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Today's Date: 01/09/2026
Effective Time: 09:11 AM
Current Index
SOFR Rate: 3.719%
Prime Rate: 6.750%

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)	MIN LOAN AMOUNT \$100,000		
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)			
5.125%	0.000	0.125	5.250%	0.000	0.125	5.500%	(0.250)	(0.125)			

FANNIE MAE DIRECT																	
30 YEARS FIXED			20 YEARS FIXED						15 YEARS FIXED				10 YEARS FIXED				
FD30	15 DAYS	30 DAYS	FD20	15 DAYS	30 DAYS	FD15	15 DAYS	30 DAYS	FD10	15 DAYS	30 DAYS	FD10	15 DAYS	30 DAYS			
6.250%	(2.625)	(2.500)	6.125%	(3.000)	(2.875)	5.625%	(2.125)	(2.000)	5.375%	(1.750)	(1.625)	5.375%	(1.750)	(1.625)			
6.125%	(2.875)	(2.750)	6.000%	(2.625)	(2.500)	5.500%	(1.875)	(1.750)	5.250%	(1.500)	(1.375)	5.250%	(1.500)	(1.375)			
6.000%	(2.375)	(2.250)	5.875%	(2.125)	(2.000)	5.375%	(1.500)	(1.375)	5.125%	(1.125)	(1.000)	5.125%	(1.125)	(1.000)			
5.875%	(1.875)	(1.750)	5.750%	(1.625)	(1.500)	5.250%	(1.125)	(1.000)	5.000%	(1.000)	(0.875)	4.875%	(0.625)	(0.500)			
5.750%	(1.250)	(1.125)	5.625%	(1.375)	(1.250)	5.125%	(0.750)	(0.625)	4.750%	(0.375)	(0.250)	4.750%	(0.375)	(0.250)			
5.625%	(1.000)	(0.875)	5.500%	(1.000)	(0.875)	5.000%	(0.500)	(0.375)	4.625%	(0.375)	(0.250)	4.625%	(0.375)	(0.250)			
5.500%	(0.500)	(0.375)	5.375%	(0.500)	(0.375)	4.875%	(0.125)	0.000	4.500%	(0.125)	0.000	4.500%	(0.125)	0.000			
5.375%	0.125	0.250	5.250%	0.125	0.250	4.750%	0.250	0.375									
PURCHASE LTV & FICO ADJUSTMENT (Terms > 15 YR)									RATE & TERM 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	70.01-75	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	0.250	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)																	
LTV						ARMs						CONDO					
<= 30						0.000						0.000					
30.01-60						0.000						0.125					
60.01-70						0.000						0.125					
70.01-75						0.000						0.125					
75.01-80						0.000						0.125					
80.01-85						0.000						0.125					
85.01-90						0.000						0.125					
90.01-95						0.000						0.125					
95.01-97						0.000						0.125					
INVESTMENT						1.125						1.125					
SECOND HOME						1.125						1.125					
2-4 UNITS						0.000						0.000					
SUBORDINATE						0.625						0.625					
WAIVE IMPOUNDS (NON-CA)						0.125						0.125					
LOAN AMT < \$100,000 EXCEPTION ONLY						1.000						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	LTV						<= 30	30.01-60	60.01-70	70.01-75	75.01-80	
>= 780	0.375	0.375	0.625	0.875	1.375	ARMs						0.000	0.000	0.000	0.000	0.000	
760 - 779	0.375	0.375	0.875	1.250	1.875	CONDO						0.000	0.000	0.125	0.125	0.750	
740 - 759	0.375	0.375	1.000	1.625	2.375	INVESTMENT						1.125	1.125	1.625	2.125	N/A	
720 - 739	0.375	0.500	1.375	2.000	2.750	SECOND HOME						1.125	1.125	1.625	2.125	N/A	
700 - 719	0.375	0.500	1.625	2.625	3.250	2-4 UNITS						0.000	0.000	0.375	0.375	N/A	
680 - 699	0.375	0.625	2.000	2.875	3.750	SUBORDINATE						0.625	0.625	0.625	0.875	1.125	
660 - 679	0.375	0.875	2.750	4.000	4.750	WAIVE IMPOUNDS (NON-CA)						0.125	0.125	0.125	0.125	0.125	
640 - 659	0.375	1.375	3.125	4.625	5.125	**0.250 ADJUSTMENT APPLIES TO ALL NON CA PROPERTIES FOR ALL PROGRAMS**											
620 - 639	0.375	1.375	3.375	4.875	5.125	***MAX REBATE AFTER ADJUSTMENTS 4%**											

LPMI	LENDER PAID MI PRICE ADJUSTMENT														
	LTV	Coverage	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	



HIGH BALANCE DU / LP									
30 YEARS FIXED			20 YEARS FIXED			15 YEARS FIXED			1 YR TAX RETURNS
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%	(2.875)	(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)			1 MONTH BANK STATEMENT
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)	
OFFSHEET PRICING AVAILABLE IN PRICING ENGINE									
0.25 PRICE ADJ. APPLIES TO ALL NON-CA PROPERTIES									
MAX PRICING 103% AFTER ADJUSTMENTS									

FANNIE MAE DIRECT HIGH BALANCE																		
30 YEARS FIXED					15 YEARS FIXED					NO OVERLAY								
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)			EMPLOYMENT RELATED ASSETS AS INCOME								
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)			SELF EMPLOYED LESS THAN 2 YEARS								
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)										RATE & TERM 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	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
z = 780	0.000	0.000	0.000	0.375	0.375	0.250	0.250	0.125		z = 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)																		
				<= 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						
LTV				0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.250						
ARMs				0.000	0.000	0.125	0.125	0.750	0.750	0.750	0.750	0.750						
CONDO				0.000	0.000	0.125	0.125	0.750	0.750	0.750	0.750	0.750						
INVESTMENT				1.125	1.125	1.625	2.125	3.375	4.125	N/A	N/A	N/A						
SECOND HOME				1.125	1.125	1.625	2.125	3.375	4.125	4.125	N/A	N/A						
2-4 UNITS				0.000	0.000	0.375	0.375	0.625	0.625	N/A	N/A	N/A						
SUBORDINATE				0.625	0.625	0.875	0.875	1.125	1.125	1.125	1.875	1.875						
WAIVE IMPOUNDS (NON-CA)				0.125	0.125	0.125	0.125	0.125	N/A	N/A	N/A	N/A						
LOAN AMT < \$100,000 EXCEPTION ONLY				1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000						
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						
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													
z = 780	0.375	0.375	0.625	0.875	1.375	ARMs												
760 - 779	0.375	0.375	0.875	1.250	1.875	CONDO												
740 - 759	0.375	0.375	1.000	1.625	2.375	INVESTMENT												
720 - 739	0.375	0.500	1.375	2.000	2.750	SECOND HOME												
700 - 719	0.375	0.500	1.625	2.625	3.250	2-4 UNITS												
680 - 699	0.375	0.625	2.000	2.875	3.750	SUBORDINATE FINANCING												
660 - 679	0.375	0.875	2.750	4.000	4.750	HIGH BALANCE FIXED												
640 - 659	0.375	1.375	3.125	4.625	5.125	HIGH BALANCE ARM												
620 - 639	0.375	1.375	3.375	4.875	5.125													

