

CONFORMING CLASSIC PRODUCTS (DU/LP)											
30 YEARS FIXED			20 YEARS FIXED			15 YEARS FIXED			10 YEARS FIXED		
PB30	15 DAYS	30 DAYS	PB20	15 DAYS	30 DAYS	PB15	15 DAYS	30 DAYS	PB10	15 DAYS	30 DAYS
6.250%	(3.000)	(2.875)	6.125%	(3.375)	(3.250)	5.625%	(2.500)	(2.375)	5.375%	(2.125)	(2.000)
6.125%	(3.250)	(3.125)	6.000%	(3.000)	(2.875)	5.500%	(2.250)	(2.125)	5.250%	(1.875)	(1.750)
6.000%	(2.750)	(2.625)	5.875%	(2.500)	(2.375)	5.375%	(1.875)	(1.750)	5.125%	(1.500)	(1.375)
5.875%	(2.250)	(2.125)	5.750%	(2.000)	(1.875)	5.250%	(1.500)	(1.375)	5.000%	(1.375)	(1.250)
5.750%	(1.625)	(1.500)	5.625%	(1.750)	(1.625)	5.125%	(1.125)	(1.000)	4.875%	(1.000)	(0.875)
5.625%	(1.375)	(1.250)	5.500%	(1.375)	(1.250)	5.000%	(0.875)	(0.750)	4.750%	(0.750)	(0.625)
5.500%	(0.875)	(0.750)	5.375%	(0.875)	(0.750)	4.875%	(0.500)	(0.375)	4.750%	(0.750)	(0.625)
5.375%	(0.250)	(0.125)	5.250%	(0.250)	(0.125)	4.750%	(0.125)	0.000	4.625%	(0.500)	(0.375)
5/6 ARM (2/1/5)			7/6 ARM (5/1/5)			10/6 ARM (5/1/5)			OFFSHEET PRICING AVAILABLE IN PRICING ENGINE		
PB56	15 DAYS	30 DAYS	PB76	15 DAYS	30 DAYS	PB106	15 DAYS	30 DAYS			
6.000%	(1.750)	(1.625)	6.125%	(1.750)	(1.625)	6.375%	(2.000)	(1.875)			
5.875%	(1.500)	(1.375)	6.000%	(1.500)	(1.375)	6.250%	(2.000)	(1.875)			
5.750%	(1.375)	(1.250)	5.875%	(1.250)	(1.125)	6.125%	(1.500)	(1.375)			
5.625%	(1.125)	(1.000)	5.750%	(1.000)	(0.875)	6.000%	(1.375)	(1.250)			
5.500%	(0.875)	(0.750)	5.625%	(0.750)	(0.625)	5.875%	(1.125)	(1.000)			
5.375%	(0.750)	(0.625)	5.500%	(0.500)	(0.375)	5.750%	(0.875)	(0.750)			
5.250%	(0.500)	(0.375)	5.375%	(0.250)	(0.125)	5.625%	(0.625)	(0.500)	MIN LOAN AMOUNT \$100,000		
5.125%	0.000	0.125	5.250%	0.000	0.125	5.500%	(0.250)	(0.125)			

LTV	Coverage	LENDER PAID MI PRICE ADJUSTMENT												ARM MARGIN 3.00%
		FIXED						ARM						
		>= 760	740-759	720-739	680-699	660-679	<660	>=760	740-759	720-739	680-719	660-679	640-659	620-639
95.01-97	35%	2.500	3.375	4.250	6.375	8.500	10.000	4.500	4.500	4.500	5.750	8.750	9.000	9.250
90.01-95	30%	2.000	2.750	3.375	4.875	6.500	7.875	2.500	2.750	3.125	4.375	6.250	6.500	7.250
85.01-90	25%	1.500	2.125	2.500	3.750	5.125	6.000	1.750	2.000	2.375	3.375	4.750	4.875	5.250
80.01-85	12%	0.875	1.000	1.125	1.500	1.875	2.250	1.250	1.375	1.500	1.625	2.125	2.250	2.500
LoanTerm < 30	All	(0.125)	(0.125)	(0.125)	(0.250)	(0.375)	(0.375)	(0.125)	(0.125)	(0.125)	(0.250)	(0.250)	(0.375)	(0.375)
R/T Refi	All	0.250	0.250	0.375	0.625	1.125	1.125	0.250	0.250	0.375	0.625	0.625	1.125	1.125
Cash Out	All	0.500	0.500	0.750	1.000	1.375	1.375	0.500	0.500	0.750	1.000	1.000	1.375	1.375
2nd Home	All	0.375	0.375	0.500	0.750	1.250	1.250	0.375	0.375	0.500	0.750	0.750	1.250	1.250
3-4 Units	All	1.250	1.250	1.375	N/A	N/A	N/A	1.250	1.250	1.375	N/A	N/A	N/A	N/A
LAMT >\$650k	All	0.625	0.750	0.750	1.250	1.500	2.125	0.625	0.750	0.750	1.000	1.250	1.500	2.125
NOO	All	1.250	1.250	1.375	N/A	N/A	N/A	1.250	1.250	1.375	N/A	N/A	N/A	N/A

RED: RETAIL ONLY PRODUCTS

****45 DAYS LOCK AVAILABLE AT 0.125 WORSE THAN 30 DAYS PRICING****

****0.250 ADJUSTMENT APPLIES TO ALL NON CA PROPERTIES FOR ALL PROGRAMS****

LENDER FEE			
CONVENTIONAL	\$1,150.00	FHA / VA	\$1,195.00
CONVENTIONAL (NON-CA)	\$995.00	FHA / VA (NON-CA)	\$995.00
LOCK EXPIRATION DATES		CURRENT TURN TIMES	
15 Days:	Saturday, January 24, 2026	Underwriting	24 Hours
		Condition Review	24 Hours
30 Days:	Sunday, February 8, 2026	Loan Documents	24 Hours
		Funding	24 Hours

LOCK POLICY				
Lock expiration date on a weekend or holiday is automatically rolled over to the next business day.				
EXTENSIONS:	3 Days -0.125%	7 Days -0.250%	10 Days -0.375%	
RELOCKS:	Worst Case Pricing - 0.250% Limits By County: https://www.fanniemae.com/singlefamily/loan-limits			
APPROVED STATES: AL, AK, AR, AZ, CA, CO, CT, DE, DC, FL, GA, HI, ID, IL, MD, MI, MN, NE, NV, NJ, NC, OH, OK, OR, PA, RI, SC, TN, TX, UT, VA, WI				



HIGH BALANCE DU / LP											
30 YEARS FIXED			20 YEARS FIXED			15 YEARS FIXED					
HB30	15 DAYS	30 DAYS	HB20	15 DAYS	30 DAYS	HB15	15 DAYS	30 DAYS			
6.375%	(3.000)	(2.875)	6.625%	(3.500)	(3.375)	6.375%	(1.500)	(1.375)			
6.250%	(2.625)	(2.500)	6.500%	(3.125)	(3.000)	6.250%	(1.125)	(1.000)			
6.125%	(2.375)	(2.750)	6.375%	(2.750)	(2.625)	6.125%	(1.375)	(1.250)			
6.000%	(2.500)	(2.375)	6.250%	(2.375)	(2.250)	6.000%	(1.125)	(1.000)			
5.875%	(2.000)	(1.875)	6.125%	(2.000)	(1.875)	5.875%	(1.000)	(0.875)			
5.750%	(1.500)	(1.375)	6.000%	(1.500)	(1.375)	5.750%	(0.750)	(0.625)			
5.625%	(1.000)	(0.875)	5.875%	(1.000)	(0.875)	5.625%	(0.500)	(0.375)			
5.500%	(0.500)	(0.375)	5.750%	(0.500)	(0.375)	5.500%	(0.250)	(0.125)			
5/6 ARM (2/1/5)			7/6 ARM (5/1/5)			10/6 ARM (5/1/5)					
HB56	15 DAYS	30 DAYS	HB76	15 DAYS	30 DAYS	HB106	15 DAYS	30 DAYS			
6.125%	(1.500)	(1.375)	6.375%	(1.750)	(1.625)	6.625%	(1.250)	(1.125)			
6.000%	(1.250)	(1.125)	6.250%	(1.625)	(1.500)	6.500%	(1.375)	(1.250)			
5.875%	(1.125)	(1.000)	6.125%	(1.250)	(1.125)	6.375%	(1.250)	(1.125)			
5.750%	(0.875)	(0.750)	6.000%	(1.250)	(1.125)	6.250%	(1.125)	(1.000)			
5.625%	(0.750)	(0.625)	5.875%	(1.125)	(1.000)	6.125%	(0.875)	(0.750)			
5.500%	(0.625)	(0.500)	5.750%	(0.750)	(0.625)	6.000%	(0.750)	(0.625)			
5.375%	(0.375)	(0.250)	5.625%	(0.500)	(0.375)	5.875%	(0.500)	(0.375)			
5.250%	(0.125)	0.000	5.500%	(0.375)	(0.250)	5.750%	(0.250)	(0.125)			

FANNIE MAE DIRECT HIGH BALANCE																	
30 YEARS FIXED			15 YEARS FIXED														
FDHB30	15 DAYS	30 DAYS	FDHB15	15 DAYS	30 DAYS												
6.375%	(2.250)	(2.125)	6.375%	(0.750)	(0.625)												
6.250%	(1.875)	(1.750)	6.250%	(0.375)	(0.250)												
6.125%	(2.125)	(2.000)	6.125%	(0.625)	(0.500)												
6.000%	(1.750)	(1.625)	6.000%	(0.375)	(0.250)												
5.875%	(1.250)	(1.125)	5.875%	(0.250)	(0.125)												
5.750%	(0.750)	(0.625)	5.750%	0.000	0.125												
5.625%	(0.250)	(0.125)	5.625%	0.250	0.375												
5.500%	0.250	0.375	5.500%	0.500	0.625												
PURCHASE LTV & FICO ADJUSTMENT (Terms > 15 YR)																	
FICO	30.01-60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97	FICO	30.01-60	60.01-70	70.01-80	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
≥ 780	0.000	0.000	0.000	0.375	0.375	0.250	0.125	0.125	≥ 780	0.000	0.000	0.125	0.500	0.625	0.500	0.375	0.375
760 - 779	0.000	0.000	0.250	0.625	0.625	0.500	0.500	0.250	760 - 779	0.000	0.125	0.375	0.875	1.000	0.750	0.625	0.625
740 - 759	0.000	0.125	0.375	0.875	1.000	0.750	0.625	0.500	740 - 759	0.000	0.250	0.750	1.125	1.375	1.125	1.000	1.000
720 - 739	0.000	0.250	0.750	1.250	1.250	1.000	0.875	0.750	720 - 739	0.000	0.500	1.000	1.625	1.750	1.500	1.250	1.250
700 - 719	0.000	0.375	0.875	1.375	1.500	1.250	1.125	0.875	700 - 719	0.000	0.625	1.250	1.875	2.125	1.750	1.625	1.625
680 - 699	0.000	0.625	1.125	1.750	1.875	1.500	1.375	1.125	680 - 699	0.000	0.875	1.625	2.250	2.500	2.125	1.750	1.750
660 - 679	0.000	0.750	1.375	1.875	2.125	1.750	1.625	1.250	660 - 679	0.125	1.125	1.875	2.500	3.000	2.375	2.125	2.125
640 - 659	0.000	1.125	1.500	2.250	2.500	2.000	1.875	1.500	640 - 659	0.250	1.375	2.125	2.875	3.375	2.875	2.500	2.500
620 - 639	0.125	1.500	2.125	2.750	2.875	2.625	2.250	1.750	620 - 639	0.375	1.750	2.500	3.500	3.875	3.625	2.500	2.500
PURCHASE & RATE/TERM PROGRAM ADJUSTMENT (ALL AMORTIZATION TERMS)												RATE & TERM LTV & FICO ADJUSTMENT (Terms > 15 YR)					
LTV	<= 30		30.01-60	60.01-70		70.01-75	75.01-80		80.01-85	85.01-90		90.01-95	95.01-97				
ARMS															0.250		
CONDO															0.750		
INVESTMENT															N/A		
SECOND HOME															N/A		
2-4 UNITS															N/A		
SUBORDINATE															1.875		
WAIVE IMPOUNDS (NON-CA)															N/A		
LOAN AMT < \$100,000 EXCEPTION ONLY															1.000		
HIGH BALANCE FIXED RATE															1.000		
HIGH BALANCE ARM															1.000		
CASH OUT LTV & FICO ADJUSTMENT (ALL AMORTIZATION TERMS)												CASH OUT PROGRAM ADJUSTMENT (ALL AMORTIZATION TERMS)					
FICO	<= 30		30.01-60	60.01-70		70.01-75	75.01-80		80.01-85	85.01-90		90.01-95	95.01-97				
≥ 780	0.375		0.375	0.625		0.875	1.375		2.125	3.375		4.125	N/A		0.250		
760 - 779	0.375		0.375	0.875		1.250	1.875		2.500	3.750		4.500	N/A		0.750		
740 - 759	0.375		0.375	1.000		1.625	2.375		3.250	4.125		4.900	N/A		0.000		
720 - 739	0.375		0														

