

Southwest Wholesale Rate Sheet

NV, AZ, NM

Improved pricing on loan amounts from \$300,000 to the conforming limit!

Purchase Special available on Conventional & Government!

Government FICOs down to 580!

Smart Series Non-QM & Jumbo Series are Back!

Please Note: Rate Sheets are provided for pricing purposes only and do not necessarily reflect product eligibility or availability. Please refer to the Product Guidelines located in the NewRez Lending Library in order to determine product eligibility and/or availability for a given loan scenario.

MARKET MOVEMENTS

Rate	Today's Price	Pricing Change	**Market movement is a result of 30-day current pricing compared to the most recent rate sheet released.**		
Conventional 30yr Fixed			Bracketed Pricing Changes and green arrows indicate improved pricing.		
3.125	(3.056)	→ 0.079	Rate	Today's Price	Pricing Change
3.000	(2.389)	↓ 0.156			
Conventional 15yr Fixed			FHA 30yr Fixed		
2.625	(3.299)	→ 0.086	2.750	(2.912)	↓ 0.132
2.500	(2.799)	→ 0.086	2.625	(2.492)	↓ 0.132
Conforming 5-6 SOFR ARM (2-1-5)			VA 30yr Fixed		
3.000	(1.782)	→ 0.063	2.875	(3.156)	→ 0.032
2.875	(1.580)	→ 0.063	2.750	(2.772)	↓ 0.132

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LOCK POLICIES

Hours: Price release – 6:59 AM EST on the following business day

Pricing on-line: www.NewRezWholesale.com

In order to lock prior to loan submission, 3.2 file must be uploaded via our website, www.NewRezWholesale.com

In order to remain locked, a full file must be submitted within 10 days for a 30-day lock, 15 days for a 45-day lock, or 20 days for a 60-day lock or greater.

Lock Extension Info	Expiration Dates	
• 1st-3rd Extension - 2 bps/day	7 Day Extension	9/24/2021
• 4th Extension or more - 4 bps/day	15 Day Lock/Extension	10/4/2021
• Extended loans cannot expire on a weekend or holiday.	30 Day Lock/Extension	10/18/2021
• Max number of days to extend is 45 days per request.	45 Day Lock/Extension	11/1/2021
	60 Day Lock	11/16/2021
	90 Day Lock	12/16/2021

Relock Policy			
Pricing is based on worst case pricing: current market vs locked less a relock fee.			
15 Day Cost	< 3 Prior Ext	0.300	≥ 3 Prior Ext. 0.600
30 Day Cost	< 3 Prior Ext	0.600	≥ 3 Prior Ext. 1.200
45 Day Cost	< 3 Prior Ext	0.900	≥ 3 Prior Ext. 1.800
If the market has improved by more than 50 bps and the loan is closing within 15 days, the relock fee will be waived on 15 day relocks only. (Other restrictions may apply.)			

GENERAL INFORMATION

Fee Info	
Lender Fees - Conforming, Government & Jumbo	\$995
Lender Fees - Smart Series	\$1,295
Lender Fees in All States - FHA Streamline & VA IRRRL	\$495
Desk Review - LA \$1MM-\$1.5MM	\$200
Desk Review - Transferred Appraisal	\$200
Risk Report - Transferred Appraisal	\$25
Flood Fee (excluded from No Lender Fee Calculation)	\$6
Tax Service Fee (excluded from No Lender Fee Calculation)	\$80
**Lender fees must be included in block one of the initial LE.	
No Lender Fee options are available through the pricing engine online.	

Agency Loan Limits	
1 Unit	\$548,250
2 Unit	\$702,000
3 Unit	\$848,500
4 Unit	\$1,054,500

Mortgagee Clause (Wholesale)

NewRez LLC ISAOA ATIMA
PO Box 7050
TROY, MI 48007-7050

CORPORATE CONTACTS

NewRez	(888) 988-1695	GoNewRez@NewRez.com
Fax	(484) 594-1998	
Website		NewRezWholesale.com
Lock Desk		LockRequest@NewRez.com

* Rates are subject to change without notice

**Additional products, not on the rate sheet, are available through the portal. Contact your Relationship Manager for more details.

Government Products

FHA 30 Yr Fixed				
	15 Day	30 Day	45 Day	60 Day
4.500	(5.716)	(5.736)	(5.786)	(5.737)
4.375	(5.445)	(5.465)	(5.516)	(5.466)
4.250	(5.687)	(5.674)	(5.690)	(5.607)
4.125	(5.422)	(5.408)	(5.425)	(5.342)
4.000	(5.136)	(5.123)	(5.140)	(5.057)
3.875	(4.829)	(4.816)	(4.833)	(4.750)
3.750	(5.483)	(5.361)	(5.269)	(5.076)
3.625	(5.176)	(5.054)	(4.962)	(4.770)
3.500	(4.844)	(4.722)	(4.630)	(4.438)
3.375	(4.486)	(4.364)	(4.272)	(4.080)
3.250	(4.579)	(4.457)	(4.364)	(4.172)
3.125	(4.215)	(4.093)	(4.001)	(3.809)
3.000	(3.828)	(3.706)	(3.613)	(3.421)
2.990	(3.824)	(3.701)	(3.609)	(3.417)
2.875	(3.418)	(3.296)	(3.204)	(3.012)
2.750	(3.043)	(2.921)	(2.812)	(2.611)
2.625	(2.623)	(2.492)	(2.392)	(2.191)
2.500	(2.187)	(2.057)	(1.956)	(1.756)
2.375	(1.740)	(1.609)	(1.509)	(1.309)
2.250	(1.294)	(1.164)	(1.063)	(0.863)
2.125	0.970	1.100	1.201	1.401
2.000	1.430	1.560	1.661	1.861
1.990	1.462	1.593	1.693	1.894
1.875	1.896	2.027	2.127	2.328
1.750	2.357	2.487	2.588	2.788

