



Wholesale Rate Sheet

04/06/2023 PST

Welcome to PHINANCE US
www.phinanceus-tpo.com

Lock Desk: xxx-xxx-xxxx

Sales Support: (888) 585-6264

4929 Wilshire Blvd, Suite 1010 Los Angeles, CA 94612

NMLS:1647860 DRE:01136153

Lock Desk Available Until 5:00 PM PST

Ratelocks@phinanceus.com

FANNIE MAE CONVENTIONAL PRODUCTS

Table with 3 main sections: CONFORMING 30 YEAR FIXED, CONFORMING 20 YEAR FIXED, and CONFORMING 15 YEAR FIXED. Each section has columns for RATE, 15 DAY, 30 DAY, 45 DAY, and 60 DAY.

Table with 3 main sections: HIGH BALANCE 30 YEAR FIXED, CONFORMING 10 YEAR FIXED, and HIGH BALANCE 15 YEAR FIXED. Each section has columns for RATE, 15 DAY, 30 DAY, 45 DAY, and 60 DAY.

Table with 3 main sections: CONFORMING 5/6m SOFR ARM, CONFORMING 7/6m SOFR ARM, and CONFORMING 10/6m SOFR ARM. Each section has columns for RATE, 15 DAY, 30 DAY, 45 DAY, and 60 DAY.

Table with 3 main sections: HIGH BALANCE 5/6m SOFR ARM, HIGH BALANCE 7/6m SOFR ARM, and HIGH BALANCE 10/6m SOFR ARM. Each section has columns for RATE, 15 DAY, 30 DAY, 45 DAY, and 60 DAY.



Rate sheets are intended for use by mortgage professionals only.



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FREDDIE MAC CONVENTIONAL / HOME POSSIBLE / HOME ONE PRODUCTS

Table with 15 columns: RATE, 15 DAY, 30 DAY, 45 DAY, 60 DAY. It is divided into three sections: CONFORMING 30 YEAR FIXED, CONFORMING 20 YEAR FIXED, and CONFORMING 15 YEAR FIXED.

Table with 15 columns: RATE, 15 DAY, 30 DAY, 45 DAY, 60 DAY. It is divided into three sections: SUPER CONFORMING 30 YEAR FIXED, CONFORMING 10 YEAR FIXED, and SUPER CONFORMING 15 YEAR FIXED.

Table with 15 columns: RATE, 15 DAY, 30 DAY, 45 DAY, 60 DAY. It is divided into three sections: CONFORMING 5/6m SOFR ARM, CONFORMING 7/6m SOFR ARM, and CONFORMING 10/6m SOFR ARM.

Table with 15 columns: RATE, 15 DAY, 30 DAY, 45 DAY, 60 DAY. It is divided into three sections: SUPER CONFORMING 5/6m SOFR ARM, SUPER CONFORMING 7/6m SOFR ARM, and SUPER CONFORMING 10/6m SOFR ARM.





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CONVENTIONAL PRODUCTS - LLPA

CREDIT SCORE	FICO / LTV ADJUSTMENTS FOR LOANS WITH A TERM GREATER THAN 15 YEARS								
	<=60	60.01 - 70.00	70.01 - 75.00	75.01 - 80.00	80.01 - 85.00	85.01 - 90.00	90.01 - 95.00	95.01-97	>97
740+	0.000	(0.250)	(0.250)	(0.500)	(0.250)	(0.250)	(0.250)	(0.750)	(0.750)
720 - 739	0.000	(0.250)	(0.500)	(0.750)	(0.500)	(0.500)	(0.500)	(1.000)	(1.000)
700 - 719	0.000	(0.500)	(1.000)	(1.250)	(1.000)	(1.000)	(1.000)	(1.500)	(1.500)
680 - 699	0.000	(0.500)	(1.250)	(1.750)	(1.500)	(1.500)	(1.250)	(1.500)	(1.500)
660 - 679	0.000	(1.000)	(2.250)	(2.750)	(2.750)	(2.250)	(2.250)	(2.250)	(2.250)
640 - 659	(0.500)	(1.250)	(2.750)	(3.000)	(3.250)	(2.750)	(2.750)	(2.750)	(2.750)
620 - 639	(0.500)	(1.500)	(3.000)	(3.000)	(3.250)	(3.250)	(3.250)	(3.500)	(3.500)
< 620	(0.500)	(1.500)	(3.000)	(3.000)	(3.250)	(3.250)	(3.250)	(3.500)	(3.500)