FHA PREMIUM											
30 YEARS FIXED			15 YEARS FIXED			5/1 ARM			30 YEAR JUMBO		
FH30	15 DAYS	30 DAYS	FH15	15 DAYS	30 DAYS	FH51	15 DAYS	30 DAYS	FHJ30	15 DAYS	30 DAYS
6.000%	(3.125)	(3.000)	5.500%	(2.125)	(2.000)	5.750%	(1.625)	(1.500)	6.125%	(3.000)	(2.875)
5.875%	(2.625)	(2.500)	5.375%	(1.625)	(1.500)	5.625%	(1.125)	(1.000)	6.000%	(2.625)	(2.500)
5.750%	(2.500)	(2.375)	5.250%	(1.750)	(1.625)	5.500%	(0.625)	(0.500)	5.875%	(2.000)	(1.875)
5.625%	(2.625)	(2.500)	5.125%	(1.750)	(1.625)	5.375%	(0.250)	(0.125)	5.750%	(1.625)	(1.500)
5.500%	(2.000)	(1.875)	5.000%	(1.250)	(1.125)	5.250%	(1.375)	(1.250)	5.625%	(2.000)	(1.875)
5.375%	(1.375)	(1.250)	4.875%	(1.000)	(0.875)	5.125%	(0.750)	(0.625)	5.500%	(1.500)	(1.375)
5.250%	(1.125)	(1.000)	4.750%	(0.750)	(0.625)	5.000%	(0.625)	(0.500)	5.375%	(1.000)	(0.875)
5.125%	(0.625)	(0.500)	4.625%	(0.375)	(0.250)	4.875%	(0.500)	(0.375)	5.250%	(0.500)	(0.375)
PROGRAM / FICO ADJUSTMENT											
FICO 640 - 659	0.250	MANUAL UW (NO FICO / DOWNGRADE)			N/A	INDEX:	1 YEAR CMT		FICO 640 - 659	0.250	
FICO 620 - 639	0.625	TOTAL LAMT < \$140,000			0.250	MARGIN:	2.000		FICO 620 - 639	0.625	
FICO < 620	N / A	LN AMT < \$100,000 EXCEPTION ONLY			1.000	ARM CAPS:	1 / 1 / 5		FICO < 620	N / A	
STREAMLINE	0.125	MANUFACTURED HOMES			1.000	JUMBO LOAN AMT:	COUNTY LIMIT		STREAMLINE	0.125	

FHA PORTFOLIO														
30 YEARS FIXED			15 YEARS FIXED			30 YEARS FIXED			MIN FICO 500 UP TO 90% LTV					
FHP30	15 DAYS	30 DAYS	FHP15	15 DAYS	30 DAYS	FHPHB30	15 DAYS	30 DAYS						
6.125%	(2.500)	(2.375)	5.750%	(1.750)	(1.625)	6.500%	(1.875)	(1.750)						
6.000%	(2.250)	(2.125)	5.625%	(1.875)	(1.750)	6.375%	(1.625)	(1.500)						
5.875%	(1.750)	(1.625)	5.500%	(1.500)	(1.375)	6.250%	(1.375)	(1.250)						
5.750%	(1.500)	(1.375)	5.375%	(1.000)	(0.875)	6.125%	(1.625)	(1.500)						
5.625%	(1.375)	(1.250)	5.250%	(0.625)	(0.500)	6.000%	(1.375)	(1.250)						
5.500%	(1.125)	(1.000)	5.125%	(1.375)	(1.250)	5.875%	(1.125)	(1.000)						
5.375%	(0.625)	(0.500)	5.000%	(0.875)	(0.750)	5.750%	(0.875)	(0.750)						
5.250%	(0.375)	(0.250)	4.875%	(0.375)	(0.250)	5.625%	(0.375)	(0.250)						
PROGRAM ADJUSTMENT			FICO ADJUSTMENT			HIGH BALANCE LOAN AMOUNT ADJUSTMENT			PROGRAM NOTE					
LN AMT < \$100,000 EXCEPTION ONLY	1.000	FICO 600 - 619				LN AMT \$806,501 - 599,999	0.050		STREAMLINE NOT AVAILABLE FOR FHA PORTFOLIO PRODUCTS					
LN AMT \$100,000 - \$149,000	0.150	FICO 580 - 599				LN AMT \$1,000,000 - \$1,499,999	0.100							
2-4 UNITS	0.500	FICO < 580				LN AMT \$1,500,000 - \$2,000,000	0.200							
CASH OUT	0.250													

0.250 ADJUSTMENT APPLIES TO ALL NON CA PROPERTIES FOR ALL PROGRAMS **MAX REBATE AFTER ADJUSTMENTS 5%**

VA													
30 YEARS FIXED			15 YEARS FIXED			30 YEAR HIGH BALANCE			30 YEAR FIXED IRRRL				
VA30	15 DAYS	30 DAYS	VA15	15 DAYS	30 DAYS	VAH30	15 DAYS	30 DAYS	VA30I	15 DAYS	30 DAYS		
6.125%	(3.250)	(3.125)	5.625%	(2.375)	(2.250)	6.250%	(2.625)	(2.500)	6.250%	(3.500)	(3.375)		
6.000%	(2.750)	(2.625)	5.500%	(2.000)	(1.875)	6.125%	(2.375)	(2.250)	6.125%	(3.500)	(3.375)		
5.875%	(2.250)	(2.125)	5.375%	(1.500)	(1.375)	6.000%	(2.250)	(2.125)	6.000%	(2.875)	(2.750)		
5.750%	(2.250)	(2.125)	5.250%	(1.250)	(1.125)	5.875%	(1.750)	(1.625)	5.875%	(2.375)	(2.250)		
5.625%	(2.125)	(2.000)	5.125%	(1.625)	(1.500)	5.750%	(1.375)	(1.250)	5.750%	(2.125)	(2.000)		
5.500%	(1.625)	(1.500)	5.000%	(1.125)	(1.000)	5.625%	(1.625)	(1.500)	5.625%	(2.375)	(2.250)		
5.375%	(1.125)	(1.000)	4.875%	(0.875)	(0.750)	5.500%	(1.125)	(1.000)	5.500%	(1.875)	(1.750)		
5.250%	(0.750)	(0.625)	4.750%	(0.625)	(0.500)	5.375%	(0.625)	(0.500)	5.375%	(1.250)	(1.125)		
5.125%	(0.375)	(0.250)	4.625%	(0.250)	(0.125)	5.250%	(0.250)	(0.125)	5.250%	(0.500)	(0.375)		
PROGRAM ADJUSTMENTS			FICO ADJUSTMENT			CASH OUT ADJUSTMENTS							
DTI > 50%	0.250				>= 680				FICO	80.01-90%			
2 UNITS	0.500				680 - 679				>= 720	0.000			
3-4 UNITS	1.000				640 - 659				680 - 719	0.250			
VA IRRRL	1.000				620 - 639				640 - 679	0.375			
HB FICO <= 679	0.250				600 - 619				VA CASH OUT 90.01 - 95.00%	1.250			
LOAN AMOUNT \$100,000 - \$149,999	0.250				580 - 599				VA CASH OUT 95.01 - 100.00%	1.500			
FULLY DELEGATED			VA IRRRL MAX LTV 110%										
MIN FICO 580			FOR VAH30 IRRRL, PLEASE CONTACT LOCK DESK FOR PRICING										

VA PORTFOLIO											
30 YEARS FIXED			15 YEARS FIXED			30 YEAR HIGH BALANCE			30 YEAR FIXED IRRRL		
VAP30	15 DAYS	30 DAYS	VAP15	15 DAYS	30 DAYS	VAH30	15 DAYS	30 DAYS	VAP30I	15 DAYS	30 DAYS
5.875%	(1.750)	(1.625)	5.500%	(1.500)	(1.375)	6.125%	(1.625)	(1.500)	6.125%	(1.625)	(1.500)
5.750%	(1.375)	(1.250)	5.375%	(1.000)	(0.875)	6.000%	(1.250)	(1.125)	6.000%	(1.250)	(1.125)
5.625%	(1.375)	(1.250)	5.250%	(0.625)	(0.500)	5.875%	(1.125)	(1.000)	5.875%	(0.875)	(0.750)
5.500%	(1.125)	(1.000)	5.125%	(1.375)	(1.250)	5.750%	(0.750)	(0.625)	5.750%	(0.500)	(0.375)
5.375%	(0.625)	(0.500)	5.000%	(0.875)	(0.750)	5.625%	(0.375)	(0.250)	5.625%	(0.500)	(0.375)
5.250%	(0.125)	0.000	4.875%	(0.375)	(0.250)	5.500%	(0.125)	0.000	5.500%	(0.250)	(0.125)
FICO ADJUSTMENTS			VAP IRRRL FICO ADJUSTMENTS			PROGRAM ADJUSTMENTS					

PACBAY NO DOC

3/6 ARM (2/1/5)		5/6 ARM (2/1/5)		NO INCOME / NO EMPLOYMENT		FOREIGN NATIONALS	
PBND36	30 DAYS	PBND56	30 DAYS				
6.000%	1.500	6.125%	1.500	QUALIFY WITH RESERVES ONLY		LOAN AMOUNT UP TO \$3.5M	
ADJUSTMENT TO RATE (**MAX LTV ALLOWED WILL BE REDUCED BY 10%)							
6.125%	1.000	6.250%	1.000	INVESTMENT	0.125	CONDO	0.125
6.250%	0.500	6.375%	0.500	INVESTMENT LTV 55.01% - 60%	0.125	LTV 50.01% - 60% (NO FICO/NO CREDIT HISTORY ONLY)	0.250
				CASH OUT	0.125	CD TERM REDUCED TO 13 MONTHS (NO FICO/NO CREDIT & CASHOUT ONLY)	0.250
				LTV 60.01% - 65%	0.250	WAIVE CD REQUIREMENT FROM 13 MONTHS** (ALL OTHERS)	0.250
				6 MONTHS RESERVES BUY UP / DOWN	0.125% TO RATE OR 0.5% TO FEE	WAIVE CD REQ FROM 25 MONTHS** (NO FICO/NO CREDIT & CASHOUT ONLY)	0.500
				FICO 680 TO 699	0.250% TO RATE OR 1.0% TO FEE	MORE THAN 10 FINANCED PROPERTIES (INVESTMENT PURPOSE ONLY)	0.250

KEY NOTES FOR NO DOC

ASSETS:	MOST RECENT 2 MONTHS BANK STATEMENTS REQUIRED. BUSINESS FUNDS NOT ALLOWED.	HOUSING HISTORY:	1 X 30 IN PAST 24 MONTHS.
	FOREIGN ASSET MUST BE TRANSFERRED TO THE U.S. INSTITUTIONAL BANK.	TRADELINES:	TWO 12 MONTHS TRADELINES PER SINGLE APPLICANT.
	LOAN PROCEED MAY NOT BE USED AS RESERVES.	APPRaisal:	DECLINING MARKET LTV MUST BE REDUCED BY 5%.
	REQUIRED RESERVES MUST BE TRANSFERRED TO INVESTOR CD PRIOR TO CLOSING.		ONE FULL APPRAISAL FOR LOAN AMOUNT <= \$1M.
CREDIT STANDARDS:	BK, SS & DIL, FORECLOSURE NOT ALLOWED.		ONE FULL APPRAISAL & DESK REVIEW FOR LOAN AMOUNT > \$1M.
	LOAN MODIFICATION REQUIRES 2 YEARS SEASONING.	LISTING HISTORY:	RATE AND TERM PRIOR TO CLOSING.
RESERVES:	FOREIGN NATIONALS 24 MONTHS P&I 25 MONTHS TERM CD.		CASH OUT PRIOR TO APPLICATION.
	CASH OUT 24 MONTHS P&I 25 MONTHS TERM CD.	MISC:	NON ARMS LENGTH / FOR SALE BY OWNER (FSBO) NOT ALLOWED.
	ALL OTHERS 12 MONTHS P&I 13 MONTHS TERM CD.		LENDER CREDIT NOT ALLOWED. / BORROWER PAID COMPENSATION ONLY.
	EARLY TERMINATION PENALTY: 6 MONTHS OF INTEREST.	GIFT:	GIFT FUNDS ARE ALLOWED ON ALL PURCHASE TRANSACTIONS.
AVAILABLE STATES:	CA, HI, IL, NJ, NV.		GIFT FUNDS CANNOT EXCEED 50% OF DOWN PAYMENT.
RED: RETAIL ONLY PRODUCTS	BORROWER'S COST WILL BE CHARGED TO ORIGINATING FEE INSTEAD OF DISCOUNT PTS FOR THIS PROGRAM.		NON DELEGATED. INVESTOR APPROVAL REQUIRED.
			MARGIN: 3.000% Index: 30 Day Avg. SOFR