VA 30 Yr Fixed				
	15 Day	30 Day	45 Day	60 Day
4.500	(5.576)	(5.596)	(5.646)	(5.597)
4.375	(5.305)	(5.325)	(5.376)	(5.326)
4.250	(5.547)	(5.534)	(5.550)	(5.467)
4.125	(5.282)	(5.268)	(5.285)	(5.202)
4.000	(4.996)	(4.983)	(5.000)	(4.917)
3.875	(4.689)	(4.676)	(4.693)	(4.610)
3.750	(5.343)	(5.221)	(5.129)	(4.936)
3.625	(5.036)	(4.914)	(4.822)	(4.630)
3.500	(4.704)	(4.582)	(4.490)	(4.298)
3.375	(4.346)	(4.224)	(4.132)	(3.940)
3.250	(4.439)	(4.317)	(4.224)	(4.032)
3.125	(4.075)	(3.953)	(3.861)	(3.669)
3.000	(3.688)	(3.566)	(3.473)	(3.281)
2.990	(3.684)	(3.561)	(3.469)	(3.277)
2.875	(3.278)	(3.156)	(3.064)	(2.872)
2.750	(2.903)	(2.772)	(2.672)	(2.471)
2.625	(2.483)	(2.352)	(2.252)	(2.051)
2.500	(2.047)	(1.917)	(1.816)	(1.616)
2.375	(1.600)	(1.469)	(1.369)	(1.169)
2.250	(1.154)	(1.024)	(0.923)	(0.723)
2.125	1.110	1.240	1.341	1.541
2.000	1.570	1.700	1.801	2.001
1.990	1.602	1.733	1.833	2.034
1.875	2.036	2.167	2.267	2.468
1.750	2.497	2.627	2.728	2.928

USDA 30 Yr Fixed				
	15 Day	30 Day	45 Day	60 Day
4.500	(5.416)	(5.436)	(5.486)	(5.437)
4.375	(5.145)	(5.165)	(5.216)	(5.166)
4.250	(5.387)	(5.374)	(5.390)	(5.307)
4.125	(5.122)	(5.108)	(5.125)	(5.042)
4.000	(4.836)	(4.823)	(4.840)	(4.757)
3.875	(4.529)	(4.516)	(4.533)	(4.450)
3.750	(5.183)	(5.061)	(4.969)	(4.776)
3.625	(4.876)	(4.754)	(4.662)	(4.470)
3.500	(4.544)	(4.422)	(4.330)	(4.138)
3.375	(4.186)	(4.064)	(3.972)	(3.780)
3.250	(4.279)	(4.157)	(4.064)	(3.872)
3.125	(3.915)	(3.793)	(3.701)	(3.509)
3.000	(3.528)	(3.406)	(3.313)	(3.121)
2.990	(3.524)	(3.401)	(3.309)	(3.117)
2.875	(3.118)	(2.996)	(2.904)	(2.712)
2.750	(2.743)	(2.621)	(2.512)	(2.311)
2.625	(2.323)	(2.192)	(2.092)	(1.891)
2.500	(1.887)	(1.757)	(1.656)	(1.456)
2.375	(1.440)	(1.309)	(1.209)	(1.009)
2.250	(0.994)	(0.864)	(0.763)	(0.563)
2.125	1.270	1.400	1.501	1.701
2.000	1.730	1.860	1.961	2.161
1.990	1.762	1.893	1.993	2.194
1.875	2.196	2.327	2.427	2.628
1.750	2.657	2.787	2.888	3.088

FHA 15 Yr Fixed				
	15 Day	30 Day	45 Day	60 Day
3.750	(3.279)	(3.288)	(3.327)	(3.266)
3.625	(3.013)	(3.022)	(3.061)	(3.000)
3.500	(2.735)	(2.744)	(2.783)	(2.723)
3.375	(2.446)	(2.455)	(2.494)	(2.433)
3.250	(3.083)	(3.030)	(3.006)	(2.883)
3.125	(2.796)	(2.742)	(2.719)	(2.595)
3.000	(2.494)	(2.440)	(2.417)	(2.294)
2.875	(2.177)	(2.123)	(2.100)	(1.977)
2.750	(2.174)	(2.073)	(2.003)	(1.833)
2.625	(1.856)	(1.756)	(1.685)	(1.515)
2.500	(1.522)	(1.422)	(1.351)	(1.181)
2.375	(1.171)	(1.071)	(1.000)	(0.830)
2.250	(0.814)	(0.713)	(0.643)	(0.473)
2.125	(0.021)	0.102	0.196	0.390
2.000	0.349	0.473	0.567	0.761
1.875	0.733	0.857	0.950	1.144
1.750	1.119	1.243	1.337	1.531

VA 15 Yr Fixed				
	15 Day	30 Day	45 Day	60 Day
3.750	(2.989)	(2.998)	(3.037)	(2.976)
3.625	(2.723)	(2.732)	(2.771)	(2.710)
3.500	(2.445)	(2.454)	(2.493)	(2.433)
3.375	(2.156)	(2.165)	(2.204)	(2.143)
3.250	(2.793)	(2.740)	(2.716)	(2.593)
3.125	(2.506)	(2.452)	(2.429)	(2.305)
3.000	(2.204)	(2.150)	(2.127)	(2.004)
2.875	(1.887)	(1.833)	(1.810)	(1.687)
2.750	(1.884)	(1.783)	(1.713)	(1.543)
2.625	(1.566)	(1.466)	(1.395)	(1.225)
2.500	(1.232)	(1.132)	(1.061)	(0.891)
2.375	(0.881)	(0.781)	(0.710)	(0.540)
2.250	(0.524)	(0.423)	(0.353)	(0.183)
2.125	0.269	0.392	0.486	0.680
2.000	0.639	0.763	0.857	1.051
1.875	1.023	1.147	1.240	1.434
1.750	1.409	1.533	1.627	1.821