CREDIT SCORE	CASH-OUT REFI ADJUSTMENTS (ALL LOAN TERMS)								
	<=60	60.01 - 70.00	70.01 - 75.00	75.01 - 80.00	80.01 - 85.00	85.01 - 90.00	90.01 - 95.00	95.01-97	>97
740+	(0.375)	(0.750)	(1.375)	(1.875)	N/A	N/A	N/A	N/A	N/A
720 - 739	(0.500)	(1.125)	(1.500)	(2.000)	N/A	N/A	N/A	N/A	N/A
700 - 719	(0.500)	(1.125)	(1.625)	(2.000)	N/A	N/A	N/A	N/A	N/A
680 - 699	(0.625)	(1.500)	(1.625)	(2.000)	N/A	N/A	N/A	N/A	N/A
660 - 679	(0.875)	(1.750)	(1.750)	(2.000)	N/A	N/A	N/A	N/A	N/A
640 - 659	(0.875)	(1.875)	(1.875)	(2.125)	N/A	N/A	N/A	N/A	N/A
620 - 639	(0.875)	(1.875)	(1.875)	(2.125)	N/A	N/A	N/A	N/A	N/A
<620	(0.875)	(1.875)	(1.875)	(2.125)	N/A	N/A	N/A	N/A	N/A

PhinanceUS ADJUSTMENTS	STANDARD ADJUSTMENTS	SUBORDINATE FINANCED PRICE ADJUSTMENTS				HIGH BALANCE ADJUSTMENTS	
LOAN AMOUNT ADJUSTMENTS	NOO <= 75% (2.125)	LTV	CLTV	FICO		Cash-out Refinance See	
\$100,000 - \$124,999 (0.250)	NOO 75.01-80% (3.375)			<720	>=720		Purchase or R/T Refinance See
\$75,000 - \$99,999 (0.375)	NOO >80% (4.125)	ALL	ALL	(0.375)	(0.375)	ARM <= 75% See	
\$40,000 - \$74,999 (1.500)	Condo (attached) >75% (0.750)	(Sub Fin LLPAs below also apply)				ARM > 75% Below	
\$40,000 min loan amount	ARM > 90% LTV (0.250)	<=65.00%	80.01% - 95.00%	(0.500)	(0.250)	20 Yr (add to 20 Yr Price) (1.250)	
OTHER ADJUSTMENTS	2nd Home >85% LTV See	65.01% - 75.00%	80.01% - 95.00%	(0.750)	(0.500)	LONG TERM RATE LOCKS	
No Escrow (Non CA) (0.250)	2nd Home <= 85% LTV Below	75.01% - 95.00%	90.01% - 95.00%	(1.000)	(0.750)	(add to 60 day price)	
No Escrow (CA) (0.125)	2 Unit - All LTV (1.000)	75.01% - 90.00%	76.01% - 90.00%	(1.000)	(0.750)	Rate Adj. Price Adj.	
TX Property 0.125	3-4 Unit <= 80% LTV (1.000)	<=95.00%	95.01% - 97.00%	(1.500)	(1.500)	75 Day Lock N/A (0.375)	
NY Property 0.125	3-4 Unit 80.01 - 85% LTV (1.500)	Home Ready and Home Possible Cumulative LLPA Caps - If the sum of all non LLPAs exceeds the cap shown below, the excess will be waived. P-US adj. are in addition to the capped adj. The HomeStyle Reno adj does NOT qualify for the LLPA cap.				*Fixed Rates Only	
MAX PRICE PAID AFTER ALL ADJUSTMENTS IS 103.000	3-4 Unit > 85% LTV (2.000)	LTV/FICO		LLPA Cap			
	Manufactured Home (0.500)	LTV > 80% and FICO >= 680	0.000				
	HomeStyle/Choice Renovation ¹ (0.500)	All other LTV and FICO combinations	0.000				
	Adverse Market Refinance Fee 0.000	<small>¹Manufactured home LLPA does not apply to MH Advantage eligible properties</small>					