PACBAY TRUE STATED

7/6 ARM (5/1/5)		30 YEARS FIXED		ADJUSTMENT TO RATE		<=60.00%	60.01 - 65%	65.01 - 70%	70.01 - 75%
PBTS76	30 DAYS	PBTS30H	30 DAYS	CONDOMINIUM	0.000	0.125	0.375	N/A	
6.625%	PAR	6.875%	PAR	2-4 UNIT	0.125	0.125	0.125	0.250	
6.750%	0.250	7.000%	0.250	UNITS + ADU	0.125	0.125	0.250	0.375	
				INVESTMENT	0.125	0.250	0.250	0.375	
				BANKS STATEMENT OPTIONS (3MB & BBS)	0.125	0.125	0.125	0.125	
				LOAN AMOUNT ADJ TO RATE	FICO/LTV	<=60.00%	60.01 - 65%	65.01 - 70%	70.01 - 75%
				LOAN AMOUNT <= \$2.0M	700+	0.000	0.000	0.250	0.375
					680 - 699	0.125	0.125	0.375	0.375
				\$2.0M < LOAN AMOUNT < \$2.5M	700+	0.125	0.250	0.375	N/A
				\$2.0M < LOAN AMOUNT < \$3.0M (CA ONLY)	700+	0.125	0.125	0.375	0.500
				\$3.0M < LOAN AMOUNT < \$4.0M (CA ONLY)	720+	0.125	0.250	0.375	N/A

KEY NOTES FOR TRUE STATED

WAGE EARNER:	VERBAL VOE ONLY / CURRENT EMPLOYMENT MUST SHOW ON CREDIT REPORT	RATE & TERM:	PAYOUT OF NON PURCHASE MONEY SECOND ALLOWED
SELF-EMPLOYED:	CPA LETTER W/ 2 YRS AND 2 YRS BUSINESS LICENSE	ASSETS:	GIFTS ALLOWED UP TO 100% OF DOWN PAYMENT
RESERVES:	6 MONTHS P&I ONLY	CREDIT:	MORTGAGE LATE MAX 1 X 30 IN PAST 12 MONTHS
MAX LOAN AMT:	\$4.0M	FOREIGN NATIONAL & CASH OUT:	NOT ALLOWED

AVAILABLE IN CA, CO, GA, IL, NJ, NV, TX, VA

MARGIN: 3.000% | Index: 30 Day Avg. SOFR

PACBAY ALT DOC

7/6 ARM (5/1/5)		30 YEARS FIXED		ADJUSTMENT TO RATE		<=60.00%	60.01 - 65%	65.01 - 70%	70.01 - 75%
PBSV76	30 DAYS	PBSV30H	30 DAYS	CASH OUT	0.000	0.250	0.375	0.500	
6.125%	PAR	6.375%	PAR	CONDONIUM	0.000	0.125	0.375	N/A	
6.250%	0.250	6.500%	0.250	2-4 UNIT	0.125	0.125	0.125	0.250	
				UNITS + ADU	0.125	0.125	0.250	0.375	
				INVESTMENT	0.125	0.250	0.250	0.375	
				SELF PREPARED P&L	0.500	0.500	0.500	0.500	
				FOREIGN NATIONAL	0.500	N/A	N/A	N/A	
				LOAN AMOUNT ADJ TO RATE	FICO/LTV	<=60.00%	60.01 - 65%	65.01 - 70%	70.01 - 75%
				LOAN AMOUNT <= \$2.0M	700+	0.000	0.000	0.250	0.375
					680 - 699	0.125	0.125	0.375	0.375
				\$2.0M < LOAN AMOUNT < \$2.5M	700+	0.125	0.250	0.375	N/A
				\$2.0M < LOAN AMOUNT < \$3.0M (CA ONLY)	700+	0.125	0.125	0.375	0.500
				\$3.0M < LOAN AMOUNT < \$4.0M (CA ONLY)	720+	0.125	0.250	0.375	N/A

KEY NOTES FOR ALT DOC

WAGE EARNER:	VOE ONLY	ADU:	ADU'S MUST BE PERMITTED
SELF EMPLOYED:	YTD P&L COMPLETED BY AN INDEPENDENT THIRD PARTY OR SELF PREPARED		ALLOW ADU'S ON 2-4 UNIT PROPERTIES INCLUDING MULTIPLE ADU'S
	CPA LETTER & 2 YRS BUSINESS LICENSE		ADU'S + UNITS <= LIMITED TO 60% LTV
RESERVES:	2 MONTHS P&I IF LOAN AMT UP TO \$2M		RENTAL INCOME FROM ADU IS NOT ACCEPTABLE AND CANNOT BE USED TOWARD QUALIFICATION
	6 MONTHS P&I IF LOAN AMT > \$2M	CREDIT:	MORTGAGE LATE MAX 1 X 30 IN PAST 12 MONTHS
	6 MONTHS P&I FOR CASH OUT IF LOAN AMT UP TO \$2M		NON TRADITIONAL CREDIT ALLOWED
	GIFT NOT ALLOWED FOR RESERVES	FOREIGN NATIONALS:	ALLOWED WITH VALID VISA TYPE
LISTING HISTORY:	NO SEASONING		MUST OPEN ACCOUNT WITH INVESTOR BANK AND DEPOSIT 12 MONTHS P&I
RATE & TERM:	PAYOUT OF NON PURCHASE MONEY SECOND ALLOWED	AVAILABLE STATES:	CA, CO, GA, IL, NJ, NV, TX, VA

MARGIN: 3.000% | Index: 30 Day Avg. SOFR

PACBAY ALT DOC

5/6 ARM (2/1/6)		7/6 ARM (5/1/6)		ADJUSTMENT TO RATE					
PBSV56OP	30 DAYS	PBSV76OP	30 DAYS	LOAN AMOUNT \$750,001 - \$1,000,000	0.000	CASH OUT > 50%	0.375		
6.250%	PAR	6.500%	PAR	LOAN AMOUNT \$1,000,001 - \$1,500,000	0.000	CASH OUT <= 50%	0.125		
6.375%	0.125	6.625%	0.125	LOAN AMOUNT \$1,500,001 - \$2,000,000	0.000	2-4 UNITS	0.250		
6.500%	0.250	6.750%	0.250	CASH OUT HOME IMPROVEMENT LOAN	0.250	CONDOS LTV > 60%	0.125		
6.625%	0.375	6.875%	0.375	CASH OUT HOME IMPROVEMENT LOAN <= 50%	0.125	SECOND HOME	0.250		
6.750%	0.500	7.000%	0.500	FICO < 700 (ALSO DEDUCT 5% FROM MAX LTV)	0.375	FOREIGN NATIONAL	0.250		
				INVESTMENT	0.250	PURCHASE <= 65%	(0.250)		
				MIN FICO 680		VOE ONLY			

LTV RESTRICTIONS

OCCUPANCY	PRIMARY & SECOND HOMES			INVESTMENT		FOREIGN NATIONAL (SECOND & INVESTMENT ONLY)			
LOAN PURPOSE	PUR & R/T		CASH OUT	PUR & R/T		CASH OUT	PUR & R/T		CASH OUT
UNITS	1 - 2 UNIT	3 - 4 UNIT & CONDO	1 - 2 UNIT	3 - 4 UNIT	1 - 2 UNIT	3 - 4 UNIT	1 - 2 UNIT	3 - 4 UNIT & CONDO	N/A N/A
LAMT UP TO \$1.5M	70%	65%	65%	60%	65%	60%	60%	55%	N/A N/A
LAMT UP TO \$2.0M	65%	60%	60%	55%	60%	55%	50%	55%	N/A N/A

KEY NOTES FOR ALT DOC

WAGE EARNER:	VOE ONLY	ASSET DOCUMENTATION:	1 MONTH BANK STATEMENT
SELF EMPLOYED:	YTD P&L COMPLETED BY AN INDEPENDENT THIRD PARTY	QUALIFYING RATE:	5/6 ARM: NOTE RATE + 1%
	CPA LETTER & 2 YRS BUSINESS LICENSE	APPRAISAL REQUIREMENT:	TWO APPRAISAL REPORTS WHEN LOAN AMT IS OVER \$1.5MM
RESERVES:	3 MONTHS PITIA FOR PRIMARY	FOREIGN NATIONALS:	COPY OF PASSPORT, VALID VISA, AND PROOF OF ESTA APPROVAL
	6 MONTHS PITIA FOR 2ND HOME AND INVESTMENT		BORROWER MUST HAVE U.S. ADDRESS WHEN APPLYING FOR LOAN</

PACBAY CRA ALT DOC							
7/6 ARM (5/1/5)		ADJUSTMENT TO RATE		<=50.00%	50.01 - 60%	60.01 - 70%	70.01 - 80%
PBSV76CRA	30 DAYS	CONDOMINIUM	0.000	0.000	0.000	0.250	
		2 UNIT	0.125	0.125	0.125	0.250	
		3-4 UNIT	0.250	0.250	0.375	0.375	
		INVESTMENT	0.250	0.250	0.250	0.250	
		SELF PREPARED P&L	0.500	0.500	0.500	0.500	
		30 YEAR FIXED	0.250	0.250	0.250	0.250	
		STATE INCENTIVE: VA, NJ, IL, TX, GA	(0.125)	(0.125)	(0.125)	(0.125)	
		LOAN AMOUNT ADJ TO RATE	FICO/LTV	<=50.00	50.01 - 60%	60.01 - 65%	65.01 - 70%
		LOAN AMOUNT ≤ \$1.5M	680+	0.000	0.000	0.000	0.000

KEY NOTES FOR CRA ALT DOC

WAGE EARNER:	WRITTEN VOE ONLY	LISTING HISTORY:	NO SEASONING
SELF-EMPLOYED:	CPA LETTER W/ 2 YRS AND 2 YRS BUSINESS LICENSE	ASSETS:	MORTGAGE LATE MAX 1 X 30 IN PAST 12 MONTHS
RESERVES:	2 MONTHS P&I IF LOAN AMT UP TO \$1M	CONDO:	MUST BE WARRANTABLE BY FNMA
	12 MONTHS P&I IF LOAN AMT > \$1M	AVAILABLE STATES:	CA, CO, GA, IL, NJ, TX, VA
GIFT NOT ALLOWED FOR RESERVES		MAX DTI:	45% / 50%
URL:	https://geomap.ffiec.gov/fficgeomap/	MAX LOAN AMT:	\$1.5M
QUALIFICATION:	LOW INCOME MUST BE BELOW 50% OF THE MEDIAN FAMILY INCOME AND MODERATE INCOME MUST BE BELOW 80% OF THE MEDIAN FAMILY INCOME OR MUST BE LOCATED IN LOW TO MODERATE INCOME TRACT		

MARGIN: 3.000% | Index: 30 Day Avg. SOFR

PACBAY DU VOE							
30 YRS FIXED		5/6 ARM		7/6 ARM		LOAN AMOUNT ADJUSTMENT	
PB30DUVOE	30 DAYS	PB56DUVOE	30 DAYS	PB76DUVOE	30 DAYS	\$125,000 - \$150K <=70% / 70.01 - 80 / >80%	0.375/0.625/0.875
7.625%	(5.250)	7.625%	(5.625)	7.625%	(5.500)	\$150,001 - \$200K <=70% / 70.01 - 80 / >80%	0.250/0.375/0.750
7.500%	(4.875)	7.500%	(5.250)	7.500%	(5.125)	\$200,001 - \$300K > 65%	0.250
7.375%	(4.500)	7.375%	(4.875)	7.375%	(4.750)		
7.250%	(4.125)	7.250%	(4.500)	7.250%	(4.375)		
7.125%	(3.750)	7.125%	(4.125)	7.125%	(4.000)		
7.000%	(3.250)	7.000%	(3.625)	7.000%	(3.500)		
6.875%	(2.750)	6.875%	(3.125)	6.875%	(3.000)		
6.750%	(2.250)	6.750%	(2.625)	6.750%	(2.500)		
6.625%	(1.750)	6.625%	(2.125)	6.625%	(2.000)		
6.500%	(1.125)	6.500%	(1.500)	6.500%	(1.375)		
6.375%	(0.500)	6.375%	(0.875)	6.375%	(0.750)		
6.250%	0.125	6.250%	(0.250)	6.250%	(0.125)		

FICO & PROGRAM ADJUSTMENT							
LTV	<= 50%	50.01 - 55%	55.01 - 60%	60.01 - 65%	65.01 - 70%	70.01 - 75%	75.01 - 80%
≥ 780	0.000	0.000	0.250	0.375	0.750	1.250	1.875
760 - 779	0.000	0.000	0.250	0.375	0.750	1.250	2.000
740 - 759	0.125	0.125	0.250	0.375	1.000	1.375	2.250
720 - 739	0.250	0.375	0.500	1.125	1.750	2.875	6.125
700 - 719	0.750	0.750	0.875	1.000	1.625	2.625	3.500
680 - 699	1.375	1.375	1.750	2.125	2.750	4.000	5.000
660 - 679	1.875	2.250	2.375	3.375	4.125	5.125	N/A
Interest Only	0.250	0.250	0.375	0.500	0.875	1.000	1.375
Cash Out	0.250	0.250	0.500	0.625	1.000	1.750	N/A
SECOND HOME	0.125	0.125	0.250	0.250	0.250	0.375	0.625
DTI 50.01 - 55	0.125	0.125	0.250	0.250	0.375	0.750	N/A