FHA High Balance 30 Yr Fixed				
	15 Day	30 Day	45 Day	60 Day
3.500	(3.376)	(3.254)	(3.162)	(2.970)
3.375	(3.019)	(2.897)	(2.805)	(2.613)
3.250	(3.768)	(3.646)	(3.553)	(3.361)
3.125	(3.404)	(3.282)	(3.190)	(2.998)
3.000	(3.017)	(2.895)	(2.802)	(2.610)
2.990	(3.013)	(2.890)	(2.798)	(2.606)
2.875	(2.607)	(2.485)	(2.393)	(2.201)
2.750	(2.044)	(1.913)	(1.813)	(1.612)
2.625	(1.624)	(1.493)	(1.393)	(1.192)
2.500	(1.188)	(1.058)	(0.957)	(0.757)
2.375	(0.741)	(0.610)	(0.510)	(0.310)
2.250	(0.295)	(0.165)	(0.064)	0.136
2.125	2.344	2.474	2.575	2.775
2.000	2.804	2.935	3.035	3.235
1.990	2.837	2.967	3.068	3.268
1.875	3.271	3.401	3.501	3.702
1.750	3.731	3.861	3.962	4.162

VA High Balance 30 Yr Fixed				
	15 Day	30 Day	45 Day	60 Day
3.500	(3.676)	(3.554)	(3.462)	(3.270)
3.375	(3.319)	(3.197)	(3.105)	(2.913)
3.250	(4.068)	(3.946)	(3.853)	(3.661)
3.125	(3.704)	(3.582)	(3.490)	(3.298)
3.000	(3.317)	(3.195)	(3.102)	(2.910)
2.990	(3.313)	(3.190)	(3.098)	(2.906)
2.875	(2.907)	(2.785)	(2.693)	(2.501)
2.750	(2.344)	(2.213)	(2.113)	(1.912)
2.625	(1.924)	(1.793)	(1.693)	(1.492)
2.500	(1.488)	(1.358)	(1.257)	(1.057)
2.375	(1.041)	(0.910)	(0.810)	(0.610)
2.250	(0.595)	(0.465)	(0.364)	(0.164)
2.125	2.044	2.174	2.275	2.475
2.000	2.504	2.635	2.735	2.935
1.990	2.537	2.667	2.768	2.968
1.875	2.971	3.101	3.201	3.402
1.750	3.431	3.561	3.662	3.862

FHA 5-1 ARM (1-1-5 Caps)				
	15 Day	30 Day	45 Day	60 Day
4.125	(2.776)	(2.626)	(2.476)	(2.326)
4.000	(2.407)	(2.257)	(2.107)	(1.957)
3.875	(2.039)	(1.889)	(1.739)	(1.589)
3.750	(1.670)	(1.520)	(1.370)	(1.220)
3.625	(2.348)	(2.198)	(2.048)	(1.898)
3.500	(1.921)	(1.771)	(1.621)	(1.471)
3.375	(1.487)	(1.337)	(1.187)	(1.037)
3.250	(1.045)	(0.895)	(0.745)	(0.595)
3.125	(1.774)	(1.624)	(1.474)	(1.324)
3.000	(1.340)	(1.190)	(1.040)	(0.890)
2.875	(0.898)	(0.748)	(0.598)	(0.448)
2.750	(0.447)	(0.297)	(0.147)	0.003

VA 5-1 ARM (1-1-5 Caps)				
	15 Day	30 Day	45 Day	60 Day
4.125	(2.526)	(2.376)	(2.226)	(2.076)
4.000	(2.157)	(2.007)	(1.857)	(1.707)
3.875	(1.789)	(1.639)	(1.489)	(1.339)
3.750	(1.420)	(1.270)	(1.120)	(0.970)
3.625	(2.098)	(1.948)	(1.798)	(1.648)
3.500	(1.671)	(1.521)	(1.371)	(1.221)
3.375	(1.237)	(1.087)	(0.937)	(0.787)
3.250	(0.795)	(0.645)	(0.495)	(0.345)
3.125	(1.524)	(1.374)	(1.224)	(1.074)
3.000	(1.090)	(0.940)	(0.790)	(0.640)
2.875	(0.648)	(0.498)	(0.348)	(0.198)
2.750	(0.197)	(0.047)	0.103	0.253

FHA 5-1 ARM High Balance (1-1-5 Caps)				
	15 Day	30 Day	45 Day	60 Day
4.125	(3.986)	(3.836)	(3.686)	(3.536)
4.000	(3.617)	(3.467)	(3.317)	(3.167)
3.875	(3.249)	(3.099)	(2.949)	(2.799)
3.750	(2.880)	(2.730)	(2.580)	(2.430)
3.625	(3.558)	(3.408)	(3.258)	(3.108)
3.500	(3.131)	(2.981)	(2.831)	(2.681)
3.375	(2.697)	(2.547)	(2.397)	(2.247)
3.250	(2.255)	(2.105)	(1.955)	(1.805)
3.125	(2.984)	(2.834)	(2.684)	(2.534)
3.000	(2.550)	(2.400)	(2.250)	(2.100)
2.875	(2.108)	(1.958)	(1.808)	(1.658)
2.750	(1.657)	(1.507)	(1.357)	(1.207)

