



NMLS # 327308


949 South Coast Drive, Suite #260, Costa Mesa, CA 92626
 Phone: (714) 775-5353
 Toll Free: (844) 247-8319
 Fax: (877) 472-1158
 Lock Desk: Locks@iApproveLending.com
 Wholesale Manager: ToanThi.AE@iApproveLending.com

July 1, 2022
 Effective: 9:40 AM

Lock Hours: 8 AM - 4 PM PST

Wholesale Ratesheet

| LOSS PAYEE | LENDER FEES | GENERAL LOAN LIMITS FOR 2022 | | |
|--------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|----------------|-----------------|
| | | Units | Standard | High-Cost Areas |
| iApprove Lending ISAOA 949 South Coast Drive, Suite #260 Costa Mesa, CA 92626 | \$1,095 for Conventional and FHA \$1,395 for Alt Doc and Niche Products \$595 for FHA Streamline Lender Fee Buyout - Will be applied if Underwriting Fee is not included on the Loan Estimate. Fee = U/W Fee divided by total loan amount | 1 | \$647,200.00 | \$970,800.00 |
| | | 2 | \$828,700.00 | \$1,243,050.00 |
| | | 3 | \$1,001,650.00 | \$1,502,475.00 |
| | | 4 | \$1,244,850.00 | \$1,867,275.00 |

| Product Spotlight: FNMA <u>RefiNow</u> | Turn Times |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> Conventional and Conforming Only - No High Balance - No Cash Out Primary Occupancy, 1 unit only Existing loan must be owned by FNMA Loan must be seasoned at least 12 months, but not more than 10 yrs No missed payments within 6 months No more than 1 missed payments in 12 months Income must be ≤ 80% of the area median <p>• Max DTI - 65%</p> <p>• Min FICO - 620</p>  | <p><i>are based on lock date and last upload</i></p> <p>UNDERWRITING</p> <ul style="list-style-type: none"> - Initial Decision: 1-2 business days - Multiple REO: 2-3 business days - Conditions Review: 1 business day <p>LOAN DOCS: 1 business day</p> <p>DOCS REVIEW: 1 business days</p> <p>FUNDING CONDITIONS: 1 business days</p> <p><i>*Turn times are only an estimate and subject to change without notice</i></p> |

| LOCK POLICY | CONTACTS | RATE LOCK OPTIONS |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> Locks must be submitted before 4 P.M. PST Cancelled loans resubmitted within 30 days subject to a worst case pricing and resubmission fee A lock Confirmation is not a commitment to fund Rate sheet pricing subject to change without notice All lock request must be submitted via our broker portal or emailed to locks@iapprovelending.com Must be an approved broker with a compensation agreement in place before submitting a lock requests Requests to switch product after lock, may be subject to worst case pricing | <p>Website: HTTPS://IALWHOLESALE.COM</p> <p>Processing: Processing@iapprovelending.com</p> <p>Underwriter: Underwriting@iapprovelending.com</p> <p>Lock Desk: Locks@iapprovelending.com</p> <p>Funding: Funding@iapprovelending.com</p> <p>Phone Numbers</p> <p>Wholesale Manager: (714) 260-4489</p> <p>Direct Line: (714) 775-5353</p> <p>Toll Free: (844) 247-8319</p> <p>Fax: (714) 775-6566</p> | <p>27 Days: Loan must be submitted before lock.</p> <p>42 Days: Loan must be submitted before lock</p> <p>All locks are now <u>27 or 42 Days</u> - 15 day locks currently not available</p> <p>Standard lock extension policy remains in effect</p> |

| LOCK REQUIREMENTS | LOCK EXTENSION | RE-LOCK |
|-----------------------------------|-------------------------------------|-------------------------------------------------------------------------------------------------------------|
| Please refer to Rate Lock Options | Per Day - .035 Per 5 Days - .125 | Worse case pricing + .375% for 12 Days * No extension allowed after Re-lock * Only one Relock allowed |