FHFA Loan Level Price Adjustments											
Product Features	Lock Period	LTV Range									
		<= 60%	60.01-70.00%	70.01-75.00%	75.01-80.00%	80.01-85.00%	85.01-90.00%	90.01-95.00%	95.01-97.00%	>97.00	
Second Home	All	(1.125)	(1.625)	(2.125)	(3.375)	(4.125)	(4.125)	(4.125)	(4.125)	(4.125)	
High Balance Loan Programs											
Product Features	Lock Period	LTV Range									
		<= 60%	60.01-70.00%	70.01-75.00%	75.01-80.00%	80.01-85.00%	85.01-90.00%	90.01-95.00%	95.01-97.00%	>97.00	
Purchase or R/T Refinance	All	(0.500)	(0.750)	(0.750)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	
Cash-out Refinance	All	(1.250)	(1.500)	(1.500)	(1.750)	N/A	N/A	N/A	N/A	N/A	
High-Bal ARM	All	(0.750)	(0.750)	(0.750)	(1.500)	(1.500)	(1.500)	(1.750)	(1.750)	(1.750)	





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STATE ADJUSTMENTS (All Products)

	Adjustment
REGION 1: AZ, CA,	0.000
REGION 1: TX	0.000
REGION 2: CO	0.000
REGION 3:	0.000
REGION 4:	0.000

ADMIN FEES **Conventional & Government Lock Extensions**

QM Admin Fee \$1,170 Non QM Admin Fee \$1,595 Reno Pre-Review \$350 Contractor Validation: \$395 Renovation Loan Products: Supplemental/Draw Admin Fee Collected at Funding	Each Day is -0.03 bps/Day
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Specials **Notes**

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Rates, fees, and programs are subject to change without notice. Information is intended for Mortgage Professionals only, and not for distribution to consumers, as defined by Section 226.2 of Reg Z which implements the Truth In Lending Act. All pricing and lock requests subject to confirmation and does not commit PhinanceUS to fund any loan.
 PhinanceUS, LLC NMLS #1647860



Howard U - DSCR

Rate	5/6 ARM	7/6 ARM	10/6 ARM	15 YR FIX	30 YR FIX
6.875	96.050	96.000	95.900	96.050	95.900
7.000	96.800	96.750	96.650	96.800	96.650
7.125	97.550	97.500	97.400	97.550	97.400
7.250	98.175	98.125	98.025	98.175	98.025
7.375	98.800	98.750	98.650	98.800	98.650
7.500	99.425	99.375	99.275	99.425	99.275
7.625	99.800	99.750	99.650	99.800	99.650
7.750	100.175	100.125	100.025	100.175	100.025
7.875	100.550	100.500	100.400	100.550	100.400
8.000	100.925	100.875	100.775	100.925	100.775
8.125	101.300	101.250	101.150	101.300	101.150
8.250	101.675	101.625	101.525	101.675	101.525
8.375	102.050	102.000	101.900	102.050	101.900
8.500	102.425	102.375	102.275	102.425	102.275
8.625	102.800	102.750	102.650	102.800	102.650
8.750	103.175	103.125	103.025	103.175	103.025
8.875	103.550	103.500	103.400	103.550	103.400
9.000	103.925	103.875	103.775	103.925	103.775
9.125	104.300	104.250	104.150	104.300	104.150
9.250	104.675	104.625	104.525	104.675	104.525
9.375	105.050	105.000	104.900	105.050	104.900
9.500	105.300	105.250	105.150	105.300	105.150
9.625	105.550	105.500	105.400	105.550	105.400
9.750	105.800	105.750	105.650	105.800	105.650
9.875	106.050	106.000	105.900	106.050	105.900
10.000	106.300	106.250	106.150	106.300	106.150
10.125	106.550	106.500	106.400	106.550	106.400
10.250	106.800	106.750	106.650	106.800	106.650
10.375	107.050	107.000	106.900	107.050	106.900

Fees		
Underwriting Fee		\$1,595
Prepay Term	Min Price	Max Price
60 Months	98.000	106.000
48 Months	98.000	105.500
36 Months	98.000	105.000
24 Months	98.000	104.500
12 Months	98.000	102.000
No Penalty	98.000	101.000
1) Prepayment penalties not allowed in AK, KS, MI, MN, NM, and RI 2) Prepayment penalties not allowed on loans vested to individuals in IL and NJ 3) Prepayment penalties not allowed on loan amounts less than \$301,022 in PA 4) Only declining prepayment penalty structures allowed in MS 5) Acceptable structures include the following: *6 mo Interest *3%, 4%, or 5% fixed percentage *Declining structures that do not exceed 5% and do not drop below 3% in the first 3 year For example: (5%/4%/3%/3%/3%) or (5%/4%/3%/2%/1%)		