VA 5-1 ARM High Balance (1-1-5 Caps)				
	15 Day	30 Day	45 Day	60 Day
4.125	(4.286)	(4.136)	(3.986)	(3.836)
4.000	(3.917)	(3.767)	(3.617)	(3.467)
3.875	(3.549)	(3.399)	(3.249)	(3.099)
3.750	(3.180)	(3.030)	(2.880)	(2.730)
3.625	(3.858)	(3.708)	(3.558)	(3.408)
3.500	(3.431)	(3.281)	(3.131)	(2.981)
3.375	(2.997)	(2.847)	(2.697)	(2.547)
3.250	(2.555)	(2.405)	(2.255)	(2.105)
3.125	(3.284)	(3.134)	(2.984)	(2.834)
3.000	(2.850)	(2.700)	(2.550)	(2.400)
2.875	(2.408)	(2.258)	(2.108)	(1.958)
2.750	(1.957)	(1.807)	(1.657)	(1.507)

Loan Level Price Adjustments

Credit Score	< 560	4.375	
	560-579	4.250	
	580-599	3.500	
	600-619	2.375	
	620-639	1.625	

Fannie Mae - Conforming Fixed Rate Products

Fannie Mae 30yr Fixed					Fannie Mae 20yr Fixed					Fannie Mae 15yr Fixed				
15 Day	30 Day	45 Day	60 Day		15 Day	30 Day	45 Day	60 Day		15 Day	30 Day	45 Day	60 Day	
5.000 (7.693)	(7.693)	(7.729)	(7.849)		5.000 (7.687)	(7.687)	(7.714)	(7.814)		5.000 (7.683)	(7.683)	(7.709)	(7.799)	
4.990 (7.667)	(7.665)	(7.693)	(7.822)		4.990 (7.661)	(7.659)	(7.688)	(7.816)		4.990 (7.657)	(7.655)	(7.683)	(7.812)	
4.875 (7.358)	(7.356)	(7.385)	(7.513)		4.875 (7.352)	(7.350)	(7.379)	(7.507)		4.875 (7.348)	(7.346)	(7.375)	(7.503)	
4.750 (7.011)	(7.009)	(7.038)	(7.166)		4.750 (7.005)	(7.003)	(7.032)	(7.160)		4.750 (7.001)	(7.000)	(7.029)	(7.157)	
4.625 (6.665)	(6.663)	(6.692)	(6.820)		4.625 (6.659)	(6.657)	(6.686)	(6.814)		4.625 (6.655)	(6.653)	(6.682)	(6.810)	
4.500 (6.320)	(6.318)	(6.347)	(6.475)		4.500 (6.314)	(6.312)	(6.341)	(6.469)		4.500 (6.310)	(6.308)	(6.337)	(6.465)	
4.375 (5.975)	(5.973)	(5.999)	(6.127)		4.375 (5.969)	(5.967)	(5.996)	(6.124)		4.375 (5.965)	(5.963)	(5.992)	(6.120)	
4.250 (5.630)	(5.628)	(5.654)	(5.782)		4.250 (5.624)	(5.622)	(5.651)	(5.779)		4.250 (5.620)	(5.618)	(5.647)	(5.775)	
4.125 (5.285)	(5.283)	(5.309)	(5.437)		4.125 (5.279)	(5.277)	(5.306)	(5.434)		4.125 (5.275)	(5.273)	(5.302)	(5.430)	
4.000 (4.940)	(4.938)	(4.964)	(5.092)		4.000 (4.934)	(4.932)	(4.961)	(5.089)		4.000 (4.930)	(4.928)	(4.957)	(5.085)	
3.875 (4.595)	(4.593)	(4.619)	(4.747)		3.875 (4.589)	(4.587)	(4.616)	(4.744)		3.875 (4.585)	(4.583)	(4.612)	(4.740)	
3.750 (4.250)	(4.248)	(4.274)	(4.402)		3.750 (4.244)	(4.242)	(4.271)	(4.399)		3.750 (4.240)	(4.238)	(4.267)	(4.395)	
3.625 (3.905)	(3.903)	(3.929)	(4.057)		3.625 (3.899)	(3.897)	(3.926)	(4.054)		3.625 (3.895)	(3.893)	(3.922)	(4.050)	
3.500 (3.560)	(3.558)	(3.584)	(3.712)		3.500 (3.554)	(3.552)	(3.581)	(3.709)		3.500 (3.550)	(3.548)	(3.577)	(3.705)	
3.375 (3.215)	(3.213)	(3.239)	(3.367)		3.375 (3.209)	(3.207)	(3.236)	(3.364)		3.375 (3.205)	(3.203)	(3.232)	(3.360)	
3.250 (2.870)	(2.868)	(2.894)	(3.022)		3.250 (2.864)	(2.862)	(2.891)	(3.019)		3.250 (2.860)	(2.858)	(2.887)	(3.015)	
3.125 (2.525)	(2.523)	(2.549)	(2.677)		3.125 (2.519)	(2.517)	(2.546)	(2.674)		3.125 (2.515)	(2.513)	(2.542)	(2.670)	
3.000 (2.180)	(2.178)	(2.204)	(2.332)		3.000 (2.174)	(2.172)	(2.201)	(2.329)		3.000 (2.170)	(2.168)	(2.197)	(2.325)	
2.875 (1.835)	(1.833)	(1.859)	(1.987)		2.875 (1.829)	(1.827)	(1.856)	(1.984)		2.875 (1.825)	(1.823)	(1.852)	(1.980)	
2.750 (1.490)	(1.488)	(1.514)	(1.642)		2.750 (1.484)	(1.482)	(1.511)	(1.639)		2.750 (1.480)	(1.478)	(1.507)	(1.635)	
2.625 (1.145)	(1.143)	(1.169)	(1.297)		2.625 (1.139)	(1.137)	(1.166)	(1.294)		2.625 (1.135)	(1.133)	(1.162)	(1.290)	
2.500 (0.800)	(0.798)	(0.824)	(0.952)		2.500 (0.794)	(0.792)	(0.821)	(0.949)		2.500 (0.790)	(0.788)	(0.817)	(0.945)	
2.375 (0.455)	(0.453)	(0.479)	(0.607)		2.375 (0.449)	(0.447)	(0.476)	(0.604)		2.375 (0.445)	(0.443)	(0.472)	(0.600)	
2.250 (0.110)	(0.108)	(0.134)	(0.262)		2.250 (0.104)	(0.102)	(0.131)	(0.259)		2.250 (0.100)	(0.098)	(0.127)	(0.255)	