Rates and Fees Subject to Change Without Notice

| LPMI > 20 Year Purchase & Rate/ Term Refinance | | | | | LPMI < 20 Year Purchase & Rate/ Term Refinance | | | | | LPMI | | | | |
|------------------------------------------------|----------|----------|----------|----------|------------------------------------------------|----------|----------|----------|----------|---------|----------|----------|-------|-----------|
| Fico | 80.01-85 | 85.01-90 | 90.01-95 | 95.01-97 | Fico | 80.01-85 | 85.01-90 | 90.01-95 | 95.01-97 | Fico | Cash Out | 2nd Home | NOO | 3-4 Units |
| 760+ | 0.700 | 1.300 | 1.700 | 2.200 | 760+ | 0.450 | 0.720 | 1.100 | 1.400 | 760+ | 0.500 | 0.250 | 1.190 | 1.190 |
| 740-759 | 0.850 | 1.800 | 2.350 | 3.000 | 740-759 | 0.470 | 0.850 | 1.400 | 1.900 | 740-759 | 0.500 | 0.250 | 1.190 | 1.190 |
| 720-739 | 1.000 | 2.300 | 2.950 | 3.750 | 720-739 | 0.500 | 0.950 | 1.700 | 2.300 | 720-739 | 0.700 | 0.490 | 1.330 | 1.330 |
| 700-719 | 1.150 | 2.700 | 3.500 | 4.450 | 700-719 | 0.550 | 1.150 | 2.000 | 2.850 | 700-719 | 1.000 | 0.700 | 1.750 | 1.750 |
| 680-699 | 1.350 | 3.300 | 4.300 | 5.500 | 680-699 | 0.600 | 1.350 | 2.500 | 3.550 | 680-699 | 1.000 | 0.700 | 1.750 | NA |
| 660-679 | 1.800 | 4.450 | 5.700 | 7.200 | 660-679 | 0.750 | 1.650 | 3.300 | 4.800 | 660-679 | 1.300 | 1.230 | NA | NA |
| 640-659 | 2.000 | 4.800 | 6.200 | 7.950 | 640-659 | 0.800 | 1.850 | 3.700 | 5.450 | 640-659 | 1.300 | 1.230 | NA | NA |
| 620-639 | 2.150 | 5.250 | 6.900 | 8.850 | 620-639 | 0.900 | 2.100 | 4.300 | 6.450 | 620-639 | 1.300 | 1.230 | NA | NA |

NMLS# 327309 We are Approved to Conduct Business in CA, TX, MD and VA BRE License# 1760266

Rate sheet pricing, fees and program availability subject to change without notice. This material is intended for use by industry professionals only and not meant for distribution to the general public. We are an Equal Housing Lender. As prohibited by federal law, we do not engage in business practices that discriminate on the basis of race, color, religion, national origin, sex, marital status, age (provided you have the capacity to enter into a binding contract), because all or part of your income may be derived from any public assistance program; or because you have exercised your rights under the Consumer Credit Protection Act.

*** IAL IS SEEKING: SALES MANAGER, U/W MANAGER, ACCOUNT EXECUTIVES, LOAN OFFICERS - please submit your resume to careers@iapprovelending.com**



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Wholesale Ratesheet

Lock Hours: 8 AM - 4 PM PST

AGENCY ELITE PROGRAMS - FULL DOCS (DU / LP)

Elite Pricing Requirement: Primary - 1-2 Units - W2 Only, no Self Employed- 2 Borr MAX - 2 REO MAX

Purchase, Rate & Term: Min FICO 660, Max LTV 80% Cash-Out: Min FICO 720, LTV 70% MAX

| 30 YEAR FIXED - ELITE | | |
|-----------------------|--|---------|
| Rate | | 27 Days |
| 4.625 | | 0.625 |
| 4.750 | | 0.000 |
| 4.875 | | (0.500) |
| 5.000 | | (1.000) |
| 5.125 | | (1.500) |
| 5.250 | | (1.625) |
| 5.375 | | (2.000) |
| 5.500 | | (2.500) |
| 5.625 | | (2.875) |
| 5.750 | | (3.000) |
| 5.875 | | (3.500) |
| 6.000 | | (3.750) |
| 6.125 | | (4.000) |

| 20 YEAR FIXED - ELITE | | |
|-----------------------|--|---------|
| Rate | | 27 Days |
| 4.500 | | (0.250) |
| 4.625 | | (0.875) |
| 4.750 | | (1.375) |
| 4.875 | | (1.750) |
| 5.000 | | (2.125) |
| 5.125 | | (2.500) |
| 5.250 | | (2.500) |
| 5.375 | | (2.750) |
| 5.500 | | (3.125) |
| 5.625 | | (3.375) |
| 5.750 | | (3.500) |
| 5.875 | | (3.875) |
| 6.000 | | (4.125) |

