1.000	NA	Min FICO: 640; Min L/A: \$250K
8.000	(5.681)	(5.681)	(5.681)		<\$200K	0.250	0.250	0.250	0.250	0.250	0.250	0.250	NA	Max CLTV: 75% (Refi)
7.875	(5.369)	(5.369)	(5.369)	Loan Amount	≥ \$200K <\$350K	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	
7.750	(5.056)	(5.056)	(5.056)		≥ \$350K to <\$1.5M	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	
7.625	(4.744)	(4.744)	(4.744)		≥ \$1.5M ≤ \$2.0M	(0.000)	(0.000)	(0.000)	0.125	0.125	0.125	N/A	N/A	Min FICO: 620
7.500	(4.369)	(4.369)	(4.369)		> \$2.0M ≤ \$3.0M	0.500	0.500	0.875	0.875	N/A	N/A	N/A	N/A	Min FICO: 700
7.375	(3.994)	(3.994)	(3.994)		> \$3.0M ≤ \$4.0M	NA	NA	NA	NA	NA	NA	N/A	N/A	
7.250	(3.556)	(3.556)	(3.556)		Warrantable Condo	0.125	0.125	0.125	0.250	0.250	0.375	0.500	0.750	
7.125	(3.056)	(3.056)	(3.056)	Property Type	Non-Warr Condo	0.375	0.375	0.375	0.500	0.500	0.625	0.750	NA	Min DSCR: 1.00; Max CLTV: 75% (Refi)
7.000	(2.556)	(2.556)	(2.556)		Condotel / PUDtel	1.500	1.500	1.500	1.500	1.500	1.500	NA	NA	Min DSCR: 1.00; Max CLTV: 70% (R/T) 65% (C/O)
6.875	(1.931)	(1.931)	(1.931)		2-4 Units	0.125	0.125	0.125	0.125	0.250	0.375	0.500	NA	
6.750	(1.306)	(1.306)	(1.306)		Manufactured Homes	1.000	1.000	1.000	1.000	NA	NA	NA	NA	Max CLTV: 60% (Refi)
6.625	(0.681)	(0.681)	(0.681)		Rural	1.500	1.500	1.500	1.500	1.500	1.500	1.500	NA	FICO > 659; Max LA: \$750k; Min DSCR: 1.0
6.500	(0.056)	(0.056)	(0.056)		Short Term Rentals	1.250	1.250	1.250	1.250	1.250	1.250	1.250	NA	Min FICO: 640; Max CLTV: 75% (Purchase), 70% (Refi), 70% (C/O) Refi)
6.375	0.570	0.570	0.570	Citizenship	Non Permanent Resident	0.750	0.750	0.750	0.750	0.750	0.750	0.750	NA	Max LA: \$1.5M
6.250	1.195	1.195	1.195		Foreign National	1.250	1.250	1.250	1.250	1.250	N/A	N/A	N/A	Min DSCR: 1.20 for CLTV > 65%; Price Loan at 700 FICO
					ITIN	2.000	2.250	2.250	2.250	2.500	N/A	N/A	N/A	Min FICO: 640; Max LA: \$1M
					Housing 1x30 in prior 12 mths	0.750	0.750	0.750	0.750	0.750	0.750	0.750	NA	Max CLTV: 75% (Refi)
				History	Housing 0x60 in prior 12 mths	2.500	2.500	2.500	2.500	2.500	2.500	NA	NA	Max CLTV: 70% (Refi)
					Housing 0x90 in prior 12 mths	4.750	4.750	4.750	4.750	NA	NA	NA	NA	
					BK/FC ≥ 2 to < 3 years	0.750	0.750	0.750	0.750	0.750	0.750	0.750	NA	Max CLTV: 75% (Refi)
					BK/FC ≥ 1 year to < 2 years	1.250	1.250	1.250	1.250	NA	NA	NA	NA	
					DIL/SS/MOD ≥ 1 year to < 2 years	1.250	1.250	1.250	1.250	1.250	1.250	1.250	NA	Max CLTV: 75% (Refi)
					DIL/SS/MOD < 1 year	1.750	1.750	1.750	1.750	1.750	1.750	1.750	NA	Max CLTV: 70% (Refi)
				PrepaymentPenalty	5-Year	(0.875)	(0.875)	(0.875)	(0.875)	(1.000)	(1.000)	(1.000)	(1.000)	
					4-Year	(0.500)	(0.500)	(0.500)	(0.500)	(0.625)	(0.625)	(0.625)	(0.625)	
					3-Year	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	
					2-Year	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	
					1-Year	1.000	1.000	1.125	1.125	1.250	1.250	1.250	1.250	
					Buy Out Prepay	1.500	1.500	1.625	1.625	1.750	1.750	1.750	1.750	
				Other	Declining Value Properties	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	NA	NA	