Price Adjustments	FICO/CLTV	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
DSCR	760+	1.875	1.625	1.375	0.875	0.250	-0.250	-2.500
	740-759	1.750	1.500	1.250	0.750	0.000	-0.500	-2.750
	720-739	1.500	1.250	1.000	0.500	-0.250	-0.750	-3.500
	700-719	0.875	0.625	0.375	-0.125	-1.000	-1.375	-4.250
	680-699	0.250	-0.125	-0.125	-0.625	-1.750	-3.000	NA
	660-679	0.000	-0.375	-0.625	-1.125	-2.250	-4.750	NA
	640-659	-2.500	-3.000	-3.500	-4.000	-4.250	NA	NA
	620-639	-3.500	-4.000	-4.250	-4.750	-5.000	NA	NA
600-619	NA	NA	NA	NA	NA	NA	NA	

Price Adjustments		<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
DSCR	>=1.25	0.500	0.500	0.500	0.500	0.500	0.500	0.500
Additional Adjustments	1.00-1.24	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	.75-.99	-1.250	-1.250	-1.250	-1.750	-2.250	-2.500	NA
	<.75	-2.250	-2.250	-2.250	-3.000	-3.250	-4.000	NA
Housing History	0x60x12	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	NA
Housing Event	>=36 Mo	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Seasoning	24 - 35 Mo	-0.250	-0.250	-0.250	-0.250	-0.375	-0.375	NA
Loan Balance	<=\$150,000	-0.750	-0.750	-0.875	-0.875	-0.875	-1.750	-2.000
	\$150,001 - \$250,000	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
	\$250,001 - \$500,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	\$500,001 - \$1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	\$1,000,001 - \$1,500,000	0.000	0.000	0.000	0.000	0.000	0.000	NA
	\$1,500,001 - \$2,000,000	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	NA
	\$2,000,001 - \$2,500,000	-0.125	-0.125	-0.250	-0.375	-0.500	NA	NA
\$2,500,001 - \$3,000,000	-0.500	-0.500	-0.500	-0.625	-0.750	NA	NA	
\$3,000,001 - \$3,500,000	-0.750	-0.750	-0.750	-0.875	-1.000	NA	NA	
Purpose	Cash-Out Refi & FICO>=700	-0.375	-0.375	-0.375	-0.500	-0.750	-1.250	NA
	Cash-Out Refi & FICO<700	-0.500	-0.500	-0.500	-0.500	-1.500	-2.000	NA
Property Type	Condo	-0.125	-0.125	-0.125	-0.250	-0.500	-0.750	NA
	Condotel	-1.375	-1.375	-1.375	-1.375	-1.375	-1.375	NA
	2-4 Unit	-0.500	-0.500	-0.500	-0.500	-0.625	-0.750	NA
State	CT, IL, NJ, NY	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Amortization	40 Year Maturity	-0.250	-0.250	-0.250	-0.250	-0.250	-0.375	-0.500
	Interest Only	-0.500	-0.500	-0.500	-0.500	-0.625	-0.750	-1.000
5% Fixed Prepayment Penalty Term ¹⁻⁵	60 Months	0.875	0.875	0.875	0.875	1.000	1.000	1.000
	48 Months	0.625	0.625	0.625	0.625	0.750	0.750	0.750
	36 Months	0.250	0.250	0.250	0.250	0.250	0.250	0.250
	24 Months	-0.375	-0.375	-0.375	-0.375	-0.500	-0.500	-0.500
	12 Months	-1.125	-1.125	-1.375	-1.375	-1.625	-1.625	-1.625
No Penalty	-1.750	-1.750	-2.000	-2.000	-2.250	-2.250	-2.250	
Prepayment Penalty Term ¹⁻⁵ (Other allowable PPP)	60 Months	0.500	0.500	0.500	0.500	0.625	0.750	0.875
	48 Months	0.375	0.375	0.375	0.375	0.500	0.500	0.625
	36 Months	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	24 Months	-0.500	-0.500	-0.500	-0.500	-0.625	-0.625	-0.625
	12 Months	-1.250	-1.250	-1.500	-1.500	-1.750	-1.750	-1.750
No Penalty	-1.750	-1.750	-2.000	-2.000	-2.250	-2.250	-2.250	
Other	Escrow Waiver	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