QUALIFY USING DESKTOP UNDERWRITER AND FOLLOW AGENCY GUIDELINES EXCEPT INCOME (WITH MINIMAL OVERlays)

NO 4506C	MAX LTV 75% FOR P&L ONLY
WVOE ONLY	INVESTMENT ALLOWED WITH P&L ONLY

PACBAY PRIME							
30 YEARS FIXED		PROGRAM PRICE ADJUSTMENTS					
PBP30	30DAYS	LTV <= 50%	LTV <= 55%	LTV <= 60%	LTV <= 65%	LTV <= 70%	LTV <= 75%
9.000%	(5.750)	720 - 739	(0.500)	(0.500)	(0.375)	(0.375)	(0.125)
8.875%	(5.625)	700 - 719	(0.375)	(0.375)	(0.375)	(0.125)	5.000
8.750%	(5.375)	680 - 699	0.125	0.125	0.375	0.750	1.875
8.625%	(5.250)	660 - 679	5.000	5.000	5.000	5.000	5.000
8.500%	(5.000)	640 - 659	6.000	6.000	6.000	6.000	N/A
8.375%	(4.750)	620 - 639	7.000	7.000	7.000	7.000	N/A
8.250%	(4.500)	12 MO BANK STATEMENTS	0.000	0.000	0.000	0.125	0.250
8.125%	(4.250)	24 MO BANK STATEMENTS	0.000	0.000	0.000	0.125	0.250
8.000%	(4.000)	CASH OUT	0.375	0.375	0.500	0.625	1.125
7.875%	(3.625)	LOAN AMOUNT 1.501 - 2.0M	0.000	0.000	0.125	0.125	0.250
7.750%	(3.375)	LOAN AMOUNT 2.01 - 3.0M	0.250	0.250	0.250	0.375	0.500
7.625%	(3.000)	LOAN AMOUNT > 3.0M	5.000	5.000	5.000	5.000	N/A
7.500%	(2.625)	INTEREST ONLY	0.125	0.125	0.375	0.500	0.625
7.375%	(2.250)	SECOND HOME	0.000	0.000	0.250	0.250	0.375
7.250%	(1.875)	INVESTOR OCC (3 YR PPP)	0.000	0.000	0.250	0.375	0.500
7.125%	(1.500)	WARRANTABLE CONDO	0.125	0.125	0.250	0.250	0.375
7.000%	(1.125)	2-4 UNITS	0.250	0.250	0.375	0.375	0.750
6.875%	(0.750)	NW CONDO & CONDOTEL	0.500	0.500	0.750	0.750	1.000
6.750%	(0.375)	DTI ≥ 45	0.000	0.000	0.000	0.375	0.500
6.625%	0.000	24-48 MONTH CREDIT EVENT	5.000	5.000	5.000	5.000	5.000
6.500%	0.500	1X30X12	5.000	5.000	5.000	5.000	5.000
6.375%	1.125	LOAN AMOUNT < 250K	0.500	0.500	0.500	0.500	0.500
6.250%	1.750	LOAN AMOUNT < 150K	0.750	0.750	0.750	1.000	1.000

0.250 ADJUSTMENT APPLIES TO ALL NON CA PROPERTIES FOR ALL PROGRAMS

LENDER FEE: \$1,490.00

MARGIN: 4.000% SOFR

LOCK EXPIRATION DATES		CURRENT TURN TIMES	
15 Days:	Saturday, January 24, 2026	Underwriting	24 Hours
30 Days:	Sunday, February 8, 2026	Condition Review	24 Hours
		Loan Documents	24 Hours
		Funding	24 Hours

LOCK POLICY			
Lock expiration date on a weekend or holiday is automatically rolled over to the next business day.			
EXTENSIONS:	3 Days	7 Days	10 Days
	-0.125%	-0.250%	-0.375%
RELOCKS:	Worst Case Pricing - 0.250%		
	Limits By County: https://www.fanniemae.com/singlefamily/loan-limits		



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Program rates are subject to change without notice and may differ by geographic location. Contact your Account Executive for details. Licensed by the CA BRE. NMLS #192103.

OPTIMAL JUMBO

30 YEARS FIXED			15 YEARS FIXED			5/6 ARM (2/1/5)			7/6 ARM (5/1/5)			
OJ30	15 DAYS	30 DAYS	OJ15	15 DAYS	30 DAYS	OJ56	15 DAYS	30 DAYS	OJ76	15 DAYS	30 DAYS	
7.500%	(2.250)	(2.000)	7.250%	(1.000)	(0.750)	6.625%	(0.625)	(0.375)	6.625%	(0.750)	(0.500)	
7.375%	(2.125)	(1.875)	7.125%	(1.250)	(1.000)	6.500%	(0.500)	(0.250)	6.500%	(0.500)	(0.250)	
7.250%	(2.000)	(1.750)	7.000%	(1.375)	(1.125)	6.375%	(0.375)	(0.125)	6.375%	(0.375)	(0.125)	
7.125%	(1.875)	(1.625)	6.875%	(1.250)	(1.000)	6.250%	(0.125)	0.125	6.250%	(0.125)	0.125	
7.000%	(1.750)	(1.500)	6.750%	(1.125)	(0.875)	6.125%	0.000	0.250	6.125%	0.125	0.375	
PURCHASE (Term > 15YR)												
FICO	680-699	700-719	720-739	740-759	760-779	>=780	680-699	700-719	720-739	740-759	760-779	
80.01 <= 85	N/A	1.875	0.875	0.375	0.250	0.125	N/A	1.375	0.875	0.625	0.500	
75.01 <= 80	1.000	0.250	(0.250)	(0.375)	(0.500)	(0.500)	0.500	(0.125)	(0.250)	(0.375)	(0.500)	
70.01 <= 75	0.250	(0.125)	(0.375)	(0.500)	(0.500)	(0.500)	0.125	(0.125)	(0.375)	(0.500)	(0.500)	
65.01 <= 70	0.000	(0.250)	(0.500)	(0.625)	(0.625)	(0.625)	0.000	(0.250)	(0.500)	(0.625)	(0.625)	
60.01 <= 65	(0.250)	(0.375)	(0.625)	(0.625)	(0.625)	(0.625)	(0.250)	(0.375)	(0.500)	(0.750)	(0.750)	
55.01 <= 60	(0.250)	(0.500)	(0.625)	(0.750)	(0.750)	(0.750)	(0.250)	(0.500)	(0.750)	(0.750)	(0.750)	
<=55	(0.375)	(0.625)	(0.750)	(0.750)	(0.750)	(0.750)	(0.375)	(0.625)	(0.750)	(0.750)	(0.750)	
RATE & TERM (Term > 15YR)												
FICO	680-699	700-719	720-739	740-759	760-779	>=780	680-699	700-719	720-739	740-759	760-779	
80.01 <= 85	N/A	1.500	1.000	0.750	0.625	0.500	N/A	1.500	1.000	0.750	0.625	
75.01 <= 80	1.000	0.375	0.000	(0.125)	(0.250)	(0.375)	1.000	0.375	0.000	(0.125)	(0.250)	
70.01 <= 75	0.625	0.375	(0.125)	(0.250)	(0.375)	(0.375)	0.625	0.375	0.000	(0.125)	(0.250)	
65.01 <= 70	0.500	0.250	(0.250)	(0.375)	(0.375)	(0.375)	0.500	0.250	(0.250)	(0.375)	(0.375)	
60.01 <= 65	0.250	0.125	(0.250)	(0.375)	(0.500)	(0.500)	0.250	0.125	(0.250)	(0.375)	(0.500)	
55.01 <= 60	0.000	(0.375)	(0.500)	(0.500)	(0.500)	(0.500)	0.000	(0.375)	(0.500)	(0.500)	(0.500)	
<=55	(0.125)	(0.500)	(0.500)	(0.750)	(0.750)	(0.750)	0.125	(0.125)	(0.500)	(0.500)	(0.750)	
CASH OUT (Term > 15YR)												
FICO	680-699	700-719	720-739	740-759	760-779	>=780	680-699	700-719	720-739	740-759	760-779	
80.01 <= 85	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
75.01 <= 80	N/A	0.750	0.625	0.500	0.375	N/A	N/A	0.750	0.625	0.500	0.375	
70.01 <= 75	N/A	0.375	0.250	0.125	0.125	N/A	N/A	0.375	0.250	0.125	0.125	
65.01 <= 70	0.500	0.250	0.000	0.000	(0.125)	0.500	0.250	0.000	0.000	0.000	(0.125)	
60.01 <= 65	0.000	(0.125)	(0.250)	(0.375)	(0.500)	0.000	(0.125)	(0.250)	(0.375)	(0.500)	(0.500)	
55.01 <= 60	0.000	(0.250)	(0.375)	(0.500)	(0.500)	0.000	(0.250)	(0.375)	(0.500)	(0.500)	(0.500)	
<=55	(0.125)	(0.375)	(0.500)	(0.500)	(0.500)	(0.750)	(0.125)	(0.375)	(0.500)	(0.500)	(0.750)	
PROGRAM PRICE ADJUSTMENTS												
LOAN AMOUNT > \$1.5M							2 - 4 UNIT ADJUSTMENTS					
INTEREST ONLY							LTV <= 80%	0.500				
IMPOUND WAIVER							LTV = 75%	0.250				
20 YR FIXED (ADD TO 30 YR FIXED)							LTV <= 65%	0.125				
10 YR FIXED (ADD TO 15 YR FIXED)							LOAN AMOUNT UP TO \$3M					
STATE SPECIFIC CA							N/O/O ADJUSTMENTS					
STATE SPECIFIC FL & TX							SECOND HOME ADJUSTMENTS					
SAN BENITO & SANTA CLARA COUNTY CASH OUT							LTV <= 80%	0.875	LTV <= 85%	0.750	100% GIFT ALLOWED LTV <= 80% (PURCHASE & R/T ONLY)	
MAX PRICE AFTER LLPA							LTV <= 75%	0.875	LTV <= 80%	0.500	LTV <= 80% REQUIRES 6 MONTHS RESERVES	
0.250 ADJUSTMENT APPLIES TO ALL NON CA PROPERTIES FOR ALL PROGRAMS							LTV <= 70%	0.625	LTV <= 70%	0.375	LTV <= 70% REQUIRES 18 MONTHS RESERVES	
							LTV <= 65%	0.500	LTV <= 65%	0.250	45 DAYS LOCK OFFERED WITH 0.25% TO 30 DAYS PRICING	
											MARGIN 2.750%	

DELUXE JUMBO												
30 YEARS FIXED			15 YEARS FIXED			5/6 ARM (2/1/5)			7/6 ARM (5/1/5)			
DJ30	30 DAYS	DJ15	30 DAYS	DJ56	30 DAYS	DJ76	30 DAYS	DJ106	30 DAYS			
7.250%	(2.500)	6.625%	(2.250)	8.000%	(2.250)	6.625%	(1.875)	6.625%	(2.125)			
7.125%	(2.375)	6.500%	(2.000)	7.875%	(2.125)	6.500%	(1.875)	6.500%	(2.000)			
7.000%	(2.250)	6.375%	(1.750)	7.750%	(2.000)	6.375%	(1.750)	6.375%	(1.750)			
6.875%	(2.125)	6.250%	(1.500)	7.625%	(1.875)	6.250%	(1.625)	6.250%	(1.500)			
6.750%	(2.000)	6.125%	(1.125)	7.500%	(1.750)	6.125%	(1.500)	6.125%	(1.125)			
6.625%	(1.750)	6.000%	(0.750)	7.375%	(1.625)	6.000%	(1.375)	6.000%	(0.750)			
6.500%	(1.375)	5.875%	(0.250)	7.250%	(1.500)	5.875%	(1.000)	5.875%	(0.750)			
6.375%	(1.125)	5.750%	0.250	7.125%	(1.250)	5.750%	(0.625)	5.750%	0.000			
6.250%	(0.875)	5.625%	0.875	7.000%	(1.000)	5.625%	(0.250)	5.625%	0.500			
LTV & FICO PRICE ADJUSTMENT												
FICO	<=60	60.01-65	65.01-70	70.01-75	75.01-80		CASH OUT	0.250	SECOND HOME	0.125		
800 =>		(0.500)	(0.250)	0.000	0.000		INVESTMENT	0.250	2-4 UNITS <= 65%	0.125		
780 - 799		(0.500)	(0.250)	0.000	0.000		ESCROW WAIVER	0.125	2-4 UNITS > 65%	0.250		
760 - 779		(0.250)	(0.250)	0.000	0.000		CONDO > 65%	0.125	LOAN AMOUNT > \$2M	0.125		
740 - 759		(0.250)	(0.250)	0.000	0.000		CO-OP	0.750				
720 - 739		(0.250)	(0.250)	0.000	0.000		DELEGATED UP TO \$3M			MAX LTV 80%		
< 720		N/A	N/A	N/A	N/A		PURCHASE SPECIAL (0.375)					
0.250 ADJUSTMENT APPLIES TO ALL NON CA PROPERTIES FOR ALL PROGRAMS							MAX PRICE (2.000) AFTER LLPA / INDEX: 30 DAY AVG. SOFR / ARM MARGIN 2.750%					