					Impound Waiver	0.125	0.125	0.125	0.125	0.125	0.125	0.125	NA	LA ≤ \$1.5M, > 700 FICO, 0x30x24, FN = NA
					Limited Tradelines	0.750	0.750	0.750	0.750	NA	NA	NA	NA	5% CLTV reduction
					NY	0.500	0.500	0.500	0.500	0.500	0.500	0.500	NA	NA
				1 Yr Self Employed	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	NA	Min FICO: 660; Max CLTV: 65% (C/O Refi)
Max Price	(2.500)	PROGRAM RESTRICTIONS			ARM REQUIREMENTS			1-15 Day Extension = 2 bps per day Cannot exceed 30 total days						
Max Price w/5yr PPP	(2.500)	Housing	1x30x12, 0x60x12, 0x90x12		ARM Index	1-Year CMT								
Max Price w/4yr PPP	(2.000)	BK/FC/SS/DIL	See "History" LPA		ARM Margin	See Margin Chart								
Max Price w/3yr PPP	(1.750)	Min FICO	600		5/1 ARM Caps	2 / 2 / 6								
Max Price w/2yr PPP	(1.250)	Max LTV	85%		7/1 ARM Caps	2 / 2 / 6								
Max Price w/1yr PPP	(0.250)													
Max Price wq/PPP	0.500	* Prepayment penalties not allowed in AK, KS, MI, MN, OH, NM, and RI * Only declining prepayment penalty structures allowed in MS * Prepayment Penalty 5% Fixed for > 3 year PPP Terms, 3% Fixed for <= 3 year PPP Terms, Stepdown = 5 Yr										Relock Worse Market + 25 bps		



VELVET CAKE NonQM									
Rate (30 Day)	15 YR Fixed	30 YR Fixed	PRICE ADJUSTMENTS - FICO X CLTV						
8.625	(5.881)	(5.881)	FICO X CLTV	780+	≤ 55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%
8.500	(5.718)	(5.718)		760-779	(1.000)	(0.750)	(0.500)	(0.250)	0.250
8.375	(5.536)	(5.536)		740-759	(0.750)	(0.250)	(0.250)	(0.000)	0.500
8.250	(5.334)	(5.334)		720-739	(0.750)	(0.250)	(0.000)	0.250	1.000
8.125	(5.112)	(5.112)		700-719	(0.500)	0.000	0.250	0.500	1.250
8.000	(4.879)	(4.879)		680-699	(0.250)	0.250	0.500	1.000	1.750
7.875	(4.624)	(4.624)		660-679	0.250	0.500	0.750	1.250	2.000
7.750	(4.344)	(4.344)		No Fico and < 660	NA	NA	NA	NA	3.500
7.625	(4.059)	(4.059)	PRICE ADJUSTMENTS - OTHER						
7.500	(3.756)	(3.756)	Prepayment Penalty Term (Investment Property Only)	≤ 55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%
7.375	(3.433)	(3.433)		12 Months P&L	1.250	1.250	1.250	1.500	2.250
7.250	(3.089)	(3.089)		12 Months 1099	0.125	0.125	0.125	0.125	0.125
7.125	(2.725)	(2.725)		12 Months Bank Statements	0.125	0.125	0.125	0.125	0.125
7.000	(2.353)	(2.353)		12 Mo Full Documentation	0.000	0.000	0.000	0.000	(0.250)
6.875	(1.962)	(1.962)		24 Months P&L	1.000	1.000	1.000	1.250	2.000
6.750	(1.549)	(1.549)		24 Months 1099	0.000	0.000	0.000	0.000	0.000
6.625	(1.145)	(1.145)		24 Months Full Documentation	0.000	0.000	0.000	(0.250)	(0.500)
6.500	(0.710)	(0.710)		Asset Utilization	1.500	1.500	1.500	1.750	2.500
6.375	(0.243)	(0.243)		DTI	40% to 50%	0.250	0.250	0.500	0.750
6.250	0.255	0.255		Amortization	Interest Only	0.000	0.250	0.500	0.750
6.125	0.786	0.786		< \$150,000	1.000	1.000	1.000	1.000	1.000
6.000	1.348	1.348		Loan Amount	\$1,000,000 to <= \$1,500,000	0.500	0.500	0.500	0.500
					\$1,500,000.01 to <= \$3,000,000	1.000	1.000	1.000	1.000