Other Price Adjustments	ARM Requirements	Program Restrictions
Lock Period	ARM Index	Housing
30 days	SOFR 30AVG	1x30x12
45 days	ARM Margin	(BK/FC/SS/DIL)
60 days	ARM Margin	24.0
5 Days	Syr ARM Caps	Min FICO
	7yr & 10yr ARM Caps	600
	Reset Frequency	Max LTV
		80

Product	Amort Term	Term	I/O Term
5yr ARM & 7yr ARM & 10yr ARM	360	360	NA
5yr ARM I/O & 7yr ARM I/O & 10yr ARM I/O	240	360	120
5yr ARM I/O & 7yr ARM I/O & 10yr ARM I/O	360	480	120
15 YR FIXED	180	180	NA
30 YR FIXED	360	360	NA
30 YR FIXED I/O	240	360	120
40 YR FIXED I/O	360	480	120
40 YR FIXED	480	480	NA

* Qualifying Rate: All ARMs qualified at the Greater of the Fully Indexed Rate or Note Rate.
All Fixed Rate qualified at the Note Rate.

Howard U Bank Statements

Rate	5/6 ARM	7/6 ARM	10/6 ARM	15 YR FIX	30 YR FIX
6.375	97.763	97.663	97.563	97.713	97.563
6.500	98.138	98.038	97.938	98.088	97.938
6.625	98.513	98.413	98.313	98.463	98.313
6.750	98.888	98.788	98.688	98.838	98.688
6.875	99.263	99.163	99.063	99.213	99.063
7.000	99.575	99.475	99.375	99.525	99.375
7.125	99.888	99.788	99.688	99.838	99.688
7.250	100.200	100.100	100.000	100.150	100.000
7.375	100.513	100.413	100.313	100.463	100.313
7.500	100.825	100.725	100.625	100.775	100.625
7.625	101.075	100.975	100.875	101.025	100.875
7.750	101.325	101.225	101.125	101.275	101.125
7.875	101.575	101.475	101.375	101.525	101.375
8.000	101.825	101.725	101.625	101.775	101.625
8.125	102.075	101.975	101.875	102.025	101.875
8.250	102.325	102.225	102.125	102.275	102.125
8.375	102.575	102.475	102.375	102.525	102.375
8.500	102.825	102.725	102.625	102.775	102.625
8.625	103.075	102.975	102.875	103.025	102.875
8.750	103.200	103.100	103.000	103.150	103.000
8.875	103.325	103.225	103.125	103.275	103.125
9.000	103.450	103.350	103.250	103.400	103.250
9.125	103.575	103.475	103.375	103.525	103.375
9.250	103.700	103.600	103.500	103.650	103.500
9.375	103.825	103.725	103.625	103.775	103.625
9.500	103.950	103.850	103.750	103.900	103.750
Min Price	98.000	98.000	98.000	98.000	98.000
Max Price	104.000	104.000	104.000	104.000	104.000

Adjustments to Price	FICO/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
Standard Doc - 2 Years	780+	0.750	0.750	0.500	0.375	0.125	0.000	-0.125	-1.375	-2.500
	760-779	0.750	0.750	0.500	0.375	0.125	0.000	-0.250	-1.500	-2.625
	740-759	0.625	0.625	0.375	0.250	0.000	-0.125	-0.375	-1.875	-3.125
	720-739	0.500	0.500	0.250	0.125	-0.125	-0.375	-0.875	-2.250	-3.750
	700-719	0.375	0.375	0.125	0.000	-0.500	-1.000	-1.375	-3.250	-4.625
	680-699	0.375	0.375	0.000	-0.375	-0.875	-1.750	-2.125	-4.000	NA
	660-679	-0.250	-0.500	-0.750	-1.250	-2.000	-2.500	-3.125	NA	NA
Standard Doc - 1 Year (In Addition to the 2 Year Adj)		0.000	0.000	0.000	0.000	-0.125	-0.125	-0.125	-0.250	-0.375
Alt Doc Bank Statement - 12/24 Months CPA/EA Prepared P&L - 12/24 Months 1099 - 12/24 Months Asset Utilization WVOE	780+	0.875	0.875	0.625	0.500	0.250	0.000	-0.250	-1.500	-2.750
	760-779	0.875	0.875	0.625	0.500	0.250	0.000	-0.375	-1.625	-2.875
	740-759	0.750	0.750	0.500	0.375	0.125	-0.125	-0.500	-2.125	-3.500
	720-739	0.625	0.625	0.375	0.250	0.000	-0.500	-1.125	-2.625	-4.125
	700-719	0.500	0.500	0.250	0.125	-0.375	-1.125	-1.625	-3.625	-5.125
	680-699	0.375	0.375	0.000	-0.500	-0.875	-2.000	-2.625	-4.500	NA
Alt Doc Additional Adjustments	Bank Statement - 12 Months	0.000	0.000	0.000	0.000	-0.125	-0.125	-0.125	-0.250	-0.375
	1099 - 12 Months	0.000	0.000	0.000	0.000	-0.125	-0.125	-0.125	-0.250	-0.375
	WVOE	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	NA	NA
	CPA/EA Prepared P&L - 24 Months	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	NA	NA
CPA/EA Prepared P&L - 12 Months	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	NA	NA	