REFER TO PG. 1 FOR LPMI, CURRENT TURN TIMES, AND LOCK POLICY INFORMATION

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**

PACBAY HELOC												
PBH30D2, PBH30D3, PBH30D5, PBH30D10				PROGRAM PRICE ADJUSTMENTS								
MARGIN	30 DAYS	MARGIN	30 DAYS	HCLTV	0.00-55.00	55.01-60.00	60.01-65.00	65.01-70.00	70.01-75.00	75.01-80.00	80.01-85	85.01-89.99
0.500	0.750	3.125	(7.750)	780 - 850	(2.250)	(2.500)	(2.000)	(1.750)	(0.750)	(0.500)	2.000	3.000
0.625	0.250	3.250	(7.875)	760 - 779	(2.000)	(2.000)	(2.000)	(1.750)	(0.750)	0.500	3.500	4.500
0.750	(0.250)	3.375	(8.125)	740 - 759	(1.500)	(1.500)	(1.500)	(0.750)	(0.750)	2.000	4.000	6.500
0.875	(0.750)	3.500	(8.500)	720 - 739	(0.500)	(0.500)	(0.500)	(0.500)	0.500	2.500	6.000	N/A
1.000	(1.250)	3.625	(8.750)	700 - 719	0.000	0.000	0.500	2.000	2.500	5.000	7.000	N/A
1.125	(1.375)	3.750	(9.000)	680 - 699	0.500	1.000	2.000	2.500	4.000	5.000	N/A	N/A
1.250	(1.500)	3.875	(9.125)	24 MO DRAW	(1.750)	(1.750)	(1.750)	(1.750)	(1.750)	(1.750)	0.000	0.000
1.375	(1.750)	4.000	(9.375)	36 MO DRAW	(1.250)	(1.250)	(1.250)	(1.250)	(1.250)	(1.250)	0.000	0.000
1.500	(1.875)	4.125	(9.500)	60 MO DRAW	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
1.625	(2.250)	4.250	(9.625)	120 MO DRAW	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.000
1.750	(2.750)	4.375	(9.625)	PRIMARY	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
1.875	(3.375)	4.500	(9.750)	SECOND HOME	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
2.000	(4.000)	4.625	(9.750)	INVESTMENT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2.125	(4.375)	4.750	(9.750)	BORROWER PAID ORIGINATION ALLOWED				STANDALONE ALLOWED				
2.250	(4.875)	4.875	(9.750)									
2.375	(5.250)	5.000	(9.750)									
2.500	(5.750)	5.125	(9.875)									
2.625	(6.250)	5.250	(9.875)	NO CASH OUT ADJUSTMENT				DELEGATED				
2.750	(6.625)	5.375	(9.875)									
2.875	(7.000)	5.500	(9.875)									
3.000	(7.375)	5.625	(9.875)									
BASE MARGIN ADDED TO PRIME												
KEY NOTES FOR PBHG												
NEW DRAW TERMS:				2 YR DRAW, 10 YR IO PAYMENT, 20 YR AMORT; TOTAL: 30 YRS		QUALIFY WITH MAX BACK END DTI 45% FOR LOAN AMOUNT LIMIT <= \$250K						
				3 YR DRAW, 10 YR IO PAYMENT, 20 YR AMORT; TOTAL: 30 YRS		QUALIFY WITH MAX BACK END DTI 36% FOR LOAN AMOUNT LIMIT OVER \$250K						
				5 YR DRAW, 10 YR IO PAYMENT, 20 YR AMORT; TOTAL: 30 YRS		MIN FICO:		680				
				10 YR IO DRAW PERIOD; 20 YR AMORT REMAINS AN OPTION		CREDIT LIMITS		\$250,001 - \$300,000		MIN FICO 700		
MIN DRAW:				WILL BE LESSER OF \$50,000 OR 75% OF THE LINE AMOUNT				\$300,001 - \$350,000		MIN FICO 720		
AGENCY / NON AGENCY FIXED RATE AND ARMS WITH INITIAL FIXED TERM >= 5 YEARS ALLOWED												
ELIGIBLE TRANSACTIONS:				PURCHASE, RATE/TERM OR CASH OUT REFINANCE		QUALIFYING FACTOR:		NOTE RATE + 2% P&I OVER 30 YEAR AMORTIZATION				
MAX COMBINED LOAN AMOUNT:				\$1.5M		INELIGIBLE BORROWER TYPE:		NON OCCUPANT CO-BORROWERS, E2 INVESTOR VISA, DACA, ITIN				
MAX CLTV/HCLTV:				OWNER OCCUPIED - 89.99% PURCHASE		DEROGATORY CREDIT HISTORY:		MTG DELINQUENCY (0 X 30)		2 YEARS		
				OWNER OCCUPIED - 85% REFINANCE (RATE/TERM OR CASH OUT)				JUDGMENT, REPOSSESSIONS, CHARGEOFFS		5 YEARS		
				SECOND HOME - 80%				BANKRUPTCY, FORECLOSURE, DIL		7 YEARS		
PROPERTY TYPE:				SFR, PUD, TOWNHOUSE, ROWHOME, CONDO				SHORTSALE, LOAN MODIFICATION		7 YEARS		
MUST PASS HIGH COST TEST AND MAVENT COMPLIANCE TEST						STATE RESTRICTIONS:		AK, HI, TX ARE INELIGIBLE				
						MAX PRICE (1.250) AFTER LLPA		CURRENT PRIME: 6.750%				



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						ARM VALUES			JUMBO 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)	MIN FICO 580 UP TO 96.5% LTV					
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)	STREAMLINE NOT AVAILABLE FOR FHA PORTFOLIO PRODUCTS					
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		0.450	LN AMT \$806,501 - \$999,999		0.050						
LN AMT \$100,000 - \$149,000		0.150	FICO 580 - 599		0.625	LN AMT \$1,000,000 - \$1,499,999		0.100						
2-4 UNITS		0.500	FICO < 580		2.750	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		0.000	FICO		80.01-90%			
2 UNITS		0.500	660 - 679		0.250	>= 720		0.000			
3-4 UNITS		1.000	640 - 659		0.500	680 - 719		0.250			
VA IRRRL		1.000	620 - 639		0.625	640 - 679		0.375			
HB FICO <=679		0.250	600 - 619		0.750	VA CASH OUT 90.01 - 95.00%		1.250			
LOAN AMOUNT \$100,000 - \$149,999		0.250	580 - 599		1.000	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	VAHP30	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				
600 - 619	0.450		600 - 619		0.450	2-4 UNITS			0.500		
580 - 599	0.625		580 - 599		0.625	MANUFACTURED HOME			0.625		
< 580	2.750		< 580		2.750	LN AMT < \$100,000 EXCEPTION ONLY			1.000		
VA AUTOMATIC ID: 907777000						NOO (IRRRL ONLY) / 90+ LTV VA CASH OUT			0.625 / 1.500		
MINIMUM FICO 550			CASH OUT MAX LTV 90%				INVESTOR APPROVAL REQUIRED				

USDA											
30 YEARS FIXED			USDA FICO ADJUSTMENTS				USDA PROGRAM ADJUSTMENTS				
USDA30	15 DAYS	30 DAYS	FICO 740+		(0.100)	LN AMT < \$100,000 EXCEPTION ONLY		1.000			
6.250%	(4.375)	(4.250)	FICO 700 - 739		(0.050)	LN AMT \$100,000 - \$149,999		0.150			
6.125%	(4.250)	(4.125)	FICO 680 - 699		0.000	LN AMT \$150,000 - \$249,999		0.075			
6.000%	(3.625)	(3.500)	FICO 660 - 679		0.050	LN AMT \$806,501 - \$999,999		0.050			
5.875%	(3.000)	(2.875)	FICO 640 - 659		0.100	LN AMT \$1.0M - \$1,499,999		0.100			
5.750%	(2.500)	(2.375)	FICO 620 - 639		0.150	LN AMT \$1.5M - \$2.0M		0.200			
5.625%	(2.500)	(2.375)	FICO 600 - 619		0.450	2-4 UNITS		0.500			
5.500%	(1.750)	(1.625)	FICO 580 - 599		0.625	CASH OUT		0.250			
5.375%	(0.875)	(0.750)	FICO < 580		2.750	MANUFACTURED HOMES		0.625			
5.250%	(0.500)	(0.375)									
PRIMARY ONLY		GUS ACCEPT/ELIGIBLE REQUIRED				30 YEAR FIXED ONLY AVAILABLE					

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Today's Date: 01/09/2026
Effective Time: 09:11 AM
Current Index