				Loan Purpose	Purchase	(0.250)	(0.250)	(0.250)	(0.250)
					Cash-Out	0.750	1.000	1.250	1.500
				Occupancy	Investor	0.000	0.000	0.250	0.500
					2nd Home	0.000	0.000	0.250	0.500
				Property Type	2-4 Unit	0.250	0.250	0.500	0.750
					5-Year Prepay	(1.500)	(1.500)	(1.500)	(1.500)
					4-Year Prepay	NA	NA	NA	NA
					3-Year Prepay	(0.500)	(0.500)	(0.500)	(0.500)
					2-Year Prepay	0.500	0.500	0.500	0.500
					1-Year Prepay	1.000	1.000	1.000	1.000
					No Prepay	1.500	1.500	1.500	1.500
Max Price	(1.500)								
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								

VELVET CAKE DSCR									
Rate (30 Day)	30 YR Fixed	PRICE ADJUSTMENTS - FICO X CLTV							
8.625	(6.726)	FICO X CLTV	780+	≤ 55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%
8.500	(6.491)		760-779	(1.250)	(1.000)	(1.000)	(0.500)	(0.250)	0.500
8.375	(6.244)		740-759	(1.000)	(0.750)	(0.500)	(0.250)	0.250	1.000
8.250	(5.972)		720-739	(1.000)	(0.500)	(0.250)	(0.000)	0.750	1.500
8.125	(5.673)		700-719	(0.750)	(0.250)	(0.000)	0.500	1.250	2.250
8.000	(5.343)		680-699	(0.500)	0.000	0.500	1.000	2.000	3.000
7.875	(5.026)		660-679	(0.250)	0.250	1.000	1.500	2.500	3.500
7.750	(4.672)		No Fico and < 660	(0.000)	0.750	1.500	2.250	NA	NA
7.625	(4.281)	PRICE ADJUSTMENTS - OTHER							
7.500	(3.863)	DSCR	≤ 55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	
7.375	(3.407)		< 1.00	NA	NA	NA	NA	NA	
7.250	(2.912)		1.00 - 1.15	(0.000)	0.250	0.250	0.250	0.500	0.750
7.125	(2.376)		1.16 - 1.30	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)
7.000	(1.799)	Amortization	> 1.30	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)
6.875	(1.197)		Interest Only	0.250	0.250	0.500	0.500	0.500	NA
6.750	(0.568)								
6.625	0.018	Loan Amount	\$100,000 to < \$150,000	1.250	1.250	1.250	1.250	1.250	1.250
6.500	0.635		\$1,000,000 to <= \$2,000,000	0.500	0.500	0.500	0.500	0.500	0.500
6.375	1.284		\$2,000,000.01 to <= \$3,000,000	1.500	1.500	1.500	1.500	1.500	1.500
6.250	1.966	Loan Purpose	Cash-Out	0.750	0.750	1.000	1.250	2.000	NA
6.125	2.679								
		Property Type	2-4 Unit	0.500	0.750	1.000	1.250	1.500	2.000
			5-9 Unit	4.000	4.500	5.000	5.500	6.000	NA
		Prepayment Penalty Term (Investment Property Only)	5-Year Prepay ¹	(1.500)	(1.500)	(1.500)	(1.500)	(1.500)	(1.500)
			4-Year Prepay ¹	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)
			3-Year Prepay ¹	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)
			2-Year Prepay ¹	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)
			1-Year Prepay ¹	1.500	1.500	1.500	1.500	1.500	1.500
			No Prepay	2.000	2.000	2.000	2.000	2.000	2.000
		Other	Short Term Rental	1.000	1.000	1.000	1.000	1.000	1.000
			Refinance Vacant Property	0.500	0.500	0.500	0.500	0.500	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								

Max Loan Amount \$3 Million

¹Prepayment Penalties

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	Credit Score	Pricing Adjustments - FICO LTV DOC TYPE											
						≤ 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	7.125			