Fannie Mae 10yr Fixed					Fannie Mae 7yr Fixed					Fannie Mae 5yr Fixed				
15 Day	30 Day	45 Day	60 Day		15 Day	30 Day	45 Day	60 Day		15 Day	30 Day	45 Day	60 Day	
4.000 (5.999)	(6.008)	(6.047)	(5.987)		4.000 (6.005)	(6.014)	(6.014)	(6.553)		4.625 (4.955)	(4.918)	(4.911)	(4.804)	
3.990 (5.961)	(5.970)	(6.009)	(5.949)		3.990 (5.933)	(6.022)	(6.021)	(6.500)		4.500 (4.875)	(4.838)	(4.831)	(4.724)	
3.875 (5.611)	(5.620)	(5.729)	(5.668)		3.875 (5.617)	(6.042)	(6.041)	(6.520)		4.375 (4.748)	(4.711)	(4.704)	(4.597)	
3.750 (5.261)	(5.270)	(5.379)	(5.318)		3.750 (5.267)	(6.062)	(6.061)	(6.500)		4.250 (4.623)	(4.586)	(4.579)	(4.472)	
3.625 (4.911)	(4.920)	(5.029)	(4.968)		3.625 (4.917)	(6.082)	(6.081)	(6.500)		4.125 (4.498)	(4.461)	(4.454)	(4.347)	
3.500 (4.561)	(4.570)	(4.679)	(4.618)		3.500 (4.567)	(6.102)	(6.101)	(6.500)		4.000 (4.373)	(4.336)	(4.329)	(4.222)	
3.375 (4.211)	(4.220)	(4.329)	(4.268)		3.375 (4.217)	(6.122)	(6.121)	(6.500)		3.990 (4.311)	(4.274)	(4.267)	(4.160)	
3.250 (3.861)	(3.870)	(3.979)	(3.918)		3.250 (3.867)	(6.142)	(6.141)	(6.500)		3.875 (4.042)	(4.005)	(4.000)	(3.893)	
3.125 (3.511)	(3.520)	(3.629)	(3.568)		3.125 (3.517)	(6.162)	(6.161)	(6.500)		3.750 (3.773)	(3.736)	(3.731)	(3.624)	
3.000 (3.161)	(3.170)	(3.279)	(3.218)		3.000 (3.167)	(6.182)	(6.181)	(6.500)		3.625 (3.484)	(3.447)	(3.442)	(3.335)	
2.875 (2.811)	(2.820)	(2.929)	(2.868)		2.875 (2.817)	(6.202)	(6.201)	(6.500)		3.500 (3.195)	(3.158)	(3.153)	(3.046)	
2.750 (2.461)	(2.470)	(2.579)	(2.518)		2.750 (2.467)	(6.222)	(6.221)	(6.500)		3.375 (2.906)	(2.869)	(2.864)	(2.757)	
2.625 (2.111)	(2.120)	(2.229)	(2.168)		2.625 (2.117)	(6.242)	(6.241)	(6.500)		3.250 (2.617)	(2.580)	(2.575)	(2.468)	
2.500 (1.761)	(1.770)	(1.879)	(1.818)		2.500 (1.767)	(6.262)	(6.261)	(6.500)		3.125 (2.328)	(2.291)	(2.286)	(2.179)	
2.375 (1.411)	(1.420)	(1.529)	(1.468)		2.375 (1.417)	(6.282)	(6.281)	(6.500)		3.000 (2.039)	(2.002)	(2.000)	(1.893)	
2.250 (1.061)	(1.070)	(1.179)	(1.118)		2.250 (1.067)	(6.302)	(6.301)	(6.500)		2.875 (1.750)	(1.713)	(1.708)	(1.599)	
2.125 (0.711)	(0.720)	(0.829)	(0.768)		2.125 (0.717)	(6.322)	(6.321)	(6.500)		2.750 (1.461)	(1.424)	(1.419)	(1.310)	
2.000 (0.361)	(0.370)	(0.479)	(0.418)		2.000 (0.367)	(6.342)	(6.341)	(6.500)		2.625 (1.172)	(1.135)	(1.130)	(1.021)	
1.875 (0.011)	(0.020)	(0.129)	(0.068)		1.875 (0.017)	(6.362)	(6.361)	(6.500)		2.500 (0.883)	(0.846)	(0.841)	(0.732)	
1.750 (0.000)	(0.000)	(0.000)	(0.000)		1.750 (0.000)	(6.382)	(6.381)	(6.500)		2.375 (0.594)	(0.557)	(0.552)	(0.443)	