SOFR Rate: 3.719%
Prime Rate: 6.750%

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	QUALIFY WITH RESERVES ONLY	
6.000%	1.500	6.125%	1.500	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 ORIGINATION 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	
PBTS76	30 DAYS	PBTS30H	30 DAYS	<=60.00%	
6.625%	PAR	6.875%	PAR	CONDOMINIUM	60.01 - 65%
				2-4 UNIT	65.01 - 70%
				UNITS + ADU	70.01 - 75%
				INVESTMENT	N/A
				BANKS STATEMENT OPTIONS (3MB & BBS)	0.125
				LOAN AMOUNT ADJ TO RATE	0.125
				LOAN AMOUNT < \$2.0M	0.125
				700+	0.125
				680 - 699	0.125
				700+	0.125
				\$2.0M < LOAN AMOUNT < \$2.5M	0.125
				700+	0.125
				\$2.0M < LOAN AMOUNT < \$3.0M (CA ONLY)	0.125
				700+	0.125
				\$3.0M < LOAN AMOUNT < \$4.0M (CA ONLY)	0.125
				720+	0.125
KEY NOTES FOR TRUE STATED					
WAGE EARNER:	VERBAL VOE ONLY / CURRENT EMPLOYMENT MUST SHOW ON CREDIT REPORT			RATE & TERM:	PAYOFF 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
				MARGIN: 3.000% Index: 30 Day Avg. SOFR	

PACBAY ALT DOC					
7/6 ARM (5/1/5)		30 YEARS FIXED		ADJUSTMENT TO RATE	
PBSV76	30 DAYS	PBSV30H	30 DAYS	<=60.00%	
6.125%	PAR	6.375%	PAR	CASH OUT	60.01 - 65%
				CONDOMINIUM	65.01 - 70%
				2-4 UNIT	70.01 - 75%
				UNITS + ADU	N/A
				INVESTMENT	0.000
				SELF PREPARED P&L	0.000
				FOREIGN NATIONAL	0.000
				LOAN AMOUNT ADJ TO RATE	0.000
				LOAN AMOUNT < \$2.0M	0.000
				700+	0.000
				680 - 699	0.000
				700+	0.000
				\$2.0M < LOAN AMOUNT < \$2.5M	0.000
				700+	0.000
				\$2.0M < LOAN AMOUNT < \$3.0M (CA ONLY)	0.000
				700+	0.000
				\$3.0M < LOAN AMOUNT < \$4.0M (CA ONLY)	0.000
				720+	0.000
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 > 4 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:	PAYOFF 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	
6.250%	PAR	6.500%	PAR	LOAN AMOUNT \$1,000,001 - \$1,500,000 0.000	CASH OUT > 50% 0.375
6.375%	0.125	6.625%	0.125	LOAN AMOUNT \$1,500,001 - \$2,000,000 0.000	CASH OUT <= 50% 0.125
6.500%	0.250	6.750%	0.250	CASH OUT HOME IMPROVEMENT LOAN 0.250	2-4 UNITS 0.250
6.625%	0.375	6.875%	0.375	CASH OUT HOME IMPROVEMENT LOAN <= 50% 0.125	CONDO LTV > 60% 0.125
6.750%	0.500	7.000%	0.500	FICO < 700 (ALSO DEDUCT 5% FROM MAX LTV) 0.375	SECOND HOME 0.250
				INVESTMENT 0.250	FOREIGN NATIONAL 0.250
				MIN FICO 680	PURCHASE <=65% (0.250)
				VOE ONLY	
LTV RESTRICTIONS					
OCCUPANCY	PRIMARY & SECOND HOMES				FOREIGN NATIONAL (SECOND & INVESTMENT ONLY)
LOAN PURPOSE	PUR & R/T		CASH OUT		
UNITS	1 - 2 UNIT	3-4 UNIT & CONDO	1 - 2 UNIT	3-4 UNIT & CONDO	
LAMT UP TO \$1.5M	70%	65%	65%	60%	N/A
LAMT UP TO \$2.0M	65%	60%	60%	55%	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
	VOE (COMMISSION < 25%)			FOREIGN NATIONALS:	COPY OF PASSPORT, VALID VISA, AND PROOF OF ESTA APPROVAL
RESERVES:	3 MONTHS PITIA FOR PRIMARY				BORROWER MUST HAVE U.S. ADDRESS WHEN APPLYING FOR LOAN
	6 MONTHS PITIA FOR 2ND HOME AND INVESTMENT				FOREIGN ASSETS MUST BE TRANSFERRED TO U.S. ACCOUNT PRIOR TO APPROVAL
GIFT:	GIFT IS NOT ALLOWED FOR FOREIGN NATIONAL BORROWERS				12 MONTHS PITIA
MAX DTI:	43%			MAX LOAN AMT:	MAX DTI 38%
LATE PAYMENTS:	HOUSING: 0x 30D IN LAST 12 MO.; 2x 30D IN THE LAST 24 MO.			TRADELINES:	\$2.0M
	INSTALLMENT: 3x 30D IN LAST 12 MO.; 2x 30D IN THE LAST 24 MO.			AVAILABLE STATES:	TWO TRADELINES IN GOOD STANDING SEASONED FOR AT LEAST 12 MONTHS
	REVOLVING: 4x 30D IN LAST 12 MO.; 5x 30D OR 4x 60D IN THE LAST 24 MO.				CA, NV, TX
				MARGIN: 3.000% Index: 30 Day Avg. SOFR	

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			

CORPORATE OFFICE
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Today's Date: 01/09/2026
Effective Time: 09:11 AM
Current Index
SOFR Rate: 3.719%
Prime Rate: 6.750%

PACBAY CRA ALT DOC								
7/6 ARM (5/1/5)		ADJUSTMENT TO RATE		<=50.00%	50.01 - 60%	60.01 - 70%	70.01 - 80%	
		CONDOMINIUM		0.000	0.000	0.000	0.250	
		2 UNIT		0.125	0.125	0.125	0.250	
PBSV76CRA	30 DAYS	3-4 UNIT		0.250	0.250	0.375	0.375	
		INVESTMENT		0.250	0.250	0.250	0.250	
6.125%	PAR	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
6.250%	0.250							
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			
URL:	GIFT NOT ALLOWED FOR RESERVES			MAX DTI:	45% / 50%			
	https://geomap.ffiec.gov/ffiecgeomap/			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	
						\$150,001 - \$200K <=70% / 70.01 - 80 / > 80%		0.250/0.375/0.750	
						\$200,001 - \$300K > 65%		0.250	
7.625%	(5.250)	7.625%	(5.625)	7.625%	(5.500)	>\$300,001 - \$1.5M		0.000	
7.500%	(4.875)	7.500%	(5.250)	7.500%	(5.125)	>\$1.5M - \$2.0M		0.000	
7.375%	(4.500)	7.375%	(4.875)	7.375%	(4.750)	>\$2.0M - \$2.5M		0.625	
7.250%	(4.125)	7.250%	(4.500)	7.250%	(4.375)	>\$2.5M - \$3.0M		0.875	
7.125%	(3.750)	7.125%	(4.125)	7.125%	(4.000)	PROGRAM ADJUSTMENT			
7.000%	(3.250)	7.000%	(3.625)	7.000%	(3.500)	CONDO <= 65% / 65.01 - 75 / > 75%		0.125/0.375/0.500	
6.875%	(2.750)	6.875%	(3.125)	6.875%	(3.000)	NON WAR CONDO <= 65% / 65.01 - 70 / >70%		0.500/0.750/1.000	
6.750%	(2.250)	6.750%	(2.625)	6.750%	(2.500)	CONDOTEL <= 65% / 65.01 - 70 / >70%		1.500/2.250/2.500	
6.625%	(1.750)	6.625%	(2.125)	6.625%	(2.000)	2-4 UNITS <= 65% / 65.01 - 70 / >70%		0.250/0.375/0.500	
6.500%	(1.125)	6.500%	(1.500)	6.500%	(1.375)	1 X 30 X 12 / STATE OF GA & AL		0.750 / 0.375	
6.375%	(0.500)	6.375%	(0.875)	6.375%	(0.750)	FC/SS/DIL/BK 36-47MO/BK13 DISCHARGED		1.000	
6.250%	0.125	6.250%	(0.250)	6.250%	(0.125)	ESCROW WAIVER / 40 YRS FIXED		0.150 / 0.250	
FICO & PROGRAM ADJUSTMENT						QUALIFY USING DESKTOP UNDERWRITER AND FOLLOW AGENCY GUIDELINES EXCEPT INCOME (WITH MINIMAL OVERLAYS)			
LTV	<= 50%	50.01 - 55%	55.01 - 60%	60.01 - 65%	65.01 - 70%				
≥ 780	0.000	0.000	0.250	0.375	0.750	1.250	1.875	4.250	NO 4506C
760 - 779	0.000	0.000	0.250	0.375	0.750	1.250	2.000	4.625	
740 - 759	0.125	0.125	0.250	0.375	1.000	1.375	2.250	5.125	
720 - 739	0.250	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	N/A	
680 -699	1.375	1.375	1.750	2.125	2.750	4.000	5.000	N/A	
660 - 679	1.875	2.250	2.375	3.375	4.125	5.125	N/A	N/A	
Interest Only	0.250	0.250	0.250	0.375	0.500	0.875	1.000	1.375	
Cash-Out	0.250	0.250	0.250	0.500	0.625	1.000	1.750	N/A	
SECOND HOME	0.125	0.125	0.125	0.250	0.250	0.250	0.375	0.625	
DTI 50.01 - 55	0.125	0.125	0.125	0.250	0.250	0.375	0.375	N/A	WVOE ONLY
INVESTMENT ALLOWED WITH P&L ONLY									