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)	(7.750)	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)	(7.625)		780 - 799	(0.875)	(0.875)	(0.625)	(0.250)	(0.000)	1.125	2.000	6.125	7.875			
10.875	(8.250)	(7.875)	(7.500)		760 - 779	(0.375)	(0.375)	(0.125)	0.250	0.500	1.750	2.750	6.750	8.875			
10.750	(8.125)	(7.750)	(7.375)		740 - 759	(0.000)	(0.000)	0.375	0.750	1.000	2.375	4.000	8.250	10.750			
10.625	(8.000)	(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	(7.875)	(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	(7.750)	(7.000)	(6.625)		680 - 699	4.000	4.000	4.750	5.250	5.875	7.000	9.750	NA	NA			
10.250	(7.625)	(6.875)	(6.500)		660 - 679	5.750	5.875	6.375	7.125	7.625	9.000	NA	NA	NA			
10.125	(7.500)	(6.500)	(6.125)		640 - 659	NA	NA	NA	NA	NA	NA	NA	NA	NA			
10.000	(7.375)	(6.250)	(5.875)		620 - 639	NA	NA	NA	NA	NA	NA	NA	NA	NA			
9.875	(7.250)	(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	(7.125)	(5.875)	(5.500)		780 - 799	0.500	0.500	0.750	1.375	1.625	2.875	4.000	8.125	NA			
9.625	(7.000)	(5.750)	(5.375)		760 - 779	1.000	1.000	1.250	1.875	2.125	3.500	4.750	8.750	NA			
9.500	(6.875)	(5.625)	(5.250)		740 - 759	1.375	1.375	1.750	2.375	2.625	4.125	6.000	10.250	NA			
9.375	(6.750)	(5.500)	(5.125)		720 - 739	2.125	2.125	2.625	3.375	3.625	4.875	7.250	11.875	NA			
9.250	(6.625)	(5.375)	(5.000)		700 - 719	3.375	3.375	4.000	4.750	5.250	9.000	NA	NA	NA			
9.125	(6.500)	(5.250)	(4.875)		680 - 699	5.750	5.750	6.500	7.125	7.750	9.000	NA	NA	NA			
9.000	(6.375)	(5.125)	(4.750)		660 - 679	7.750	7.875	8.375	9.375	9.875	NA	NA	NA	NA			
8.875	(6.250)	(5.000)	(4.625)		All P&L	1.500	1.500	1.500	1.500	1.500	1.500	1.500	1.500	1.500	NA		
8.750	(6.125)	(4.875)	(4.500)		Additional Adjustment - 12 Mos Bank Statement	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)		
8.625	(6.000)	(4.750)	(4.375)	75,000-100k	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125			
8.500	(5.875)	(4.625)	(4.250)	100,001-125k	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)			
8.375	(5.750)	(4.500)	(4.125)	125,001-150k	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)			
8.250	(5.625)	(4.375)	(4.000)	150,001-300k	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)			
8.125	(5.500)	(4.250)	(3.875)	300,001-400k	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)			
8.000	(5.375)	(4.125)	(3.750)	400,001-600k	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)			
7.875	(5.250)	(4.000)	(3.625)	600,001-750k	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)			
7.750	(5.125)	(3.875)	(3.500)	750,001-850k	0.250	0.250	0.250	0.375	0.375	0.500	NA	NA	NA	NA			
7.625	(5.000)	(3.750)	(3.375)	DTI	0.001-43	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)			
7.500	(4.875)	(3.625)	(3.250)		43.01-45	0.250	0.250	0.250	0.375	0.375	0.375	0.500	0.750	0.750	0.750		
7.375	(4.750)	(3.500)	(3.125)		45.01-50	0.750	0.750	0.750	0.750	0.750	0.750	1.000	1.250	1.250	1.250		
7.250	(4.625)	(3.375)	(3.000)	Occupancy	Owner Occupied	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)		