PRIME JUMBO EXPRESS											
30 YEARS FIXED			PROGRAM PRICE ADJUSTMENTS								
PJE30	30DAYS	780+	LTV <= 55%	LTV <= 60%	LTV <= 65%	LTV <= 70%	LTV <= 75%	LTV <= 80%	LTV <= 85%	LTV <= 90%	
8.000%	(3.000)	740 - 759	(0.590)	(0.465)	(0.340)	(0.215)	0.160	0.160	0.910	1.910	
7.875%	(2.750)	720 - 739	(0.465)	(0.340)	(0.215)	0.160	0.160	0.660	1.160	2.160</	

PACBAY INVESTOR SOLUTIONS DSCR

30 YEARS FIXED		PROGRAM PRICE ADJUSTMENTS								
PBI30	30DAYS		FICO/LTV	LTV <= 50%	50.01% - 55%	55.01% - 60%	60.01% - 65%	65.01% - 70%	70.01% - 75%	75.01% - 80%
9.500%	(10.875)	DSCR	760+	(1.500)	(1.375)	(1.250)	(0.875)	(0.250)	0.250	1.875
	(10.625)		740 - 759	(1.500)	(1.375)	(1.125)	(0.750)	0.000	0.500	2.125
	(10.375)		720 - 739	(1.125)	(1.000)	(0.875)	(0.500)	0.250	0.750	2.875
	(10.125)		680 - 699	(0.500)	(0.125)	0.125	1.000	2.500	3.750	N/A
	(9.875)		660 - 679	0.000	0.375	0.875	1.625	3.000	5.500	N/A
	(9.625)		640 - 659	3.000	3.500	4.000	4.500	5.000	6.000	N/A
	(9.250)		620 - 639	N/A	N/A	N/A	N/A	N/A	N/A	N/A
8.750%	(9.250)	DSCR ADDITIONAL ADJUSTMENTS	>= 1.25	(0.500)	(0.500)	(0.500)	(0.625)	(0.625)	(0.625)	(0.625)
	(9.000)		1.00 - 1.24	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	(8.625)		0.75 - 0.99	0.500	0.625	0.750	1.000	1.500	2.375	N/A
	(8.250)		< 0.75	1.750	2.000	2.750	3.000	4.375	N/A	N/A
	(7.875)		0x60x12	0.375	0.375	0.375	0.500	0.500	N/A	N/A
8.125%	(7.500)	LOAN AMOUNT	<= \$150,000	0.750	0.750	0.875	0.875	0.875	1.750	2.000
	(7.125)		\$150,001 - \$250,000	0.250	0.250	0.250	0.250	0.250	0.250	0.500
	(6.750)		\$250,001 - \$1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	(6.375)		\$1,000,001 - \$1,500,000	0.000	0.000	0.000	0.000	0.000	0.000	0.500
	(5.875)		\$1,500,001 - \$2,000,000	0.000	0.000	0.125	0.125	0.250	0.500	N/A
	(5.500)		\$2,000,001 - \$2,500,000	0.375	0.375	0.500	0.750	1.000	N/A	N/A
	(5.000)		\$2,500,001 - \$3,000,000	0.750	0.750	0.750	1.125	1.250	N/A	N/A
7.250%	(4.375)	PURPOSE	\$3,000,001 - \$3,500,000	1.500	1.500	1.500	1.500	2.000	N/A	N/A
	(3.750)		CASH OUT & DSCR >= 1.0	0.375	0.375	0.375	0.500	0.750	1.250	N/A
	(3.125)		CASH OUT & DSCR < 1.0	0.750	0.750	0.750	0.875	1.250	1.750	N/A
	(2.500)		CONDO	0.125	0.125	0.125	0.250	0.500	0.750	N/A
	(1.875)		CONDOTEL	1.375	1.375	1.375	1.375	1.375	1.375	N/A
	(1.250)		2 - 4 UNIT	0.500	0.500	0.500	0.500	0.625	0.750	N/A
	(0.500)		40 YEAR MORTGAGE	0.250	0.250	0.250	0.250	0.250	0.375	0.500
6.375%	0.125	AMORTIZATION	INTEREST ONLY	0.500	0.500	0.500	0.500	0.625	0.750	N/A
	0.875		5 YEARS	(0.750)	(0.750)	(0.750)	(0.750)	(0.875)	(1.000)	(1.125)
	1.625		4 YEARS	(0.500)	(0.500)	(0.500)	(0.500)	(0.625)	(0.625)	(0.750)
	2.625		3 YEARS	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	5 YRS / 4 YRS		2 YEARS	0.500	0.500	0.500	0.500	0.625	0.625	0.625
	3 YRS / 2 YRS		1 YEAR	0.875	0.875	1.125	1.125	1.500	1.500	1.500
	1 YR / NO PPP		NO PENALTY	1.250	1.250	1.500	1.500	1.750	1.750	1.750
PREPAY TERM		OTHER	ESCROW WAIVER	0.250	0.250	0.250	0.250	0.250	0.250	0.250

0.250 ADJUSTMENT APPLIES TO ALL NON CA PROPERTIES FOR ALL PROGRAMS

PACBAY INVESTOR DSCR

30 YEARS FIXED		PROGRAM PRICE ADJUSTMENTS										
PBPDSR30	30DAYS		FICO/LTV	LTV <= 50%	LTV <= 55%	LTV <= 60%	LTV <= 65%	LTV <= 70%	LTV <= 75%	LTV <= 80%	LTV <= 85%	
9.375%	(6.375)	DSCR	760+	(1.625)	(1.375)	(1.250)	(1.000)	(0.875)	(0.250)	0.750	N/A	
	(6.250)		740 - 759	(1.500)	(1.250)	(1.125)	(0.875)	(0.750)	(0.125)	0.875	N/A	
	(6.000)		720 - 739	(1.375)	(1.125)	(1.000)	(0.625)	(0.500)	0.000	1.500	N/A	
	(5.875)		680 - 699	(0.125)	0.000	0.250	0.500	1.125	1.750	N/A	N/A	
	(5.625)		CASH OUT	0.250	0.250	0.375	0.375	0.625	0.875	N/A	N/A	
	(5.500)		DSCR > 1.15	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	N/A	
	(5.250)		DSCR < 1.1	0.000	0.000	0.000	0.000	0.250	0.250	0.375	N/A	
8.500%	(5.000)	LOAN AMOUNT	DSCR < 1.0	5.000	5.000	5.000	5.000	5.000	N/A	N/A	N/A	
	(4.750)		LOAN AMOUNT < 150K	0.750	0.750	0.750	0.750	0.750	0.750	0.750	N/A	
	(4.500)		INTEREST ONLY	0.250	0.250	0.250	0.500	0.500	0.625	1.500	N/A	
	(4.250)		WARRANTABLE CONDO	0.000	0.000	0.000	0.000	0.125	0.375	0.500	N/A	
	(3.875)		2-4 UNITS	0.375	0.375	0.500	0.500	0.625	0.875	1.125	N/A	
	(3.625)		1x30x12	5.000	5.000	5.000	5.000	5.000	N/A	N/A	N/A	
	(3.250)		PROGRAM NOTES									
7.625%	(3.000)	PROPERTY TYPE	CREDIT EVENTS 2+ YRS		PREPAYMENT PENALTY BUY DOWN 0.375/YR							
	(2.625)		HOUSING HISTORY 0x60x12		PPP MAX PRICE: 4YR+ (4,000) / 3YR (3,500) / 2YR (2,000) / 1YR (1,500) / OYR (1,000)							
	(2.250)		MINIMUM LOAN AMOUNT \$150,000		ARM INDEX: 30 DAY SOFR							
	(1.875)		ARM MARGIN 3.50%		ARM FLOOR: MARGIN							
	(1.500)		ARM CAPS (5/6) 2/2/5 ARM CAPS (7/6) 5/2/5		NO PREPAYMENT PENALTY WILL RESULT IN NO YSP							
	5 YEAR (0.500)		PREPAYMENT PENALTY ADJUSTMENT									
	4 YEAR (0.375)		MIN DSCR RATIO: 0.8									
3 YEAR 0.000	NO PENALTY 1.875		\$2M MAX LOAN AMOUNT		MIN FICO 700 UP TO 80% LTV							
			NO TRID									
			MAX PRICE (3,500) AFTER LLPA									

PACBAY ITIN

30 YEARS FIXED		PROGRAM PRICE ADJUSTMENTS							
PBITIN30	30DAYS		FICO/LTV	LTV <= 55%	LTV <= 60%	LTV <= 65%	LTV <= 70%	LTV <= 75%	LTV <= 80%
10.125%	(4.250)	FULL DOC	>= 760	(3.375)	(3.250)	(3.125)	(3.000)	(2.875)	(2.875)
	(4.000)		740 - 759	(3.250)	(3.125)	(3.000)	(2.875)	(2.875)	(2.875)
	(3.750)		720 - 739	(3.125)	(3.000)	(2.875)	(2.875)	(2.875)	(2.875)
	(3.500)		700 - 719	(3.000)	(2.875)	(2.750)	(2.625)	(2.625)	(2.625)
	(3.125)		680 - 699	(2.875)	(2.750)	(2.625)	(2.500)	(2.500)	(2.500)
	(2.750)		660 - 679	N/A	N/A	N/A	N/A	N/A	N/A
	(2.375)		12 MO FULL DOC	>= 660	N/A	N/A	N/A	N/A	N/A
9.375%	(2.375)	24/12 MONTH BANK STATEMENTS	>= 760	(3.125)	(3.000)	(2.875)	(2.750)</td		

PACBAY LITE DOC

5/6 ARM		30 YEARS FIXED		5/6 ARM		30 YEARS FIXED	
PPA56AD	30 DAYS	PPA30AD	30 DAYS	PPA56BS	30 DAYS	PPA30BS	30 DAYS
8.875%	(8.750)	8.875%	(8.375)	8.875%	(8.750)	8.875%	(8.375)
8.750%	(8.500)	8.750%	(8.125)	8.750%	(8.500)	8.750%	(8.125)
8.625%	(8.250)	8.625%	(7.875)	8.625%	(8.250)	8.625%	(7.875)
8.500%	(8.000)	8.500%	(7.625)	8.500%	(8.000)	8.500%	(7.625)
8.375%	(7.750)	8.375%	(7.375)	8.375%	(7.750)	8.375%	(7.375)
8.250%	(7.500)	8.250%	(7.125)	8.250%	(7.500)	8.250%	(7.125)
8.125%	(7.125)	8.125%	(6.750)	8.125%	(7.125)	8.125%	(6.750)
8.000%	(6.750)	8.000%	(6.375)	8.000%	(6.750)	8.000%	(6.375)
7.875%	(6.375)	7.875%	(6.000)	7.875%	(6.375)	7.875%	(6.000)
7.750%	(6.000)	7.750%	(5.625)	7.750%	(6.000)	7.750%	(5.625)
7.625%	(5.625)	7.625%	(5.250)	7.625%	(5.625)	7.625%	(5.250)
7.500%	(5.250)	7.500%	(4.875)	7.500%	(5.250)	7.500%	(4.875)
7.375%	(4.875)	7.375%	(4.500)	7.375%	(4.875)	7.375%	(4.500)
7.250%	(4.500)	7.250%	(4.125)	7.250%	(4.500)	7.250%	(4.125)
7.125%	(4.125)	7.125%	(3.750)	7.125%	(4.125)	7.125%	(3.750)
7.000%	(3.625)	7.000%	(3.250)	7.000%	(3.625)	7.000%	(3.250)
6.875%	(3.125)	6.875%	(2.750)	6.875%	(3.125)	6.875%	(2.750)
6.750%	(2.625)	6.750%	(2.250)	6.750%	(2.625)	6.750%	(2.250)
6.625%	(2.125)	6.625%	(1.750)	6.625%	(2.125)	6.625%	(1.750)
6.500%	(1.500)	6.500%	(1.125)	6.500%	(1.500)	6.500%	(1.125)
6.375%	(0.875)	6.375%	(0.500)	6.375%	(0.875)	6.375%	(0.500)
6.250%	(0.250)	6.250%	0.125	6.250%	(0.250)	6.250%	0.125
6.125%	0.375	6.125%	0.750	6.125%	0.375	6.125%	0.750
6.000%	1.125	6.000%	1.500	6.000%	1.125	6.000%	1.500