Fannie Mae 20yr High Balance					Fannie Mae 15yr High Balance					Fannie Mae 10yr High Balance				
15 Day	30 Day	45 Day	60 Day		15 Day	30 Day	45 Day	60 Day		15 Day	30 Day	45 Day	60 Day	
4.625 (4.955)	(4.918)	(4.911)	(4.804)		4.500 (4.448)	(4.412)	(4.405)	(4.298)		4.000 (3.671)	(3.634)	(3.627)	(3.520)	
4.500 (4.675)	(4.638)	(4.631)	(4.524)		4.375 (4.412)	(4.410)	(4.403)	(4.296)		3.990 (3.639)	(3.602)	(3.595)	(3.488)	
4.375 (4.348)	(4.311)	(4.304)	(4.197)		4.250 (4.376)	(4.374)	(4.367)	(4.260)		3.875 (3.401)	(3.364)	(3.357)	(3.250)	
4.250 (3.979)	(3.942)	(3.935)	(3.828)		4.125 (4.041)	(4.039)	(4.032)	(3.925)		3.750 (3.111)	(3.074)	(3.067)	(2.960)	
4.125 (4.143)	(4.106)	(4.099)	(3.992)		4.000 (3.883)	(3.881)	(3.874)	(3.767)		3.625 (2.753)	(2.716)	(2.709)	(2.602)	
4.000 (3.809)	(3.772)	(3.765)	(3.658)		3.990 (3.852)	(3.850)	(3.843)	(3.736)		3.500 (3.092)	(3.055)	(3.048)	(2.941)	
3.990 (3.811)	(3.774)	(3.767)	(3.660)		3.875 (3.757)	(3.755)	(3.748)	(3.641)		3.375 (3.484)	(3.447)	(3.440)	(3.333)	
3.875 (3.442)	(3.368)	(3.326)	(3.184)		3.750 (3.631)	(3.629)	(3.622)	(3.515)		3.250 (3.152)	(3.099)	(3.075)	(2.952)	
3.750 (3.028)	(2.954)	(2.913)	(2.770)		3.625 (3.512)	(3.510)	(3.503)	(3.396)		3.125 (2.754)	(2.701)	(2.677)	(2.554)	
3.625 (4.108)	(3.979)	(3.879)	(3.680)		3.500 (3.393)	(3.391)	(3.384)	(3.277)		3.000 (3.007)	(2.960)	(2.954)	(2.847)	
3.500 (3.717)	(3.587)	(3.488)	(3.289)		3.375 (3.274)	(3.272)	(3.265)	(3.158)		2.875 (3.287)	(3.157)	(3.150)	(2.988)	
3.375 (3.287)	(3.157)	(3.058)	(2.859)		3.250 (3.155)	(3.153)	(3.146)	(3.039)		2.750 (2.704)	(2.604)	(2.533)	(2.363)	
3.250 (2.800)	(2.671)	(2.571)	(2.372)		3.125 (2.819)	(2.817)	(2.810)	(2.703)		2.625 (2.324)	(2.224)	(2.154)	(1.984)	
3.125 (2.418)	(2.288)	(2.188)	(1.989)		3.000 (2.700)	(2.698)	(2.691)	(2.584)		2.500 (2.039)	(1.939)	(1.869)	(1.699)	
3.000 (2.028)	(1.898)	(1.798)	(1.599)		2.875 (2.581)	(2.579)	(2.572)	(2.465)		2.375 (1.750)	(1.650)	(1.580)	(1.410)	
2.875 (1.638)	(1.508)	(1.408)	(1.209)		2.750 (2.462)	(2.460)	(2.453)	(2.346)		2.250 (1.461)	(1.361)	(1.291)	(1.121)	
2.750 (1.288)	(1.158)	(1.058)	(0.859)		2.625 (2.343)	(2.341)	(2.334)	(2.227)		2.125 (1.262)	(1.162)	(1.092)	(0.922)	
2.625 (0.938)	(0.808)	(0.708)	(0.509)		2.500 (2.224)	(2.222)	(2.215)	(2.108)		2.000 (1.063)	(0.963)	(0.893)	(0.723)	
2.500 (0.588)	(0.458)	(0.358)	(0.159)		2.375 (2.105)	(2.103)	(2.096)	(1.989)		1.875 (0.904)	(0.804)	(0.734)	(0.564)	
2.375 (0.238)	(0.108)	(0.008)	(0.000)		2.250 (1.986)	(1.984)	(1.977)	(1.870)		1.750 (0.745)	(0.645)	(0.575)	(0.405)	
2.250 (0.000)	(0.000)	(0.000)	(0.000)		2.125 (1.867)	(1.865)	(1.858)	(1.751)		1.625 (0.586)	(0.486)	(0.416)	(0.246)	

Fannie Mae 10yr High Balance					Fannie Mae 7yr High Balance					Fannie Mae 5yr High Balance				
15 Day	30 Day	45 Day	60 Day		15 Day	30 Day	45 Day	60 Day		15 Day	30 Day	45 Day	60 Day	
4.625 (4.955)	(4.918)	(4.911)	(4.804)		4.500 (4.448)	(4.412)	(4.405)	(4.298)		4.000 (3				

Freddie Mac - Conforming Fixed Rate Products

Table with columns for Freddie Mac 30yr Fixed, Freddie Mac 15yr Fixed, and Freddie Mac 10yr Fixed. Each column contains a grid of interest rates for terms 15 Day, 30 Day, 45 Day, and 60 Day.

Table with columns for Freddie Mac 15yr Super Conforming, Freddie Mac 10yr Super Conforming, and Freddie Mac 7.5yr Super Conforming. Each column contains a grid of interest rates for terms 15 Day, 30 Day, 45 Day, and 60 Day.

Table with columns for Freddie Mac 30yr Super Conforming, Freddie Mac 15yr Super Conforming, and Freddie Mac 10yr Super Conforming. Each column contains a grid of interest rates for terms 15 Day, 30 Day, 45 Day, and 60 Day.