| 15 YEAR FIXED - ELITE | | |
|-----------------------|--|---------|
| Rate | | 27 Days |
| 4.000 | | 0.125 |
| 4.125 | | (0.375) |
| 4.250 | | (0.875) |
| 4.375 | | (1.125) |
| 4.500 | | (1.500) |
| 4.625 | | (1.750) |
| 4.750 | | (2.000) |
| 4.875 | | (2.375) |
| 5.000 | | (2.625) |

| 10 YEAR FIXED - ELITE | | |
|-----------------------|--|---------|
| Rate | | 27 Days |
| 4.250 | | (0.625) |
| 4.375 | | (1.000) |
| 4.500 | | (1.375) |
| 4.625 | | (1.375) |
| 4.750 | | (1.750) |
| 4.875 | | (2.000) |
| 5.000 | | (2.375) |
| 5.125 | | (2.500) |

25 YR FIXED = .125 Adjustment

AGENCY PROGRAMS - FULL DOCS (DU / LP)

| 30 YEAR FIXED | | |
|---------------|--|---------|
| Rate | | 27 Days |
| 4.625 | | 0.750 |
| 4.750 | | 0.125 |
| 4.875 | | (0.375) |
| 5.000 | | (0.875) |
| 5.125 | | (1.375) |
| 5.250 | | (1.500) |
| 5.375 | | (1.875) |
| 5.500 | | (2.375) |
| 5.625 | | (2.750) |
| 5.750 | | (2.875) |
| 5.875 | | (3.375) |
| 6.000 | | (3.625) |
| 6.125 | | (3.875) |

| 20 YEAR FIXED | | |
|---------------|--|---------|
| Rate | | 27 Days |
| 4.500 | | (0.125) |
| 4.625 | | (0.750) |
| 4.750 | | (1.250) |
| 4.875 | | (1.625) |
| 5.000 | | (2.000) |
| 5.125 | | (2.375) |
| 5.250 | | (2.375) |
| 5.375 | | (2.625) |
| 5.500 | | (3.000) |
| 5.625 | | (3.250) |
| 5.750 | | (3.375) |
| 5.875 | | (3.750) |
| 6.000 | | (4.000) |

| 15 YEAR FIXED | | |
|---------------|--|---------|
| Rate | | 27 Days |
| 4.000 | | 0.250 |
| 4.125 | | (0.250) |
| 4.250 | | (0.750) |
| 4.375 | | (1.000) |
| 4.500 | | (1.375) |
| 4.625 | | (1.625) |
| 4.750 | | (1.875) |
| 4.875 | | (2.250) |
| 5.000 | | (2.500) |

| 10 YEAR FIXED | | |
|---------------|--|---------|
| Rate | | 27 Days |
| 4.250 | | (0.500) |
| 4.375 | | (0.875) |
| 4.500 | | (1.250) |
| 4.625 | | (1.250) |
| 4.750 | | (1.625) |
| 4.875 | | (1.875) |
| 5.000 | | (2.250) |
| 5.125 | | (2.375) |

25 YR FIXED = .125 Adjustment

| 30 YEAR HIGH BALANCE | | |
|----------------------|--|---------|
| Rate | | 27 Days |
| 4.875 | | 0.125 |
| 5.000 | | (0.500) |
| 5.125 | | (1.000) |
| 5.250 | | (1.500) |
| 5.375 | | (2.000) |
| 5.500 | | (2.000) |
| 5.625 | | (2.250) |
| 5.750 | | (2.375) |
| 5.875 | | (2.625) |
| 6.000 | | (3.000) |
| 6.125 | | (3.125) |

| 15 YEAR HIGH BALANCE | | |
|----------------------|--|---------|
| Rate | | 27 Days |
| 4.250 | | (0.500) |
| 4.375 | | (0.875) |
| 4.500 | | (1.375) |
| 4.625 | | (1.500) |
| 4.750 | | (1.625) |
| 4.875 | | (2.000) |
| 5.000 | | (2.500) |
| 5.125 | | (2.625) |
| 5.250 | | (2.750) |