7.125	(4.500)	(3.250)	(2.875)		Second Home	0.500	0.500	0.500	0.500	0.625	0.750	0.750	NA	NA	NA		
7.000	(4.375)	(3.125)	(2.750)	State	CA	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)		
6.875	(4.250)	(3.000)	(2.625)		Non-CA	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)		
6.750	(4.125)	(2.875)	(2.500)	Property Type	Condo-Warrantable	0.250	0.250	0.250	0.375	0.375	0.500	NA	NA	NA	NA		
6.625	(4.000)	(2.750)	(2.375)		2-4 Units	0.375	0.375	0.375	0.500	0.500	0.500	NA	NA	NA	NA		
6.500	(3.875)	(2.625)	(2.250)	Lock Term	SFR-Rural	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)		
6.375	(3.750)	(2.500)	(2.125)		30 Days	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)		
6.250	(3.625)	(2.375)	(2.000)	45 Days	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250		
6.125	(3.500)	(2.250)	(1.875)	60 Days	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500		
6.000	(3.375)	(2.125)	(1.750)	Property Valuation	Full Appraisal	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)		
5.875	(3.250)	(2.000)	(1.625)		AVM	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	(0.000)	
5.750	(3.125)	(1.875)	(1.500)														
BUNDT CAKE Closed-end 2nds / HELOAN NON-OWNER OCCUPIED																	
Rate (30 Day)	30 Yr Fixed	30/15 Yr Balloon	40/15 Yr Balloon	Documentation	Credit Score	Pricing Adjustments - FICO LTV DOC TYPE											
						≤ 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%			
13.375	(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	NA	NA	NA		
13.250	(9.625)	(9.250)	(8.875)		780 - 799	(2.625)	(2.625)	(2.375)	(1.875)	(1.625)	(0.625)	0.500	NA	NA	NA		
13.125	(9.500)	(9.125)	(8.750)		760 - 779	(2.125)	(2.125)	(1.875)	(1.375)	(1.125)	(0.000)	1.250	NA	NA	NA		
13.000	(9.375)	(9.000)	(8.625)		740 - 759	(1.500)	(1.500)	(1.125)	(0.875)	(0.625)	0.625	2.500	NA	NA	NA		
12.875	(9.250)	(8.875)	(8.500)		720 - 739	(0.625)	(0.625)	(0.125)	0.250	0.500	1.500	3.750	NA	NA	NA		
12.750	(9.125)	(8.750)	(8.375)		700 - 719	0.500	0.500	1.125	1.625	2.125	2.875	5.250	NA	NA	NA		
12.625	(9.000)	(8.625)	(8.250)		680 - 699	3.000	3.000	3.750	4.125	4.750	5.750	NA	NA	NA	NA		
12.500	(8.875)	(8.500)	(8.125)		660 - 679	4.250	4.375	4.875	5.500	6.000	NA	NA	NA	NA	NA		
12.375	(8.750)	(8.375)	(8.000)		≥ 800	(0.875)	(0.875)	(0.625)	(0.250)	(0.000)	1.000	1.875	NA	NA	NA		
12.250	(8.625)	(8.250)	(7.875)		780 - 799	(0.875)	(0.875)	(0.625)	(0.250)	(0.000)	1.125	2.000	NA	NA	NA		
12.125	(8.500)	(8.125)	(7.750)	Bank Statement/ 1099	760 - 779	(0.375)	(0.375)	(0.125)	0.250	0.500	1.750	2.750	NA	NA	NA		
12.000	(8.375)	(8.000)	(7.625)		740 - 759	(0.000)	(0.000)	0.375	0.750	1.000	2.375	4.000	NA	NA	NA		
11.875	(8.250)	(7.875)	(7.500)		720 - 739	0.625	0.625	1.125	1.625	1.875	3.000	5.125	NA	NA	NA		
11.750	(8.125)	(7.750)	(7.375)		700 - 719	1.625	1.625	2.250	2.875	3.375	4.250	NA	NA	NA	NA		
11.625	(8.000)	(7.625)	(7.250)		680 - 699	4.000	4.000	4.750	5.250	5.875	NA	NA	NA	NA	NA		
11.500	(7.875)	(7.500)	(7.125)		660												