Table with columns for Freddie Mac 30yr Super Conforming, Freddie Mac 15yr Super Conforming, and Freddie Mac 10yr Super Conforming. Each column contains a grid of interest rates for terms 15 Day, 30 Day, 45 Day, and 60 Day.

Loan Level Price Adjustments

Large table detailing Loan Level Price Adjustments. It includes sections for All Fixed Conforming (with LTV and Cash-Out), Lender Paid MI Adj., Number of Units, Subordinate Financing, Misc Adjusters, Non Owner Occupied, Additional Investment Property Adjustments, Loan Amount, Purchase, Refinance, Agency Adverse Market Refinance Fee, and Super Conforming Adjustments.



FNMA - HomeReady™ Products

Table with 5 columns: Rate, 15 Day, 30 Day, 45 Day, 60 Day. Rows include FNMA HomeReady™ 30 Yr Fixed with rates ranging from 4.875 to 5.000.

Table with 5 columns: Rate, 15 Day, 30 Day, 45 Day, 60 Day. Rows include FNMA HomeReady™ 25 Yr Fixed with rates ranging from 4.000 to 5.000.

Table with 5 columns: Rate, 15 Day, 30 Day, 45 Day, 60 Day. Rows include FNMA HomeReady™ 20 Yr Fixed with rates ranging from 4.000 to 5.000.

Table with 5 columns: Rate, 15 Day, 30 Day, 45 Day, 60 Day. Rows include FNMA HomeReady™ 15 Yr Fixed with rates ranging from 4.000 to 5.000.

Table with 5 columns: Rate, 15 Day, 30 Day, 45 Day, 60 Day. Rows include FNMA HomeReady™ 10 Yr Fixed with rates ranging from 4.000 to 5.000.

Table with 5 columns: Rate, 15 Day, 30 Day, 45 Day, 60 Day. Rows include FNMA HomeReady™ 5/6 SOFR ARM (2/1/5) with rates ranging from 3.250 to 3.000.

Table with 5 columns: Rate, 15 Day, 30 Day, 45 Day, 60 Day. Rows include FNMA HomeReady™ 7/6 SOFR ARM (5/1/5) with rates ranging from 3.375 to 3.000.

Table with 5 columns: Rate, 15 Day, 30 Day, 45 Day, 60 Day. Rows include FNMA HomeReady™ 10/6 SOFR ARM (5/1/5) with rates ranging from 3.500 to 3.000.

Loan Level Price Adjustments

Table showing Loan Level Price Adjustments for All Fixed Conforming and Cash-Out loans across various LTV and rate ranges.

LPMI Adjustments Applied after Cap

Table showing Lender Paid MI Adjustments for various LTV and rate ranges, including Premium Adjusters and LTV Adjusters.

Table showing Subordinate Financing and Misc Adjusters details, including LTV, CLTV, and Attached Condo rates.

Table showing Adjustments Applied after Cap for Loan Amount and Loan Size Adjusters.

Table showing Adjustment Caps for FICO and LTV scores.

Table showing Escrow Waiver (Full or Taxes Only) and Purchase Special rates.

*Some adjustment details may not appear when pricing through the portal, however the final price will match the rate sheet. No Lender Fee options are available through the pricing engine online.

Table showing Max YSP rate of -6.000.

Southwest Wholesale Rate Sheet



as of 9/17/2021 10:56 AM

FNMA - HomeReady™ High Balance

FNMA HomeReady™ 30 Yr Fixed - High Balance					FNMA HomeReady™ 25 Yr Fixed - High Balance					FNMA HomeReady™ 20 Yr Fixed - High Balance											
15 Day	30 Day	45 Day	60 Day		15 Day	30 Day	45 Day	60 Day		15 Day	30 Day	45 Day	60 Day								
4.625 (4.955) (4.918) (4.911) (4.804)	4.500 (4.675) (4.638) (4.631) (4.524)	4.375 (4.348) (4.311) (4.304) (4.197)	4.250 (3.979) (3.942) (3.935) (3.828)	4.125 (4.143) (4.070) (4.028) (3.885)	4.000 (3.809) (3.736) (3.694) (3.551)	3.900 (3.811) (3.738) (3.696) (3.553)	3.875 (3.442) (3.369) (3.326) (3.184)	3.750 (3.028) (2.956) (2.913) (2.770)	3.625 (3.108) (3.035) (2.992) (2.850)	3.500 (3.171) (3.098) (3.055) (2.913)	3.375 (3.287) (3.157) (3.058) (2.858)	3.250 (2.800) (2.671) (2.571) (2.372)	3.125 (2.183) (2.054) (1.955) (1.755)	3.000 (1.467) (1.337) (1.238) (1.039)	2.990 (1.810) (1.688) (1.596) (1.404)	2.875 (1.187) (1.155) (1.073) (0.880)	2.750 (0.596) (0.574) (0.481) (0.289)	2.625 0.032 0.155 0.247 0.439	2.500 0.852 0.974 1.066 1.259	2.375 1.704 1.826 1.919 2.111	2.250 2.552 2.674 2.767 2.959