AGENCY ARM SOFR PROGRAMS - FULL DOCS (DU / LP)

| 5/6 LIBOR | | |
|-----------|--------|---------|
| Rate | 15 Day | 27 Days |
| 4.500 | | 0.000 |
| 4.625 | | (0.375) |
| 4.750 | | (0.625) |
| 4.875 | | (0.750) |
| 5.000 | | (1.000) |
| 5.125 | | (1.125) |
| 5.250 | | (1.250) |

Index: 30-Days SOFR Avg
Caps: 2/1/5
Margin: 3.00%

| 7/6 LIBOR | | |
|-----------|--------|---------|
| Rate | 15 Day | 27 Days |
| 4.500 | | 0.250 |
| 4.625 | | (0.125) |
| 4.750 | | (0.375) |
| 4.875 | | (0.625) |

Caps: 5/1/5
Margin: 3.00%



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Wholesale Ratesheet

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Loan Level Price Adjustments - MAX PRICE AFTER ADJUSTMENTS IS 3.500

All adjustments are cumulative - Refer to Product Descriptions for Loan Eligibility

*** RESTRICTED/ SPECIFIC INVESTOR - ADJUSTMENT IS 0.500 TO PRICE ***

| LTV/FICO ADJUSTMENTS - Fixed and ARMs (Loan Terms > 15 Year) | | | | | | | | |
|------------------------------------------------------------------|----------|----------|------------|------------|----------|----------|----------|----------|
| | ≤ 60 | 60.01-70 | 70.01-75 | 75.01-80 | 80.01-85 | 85.01-90 | 90.01-95 | 95.01-97 |
| FICO 740+ | 0.000 | 0.250 | 0.250 | 0.500 | 0.250 | 0.250 | 0.250 | 0.750 |
| FICO 720-739 | 0.000 | 0.250 | 0.500 | 0.750 | 0.500 | 0.500 | 0.500 | 1.000 |
| FICO 700-719 | 0.000 | 0.500 | 1.000 | 1.250 | 1.000 | 1.000 | 1.125 | 1.625 |
| FICO 680-699 | 0.000 | 0.500 | 1.250 | 1.750 | 1.625 | 1.375 | 1.375 | 1.625 |
| FICO 660-679 | 0.000 | 1.000 | 2.375 | 2.875 | 2.875 | 2.375 | 2.375 | 2.500 |
| FICO 640-659 | 0.625 | 1.375 | 2.875 | 3.125 | 3.500 | 2.875 | 3.000 | 3.000 |
| FICO 620-639 | 0.625 | 1.625 | 3.125 | 3.125 | 3.500 | 3.500 | 3.500 | 3.750 |
| CASH-OUT REFINANCE ADJUSTMENTS - Fixed and ARMs (All Loan Terms) | | | | | | | | |
| | ≤ 60 | 60.01-70 | 70.01-75 | 75.01-80 | 80.01-85 | 85.01-90 | 90.01-95 | 95.01-97 |
| FICO 760+ | 0.375 | 0.625 | 0.625 | 0.875 | N/A | N/A | N/A | N/A |
| FICO 740-759 | 0.375 | 0.625 | 0.625 | 0.875 | N/A | N/A | N/A | N/A |
| FICO 720-739 | 0.375 | 1.000 | 1.000 | 1.125 | N/A | N/A | N/A | N/A |
| FICO 700-719 | 0.375 | 1.000 | 1.000 | 1.125 | N/A | N/A | N/A | N/A |
| FICO 680-699 | 0.375 | 1.125 | 1.125 | 1.750 | N/A | N/A | N/A | N/A |
| FICO 660-679 | 0.625 | 1.250 | 1.375 | 2.125 | N/A | N/A | N/A | N/A |