PLEASE CONTACT LOCK DESK FOR INVESTMENT PRICING

MAX PRICE (2.000) AFTER LLPA

0.250 ADJUSTMENT APPLIES TO ALL NON CA PROPERTIES FOR ALL PROGRAMS

LENDER FEE: \$1,490.00

MARGIN: 4.000% SOFR

PACBAY PRIME										
30 YEARS FIXED		PROGRAM PRICE ADJUSTMENTS								
		LTV <= 50%	LTV <= 55%	LTV <= 60%	LTV <= 65%	LTV <= 70%	LTV <= 75%	LTV <= 80%	LTV <= 85%	
PBP30	30DAYS	760+	(0.875)	(0.875)	(0.875)	(0.750)	(0.625)	(0.250)	0.125	5.000
		740 - 759	(0.625)	(0.625)	(0.625)	(0.625)	(0.500)	0.000	0.250	5.000
9.000% (5.750) 8.875% (5.625) 8.750% (5.375) 8.625% (5.250) 8.500% (5.000) 8.375% (4.750) 8.250% (4.500) 8.125% (4.250) 8.000% (4.000) 7.875% (3.625) 7.750% (3.375) 7.625% (3.000) 7.500% (2.625) 7.375% (2.250) 7.250% (1.875) 7.125% (1.500) 7.000% (1.125) 6.875% (0.750) 6.750% (0.375) 6.625% 0.000 6.500% 0.500 6.375% 1.125 6.250% 1.750	720 - 739	(0.500)	(0.500)	(0.500)	(0.375)	(0.125)	0.500	0.875	5.000	
	700 - 719	(0.375)	(0.375)	(0.375)	(0.125)	0.250	0.875	1.375	5.000	
	680 - 699	0.125	0.125	0.125	0.375	0.750	1.875	2.750	N/A	
	660 - 679	5.000	5.000	5.000	5.000	5.000	5.000	5.000	N/A	
	640 - 659	6.000	6.000	6.000	6.000	6.000	6.000	N/A	N/A	
	620 - 639	7.000	7.000	7.000	7.000	7.000	7.000	N/A	N/A	
	12 MO BANK STATEMENTS	0.000	0.000	0.000	0.000	0.125	0.125	0.250	2.000	
	24 MO BANK STATEMENTS	0.000	0.000	0.000	0.000	0.125	0.125	0.125	2.000	
	CASH OUT	0.375	0.375	0.375	0.500	0.625	1.125	1.375	N/A	
	LOAN AMOUNT 1.501 - 2.0M	0.000	0.000	0.125	0.125	0.125	0.250	0.250	0.750	
	LOAN AMOUNT 2.01 - 3.0M	0.250	0.250	0.250	0.250	0.375	0.500	N/A	N/A	
	LOAN AMOUNT > 3.0M	5.000	5.000	5.000	5.000	5.000	N/A	N/A	N/A	
	INTEREST ONLY	0.125	0.125	0.375	0.375	0.500	0.625	1.000	N/A	
	SECOND HOME	0.000	0.000	0.000	0.250	0.250	0.375	0.625	N/A	
	INVESTOR OCC (3 YR PPP)	0.000	0.000	0.000	0.250	0.375	0.500	0.625	N/A	
	WARRANTABLE CONDO	0.125	0.125	0.125	0.250	0.250	0.250	0.375	1.000	
	2-4 UNITS	0.250	0.250	0.250	0.375	0.375	0.625	0.750	N/A	
	NW CONDO & CONDOTEL	0.500	0.500	0.750	0.750	0.750	0.750	1.000	N/A	
	DTI >= 45	0.000	0.000	0.000	0.000	0.000	0.375	0.500	0.625	
	24-48 MONTH CREDIT EVENT	5.000	5.000	5.000	5.000	5.000	5.000	5.000	N/A	
	1X30X12	5.000	5.000	5.000	5.000	5.000	5.000	5.000	N/A	
	LOAN AMOUNT < 250K	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	
	LOAN AMOUNT < 150K	0.750	0.750	0.750	0.750	0.750	1.000	1.000	N/A	
	PROGRAM NOTES					PPP ADJUSTMENT		\$3.5M MAX LOAN AMOUNT		
	CREDIT EVENTS 2+ YRS		PREPAYMENT PENALTY BUY DOWN 0.375/YR			4 YEAR	(0.125)			
	HOUSING HISTORY 0x60x12		PPP MAX PRICE: 3YR+ (3.500), 2YR (1.500), 1YR (1.500), 0YR (1.500)			3 YEAR	0.000	MIN FICO 700 UP TO 85% LTV		
MINIMUM LOAN AMOUNT \$150,000		ARM INDEX: 30 DAY SOFR			2 YEAR	0.375				
ARM MARGIN 3.50%		ARM FLOOR: MARGIN			1 YEAR	0.625				
ARM CAPS (5/6) 2/2/5		MAX DTI: 50%			NO PENALTY	0.750				

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Today's Date: 01/09/2026
Effective Time: 09:11 AM
Current Index
SOFR Rate: 3.719%
Prime Rate: 6.750%