MIN FICO 620 FOR BANK STATEMENTS

DTI UP TO 55%

LOAN AMOUNT UP TO \$3M

INTEREST ONLY

PROGRAM PRICE ADJUSTMENTS

DOCUMENTATION	CREDIT SCORE	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%
ASSET DEPLETION (PPA56AD & PPA30AD ONLY)	≥ 800	(0.375)	(0.375)	(0.125)	0.000	0.375	0.750	1.500	N/A	N/A
	780 - 799	(0.375)	(0.375)	(0.125)	0.000	0.375	0.875	1.500	N/A	N/A
	760 - 779	(0.375)	(0.375)	(0.125)	0.000	0.375	0.875	1.625	N/A	N/A
	740 - 759	(0.250)	(0.250)	(0.125)	0.000	0.625	1.000	1.875	N/A	N/A
	720 - 739	(0.125)	(0.125)	0.000	0.125	0.750	1.375	2.500	N/A	N/A
	700 - 719	0.375	0.375	0.500	0.625	1.250	2.125	3.000	N/A	N/A
	680 - 699	0.875	0.875	1.250	1.625	2.250	3.500	N/A	N/A	N/A
	660 - 679	1.375	1.750	1.875	2.875	3.625	4.625	N/A	N/A	N/A
	640 - 659	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	≥ 780	(0.625)	(0.625)	(0.375)	(0.250)	0.000	0.375	0.625	3.000	4.875
BANK STATEMENTS (PPA56BS & PPA30BS ONLY)	760 - 779	(0.625)	(0.625)	(0.375)	(0.250)	0.000	0.375	0.750	3.375	5.375
	740 - 759	(0.500)	(0.500)	(0.375)	(0.250)	0.250	0.500	1.000	3.875	5.875
	720 - 739	(0.375)	(0.375)	(0.250)	(0.125)	0.375	0.875	1.625	4.875	7.250
	700 - 719	0.125	0.125	0.250	0.375	0.875	1.625	2.125	5.625	8.125
	680 - 699	0.500	0.500	0.875	1.250	1.750	2.875	3.625	6.875	9.375
	660 - 679	1.000	1.375	1.500	2.500	3.125	4.000	5.000	N/A	N/A
	640 - 659	3.750	3.875	4.125	4.625	5.250	6.500	7.500	N/A	N/A
	620 - 639	5.125	5.250	5.625	6.625	7.625	8.875	10.000	N/A	N/A
	BANK STATEMENTS	12mo Bank Statements	0.000	0.000	0.000	0.000	0.125	0.125	0.250	0.375
	PRODUCT	Interest Only	0.250	0.250	0.250	0.375	0.500	0.750	0.875	1.250
LOAN AMOUNT	7/6 ARM	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125
	\$100,000 - \$150K	0.500	0.500	0.500	0.500	0.500	0.750	0.750	0.875	1.000
	\$150,001 - \$200K	0.125	0.125	0.125	0.125	0.250	0.375	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
	\$300,001 - \$1.0M	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	\$1,000,001 - \$1.5M	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A
	\$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	N/A	N/A
	\$2,500,001 - \$3.0M	0.500	0.500	0.500	0.500	0.625	0.625	N/A	N/A	N/A
	0.001% - 43%	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
DTI	43.01% - 50%	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	N/A
	PURCHASE	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)
PROPERTY TYPE	Cash-Out	0.250	0.375	0.375	0.500	0.500	1.000	1.000	1.750	N/A
	OTHER MISCELLANEOUS	No Escrows (No HPML)	0.150	0.150	0.150	0.150	0.150	0.150	0.150	N/A
	OCCUPANCY	Owner Occupied	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	Condo-Warrantable	0.125	0.125	0.125	0.250	0.250	0.375	0.500	0.750	1.250
	Condo-NonWarrantable	0.500	0.500	0.500	0.750	0.750	1.000	1.000	1.250	N/A
	2-4Units	0.250	0.250	0.250	0.250	0.375	0.375	0.500	0.750	N/A
	Modular	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.250	1.250
	1 x 30 x 12	0.750	0.750	0.750	0.750	0.750	0.750	0.750	0.750	0.750
	Multiple 30 x 12	2.250	2.250	2.250	2.250	2.250	2.250	2.500	3.000	N/A
	FC/SS/DIL/BK7 OVER 48 MO.	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A
DEROGATORY CREDIT	FC/SS/DIL/BK7 36-47 MO.	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
	FC/SS/DIL/BK7 24-35 MO.	1.750	1.750	1.750	1.750	1.750	1.750	1.750	1.750	1.750
	BK7 12-23 MO.	2.500	2.500	2.500	2.500	2.500	2.500	2.500	2.500	2.500
	BK13 DISCHARGED	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	N/A

MAX PRICE **(2.000)** AFTER LLPA

0.250 ADJUSMENT APPLIES TO ALL NON CA PROPERTIES FOR ALL PROGRAMS

LENDER FEE: \$1,490.00

MARGIN: 4.000% SOFR

LOCK EXPIRATION DATES		CURRENT TURN TIMES	
15 Days:	Saturday, January 24, 2026	Underwriting	24 Hours
30 Days:	Sunday, February 8, 2026	Condition Review Loan Documents Funding	24 Hours

LOCK POLICY

Lock expiration date on a weekend or holiday is automatically rolled over to the next business day.

EXTENSIONS:	3 Days	7 Days	10 Days
	-0.125%	-0.250%	-0.375%
RELOCKS:	Worst Case Pricing - 0.250%		
	Limits By County: https://www.fanniemae.com/singlefamily/loan-limits		

APPROVED STATES: AL, AK, AR, AZ, CA, CO, CT, DE, DC, FL, GA, HI, ID, IL, MD, MI, MN, NE, NV, NJ, NC, OH, OK, OR, PA, RI, SC, TN, TX, UT, VA, WI



This material is intended for use by industry professionals only

PACBAY EXPANDED PRIME							
5/6 ARM (2/1/5)		30 YEARS FIXED		5/6 ARM (2/1/5)		30 YEARS FIXED	
EP56PL	30 DAYS	EP30PL	30 DAYS	EP56WV	30 DAYS	EP30WV	30 DAYS
10.250%	(9.750)	10.250%	(9.625)	10.250%	(9.750)	10.250%	(9.625)
10.125%	(9.500)	10.125%	(9.375)	10.125%	(9.500)	10.125%	(9.375)
10.000%	(9.250)	10.000%	(9.125)	10.000%	(9.250)	10.000%	(9.125)
9.875%	(9.000)	9.875%	(8.875)	9.875%	(9.000)	9.875%	(8.875)
9.750%	(8.750)	9.750%	(8.625)	9.750%	(8.750)	9.750%	(8.625)
9.625%	(8.500)	9.625%	(8.375)	9.625%	(8.500)	9.625%	(8.375)
9.500%	(8.250)	9.500%	(8.125)	9.500%	(8.250)	9.500%	(8.125)
9.375%	(8.000)	9.375%	(7.875)	9.375%	(8.000)	9.375%	(7.875)
9.250%	(7.750)	9.250%	(7.625)	9.250%	(7.750)	9.250%	(7.625)
9.125%	(7.500)	9.125%	(7.375)	9.125%	(7.500)	9.125%	(7.375)
9.000%	(7.250)	9.000%	(7.125)	9.000%	(7.250)	9.000%	(7.125)
8.875%	(7.000)	8.875%	(6.875)	8.875%	(7.000)	8.875%	(6.875)
8.750%	(6.750)	8.750%	(6.625)	8.750%	(6.750)	8.750%	(6.625)
8.625%	(6.500)	8.625%	(6.375)	8.625%	(6.500)	8.625%	(6.375)
8.500%	(6.250)	8.500%	(6.125)	8.500%	(6.250)	8.500%	(6.125)
8.375%	(6.000)	8.375%	(5.875)	8.375%	(6.000)	8.375%	(5.875)
8.250%	(5.750)	8.250%	(5.625)	8.250%	(5.750)	8.250%	(5.625)
8.125%	(5.500)	8.125%	(5.375)	8.125%	(5.500)	8.125%	(5.375)
8.000%	(5.250)	8.000%	(5.125)	8.000%	(5.250)	8.000%	(5.125)
7.875%	(5.000)	7.875%	(4.875)	7.875%	(5.000)	7.875%	(4.875)
7.750%	(4.750)	7.750%	(4.500)	7.750%	(4.750)	7.750%	(4.500)
7.625%	(4.375)	7.625%	(4.250)	7.625%	(4.375)	7.625%	(4.250)
7.500%	(4.125)	7.500%	(3.875)	7.500%	(4.125)	7.500%	(3.875)
7.375%	(3.750)	7.375%	(3.500)	7.375%	(3.750)	7.375%	(3.500)

MIN FICO 660

DTI UP TO 50%

VOE ONLY & P&L ONLY (NO BUSINESS LICENSE REQUIRED)

INTEREST ONLY AVAILABLE

PROGRAM PRICE ADJUSTMENTS							
DOCUMENTATION	CREDIT SCORE	LTV <= 50%	50.01 - 55%	55.01 - 60%	60.01 - 65%	65.01 - 70%	70.01 - 75%
12 MONTHS CPA P&L (EP56PL & EP30PL ONLY)	≥ 780	(1.125)	(1.000)	(0.875)	(0.750)	(0.625)	0.000
	760 - 779	(1.000)	(0.875)	(0.750)	(0.625)	0.250	0.250
	740 - 759	(1.000)	(0.875)	(0.625)	(0.500)	0.250	0.500
	720 - 739	(0.875)	(0.750)	(0.500)	(0.250)	0.375	1.000
	700 - 719	(0.750)	(0.625)	(0.375)	(0.125)	0.750	1.625
	680 - 699	(0.125)	0.000	0.625	1.125	2.250	3.625
	660 - 679	0.500	0.625	1.500	1.875	3.250	4.375
	≥ 780	(1.375)	(1.250)	(1.125)	(1.000)	(0.625)	(0.375)
	760 - 779	(1.250)	(1.125)	(1.000)	(0.875)	(0.500)	(0.250)
	740 - 759	(1.250)	(1.125)	(0.875)	(0.750)	(0.250)	0.000
WVOE (EP56WV & EP30WV ONLY)	720 - 739	(1.125)	(1.000)	(0.750)	(0.500)	(0.125)	0.500
	700 - 719	(1.000)	(0.875)	(0.625)	(0.375)	0.250	1.125
	680 - 699	(0.375)	(0.250)	0.375	0.875	1.750	3.125
	660 - 679	0.250	0.375	1.250	1.625	2.750	3.875
	\$150,000 - \$250K	0.000	0.000	0.000	0.000	0.250	0.250
	\$2,000,001 - \$2,500,000	0.000	0.000	0.125	0.250	0.500	0.625
	\$2,500,001 - \$3,000,000	0.000	0.125	0.250	0.375	0.500	0.625
	\$3,000,001 - \$3,500,000	0.250	0.250	0.500	0.625	N/A	N/A
	INTEREST ONLY	0.250	0.375	0.500	0.625	0.750	1.000
	OTHER MISCELLANEOUS	0.125	0.125	0.125	0.125	0.125	0.250
PURPOSE	PURCHASE	(0.325)	(0.325)	(0.325)	(0.325)	(0.325)	(0.325)
	CASH OUT / DEBT CONSOLIDATION	0.375	0.375	0.500	0.750	0.875	1.250
OCCUPANCY	SECOND HOME	(0.125)	(0.125)	(0.125)	0.000	0.000	0.000
	INVESTMENT	0.000	0.000	0.125	0.250	0.250	0.500
PROPERTY TYPE	CONDOS	0.250	0.250	0.375	0.500	0.625	0.750
	NON-WARRANTABLE CONDO	0.375	0.375	0.500	0.625	0.750	0.750
2-4 UNITS		0.250	0.250	0.375	0.375	0.500	0.750
PREPAYMENT PENALTY ADJUSTMENT (NOO ONLY)		CASH OUT REQUIREMENTS				INTEREST ONLY RESTRICTIONS	
5 YEAR	(0.750)	2 YEAR	0.375	LTIV > 60%		\$750K (MAX CASH-OUT)	
4 YEAR	(0.375)	1 YEAR	0.750	LTIV ≤ 60%		UNLIMITED CASH-OUT	
3 YEAR	0.000	NO PPP	1.125	MIN 700 FICO			

MAX PRICE (\$3.000) AFTER LLPA
MAX PRICE (\$0.000) WITH NO PPP OPTION
LENDER FEE: \$1,490.00
MARGIN: 4.000% / INDEX: 30 DAY SOFR