| FICO 640-659 | 0.750 | 1.750 | 1.875 | 2.875 | N/A | N/A | N/A | N/A |
| FICO 620-639 | 0.875 | 1.875 | 1.875 | 3.375 | N/A | N/A | N/A | N/A |
| INVESTMENT PROPERTY | | | | | | | | |
| | ≤ 60 | 60.01-70 | 70.01-75 | 75.01-80 | 80.01-85 | 85.01-90 | 90.01-95 | 95.01-97 |
| FICO 740+ | 2.125 | 2.125 | 2.125 | 3.375 | 4.125 | N/A | N/A | N/A |
| FICO 720-739 | 2.125 | 2.125 | 2.125 | 3.375 | 4.125 | N/A | N/A | N/A |
| FICO 700-719 | 2.125 | 2.125 | 2.125 | 3.375 | 4.125 | N/A | N/A | N/A |
| FICO 680-699 | 2.125 | 2.125 | 2.125 | 3.375 | 4.125 | N/A | N/A | N/A |
| FICO 660-679 | 2.125 | 2.125 | 2.125 | 3.375 | 4.125 | N/A | N/A | N/A |
| FICO 640-659 | 2.125 | 2.125 | 2.125 | 3.375 | 4.125 | N/A | N/A | N/A |
| FICO 620-639 | 2.125 | 2.125 | 2.125 | 3.375 | 4.125 | N/A | N/A | N/A |
| PRODUCT FEATURE ADJUSTMENTS | | | | | | | | |
| | ≤ 60 | 60.01-70 | 70.01-75 | 75.01-80 | 80.01-85 | 85.01-90 | 90.01-95 | 95.01-97 |
| HIGH BALANCE - PURCHASE / REFINANCE | 0.500 | 0.750 | 0.750 | 1.000 | 1.000 | 1.000 | 1.000 | N/A |
| HIGH BALANCE - CASH OUT | 1.250 | 1.500 | 1.500 | 1.750 | N/A | N/A | N/A | N/A |
| HIGH BALANCE - ARMs | 0.750 | 0.750 | 0.750 | 1.500 | 1.500 | 1.500 | 1.750 | N/A |
| ARM > LTV 90% | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.250 | 0.250 |
| SECOND HOME | 1.125 | 1.625 | 2.125 | 3.375 | 4.125 | 4.125 | N/A | N/A |
| 2 UNITS | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | N/A | N/A | N/A |
| 3-4 UNITS | 1.500 | 1.500 | 1.500 | N/A | N/A | N/A | N/A | N/A |
| ATTACHED CONDO (> 15 Year, excludes Detached Condo) | 0.000 | 0.000 | 0.000 | 0.750 | 0.750 | 0.750 | 0.750 | 0.750 |
| 5-10 PROPERTIES | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| LOAN AMOUNT \$100K-\$160K | 0.500 | 0.500 | 0.500 | 0.500 | 0.500 | 0.500 | 0.500 | 0.500 |
| LOAN AMOUNT < \$100K | 1.500 | 1.500 | 1.500 | 1.500 | 1.500 | 1.500 | 1.500 | 1.500 |
| 42 DAYS LOCK | 0.125 | 0.125 | 0.125 | 0.125 | 0.125 | 0.125 | 0.125 | 0.125 |
| SUBORDINATE FINANCING | | | | | | | | |
| | LTV | CLTV | FICO < 720 | FICO ≥ 720 | | | | |
| | ≤ 75.00 | ≤ 80.00 | 0.375 | 0.375 | | | | |
| | ≤ 65.00 | 80.01-95 | 0.875 | 0.625 | | | | |
| | 65.01-75 | 80.01-95 | 1.125 | 0.875 | | | | |
| | 75.01-95 | 76.01-95 | 1.375 | 1.125 | | | | |
| | ≤ 95.00 | 95.01-97 | 1.875 | 1.875 | | | | |