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)						PURCHASE (Term <= 15YR)						PURCHASE (ARM)																		
FICO	680-699	700-719	720-739	740-759	760-779	>=780	680-699	700-719	720-739	740-759	760-779	>=780	680-699	700-719	720-739	740-759	760-779	>=780	680-699	700-719	720-739	740-759	760-779	>=780								
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	0.375	N/A	1.875	0.875	0.625	0.500	0.375	N/A	1.875	0.875	0.625	0.500	0.375								
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)	(0.625)	1.000	0.250	(0.250)	(0.375)	(0.500)	(0.500)	1.000	0.250	(0.250)	(0.375)	(0.500)	(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)	(0.625)	(0.625)	0.250	(0.125)	(0.375)	(0.500)	(0.500)	(0.500)	0.250	(0.125)	(0.375)	(0.500)	(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)	(0.500)	(0.625)	(0.625)	0.000	(0.250)	(0.500)	(0.500)	(0.500)	(0.500)	0.000	(0.250)	(0.500)	(0.500)	(0.500)	(0.500)								
60.01 <= 65	(0.250)	(0.375)	(0.625)	(0.625)	(0.625)	(0.625)	(0.250)	(0.375)	(0.500)	(0.625)	(0.750)	(0.750)	(0.250)	(0.375)	(0.500)	(0.500)	(0.500)	(0.500)	(0.250)	(0.375)	(0.500)	(0.500)	(0.500)	(0.500)								
55.01 <= 60	(0.250)	(0.500)	(0.625)	(0.625)	(0.750)	(0.750)	(0.250)	(0.500)	(0.625)	(0.750)	(0.750)	(0.750)	(0.250)	(0.375)	(0.500)	(0.500)	(0.500)	(0.500)	(0.250)	(0.375)	(0.500)	(0.500)	(0.500)	(0.500)								
<=55	(0.375)	(0.625)	(0.750)	(0.750)	(0.750)	(0.750)	(0.375)	(0.625)	(0.750)	(0.750)	(0.750)	(1.000)	(0.375)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.375)	(0.500)	(0.500)	(0.500)	(0.500)	(0.750)								
RATE & TERM (Term > 15YR)						RATE & TERM (Term <= 15YR)						RATE & TERM (ARM)																				
FICO	680-699	700-719	720-739	740-759	760-779	>=780	680-699	700-719	720-739	740-759	760-779	>=780	680-699	700-719	720-739	740-759	760-779	>=780	680-699	700-719	720-739	740-759	760-779	>=780								
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	0.500	N/A	1.125	0.750	0.500	0.375	0.250	N/A	1.125	0.750	0.500	0.375	0.250								
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)	(0.375)	0.750	0.125	0.000	(0.125)	(0.250)	(0.375)	0.750	0.125	0.000	(0.125)	(0.250)	(0.375)								
70.01 <= 75	0.625	0.375	(0.125)	(0.375)	(0.375)	(0.375)	0.625	0.375	(0.125)	(0.250)	(0.375)	(0.375)	0.375	0.125	(0.125)	(0.250)	(0.375)	(0.375)	0.375	0.125	(0.125)	(0.250)	(0.375)	(0.375)								
65.01 <= 70	0.500	0.250	(0.250)	(0.250)	(0.375)	(0.375)	0.500	0.250	(0.250)	(0.250)	(0.375)	(0.375)	0.250	0.000	(0.250)	(0.250)	(0.375)	(0.375)	0.250	0.000	(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)	(0.500)	0.000	(0.125)	(0.250)	(0.375)	(0.500)	(0.500)	0.000	(0.125)	(0.250)	(0.375)	(0.500)	(0.500)								
55.01 <= 60	0.250	0.000	(0.375)	(0.500)	(0.500)	(0.500)	0.250	0.000	(0.375)	(0.500)	(0.500)	(0.500)	0.000	(0.250)	(0.375)	(0.500)	(0.500)	(0.500)	0.000	(0.125)	(0.375)	(0.500)	(0.500)	(0.500)								
<=55	0.125	(0.125)	(0.500)	(0.500)	(0.500)	(0.750)	0.125	(0.125)	(0.500)	(0.500)	(0.500)	(0.750)	(0.125)	(0.375)	(0.500)	(0.500)	(0.500)	(0.500)	(0.125)	(0.375)	(0.500)	(0.500)	(0.500)	(0.750)								
CASH OUT (Term > 15YR)						CASH OUT (Term <= 15YR)						CASH OUT (ARM)																				
FICO	680-699	700-719	720-739	740-759	760-779	>=780	680-699	700-719	720-739	740-759	760-779	>=780	680-699	700-719	720-739	740-759	760-779	>=780	680-699	700-719	720-739	740-759	760-779	>=780								
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	N/A	N/A	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	N/A	0.750	0.625	0.500	0.375	N/A	N/A	0.750	0.625	0.500	0.375	N/A	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	N/A	0.375	0.250	0.125	0.125	N/A	N/A	0.375	0.250	0.125	0.125	N/A	N/A	0.375	0.250	0.250	0.125	0.125	N/A	N/A	0.375	0.250	0.125								
65.01 <= 70	0.500	0.250	0.000	0.000	(0.125)	(0.125)	0.500	0.250	0.000	0.000	(0.125)	(0.125)	0.500	0.250	0.000	0.000	0.000	(0.125)	(0.125)	0.500	0.250	0.000	(0.125)	(0.125)								
60.01 <= 65	0.000	(0.125)	(0.250)	(0.375)	(0.500)	(0.500)	0.000	(0.125)	(0.250)	(0.375)	(0.500)	(0.500)	0.000	(0.125)	(0.250)	(0.375)	(0.500)	(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)	(0.500)	0.000	(0.250)	(0.375)	(0.500)	(0.500)	(0.500)	0.000	(0.250)	(0.375)	(0.500)	(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)	(0.500)	(0.750)	(0.125)	(0.375)	(0.500)	(0.500)	(0.500)	(0.500)	(0.125)	(0.375)	(0.500)	(0.500)	(0.500)	(0.750)								
PROGRAM PRICE ADJUSTMENTS										LOAN AMOUNT UP TO \$3M				PROGRAM NOTES																		
LOAN AMOUNT > \$1.5M						0.125								MORTGAGE INSURANCE NOT NEEDED																		
INTEREST ONLY						0.750								CASH OUT LIMIT \$500,000																		
IMPOUND WAIVER						0.125								MAX DTI 43%																		
20 YR FIXED (ADD TO 30 YR FIXED)						(0.375)								\$3M MAX LOAN AMOUNT																		
10 YR FIXED (ADD TO 15 YR FIXED)						(0.500)				SECOND HOME ADJUSTMENTS				FIRST TIME HOME BUYER ALLOWED																		
STATE SPECIFIC CA						0.000				LTV <= 80%				0.875				LTV <= 85%				0.750				100% GIFT ALLOWED LTV <= 80% (PURCHASE & R/T ONLY)						
STATE SPECIFIC FL & TX						(0.125)				LTV <= 75%				0.875				LTV <= 80%				0.500				LTV <=80% REQUIRES 6 MONTHS RESERVES						
SAN BENITO & SANTA CLARA COUNTY CASH OUT						0.000				LTV <= 70%				0.625				LTV <= 70%				0.375				LTV <=85% REQUIRES 18 MONTHS RESERVES						
MAX PRICE AFTER LLPA						(1.500)				LTV <= 65%				0.500				LTV <= 65%				0.250				45 DAYS LOCK OFFERED WITH 0.25% TO 30 DAYS PRICING						

DELUXE JUMBO									
30 YEARS FIXED		15 YEARS FIXED		5/6 ARM (2/1/5)		7/6 ARM (5/1/5)		10/6 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%	(0.375)
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					PROGRAM 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)	(0.500)	(0.250)	0.000	0.000	INVESTMENT	0.250	2-4 UNITS <= 65%	0.125
780 - 799	(0.500)	(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	0.000	CONDO > 65%	0.125	LOAN AMOUNT > \$2M	0.125
740 - 759	(0.250)	(0.250)	0.000	0.000	0.000	CO-OP	0.750		
720 - 739	(0.250)	(0.250)	0.000	0.000	0.000	DELEGATED UP TO \$3M		MAX LTV 80%	
< 720	N/A	N/A	N/A	N/A	N/A				
								PURCHASE SPECIAL (0.375)	

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Today's Date: 01/09/2026
Effective Time: 09:11 AM
Current Index
SOFR Rate: 3.719%
Prime Rate: 6.750%