PACBAY EXPANDED DSCR														
5/6 ARM (2/1/5)		30 YEARS FIXED		PROGRAM PRICE ADJUSTMENTS										
EP56DSCR	30DAYS	EP30DSCR	30DAYS	LTV <= 50%	LTV <= 55%	LTV <= 60%	LTV <= 65%							
10.000%	(10.750)	10.000%	(10.500)	(0.875)	(0.625)	(0.500)	(0.375)							
9.875%	(10.500)	9.875%	(10.250)	(0.750)	(0.500)	(0.250)	0.125							
9.750%	(10.250)	9.750%	(10.000)	(0.625)	(0.375)	0.125	0.250							
9.625%	(10.000)	9.625%	(9.750)	(0.500)	(0.250)	0.250	0.500							
9.500%	(9.750)	9.500%	(9.500)	(0.375)	0.250	1.000	1.875							
9.375%	(9.500)	9.375%	(9.250)	(0.250)	1.125	1.250	2.125							
9.250%	(9.250)	9.250%	(9.000)	0.875	1.250	1.750	N/A							
9.125%	(9.000)	9.125%	(8.750)	0.250	0.500	2.000	3.125							
9.000%	(8.750)	9.000%	(8.500)	0.000	0.000	0.000	0.000							
8.875%	(8.500)	8.875%	(8.250)	(0.250)	(0.250)	(0.375)	(0.375)							
8.750%	(8.250)	8.750%	(8.000)	0.625	0.625	0.625	0.750							
8.625%	(8.000)	8.625%	(7.750)	0.625	0.750	0.875	1.125							
8.500%	(7.750)	8.500%	(7.500)	0.625	0.750	1.125	N/A							
8.375%	(7.500)	8.375%	(7.250)	0.125	0.125	0.250	0.375							
8.250%	(7.250)	8.250%	(7.000)	0.125	0.125	0.125	0.250							
8.125%	(7.000)	8.125%	(6.750)	0.125	0.125	0.125	0.250							
8.000%	(6.750)	8.000%	(6.500)	0.375	0.500	0.500	0.625							
7.875%	(6.375)	7.875%	(6.125)	0.375	0.500	0.500	0.625							
7.750%	(6.000)	7.750%	(5.875)	0.250	0.250	0.500	0.500							
PREPAYMENT PENALTY ADJUSTMENT		MAX PRICE		MAX LTV 80%		NO RATIO AVAILABLE								
5 YEAR	(1.000)	2 YEAR	0.375	3.500	4.000	INTEREST ONLY RESTRICTIONS								
4 YEAR	(0.500)	1 YEAR	0.750	4.000	4.500	DSCR ≥ 1.00	MIN 700 FICO, MAX 75% LTV							
3 YEAR	0.000	NO PPP	1.125	4.500	5.000	DSCR ≥ 0.75	MIN 700 FICO, MAX 70% LTV							
				NO RATIO		NOT PERMISSIBLE								
LOCK EXPIRATION DATES														
15 Days:	Saturday, January 24, 2026		Underwriting		24 Hours									
30 Days:	Sunday, February 8, 2026		Condition Review		24 Hours									
			Loan Documents		24 Hours									
			Funding		24 Hours									
LOCK POLICY														
Lock expiration date on a weekend or holiday is automatically rolled over to the next business day.														
EXTENSIONS:	3 Days		7 Days		10 Days									
	-0.125%		-0.250%		-0.375%									
RELOCKS:	Worst Case Pricing - 0.250%		Limits By County: <											

PACBAY EQUITY SOLUTIONS (PRIMARY OR SECOND HOME ONLY)											
30 YEARS FIXED		20 YEARS FIXED		15 YEARS FIXED		10 YEARS FIXED					
PB30HES	30 DAYS	PB20HES	30 DAYS	PB15HES	30 DAYS	PB10HES	30 DAYS				
10.750%	(10.250)	10.750%	(10.625)	10.750%	(10.625)	10.750%	(10.625)				
10.625%	(10.000)	10.625%	(10.375)	10.625%	(10.375)	10.625%	(10.375)				
10.500%	(9.750)	10.500%	(10.125)	10.500%	(10.125)	10.500%	(10.125)				
10.375%	(9.500)	10.375%	(9.875)	10.375%	(9.875)	10.375%	(9.875)				
10.250%	(9.250)	10.250%	(9.625)	10.250%	(9.625)	10.250%	(9.625)				
10.125%	(9.000)	10.125%	(9.375)	10.125%	(9.375)	10.125%	(9.375)				
10.000%	(8.750)	10.000%	(9.125)	10.000%	(9.125)	10.000%	(9.125)				
9.875%	(8.500)	9.875%	(8.875)	9.875%	(8.875)	9.875%	(8.875)				
9.750%	(8.125)	9.750%	(8.500)	9.750%	(8.500)	9.750%	(8.500)				
9.625%	(7.750)	9.625%	(8.125)	9.625%	(8.125)	9.625%	(8.125)				
9.500%	(7.375)	9.500%	(7.750)	9.500%	(7.750)	9.500%	(7.750)				
9.375%	(7.000)	9.375%	(7.375)	9.375%	(7.375)	9.375%	(7.375)				
9.250%	(6.625)	9.250%	(7.000)	9.250%	(7.000)	9.250%	(7.000)				
9.125%	(6.250)	9.125%	(6.625)	9.125%	(6.625)	9.125%	(6.625)				
9.000%	(5.875)	9.000%	(6.250)	9.000%	(6.250)	9.000%	(6.250)				
8.875%	(5.500)	8.875%	(5.875)	8.875%	(5.875)	8.875%	(5.875)				
8.750%	(5.125)	8.750%	(5.500)	8.750%	(5.500)	8.750%	(5.500)				
8.625%	(4.750)	8.625%	(5.125)	8.625%	(5.125)	8.625%	(5.125)				
8.500%	(4.250)	8.500%	(4.625)	8.500%	(4.625)	8.500%	(4.625)				
8.375%	(3.750)	8.375%	(4.125)	8.375%	(4.125)	8.375%	(4.125)				
8.250%	(3.250)	8.250%	(3.625)	8.250%	(3.625)	8.250%	(3.625)				
8.125%	(2.750)	8.125%	(3.125)	8.125%	(3.125)	8.125%	(3.125)				
8.000%	(2.125)	8.000%	(2.500)	8.000%	(2.500)	8.000%	(2.500)				
7.875%	(1.500)	7.875%	(1.875)	7.875%	(1.875)	7.875%	(1.875)				
7.750%	(0.875)	7.750%	(1.250)	7.750%	(1.250)	7.750%	(1.250)				

PROGRAM PRICE ADJUSTMENTS											
DOCUMENTATION	CREDIT SCORE	CLTV <= 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%	
FULL DOC 2YR, 1YR	≥ 800	(2.625)	(2.625)	(2.375)	(1.875)	(1.625)	(0.750)	0.375	4.500	6.125	
	780 - 799	(2.625)	(2.625)	(2.375)	(1.875)	(1.625)	(0.625)	0.500	4.750	6.375	
	760 - 779	(2.125)	(2.125)	(1.875)	(1.375)	(1.125)	0.000	1.250	5.375	7.375	
	740 - 759	(1.500)	(1.500)	(1.125)	(0.875)	(0.625)	0.625	2.500	6.750	9.000	
	720 - 739	(0.625)	(0.625)	(0.125)	0.250	0.500	1.500	3.750	8.125	10.000	
	700 - 719	0.500	0.500	1.125	1.625	2.125	2.875	5.250	9.375	11.500	
	680 - 699	3.000	3.000	3.750	4.125	4.750	5.750	8.375	11.125	N/A	
	660 - 679	4.250	4.375	4.875	5.500	6.000	7.250	10.250	N/A	N/A	
BANK STATEMENTS 24MO, 12MO (PROGRAM CODE: PB30HES/BS, PB20HES/BS, PB15HES/BS, PB10HES/BS)	≥ 800	(0.875)	(0.875)	(0.625)	(0.250)	0.000	1.000	1.875	5.875	7.625	
	780 - 799	(0.875)	(0.875)	(0.625)	(0.250)	0.000	1.125	2.000	6.125	7.875	
	760 - 779	(0.375)	(0.375)	(0.125)	0.250	0.500	1.750	2.750	6.750	8.875	
	740 - 759	0.000	0.000	0.375	0.750	1.000	2.375	4.000	8.250	10.750	
	720 - 739	0.625	0.625	1.125	1.625	1.875	3.000	5.125	9.625	11.750	
	700 - 719	1.625	1.625	2.250	2.875	3.375	4.250	6.750	11.250	N/A	
	680 - 699	4.000	4.000	4.750	5.250	5.875	7.000	9.750	N/A	N/A	
	660 - 679	5.750	5.875	6.375	7.125	7.625	9.000	N/A	N/A	N/A	
P&L ONLY, WVOE	≥ 800	0.500	0.500	0.750	1.375	1.625	2.750	3.750	7.875	N/A	
	780 - 799	0.500	0.500	0.750	1.375	1.625	2.875	4.000	8.125	N/A	
	760 - 779	1.000	1.000	1.250	1.875	2.125	3.500	4.750	8.750	N/A	
	740 - 759	1.375	1.375	1.750	2.375	2.625	4.125	6.000	10.250	N/A	
	720 - 739	2.125	2.125	2.625	3.375	3.625	4.875	7.250	11.875	N/A	
	700 - 719	3.375	3.375	4.000	4.750	5.250	6.250	9.000	N/A	N/A	
	680 - 699	5.750	5.750	6.500	7.125	7.750	9.000	N/A	N/A	N/A	
	660 - 679	7.750	7.875	8.375	9.375	9.875	N/A	N/A	N/A	N/A	
PRODUCT	30/15YR BALLOON	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.375
	40/15YR BALLOON	0.750	0.750	0.750	0.750	0.750	0.750	0.750	0.750	0.750	0.750
	INTEREST ONLY	N/A	N/A								
LOAN AMOUNT	\$50,000 - \$75,000	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250
	\$75,001 - \$100,000	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125
	\$100,001 - \$150,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	\$150,001 - \$750,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	\$750,001 - \$850,000	0.250	0.250	0.250	0.375	0.375	0.500	N/A	N/A	N/A	N/A
DTI	0.01 - 43	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	43.01 - 45	0.250	0.250	0.250	0.375	0.375	0.375	0.500	0.750	0.750	0.750
	45.01 - 50	0.750	0.750	0.750	0.750	0.750	0.750	1.000	1.250	1.250	1.250
OCCUPANCY	SECOND HOME	0.500	0.500	0.500	0.625	0.625	0.750	0.750	N/A	N/A	N/A
	WARRANTABLE CONDO	0.250	0.250	0.250	0.375	0.375	0.500	N/A	N/A	N/A	N/A
PROPERTY TYPE	2-4 UNITS	0.375	0.375	0.375	0.500	0.500	0.500	N/A	N/A	N/A	N/A
	MODULAR	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.000

0.250 ADJUSTMENT APPLIES TO ALL NON CA PROPERTIES FOR ALL PROGRAMS LENDER FEE: \$1,490.00 MAX PRICE (3.500) AFTER LLPA

UP TO 90% CLTV		STAND ALONE ALLOWED	
1 YEAR TAX RETURNS		WVOE & P&L ONLY AVAILABLE	
MIN FICO 660		LOAN AMOUNT UP TO \$850K FOR FULL DOC & BANK STATEMENTS DOC ONLY	
PROGRAM NOTES			
APPRAISAL:	FULL APPRAISAL IF HPML OR LOAN AMOUNT > \$250K	RATE & TERM:	PAYOFF OF NON PURCHASE MONEY SECOND ALLOWED.
	AVM & PROPERTY CONDITION INSPECTION IF LOAN AMOUNT <= \$250K	CREDIT EVENT:	NO FORECLOSURE / SS & DIL, BK IN 4 YEARS.
ASSETS:	AVM CONFIDENCE FACTOR > 90% REQUIRED.	INELIGIBLE STATE:	NO MULTIPLE EVENTS IN THE PAST 7 YEARS.
LISTING HISTORY:	NO RESERVES REQUIRED.	TITLE SEASONING:	TEXAS SECTION 50(A)(6) EQUITY CASH-OUT.
HOUSING HISTORY:	PROPERTIES LISTED FOR SALE IN THE LAST 6 MONTHS ARE INELIGIBLE.	INELIGIBLE BORROWERS:	6 MONTHS REQUIRED.
CREDIT:	0 X 30 X 12 FOR ALL BORROWERS. MIN. 12 MONTHS HOUSING HISTORY REQUIRED.	COMPLIANCE:	NON-OCCUPANT CO-BORROWERS.
	STANDALONE - THREE 12 MO. OR TWO 24 MO. TRADELINES WITH ACTIVITY WITHIN 12 MO.	QUALIFYING PAYMENT:	NO SECTION 32 ALLOWED.
	PIGGYBACK - AUS DETERMINED.		FULL NOTE RATE.