* APPROVED STATES: CA, TX, MD AND VA
*Minimum Loan Amount \$75,000

* LENDER FEE \$1,095 FOR CONVENTIONAL & FHA
* LENDER FEE \$595 FOR FHA STREAMLINES
* LENDER FEE \$1,395 FOR ALT DOC & NICHE PRODUCTS

FHA PROGRAMS

| 30 YEAR FIXED | |
|---------------|---------|
| Rate | 27 Days |
| 4.375 | (0.375) |
| 4.500 | (0.875) |
| 4.625 | (1.250) |
| 4.750 | (1.750) |
| 4.875 | (2.000) |
| 5.000 | (2.375) |
| 5.125 | (2.750) |
| 5.250 | (3.000) |

| 30 YEAR FIXED STREAMLINE | |
|--------------------------|---------|
| Rate | 27 Days |
| 4.375 | (0.375) |
| 4.500 | (0.875) |
| 4.625 | (1.250) |
| 4.750 | (1.750) |
| 4.875 | (2.000) |
| 5.000 | (2.375) |
| 5.125 | (2.750) |
| 5.250 | (3.000) |

| 15 YEAR FIXED | |
|---------------|---------|
| Rate | 27 Days |
| 4.375 | (0.875) |
| 4.500 | (1.125) |
| 4.625 | (1.250) |

| 30 YEAR FIXED HIGH BAL | |
|------------------------|---------|
| Rate | 27 Days |
| 4.625 | (0.625) |
| 4.750 | (1.250) |
| 4.875 | (1.125) |
| 5.000 | (1.625) |
| 5.125 | (2.125) |
| 5.250 | (2.625) |

| 30 YEAR FIXED H.B STREAMLINE | |
|------------------------------|---------|
| Rate | 27 Days |
| 4.625 | (0.625) |
| 4.750 | (1.250) |
| 4.875 | (1.125) |
| 5.000 | (1.625) |
| 5.125 | (2.125) |
| 5.250 | (2.625) |



--- PRIMARY RESIDENCE ONLY---

---LOANS MUST BE IMPOUNDED---

PRICE ADJUSTMENTS

All adjustments are cumulative - Refer to Product Descriptions for Loan Eligibility

| | |
|-----------------------------|-------|
| Fico ≥ 740 | 0.000 |
| Fico 720-739 | 0.000 |
| Fico 700-719 | 0.000 |
| Fico 680-699 | 0.000 |
| Fico 660-679 | 0.250 |
| Fico 640-659 | 0.500 |
| CASH OUT | 0.250 |
| 2 UNITS | 0.500 |
| 3-4 UNITS | 1.000 |
| LOAN AMOUNT >160K <= 225K | 0.125 |
| LOAN AMOUNT \$100K - \$160K | 0.500 |
| LOAN AMOUNT < 100K | 1.500 |
| 42 DAYS LOCK | 0.125 |

| GENERAL FHA LOAN LIMITS FOR 2022 | | |
|----------------------------------|-----------------------|--------------------------|
| Units | Low-Cost Area "Floor" | High-Cost Area "Ceiling" |
| 1 | \$420,680.00 | \$970,800.00 |
| 2 | \$538,650.00 | \$1,243,050.00 |
| 3 | \$651,050.00 | \$1,502,475.00 |
| 4 | \$809,150.00 | \$1,867,275.00 |

[Maximum FHA Mortgage Limits web page](#)

NOTES

- Expiration dates strictly enforced
- A lock request is not a commitment to fund a loan
- Locked loan pricing subject to change based on proper pricing and underwriting
- Rate sheets subject to change without notice (including changes that could occur throughout the day)
- It's the responsibility of the Loan Officer/ Broker to monitor their pipeline for expiration dates and changes to price adjustments during the loan process

MAX PRICE AFTER ADJUSTMENTS IS (5.500) FOR ALL



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July 1, 2022
 Effective: 9:40 AM

Wholesale Ratesheet

Lock Hours: 8 AM - 4 PM PST

FNMA RefiNOW

PROGRAM HIGHLIGHTS

- Conventional and Conforming Only - No High Balance - No Cash Out
- Primary Occupancy, 1 unit only
- Existing loan must be owned by FNMA
- Loan must be seasoned at least 12 months, but not more than 10 yrs
- No missed payments within 6 months
- No more than 1 missed payments in 12 months
- Income must be ≤ 80% of the area median
- Max DTI - 65%
- Min FICO - 620

| 30 YEAR FIXED - RefiNow | | |
|-------------------------|--|---------|
| Rate | | 27 Days |
| 4.625 | | 0.750 |
| 4.750 | | 0.250 |
| 4.875 | | (0.250) |
| 5.000 | | (0.750) |
| 5.125 | | (1.375) |
| 5.250 | | (1.375) |
| 5.375 | | (1.875) |
| 5.500 | | (2.250) |
| 5.625 | | (2.625) |
| 5.750 | | (2.625) |
| 5.875 | | (3.000) |
| 6.000 | | (3.375) |
| 6.125 | | (3.625) |

| 20 YEAR FIXED - RefiNow | | |
|-------------------------|--|---------|
| Rate | | 27 Days |
| 4.500 | | (0.125) |
| 4.625 | | (0.625) |
| 4.750 | | (1.250) |
| 4.875 | | (1.625) |
| 5.000 | | (2.000) |
| 5.125 | | (2.375) |
| 5.250 | | (2.250) |
| 5.375 | | (2.625) |
| 5.500 | | (2.875) |
| 5.625 | | (3.250) |
| 5.750 | | (3.250) |
| 5.875 | | (3.625) |
| 6.000 | | (4.000) |