PACBAY INVESTOR SOLUTIONS DSCR										
30 YEARS FIXED		PROGRAM PRICE ADJUSTMENTS								
		FICO/LTV	LTV <= 50%	50.01% - 55%	55.01% - 60%	60.01% - 65%	65.01% - 70%	70.01% - 75%	75.01% - 80%	
PBI30	30DAYS	DSCR	760+	(1.500)	(1.375)	(1.250)	(0.875)	(0.250)	0.250	1.875
9.500%	(10.875)		740 - 759	(1.500)	(1.375)	(1.125)	(0.750)	0.000	0.500	2.125
9.375%	(10.625)		720 - 739	(1.125)	(1.000)	(0.875)	(0.500)	0.250	0.750	2.875
9.250%	(10.375)		700 - 719	(0.875)	(0.750)	(0.375)	0.125	1.000	1.750	4.125
9.125%	(10.125)		680 - 699	(0.500)	(0.125)	0.125	1.000	2.500	3.750	N/A
9.000%	(9.875)		660 - 679	0.000	0.375	0.875	1.625	3.000	5.500	N/A
8.875%	(9.625)		640 - 659	3.000	3.500	4.000	4.500	5.000	6.000	N/A
8.750%	(9.250)		620 - 639	N/A	N/A	N/A	N/A	N/A	N/A	N/A
8.625%	(9.000)	DSCR ADDITIONAL ADJUSTMENTS	>= 1.25	(0.500)	(0.500)	(0.500)	(0.625)	(0.625)	(0.625)	(0.625)
8.500%	(8.625)		1.00 - 1.24	0.000	0.000	0.000	0.000	0.000	0.000	0.000
8.375%	(8.250)		0.75 - 0.99	0.500	0.625	0.750	1.000	1.500	2.375	N/A
8.250%	(7.875)	HOUSING HISTORY	< 0.75	1.750	2.000	2.000	2.750	3.000	4.375	N/A
8.125%	(7.500)		0x60x12	0.375	0.375	0.375	0.500	0.500	N/A	N/A
8.000%	(7.125)	LOAN AMOUNT	<= \$150,000	0.750	0.750	0.875	0.875	1.750	2.000	
7.875%	(6.750)		\$150,001 - \$250,000	0.250	0.250	0.250	0.250	0.250	0.500	
7.750%	(6.375)		\$250,001 - \$1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	
7.625%	(5.875)		\$1,000,001 - \$1,500,000	0.000	0.000	0.000	0.000	0.000	0.000	0.500
7.500%	(5.500)		\$1,500,001 - \$2,000,000	0.000	0.000	0.125	0.125	0.250	0.500	N/A
7.375%	(5.000)		\$2,000,001 - \$2,500,000	0.375	0.375	0.500	0.750	1.000	N/A	N/A
7.250%	(4.375)		\$2,500,001 - \$3,000,000	0.750	0.750	1.125	1.250	N/A	N/A	N/A
7.125%	(3.750)		\$3,000,001 - \$3,500,000	1.500	1.500	1.500	1.500	2.000	N/A	N/A
7.000%	(3.125)	PURPOSE	CASH OUT & DSCR >= 1.0	0.375	0.375	0.375	0.500	0.750	1.250	N/A
6.875%	(2.500)		CASH OUT & DSCR < 1.0	0.750	0.750	0.750	0.875	1.250	1.750	N/A
6.750%	(1.875)	PROPERTY TYPE	CONDO	0.125	0.125	0.125	0.250	0.500	0.750	N/A
6.625%	(1.250)		CONDOTEL	1.375	1.375	1.375	1.375	1.375	1.375	N/A
6.500%	(0.500)		2 - 4 UNIT	0.500	0.500	0.500	0.500	0.625	0.750	N/A
6.375%	0.125	AMORTIZATION	40 YEAR MATURITY	0.250	0.250	0.250	0.250	0.250	0.375	0.500
6.250%	0.875		INTEREST ONLY	0.500	0.500	0.500	0.500	0.625	0.750	N/A
6.125%	1.625	PREPAYMENT PENALTY	5 YEARS	(0.750)	(0.750)	(0.750)	(0.750)	(0.875)	(1.000)	(1.125)
6.000%	2.625		4 YEARS	(0.500)	(0.500)	(0.500)	(0.500)	(0.625)	(0.625)	(0.750)
			3 YEARS	0.000	0.000	0.000	0.000	0.000	0.000	0.000
			2 YEARS	0.500	0.500	0.500	0.500	0.625	0.625	0.625
			1 YEAR	0.875	0.875	1.125	1.125	1.500	1.500	1.500
		OTHER	NO PENALTY	1.250	1.250	1.500	1.500	1.750	1.750	
			ESCROW WAIVER	0.250	0.250	0.250	0.250	0.250	0.250	0.250
PREPAY TERM	MAX PRICE									
5 YRS / 4 YRS	5.0 / 4.5									
3 YRS / 2 YRS	4.0 / 3.5									
1 YR / NO PPP	1.5 / 0.5									

0.250 ADJUSTMENT APPLIES TO ALL NON CA PROPERTIES FOR ALL PROGRAMS

PACBAY INVESTOR DSCR										
30 YEARS FIXED		PROGRAM PRICE ADJUSTMENTS								
		LTV <= 50%	LTV <= 55%	LTV <= 60%	LTV <= 65%	LTV <= 70%	LTV <= 75%	LTV <= 80%	LTV <= 85%	
PBPDSCR30	30DAYS	760+	(1.625)	(1.375)	(1.250)	(0.875)	(0.250)	0.750	N/A	
9.375%	(6.375)	740 - 759	(1.500)	(1.250)	(1.125)	(0.875)	(0.750)	(0.125)	0.875	N/A
9.250%	(6.250)	720 - 739	(1.375)	(1.125)	(1.000)	(0.625)	0.000	1.500	N/A	
9.125%	(6.000)	700 - 719	(0.875)	(0.750)	(0.625)	(0.250)	0.000	0.500	2.625	N/A
9.000%	(5.875)	680 - 699	(0.125)	0.000	0.250	0.500	1.125	1.750	N/A	N/A
8.875%	(5.625)	660 - 679	5.000	5.000	5.000	5.000	5.000	N/A	N/A	N/A
8.750%	(5.500)	CASH OUT	0.250	0.250	0.375	0.375	0.625	0.875	N/A	N/A
8.625%	(5.250)	DSCR > 1.15	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	N/A
8.500%	(5.000)	DSCR < 1.1	0.000	0.000	0.000	0.000	0.250	0.250	0.375	N/A
8.375%	(4.750)	DSCR < 1.0	5.000	5.000	5.000	5.000	N/A	N/A	N/A	N/A
8.250%	(4.500)	LOAN AMOUNT < 150K	0.750	0.750	0.750	0.750	0.750	0.750	0.750	N/A
8.125%	(4.250)	INTEREST ONLY	0.250	0.250	0.250	0.500	0.500	0.625	1.500	N/A
8.000%	(3.875)	WARRANTABLE CONDO	0.000	0.000	0.000	0.000	0.125	0.375	0.500	N/A
7.875%	(3.625)	2-4 UNITS	0.375	0.375	0.500	0.500	0.625	0.875	1.125	N/A
7.750%	(3.250)	1x30x12	5.000	5.000	5.000	5.000	N/A	N/A	N/A	N/A
7.625%	(3.000)	PROGRAM NOTES								
7.500%	(2.625)	CREDIT EVENTS 2+ YRS				PREPAYMENT PENALTY BUY DOWN 0.375/YR				
7.375%	(2.250)	HOUSING HISTORY 0x60x12				PPP MAX PRICE: 4YR+ (4.000)/ 3YR (3.500)/ 2YR (2.000)/ 1YR (1.500)/ 0YR (1.000)				
7.250%	(1.875)	MINIMUM LOAN AMOUNT \$150,000				ARM INDEX: 30 DAY SOFR				
7.125%	(1.500)	ARM MARGIN 3.50%				ARM FLOOR: MARGIN				
		ARM CAPS (5/6) 2/2/5 ARM CAPS (7/6) 5/2/5				NO PREPAYMENT PENALTY WILL RESULT IN NO YSP				
PREPAYMENT PENALTY ADJUSTMENT		MIN DSCR RATIO: 0.8			\$2M MAX LOAN AMOUNT		MIN FICO 700 UP TO 80% LTV		NO TRID	
5 YEAR	(0.500)									
4 YEAR	(0.375)									
3 YEAR	0.000									
	NO PENALTY									