LOCK EXPIRATION DATES		CURRENT TURN TIMES	
15 Days:	Saturday, January 24, 2026	Underwriting	24 Hours
		Condition Review	24 Hours
30 Days:	Sunday, February 8, 2026	Loan Documents	24 Hours
		Funding	24 Hours
LOCK POLICY			

PACBAY EQUITY SOLUTIONS (INVESTMENT ONLY)

30 YEARS FIXED		20 YEARS FIXED		15 YEARS FIXED		10 YEARS FIXED	
PB30HES	30 DAYS	PB20HES	30 DAYS	PB15HES	30 DAYS	PB10HES	30 DAYS
13.250%	(11.750)	13.250%	(12.125)	13.250%	(12.125)	13.250%	(12.125)
13.125%	(11.625)	13.125%	(12.000)	13.125%	(12.000)	13.125%	(12.000)
13.000%	(11.500)	13.000%	(11.875)	13.000%	(11.875)	13.000%	(11.875)
12.875%	(11.375)	12.875%	(11.750)	12.875%	(11.750)	12.875%	(11.750)
12.750%	(11.250)	12.750%	(11.625)	12.750%	(11.625)	12.750%	(11.625)
12.625%	(11.125)	12.625%	(11.500)	12.625%	(11.500)	12.625%	(11.500)
12.500%	(11.000)	12.500%	(11.375)	12.500%	(11.375)	12.500%	(11.375)
12.375%	(10.875)	12.375%	(11.250)	12.375%	(11.250)	12.375%	(11.250)
12.250%	(10.750)	12.250%	(11.125)	12.250%	(11.125)	12.250%	(11.125)
12.125%	(10.625)	12.125%	(11.000)	12.125%	(11.000)	12.125%	(11.000)
12.000%	(10.500)	12.000%	(10.875)	12.000%	(10.875)	12.000%	(10.875)
11.875%	(10.375)	11.875%	(10.750)	11.875%	(10.750)	11.875%	(10.750)
11.750%	(10.250)	11.750%	(10.625)	11.750%	(10.625)	11.750%	(10.625)
11.625%	(10.125)	11.625%	(10.500)	11.625%	(10.500)	11.625%	(10.500)
11.500%	(10.000)	11.500%	(10.375)	11.500%	(10.375)	11.500%	(10.375)
11.375%	(9.875)	11.375%	(10.250)	11.375%	(10.250)	11.375%	(10.250)
11.250%	(9.750)	11.250%	(10.125)	11.250%	(10.125)	11.250%	(10.125)
11.125%	(9.500)	11.125%	(9.875)	11.125%	(9.875)	11.125%	(9.875)
11.000%	(9.250)	11.000%	(9.625)	11.000%	(9.625)	11.000%	(9.625)
10.875%	(9.000)	10.875%	(9.375)	10.875%	(9.375)	10.875%	(9.375)
10.750%	(8.750)	10.750%	(9.125)	10.750%	(9.125)	10.750%	(9.125)
10.625%	(8.500)	10.625%	(8.875)	10.625%	(8.875)	10.625%	(8.875)
10.500%	(8.250)	10.500%	(8.625)	10.500%	(8.625)	10.500%	(8.625)
10.375%	(8.000)	10.375%	(8.375)	10.375%	(8.375)	10.375%	(8.375)
10.250%	(7.750)	10.250%	(8.125)	10.250%	(8.125)	10.250%	(8.125)

PROGRAM PRICE ADJUSTMENTS

DOCUMENTATION	CREDIT SCORE	CLTV <= 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%
FULL DOC 2YR, 1YR	≥ 800	(2.625)	(2.625)	(2.375)	(1.875)	(1.625)	(0.750)	0.375	N/A	N/A
	780 - 799	(2.625)	(2.625)	(2.375)	(1.875)	(1.625)	(0.625)	0.500	N/A	N/A
	760 - 779	(2.125)	(2.125)	(1.875)	(1.375)	(1.125)	0.000	1.250	N/A	N/A
	740 - 759	(1.500)	(1.500)	(1.125)	(0.875)	-0.625	0.625	2.500	N/A	N/A
	720 - 739	(0.625)	(0.625)	(0.125)	0.250	0.500	1.500	3.750	N/A	N/A
	700 - 719	0.500	0.500	1.125	1.625	2.125	2.875	5.250	N/A	N/A
	680 - 699	3.000	3.000	3.750	4.125	4.750	5.750	N/A	N/A	N/A
	660 - 679	4.250	4.375	4.875	5.500	6.000	N/A	N/A	N/A	N/A
BANK STATEMENTS 24MO, 12MO (PROGRAM CODE: PB30HES/BS, PB20HES/BS, PB15HES/BS, PB10HES/BS)	≥ 800	(0.875)	(0.875)	(0.625)	(0.250)	0.000	1.000	1.875	N/A	N/A
	780 - 799	(0.875)	(0.875)	(0.625)	(0.250)	0.000	1.125	2.000	N/A	N/A
	760 - 779	(0.375)	(0.375)	(0.125)	0.250	0.500	1.750	2.750	N/A	N/A
	740 - 759	0.000	0.000	0.375	0.750	1.000	2.375	4.000	N/A	N/A
	720 - 739	0.625	0.625	1.125	1.625	1.875	3.000	5.125	N/A	N/A
	700 - 719	1.625	1.625	2.250	2.875	3.375	4.250	N/A	N/A	N/A
	680 - 699	4.000	4.000	4.750	5.250	5.875	N/A	N/A	N/A	N/A
	660 - 679	5.750	5.875	6.375	N/A	N/A	N/A	N/A	N/A	N/A
P&L ONLY, WVQE	≥ 800	0.500	0.500	0.750	1.375	1.625	2.750	N/A	N/A	N/A
	780 - 799	0.500	0.500	0.750	1.375	1.625	2.875	N/A	N/A	N/A
	760 - 779	1.000	1.000	1.250	1.875	2.125	3.500	N/A	N/A	N/A
	740 - 759	1.375	1.375	1.750	2.375	2.625	4.125	N/A	N/A	N/A
	720 - 739	2.125	2.125	2.625	3.375	3.625	4.875	N/A	N/A	N/A
	700 - 719	3.375	3.375	4.000	4.750	5.250	N/A	N/A	N/A	N/A
	680 - 699	5.750	5.750	6.500	7.125	N/A	N/A	N/A	N/A	N/A
	660 - 679	7.750	7.875	8.375	N/A	N/A	N/A	N/A	N/A	N/A
PRODUCT	30/15YR BALLOON	0.375	0.375	0.375	0.375	0.375	0.375	0.375	N/A	N/A
	40/15YR BALLOON	0.750	0.750	0.750	0.750	0.750	0.750	0.750	N/A	N/A
	INTEREST ONLY	N/A								
LOAN AMOUNT	\$50,000 - \$75,000	0.250	0.250	0.250	0.250	0.250	0.250	0.250	N/A	N/A
	\$75,001 - \$100,000	0.125	0.125	0.125	0.125	0.125	0.125	0.125	N/A	N/A
	\$100,001 - \$150,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A
	\$150,001 - \$750,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A
DTI	0.001 - 43	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A
	43.01 - 45	0.250	0.250	0.250	0.375	0.375	0.375	0.500	N/A	N/A
	45.01 - 50	0.750	0.750	0.750	0.750	0.750	0.750	1.000	N/A	N/A
PROPERTY TYPE	WARRANTABLE CONDO	0.250	0.250	0.250	0.375	0.375	0.500	N/A	N/A	N/A
	2-4 UNITS	0.375	0.375	0.375	0.500	0.500	N/A	N/A	N/A	N/A
	MODULAR	2.000	2.000	2.000	2.000	2.000	2.000	2.000	N/A	N/A

0.250 ADJUSTMENT APPLIES TO ALL NON CA PROPERTIES FOR ALL PROGRAMS

LENDER FEE: \$1,490.00

MAX PRICE (\$3.500) AFTER LLPA

UP TO 80% CLTV	STAND ALONE ALLOWED
1 YEAR TAX RETURNS	WVQE & P&L ONLY AVAILABLE
MIN FICO 660	LOAN AMOUNT UP TO \$750K
PROGRAM NOTES	
APPRaisal:	FULL APPRAISAL AND DESK REVIEW WITH 10% VARIANCE. GREATER THAN 10% VARIANCE, USE LOWER OF TWO VALUES.
RATE & TERM:	PAYOUT OF NON PURCHASE MONEY SECOND ALLOWED.
CREDIT EVENT:	NO FORECLOSURE / SS & DIL, BK IN 4 YEARS.
INELIGIBLE STATE:	NO MULTIPLE EVENTS IN THE PAST 7 YEARS.
TITLE SEASONING:	TEXAS SECTION 50(A)(6) EQUITY CASH-OUT.
INELIGIBLE BORROWERS:	6 MONTHS REQUIRED.
COMPLIANCE:	NON-OCCUPANT CO-BORROWERS.
QUALIFYING PAYMENT:	NO SECTION 32 ALLOWED.
PIGGYBACK - AUS DETERMINED.	

LOCK EXPIRATION DATES		CURRENT TURN TIMES	
15 Days:	Saturday, January 24, 2026	Underwriting	24 Hours
		Condition Review	24 Hours
30 Days:	Sunday, February 8, 2026	Loan Documents	24 Hours
		Funding	24 Hours
LOCK POLICY			
Lock expiration date on a weekend or holiday is automatically rolled over to the next business day.			
EXTENSIONS:	3 Days	7 Days	10 Days
	-0.125%	-0.250%	-0.375%
RELOCKS:	Worst Case Pricing - 0.250%	Limits By County: https://www.fanniemae.com/singlefamily/loan-limits	
APPROVED STATES: AL, AK, AR, AZ, CA, CO, CT, DE, DC, FL, GA, HI, ID, IL, MD, MI, MN, NE, NV, NJ, NC, OH, OK, OR, PA, RI, SC, TN, TX, UT, VA, WI			



This material is intended for use by industry professionals only, and not for distribution to consumers. This is neither a solicitation of an offer nor a commitment to lend.

Program rates are subject to change without notice and may differ by geographic location. Contact your Account Executive for details. Licensed by the CA BRE. NMLS #192103.

FHA HECM Programs

* All Prices Depicted Below Are Subject to Change At Any Time

Effective Date	1/6/2025	Effective Time	6:00 PM EST	Rate Sheet Number	010626-01	HECMF, HECM1M, HECM1Y
10 Year Swap	4.160			One Year CMT	3.480	HECM1M

PACBAY HECM Program - Monthly CMT ARM - 5% Lifetime Cap

All Locks Are 15 Day Locks - Loan Must Be Purchasable Within The Lock Period

ARM Margin	Loans 20% Utilized or less			Loans > 20% Utilization							
	Pct on Unused PL	0.00% to 10%	10.01% to 20%	20.01% to 30%	30.01% to 40%	40.01% to 50%	50.01% to 60%	60.01% to 70%	70.01% to 80%	80.01% to 90%	90.01% to 100%
3.000	0.150%	109.950	106.450	104.700	103.450	102.450	102.200	101.700	101.450	101.200	100.950
2.875	0.150%	109.950	106.450	104.700	103.450	102.450	102.200	101.700	101.450	101.200	100.950
2.750	0.150%	109.950	106.450	104.700	103.450	102.550	102.450	101.700	101.450	101.200	100.950
2.625	0.150%	109.300	106.200	104.450	103.300	102.550	102.450	101.700	101.450	101.200	100.950
2.500	0.150%	108.700	105.700	104.300	103.200	102.450	102.450	101.700	101.450	101.200	100.950
2.375	0.150%	106.950	104.700	104.050	102.700	102.050	102.050	101.450	100.950	100.950	100.950
2.250	0.150%	105.700	103.500	103.050	101.950	101.600	101.550	101.050	100.700	100.550	100.700

PACBAY HECM Program - Annual CMT ARM - 5% Lifetime Cap

All Locks Are 15 Day Locks - Loan Must Be Purchasable Within The Lock Period

ARM Margin	Loans 20% Utilized or less			Loans > 20% Utilization							
	Pct on Unused PL	0.00% to 10%	10.01% to 20%	20.01% to 30%	30.01% to 40%	40.01% to 50%	50.01% to 60%	60.01% to 70%	70.01% to 80%	80.01% to 90%	90.01% to 100%
3.000	0.150%	99.950	97.450	96.700	96.450	96.950	96.950	96.450	96.450	96.575	96.450
2.875	0.150%	99.950	97.450	96.700	96.450	96.950	96.950	96.450	96.450	96.575	96.450
2.750	0.150%	99.950	97.450	96.700	96.450	97.050	97.200	96.450	96.450	96.575	96.450
2.625	0.150%	99.300	97.200	96.450	96.300	97.050	97.200	96.450	96.450	96.575	96.450
2.500	0.150%	98.700	96.700	96.300	96.200	96.950	97.200	96.450	96.450	96.575	96.450
2.375	0.150%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2.250	0.150%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Negative Price Adjustment of 25 bps for all loans with Credit Scores < 660 or Manufactured Homes.

Fixed Rate HECM Pricing

Rate	Price	Orig Fee	Borr Credit	Rate	Price	Orig Fee	Borr Credit
7.56%	102.000	\$6,000.00	0.000%	7.81%	102.000	\$3,000	0.000%
7.68%	102.000	\$4,250.00	0.000%	7.93%	102.000	\$2,000	0.000%

Rate is finalized when closing docs are drawn

Broker Premium is paid on UPB

Lender Paid closing costs do not include appraisal fee, counseling fee, owners title insurance or fees listed in the 1200 section of the HUD-1

See PBLG Partner Updates for List of Approved States

HECM to HECM Refinance Transactions are priced at 2.00% Below the Prices Noted Above

NEW - Pacbay Financial Program!

The loan must meet all Financial Assessment requirements borrower, use the 660 MID FICO score. If more than 1 Loans with extenuating circumstances middle scores.

Borrower Requirements:

- Be 62 years of age or older
- Own the property outright or paid-down a considerable amount
- Occupy the property as your principal residence
- Not be delinquent on any federal debt
- Have financial resources to continue to make timely payment of ongoing property charges such as property taxes, insurance and Homeowner Association fees, etc.
- Participate in a consumer information session given by a HUD- approved HECM counselor –https://entp.hud.gov/idapp/html/hecm_agency_look.cfm
- * Single family home or 2-4 unit home with one unit occupied by the borrower * HUD-approved condominium project Manufactured Homes are not permitted.