| 15 YEAR FIXED - RefiNow | | |
|-------------------------|--|---------|
| Rate | | 27 Days |
| 4.000 | | 0.125 |
| 4.125 | | (0.125) |
| 4.250 | | (0.500) |
| 4.375 | | (1.000) |
| 4.500 | | (1.375) |
| 4.625 | | (1.625) |
| 4.750 | | (1.750) |
| 4.875 | | (2.125) |
| 5.000 | | (2.500) |

PRICE ADJUSTMENTS

All adjustments are cumulative - Refer to PROGRAM HIGHLIGHTS for Loan Eligibility

*** RESTRICTED/ SPECIFIC INVESTOR - ADJUSTMENT IS 0.500 TO PRICE ***

| LTV/FICO ADJUSTMENTS - Fixed and ARMs (Loan Terms > 15 Year) | | | | | | | | |
|--------------------------------------------------------------|-------|----------|------------|------------|----------|----------|----------|----------|
| | ≤ 60 | 60.01-70 | 70.01-75 | 75.01-80 | 80.01-85 | 85.01-90 | 90.01-95 | 95.01-97 |
| FICO 740+ | 0.000 | 0.250 | 0.250 | 0.500 | 0.250 | 0.250 | 0.250 | 0.750 |
| FICO 720-739 | 0.000 | 0.250 | 0.500 | 0.750 | 0.500 | 0.500 | 0.500 | 1.000 |
| FICO 700-719 | 0.000 | 0.500 | 1.000 | 1.250 | 1.000 | 1.000 | 1.125 | 1.625 |
| FICO 680-699 | 0.000 | 0.500 | 1.250 | 1.750 | 1.625 | 1.375 | 1.375 | 1.625 |
| FICO 660-679 | 0.000 | 1.000 | 2.375 | 2.875 | 2.875 | 2.375 | 2.375 | 2.500 |
| FICO 640-659 | 0.625 | 1.375 | 2.875 | 3.125 | 3.500 | 2.875 | 3.000 | 3.000 |
| FICO 620-639 | 0.625 | 1.625 | 3.125 | 3.125 | 3.500 | 3.500 | 3.500 | 3.750 |
| PRODUCT FEATURE ADJUSTMENTS | | | | | | | | |
| | ≤ 60 | 60.01-70 | 70.01-75 | 75.01-80 | 80.01-85 | 85.01-90 | 90.01-95 | 95.01-97 |
| ATTACHED CONDO (> 15 Year, excludes Detached Condo) | 0.000 | 0.000 | 0.000 | 0.750 | 0.750 | 0.750 | 0.750 | 0.750 |
| 5-10 PROPERTIES | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| LOAN AMOUNT \$100K-\$160K | 0.500 | 0.500 | 0.500 | 0.500 | 0.500 | 0.500 | 0.500 | 0.500 |
| LOAN AMOUNT < \$100K | 1.500 | 1.500 | 1.500 | 1.500 | 1.500 | 1.500 | 1.500 | 1.500 |
| 42 DAYS LOCK | 0.125 | 0.125 | 0.125 | 0.125 | 0.125 | 0.125 | 0.125 | 0.125 |
| SUBORDINATE FINANCING | | | | | | | | |
| | LTV | CLTV | FICO < 720 | FICO ≥ 720 | | | | |
| ≤ 75.00 | | ≤ 80.00 | 0.375 | 0.375 | | | | |
| ≤ 65.00 | | 80.01-95 | 0.875 | 0.625 | | | | |
| 65.01-75 | | 80.01-95 | 1.125 | 0.875 | | | | |
| 75.01-95 | | 76.01-95 | 1.375 | 1.125 | | | | |
| ≤ 95.00 | | 95.01-97 | 1.875 | 1.875 | | | | |

NOTES

- Expiration dates strictly enforced
- A lock request is not a commitment to fund a loan
- Locked loan pricing subject to change based on proper pricing and underwriting
- Rate sheets subject to change without notice (including changes that could occur throughout the day)
- It's the responsibility of the Loan Officer/ Broker to monitor their pipeline for expiration dates and changes to price adjustments during the loan process