MAX PRICE (3.500) AFTER LLPA

PACBAY ITIN										
30 YEARS FIXED			PROGRAM PRICE ADJUSTMENTS							
					LTV <= 55%	LTV <= 60%	LTV <= 65%	LTV <= 70%	LTV <= 75%	LTV <= 80%
PBITIN30	30DAYS	FULL DOC	>= 760	(3.375)	(3.250)	(3.125)	(3.000)	(2.875)	(1.875)	
10.125%	(4.250)		740 - 759	(3.250)	(3.125)	(3.000)	(2.875)	(2.375)	(1.125)	
10.000%	(4.000)		720 - 739	(3.125)	(3.000)	(2.875)	(2.625)	(1.875)	(0.375)	
9.875%	(3.750)		700 - 719	(3.000)	(2.875)	(2.750)	(2.000)	(1.125)	0.750	
9.750%	(3.500)		680 - 699	(2.875)	(2.750)	(2.375)	(1.500)	(0.250)	N/A	
9.625%	(3.125)	12 MO FULL DOC	>= 660	N/A	N/A	N/A	N/A	N/A	N/A	
9.500%	(2.750)	24/12 MONTH BANK STATEMENTS	>= 760	(3.125)	(3.000)	(2.625)	(2.375)	(1.875)	(0.625)	
9.375%	(2.375)		740 - 759	(3.000)	(2.875)	(2.500)	(2.250)	(1.375)	0.125	
9.250%	(2.125)		720 - 739	(2.875)	(2.750)	(2.375)	(2.000)	(0.875)	0.875	
9.125%	(1.875)		700 - 719	(2.750)	(2.625)	(2.250)	(1.375)	(0.125)	2.000	
9.000%	(1.625)		680 - 699	(2.625)	(2.500)	(1.875)	(0.875)	0.750	N/A	
8.875%	(1.375)	660 - 679	N/A	N/A	N/A	N/A	N/A	N/A		
8.750%	(1.000)	1 YR P&L**	>= 660	0.750	0.750	0.750	0.750	0.750	0.750	
8.625%	(0.750)	1099 DOC TYPE**	>= 660	0.000	0.000	0.000	0.000	0.000	0.000	
8.500%	(0.375)	PRODUCT	INTEREST ONLY	N/A	N/A	N/A	N/A	N/A	N/A	
8.375%	(0.125)		5/6 ARM	(0.100)	(0.100)	(0.100)	(0.100)	(0.100)	(0.100)	
8.250%	0.250	LOAN AMOUNT	< \$150,000	0.500	0.625	0.625	0.875	1.125	1.500	
8.125%	0.500		< \$300,000	0.000	0.000	0.000	0.125	0.250	0.375	
8.000%	0.875		> \$1,000,000	0.000	0.000	0.125	0.375	0.500	0.750	
7.875%	1.250	OTHER	CASH OUT	1.125	1.250	1.500	N/A	N/A	N/A	
7.750%	1.625		SECOND HOME	0.500	0.625	0.750	1.000	N/A	N/A	
7.625%	2.125		INVESTMENT	0.500	0.625	0.750	1.000	N/A	N/A	
7.500%	2.500		CONDO	0.250	0.250	0.375	0.500	0.625	0.750	
7.375%	3.000		NON WARRANTABLE	1.000	1.000	1.000	1.000	1.000	1.500	
7.250%	3.500		2-4 UNITS	1.250	1.500	1.875	2.250	2.500	3.000	
7.125%	4.000		DTI > 43%	0.000	0.125	0.125	0.125	0.250	0.250	
7.000%	4.500		ESCROW WAIVER	N/A	N/A	N/A	N/A	N/A	N/A	
PROGRAM NOTES										
MORTGAGE HISTORY:			0 X 60 X 12		ARM CAPS (5/6):		2 / 1 / 5		MIN. FICO (PURCHASE): 620	
FORECLOSURE / SHORTSALE / DIL SEASONING:			24 MONTHS		ARM FLOOR:		MARGIN		MIN. FICO (REFINANCE): 660	
MINIMUM LOAN AMOUNT:			\$100,000		MAX LOAN AMOUNT:		\$1.5MM		DECLINING MARKET: REDUCE LTV BY 5%	
MAX. CASH OUT:			\$500,000		STANDARD MAX DTI:		50%		LENDER FEE: \$1,490	
INELIGIBLE STATES:			AK, HI		RESIDUAL INCOME LIMIT:		\$1,500		MARGIN: 6.00% SOFR	



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
BANK STATEMENTS (PPA56BS & PPA30BS ONLY)	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
	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
BANK STATEMENTS	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	0.000	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	2.250
	7/6 ARM	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125
LOAN AMOUNT	\$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
DTI	00.01% - 43%	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	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
PURPOSE	PURCHASE	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)
	Cash-Out	0.250	0.375	0.375	0.375	0.500	1.000	1.750	N/A	N/A
OTHER MISCELLANEOUS	No Escrows (No HPML)	0.150	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	0.000
	Second Home	0.125	0.125	0.125	0.250	0.250	0.250	0.375	0.625	0.500
PROPERTY TYPE	Condo-Warrantable	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	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
DEROGATORY CREDIT	1 x 30 x 12	0.750	0.750	0.750	0.750	0.750	0.750	0.750	0.750	1.250
	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
	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 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
		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			





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%	75.01 - 80%
12 MONTHS CPA P&L (EP56PL & EP30PL ONLY)	≥ 780	(1.125)	(1.000)	(0.875)	(0.750)	(0.125)	0.125	0.750
	760 - 779	(1.000)	(0.875)	(0.750)	(0.625)	0.000	0.250	0.750
	740 - 759	(1.000)	(0.875)	(0.625)	(0.500)	0.250	0.500	1.125
	720 - 739	(0.875)	(0.750)	(0.500)	(0.250)	0.375	1.000	2.125
	700 - 719	(0.750)	(0.625)	(0.375)	(0.125)	0.750	1.625	2.625
	680 - 699	(0.125)	0.000	0.625	1.125	2.250	3.625	4.750
WVOE (EP56WV & EP30WV ONLY)	660 - 679	0.500	0.625	1.500	1.875	3.250	4.375	5.375
	≥ 780	(1.375)	(1.250)	(1.125)	(1.000)	(0.625)	(0.375)	0.000
	760 - 779	(1.250)	(1.125)	(1.000)	(0.875)	(0.500)	(0.250)	0.000
	740 - 759	(1.250)	(1.125)	(0.875)	(0.750)	(0.250)	0.000	0.375
	720 - 739	(1.125)	(1.000)	(0.750)	(0.500)	(0.125)	0.500	1.375
	700 - 719	(1.000)	(0.875)	(0.625)	(0.375)	0.250	1.125	1.875
LOAN AMOUNT	680 - 699	(0.375)	(0.250)	0.375	0.875	1.750	3.125	4.000
	660 - 679	0.250	0.375	1.250	1.625	2.750	3.875	4.625
	\$150,000 - \$250K	0.000	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	0.250	0.500	0.625
INTEREST ONLY	\$2,500,001 - \$3,000,000	0.000	0.125	0.250	0.375	0.500	0.625	N/A
	\$3,000,001 - \$3,500,000	0.250	0.250	0.500	0.625	N/A	N/A	N/A
	INTEREST ONLY	0.250	0.375	0.500	0.500	0.625	0.750	1.000
OTHER MISCELLANEOUS	ESCROW WAIVER	0.125	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)	(0.325)
	CASH OUT / DEBT CONSOLIDATION	0.375	0.375	0.500	0.750	0.875	1.250	1.500
OCCUPANCY	SECOND HOME	(0.125)	(0.125)	(0.125)	(0.125)	0.000	0.000	0.000
	INVESTMENT	0.000	0.000	0.125	0.125	0.250	0.250	0.500
PROPERTY TYPE	CONDO	0.250	0.250	0.375	0.375	0.500	0.625	0.750
	NON-WARRANTABLE CONDO	0.375	0.375	0.500	0.500	0.625	0.750	0.750
	2-4 UNITS	0.250	0.250	0.375	0.375	0.500	0.500	0.750
PREPAYMENT PENALTY ADJUSTMENT (NOO ONLY)		CASH OUT REQUIREMENTS				INTEREST ONLY RESTRICTIONS		
5 YEAR	(0.750)	2 YEAR	0.375	LTV > 60%		MIN 700 FICO		
4 YEAR	(0.375)	1 YEAR	0.750	LTV <= 60%				
3 YEAR	0.000	NO PPP	1.125					
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%	LTV <= 70%	LTV <= 75%	LTV <= 80%
				≥ 780	(0.875)	(0.625)	(0.500)	(0.375)	0.125	0.625	1.500
				760 - 779	(0.875)	(0.625)	(0.375)	0.000	0.375	0.875	1.750
				740 - 759	(0.750)	(0.500)	(0.250)	0.125	0.500	1.000	1.875
				720 - 739	(0.625)	(0.375)	(0.125)	0.250	0.750	1.125	2.125
				700 - 719	(0.500)	(0.125)	0.125	0.625	1.250	2.500	N/A
				680 - 699	(0.125)	0.250	0.750	2.000	3.125	3.500	N/A
				660 - 679	0.125	0.500	1.000	2.250	3.375	N/A	N/A
				\$125,000 - \$250K	0.000	0.000	0.000	0.000	0.000	0.375	0.500
				NO RATIO	0.875	1.125	1.250	1.750	2.000	2.375	N/A
				DSCR 0.75 - 0.99	0.250	0.375	0.500	0.750	0.875	1.000	N/A
				DSCR 1.00 - 1.24	0.000	0.000	0.000	0.000	0.000	0.000	0.000
				DSCR 1.25	(0.250)	(0.250)	(0.250)	(0.375)	(0.375)	(0.375)	(0.375)
				FC/SS/DIL/BK7 36 - 47 MO	0.625	0.625	0.625	0.625	0.625	0.750	1.125
				CASH OUT / DEBT CONSOLIDATION	0.625	0.750	0.875	1.125	1.500	1.875	N/A
				INTEREST ONLY	0.125	0.125	0.250	0.250	0.500	0.625	N/A
				ESCROW WAIVER	0.125	0.125	0.125	0.125	0.125	0.250	0.375
				CONDO	0.125	0.125	0.375	0.500	0.625	0.750	N/A
				NON-WARRANTABLE CONDO	0.375	0.375	0.500	0.500	0.625	0.750	N/A
				2-4 UNITS	0.250	0.250	0.500	0.500	0.500	0.750	N/A
				MAX PRICE			MAX LTV 80%			NO RATIO AVAILABLE	
				NO PPP			INTEREST ONLY RESTRICTIONS				
				1 YR PPP			DSCR ≥ 1.00			MIN 700 FICO, MAX 75% LTV	
				2 - 4 YR PPP			DSCR ≥ 0.75			MIN 700 FICO, MAX 70% LTV	
				5 YR PPP			NO RATIO			NOT PERMISSIBLE	
PREPAYMENT PENALTY ADJUSTMENT											
5 YEAR	(1.000)	2 YEAR	0.375								
4 YEAR	(0.500)	1 YEAR	0.750								
3 YEAR	0.000	NO PPP	1.125								