Adjustments to Price		<=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
DTI	43.01%-50%	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.125	-0.125
	>50%	0.000	0.000	0.000	0.000	-0.250	-0.250	-0.250	NA	NA
Loan Balance	<=\$250,000	-0.250	-0.250	-0.250	-0.250	-0.500	-0.500	-0.500	-0.750	-0.875
	\$250,001 - \$750,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	\$750,001 - \$1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	\$1,000,001 - \$1,500,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	\$1,500,001 - \$2,000,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA
	\$2,000,001 - \$2,500,000	0.000	0.000	0.000	0.000	-0.250	-0.250	NA	NA	NA
	\$2,500,001 - \$3,000,000	-0.375	-0.375	-0.375	-0.375	-0.500	-0.500	NA	NA	NA
	\$3,000,001 - \$3,500,000	-0.500	-0.500	-0.500	-0.500	-0.750	NA	NA	NA	NA
	\$3,500,001 - \$4,000,000	-1.250	-1.250	-1.250	-1.250	-1.500	NA	NA	NA	NA
Purpose	Purchase	0.000	0.000	0.000	0.000	0.000	-0.125	-0.125	-0.125	-0.250
	R/T Refi	0.000	0.000	-0.125	-0.125	-0.375	-0.375	-0.375	NA	NA
	Cash-Out Refi	-0.250	-0.250	-0.375	-0.500	-0.750	-0.875	-0.875	NA	NA
Occupancy	2nd Home	0.000	0.000	0.000	-0.125	-0.250	-0.250	-0.250	NA	NA
	Investor	0.000	0.000	0.000	-0.125	-0.250	-0.250	-0.250	NA	NA
Property Type	Condo	-0.125	-0.125	-0.125	-0.125	-0.250	-0.375	-0.500	-0.750	NA
	Condotel	-1.375	-1.375	-1.375	-1.375	-1.375	-1.375	NA	NA	NA
	2-4 Unit	-0.250	-0.250	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500	NA
State	CT, IL, NJ, NY	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	NA
Amortization	40 Year Maturity	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
	Interest Only	-0.250	-0.250	-0.250	-0.375	-0.500	-0.500	-0.750	-1.000	-1.250
Other	Escrow Waiver	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	NA	NA

Other Price Adjustments	Product	Amort Term	Term	I/O Term	Fees	
Prepay Penalty ¹⁻⁴ (Investor Only)	No Penalty	-0.750	5yr ARM & 7yr ARM & 10yr ARM	360	360	NA
	12 Months	-0.500	5yr ARM I/O & 7yr ARM I/O & 10yr ARM I/O (30'	240	360	120
	24 Months	-0.250	5yr ARM I/O & 7yr ARM I/O & 10yr ARM I/O (40'	360	480	120
	>=36 Months	0.000	15 YR FIXED	180	180	NA
Lock Period	30 days	0.000	30 YR FIXED	360	360	NA
	45 days	-0.150	30 YR FIXED I/O	240	360	120
	60 days	-0.300	40 YR FIXED I/O	360	480	120
Extension Fee ⁵	5 Days	-0.050	40 YR FIXED	480	480	NA
1) Prepayment penalties not allowed in AK, KS, MI, MN, NM, and RI 2) Prepayment penalties not allowed on loans vested to individuals in IL and NJ 3) Prepayment penalties not allowed on loan amounts less than \$301,022 in PA 4) Only declining prepayment penalty structures allowed in MS 5) Extensions available in 5 day increments up to 30 days						
* Qualifying Rate: All ARMs qualified at the Greater of the Fully Indexed Rate or Note Rate. All Fixed Rate qualified at the Note Rate.						
ARM Requirements		SOFR 30AVG		Program Restrictions		
ARM Index		5.0		Housing		
ARM Margin		2/1/5		(BK/FC/SS/DIL)		
5yr ARM Caps		5/1/5		Min FICO		
7yr & 10yr ARM Caps		6 mo		Max LTV		
Reset Frequency				0x30x12		
				48 mo		
				660		
				90		

Hampton U Investor - DSCR

Base Pricing (30D) - 3 Yr Prepay

Coupon	5/6 ARM	30Yr Fixed
6.990	98.150	98.150
7.125	98.550	98.550
7.250	98.875	98.875
7.375	99.250	99.250
7.500	99.550	99.550
7.625	99.850	99.850
7.750	100.325	100.325
7.875	100.600	100.600
7.990	101.175	101.175
8.125	101.500	101.500
8.250	102.050	102.050
8.375	102.250	102.250
8.500	102.450	102.450
8.625	102.650	102.650
8.750	102.825	102.825
8.875	103.000	103.000
8.990	103.175	103.175
9.125	103.350	103.350
9.250	103.500	103.500
9.375	103.675	103.675
9.500	103.825	103.825
9.625	103.950	103.950
-	-	-
-	-	-
-	-	-

Max Price Tiers

Loan Amount	Max Price
≤ \$1,500,000	103.000
≤ \$2,000,000	102.500
≤ \$3,000,000	N/A
Min Price: 98.000	

Price Adjustments --- FICO x LTV

DSCR		FICO x LTV					
		55%	60%	65%	70%	75%	80%
FICOxLTV	760+	1.000	1.000	0.750	0.000	-0.500	-1.500
	740 - 759	1.000	0.750	0.500	-0.250	-0.750	-1.750
	720 - 739	0.500	0.250	0.000	-0.750	-1.250	-2.000
	700 - 719	0.250	0.000	-0.250	-1.000	-1.500	-2.750
	680 - 699	-0.500	-0.750	-1.125	-2.125	-3.125	N/A
	660 - 679	-0.750	-1.125	-1.500	-2.500	N/A	N/A
	640 - 659	N/A	N/A	N/A	N/A	N/A	N/A
	620 - 639	N/A	N/A	N/A	N/A	N/A	N/A
	Foreign National	-1.250	-1.750	-2.250	N/A	N/A	N/A
DSCR	DSCR ≥ 1.25	0.750	0.750	0.750	0.750	0.750	0.750
	DSCR < 1.00	N/A	N/A	N/A	N/A	N/A	N/A

Price Adjustments --- Other

Product Type		Other					
		55%	60%	65%	70%	75%	80%
Loan Amount	7/6 ARM	N/A	N/A	N/A	N/A	N/A	N/A
	< 150,000	-0.250	-0.250	-0.250	-0.250	-0.250	-0.500
	> 500,000	0.000	0.000	0.000	0.000	0.000	0.000
Other	> 1,000,000	0.000	0.000	0.000	0.000	N/A	N/A
	Cash-Out	-0.375	-0.500	-0.500	-0.750	-1.125	N/A
	Interest Only	-0.500	-0.500	-0.500	-0.500	-1.500	N/A
	2-4 Units	-0.500	-0.750	-1.000	-1.250	-1.500	-2.000
	Condo	-0.250	-0.250	-0.250	-0.250	-0.250	-0.500
	Non-Warrantable	-0.750	-0.750	-0.750	-0.750	-1.000	N/A
	Escrow Waiver	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

Prepay Buydown

Term	LLPA	Max Price
5 Year	0.500	103.000
2 Year	-0.500	103.000
1 Year	-1.000	102.500
No Prepay	-1.250	101.000

*Prepay Penalties allowed on Investor only. See matrix for details

m/Extension Adjustm

0	Days	Adj.
ock Ter	45	-0.150
	60	-0.300
	5	-0.125
xtensic	10	-0.250
	15	-0.375
	30	-0.750

Other Program Requirements

DSCR	
Minimum Loan Amc	\$100,000
Maximum Loan Amc	\$2,000,000
Mortgage History	0x30x12
Bankruptcy Seasoni	36 Months
FC/SS/DIL Seasonir	36 Months
ARM Features	See Cover Page