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			



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%
	≥ 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
BANK STATEMENTS 24MO, 12MO (PROGRAM CODE: PB30HES/BS, PB20HES/BS, PB15HES/BS, PB10HES/BS)	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
	≥ 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
P&L ONLY, WVOE	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
	≥ 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
PRODUCT	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
	30/15YR BALLOON	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
	INTEREST ONLY	N/A	N/A	N/A	N/A	N/A	N/A	N/A	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
	\$75,001 - \$100,000	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
	\$150,001 - \$750,000	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
DTI	00.01 - 43	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
	45.01 - 50	0.750	0.750	0.750	0.750	0.750	0.750	1.000	1.250	1.250
OCCUPANCY	SECOND HOME	0.500	0.500	0.500	0.500	0.625	0.750	0.750	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	0.500	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
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.				
	AVM CONFIDENCE FACTOR > 90% REQUIRED.					NO MULTIPLE EVENTS IN THE PAST 7 YEARS.				
ASSETS:	NO RESERVES REQUIRED.			INELIGIBLE STATE:		TEXAS SECTION 50(A)(6) EQUITY CASH-OUT.				
LISTING HISTORY:	PROPERTIES LISTED FOR SALE IN THE LAST 6 MONTHS ARE INELIGIBLE.			TITLE SEASONING:		6 MONTHS REQUIRED.				
HOUSING HISTORY:	0 X 30 X 12 FOR ALL BORROWERS. MIN. 12 MONTHS HOUSING HISTORY REQUIRED.			INELIGIBLE BORROWERS:		NON-OCCUPANT CO-BORROWERS.				
CREDIT:	STANDALONE - THREE 12 MO. OR TWO 24 MO. TRADELINES WITH ACTIVITY WITHIN 12 MO.			COMPLIANCE:		NO SECTION 32 ALLOWED.				
	PIGGYBACK - AUS DETERMINED.			QUALIFYING PAYMENT:		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										
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										

CORPORATE OFFICE
15030 LA MIRADA BLVD
LA MIRADA, CA 90638
TEL: 714-367-5125
https://www.pacbaylending.com



Today's Date: 01/09/2026
Effective Time: 09:11 AM
Current Index
SOFR Rate: 3.719%
Prime Rate: 6.750%

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	PB10HES	30 DAYS	
13.250%	(11.750)	13.250%	(12.125)	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)	13.125%	(12.000)	
13.000%	(11.500)	13.000%	(11.875)	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)	12.875%	(11.750)	
12.750%	(11.250)	12.750%	(11.625)	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)	12.625%	(11.500)	
12.500%	(11.000)	12.500%	(11.375)	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)	12.375%	(11.250)	
12.250%	(10.750)	12.250%	(11.125)	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)	12.125%	(11.000)	
12.000%	(10.500)	12.000%	(10.875)	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)	11.875%	(10.750)	
11.750%	(10.250)	11.750%	(10.625)	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)	11.625%	(10.500)	
11.500%	(10.000)	11.500%	(10.375)	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)	11.375%	(10.250)	
11.250%	(9.750)	11.250%	(10.125)	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)	11.125%	(9.875)	
11.000%	(9.250)	11.000%	(9.625)	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)	10.875%	(9.375)	
10.750%	(8.750)	10.750%	(9.125)	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)	10.625%	(8.875)	
10.500%	(8.250)	10.500%	(8.625)	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)	10.375%	(8.375)	
10.250%	(7.750)	10.250%	(8.125)	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
BANK STATEMENTS 24MO, 12MO (PROGRAM CODE: PB30HES/BS, PB20HES/BS, PB15HES/BS, PB10HES/BS)	660 - 679	4.250	4.375	4.875	5.500	6.000	N/A	N/A	N/A	N/A
	≥ 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
P&L ONLY, WVOE	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
	≥ 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
PRODUCT	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
	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	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	\$50,000 - \$75,000	0.250	0.250	0.250	0.250	0.250	0.250	0.250	N/A	N/A
LOAN AMOUNT	\$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
		0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A
DTI	00.01 - 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										
UP TO 80% CLTV					STAND ALONE ALLOWED					
1 YEAR TAX RETURNS					WVOE & 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: CREDIT EVENT:		PAYOFF OF NON PURCHASE MONEY SECOND ALLOWED. NO FORECLOSURE / SS & DIL, BK IN 4 YEARS. NO MULTIPLE EVENTS IN THE PAST 7 YEARS.			
ASSETS:	NO RESERVES REQUIRED.				INELIGIBLE STATE:		TEXAS SECTION 50(A)(6) EQUITY CASH-OUT.			
LISTING HISTORY:	PROPERTIES LISTED FOR SALE IN THE LAST 6 MONTHS ARE INELIGIBLE.				TITLE SEASONING:		6 MONTHS REQUIRED.			
HOUSING HISTORY:	0 X 30 X 12 FOR ALL BORROWERS. MIN. 12 MONTHS HOUSING HISTORY REQUIRED.				INELIGIBLE BORROWERS:		NON-OCCUPANT CO-BORROWERS.			
CREDIT:	STANDALONE - THREE 12 MO. OR TWO 24 MO. TRADELINES WITH ACTIVITY WITHIN 12 MO. PIGGYBACK - AUS DETERMINED.				COMPLIANCE: QUALIFYING PAYMENT:		NO SECTION 32 ALLOWED. 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										
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										



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FHA HECM Programs

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

HECMF, HECM1M, HECM1Y

Effective Date	1/6/2025	Effective Time	6:00 PM EST	Rate Sheet Number	010626-01
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	00.00% 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	00.00% 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.