FNMA HomeReady™ 15 Yr Fixed - High Balance					FNMA HomeReady™ 10 Yr Fixed - High Balance																
15 Day	30 Day	45 Day	60 Day		15 Day	30 Day	45 Day	60 Day													
4.000 (3.671) (3.680) (3.719) (3.658)	3.990 (3.639) (3.648) (3.688) (3.627)	3.875 (3.401) (3.410) (3.449) (3.388)	3.750 (3.111) (3.120) (3.159) (3.098)	3.625 (2.753) (2.762) (2.801) (2.741)	3.500 (3.638) (3.638) (3.615) (3.489)	3.375 (3.454) (3.410) (3.387) (3.254)	3.250 (3.152) (3.099) (3.075) (2.952)	3.125 (2.754) (2.701) (2.677) (2.554)	3.000 (3.007) (2.906) (2.836) (2.666)	2.990 (3.013) (2.912) (2.842) (2.672)	2.875 (2.704) (2.604) (2.533) (2.363)	2.750 (2.324) (2.224) (2.154) (1.983)	2.625 (1.876) (1.775) (1.705) (1.535)	2.500 (1.886) (1.782) (1.669) (1.475)	2.375 (1.496) (1.372) (1.278) (1.085)	2.250 (1.050) (0.926) (0.832) (0.639)	2.125 (0.546) (0.423) (0.329) (0.135)	2.000 (0.013) 0.111 0.205 0.398	1.990 0.031 0.155 0.249 0.442	1.875 0.537 0.851 0.754 0.948	1.750 1.102 1.225 1.319 1.513

FNMA HomeReady™ 6/6 SOFR ARM (2/1) - HB					FNMA HomeReady™ 7/6 SOFR ARM (5/1) - HB					FNMA HomeReady™ 10/6 ARM (5/1) - HB										
15 Day	30 Day	45 Day	60 Day		15 Day	30 Day	45 Day	60 Day		15 Day	30 Day	45 Day	60 Day							
3.000 (2.005) (1.932) (1.889) (1.746)	2.990 (1.975) (1.902) (1.859) (1.716)	2.875 (1.803) (1.730) (1.687) (1.544)	2.750 (1.602) (1.528) (1.485) (1.341)	2.625 (1.400) (1.326) (1.282) (1.138)	3.000 (1.614) (1.540) (1.495) (1.350)	2.990 (1.584) (1.510) (1.465) (1.320)	2.875 (1.448) (1.373) (1.328) (1.184)	2.750 (1.282) (1.207) (1.162) (1.017)	2.625 (1.116) (1.041) (0.995) (0.850)	3.000 (1.430) (1.356) (1.312) (1.169)	2.990 (1.400) (1.326) (1.282) (1.139)	2.875 (1.154) (1.080) (1.036) (0.892)	2.750 (0.879) (0.804) (0.760) (0.616)	2.625 (0.645) (0.571) (0.526) (0.382)	2.500 (1.188) (1.124) (1.080) (0.936)	2.375 (0.954) (0.890) (0.846) (0.701)	2.250 (0.731) (0.656) (0.611) (0.467)	2.125 (0.465) (0.390) (0.345) (0.200)	2.000 (0.232) (0.156) (0.111) 0.034	1.990 (0.202) (0.126) (0.081) 0.004

Loan Level Price Adjustments

	LTV	Loan Level Price Adjustments										
		≤ 60	60.01 - 70	70.01 - 75	75.01 - 80	80.01 - 85	85.01 - 90	90.01 - 95	95.01 - 97	≤ 60	60.01 - 70	75.01 - 80
All Fixed Conforming (does not apply to terms ≤ 15yrs)	LTV	NA	0.500	0.500	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
		NA	1.500	1.250	1.000	0.500	0.500	0.250	0.250	0.250	0.250	0.250
Cash-Out	LTV	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

LPMI Adjustments Applied after Cap

Lender Paid Adj.	Premium Adjusters	Rate & Term Refl	NA	LPMI Adjustments Applied after Cap										
				≤ 60	60.01 - 70	70.01 - 75	75.01 - 80	80.01 - 85	85.01 - 90	90.01 - 95	95.01 - 97	≤ 60	60.01 - 70	75.01 - 80
				NA	1.000	0.950	0.950	0.650	0.400	0.300	0.200	0.120	0.110	0.100
DJI > 45	DTI > 45	NA	1.300	1.300	1.300	1.000	1.000	0.700	0.500	0.500	0.500			
		NA	0.490	0.440	0.420	0.380	0.300	0.220	0.170	0.110	0.110			
LTV Adjusters	≤ 20 Yr Term	NA	1.250	1.010	0.890	0.750	0.620	0.500	0.390	0.280	0.280			
		NA	1.530	1.270	1.120	1.000	0.720	0.570	0.440	0.350	0.350			
> 20 Yr Term	≤ 85	NA	1.620	1.600	1.420	1.240	1.060	0.820	0.620	0.520	0.520			
		NA	0.580	0.510	0.480	0.390	0.360	0.360	0.360	0.360	0.360			
Subordinate Financing Excludes Community Seconds	LTV	NA	1.810	1.650	1.510	1.150	0.950	0.680	0.520	0.470	0.470			
		NA	4.090	3.690	3.350	2.550	2.020	1.760	1.390	0.950	0.840			
Misc Adjusters	24 Units	NA	4.720	4.260	3.850	2.890	2.290	1.980	1.550	1.050	1.050			
		NA	1.430	1.340	1.210	0.900	0.770	0.670	0.570	0.470	0.470			
Adjustment Caps	FICO	NA	3.840	3.510	3.310	2.400	1.970	1.640	1.340	0.940	0.830			
		NA	4.340	3.940	3.610	2.740	2.210	1.870	1.510	1.070	0.900			
Escrow Waiver (Full or Taxes Only)	Manufactured Home	NA	4.980	4.510	4.110	3.070	2.470	2.100	1.670	1.170	1.110			
		NA	0.750	0.750	0.750	0.500	0.500	0.500	0.500	0.500	0.500			
Purchase Special	Purchase Refinance	NA	0.500	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250			
		NA	0.750	0.750	0.750	0.500	0.500	0.500	0.500	0.500	0.500			

*Some adjustment details may not appear when pricing through the portal, however the final price will match the rate sheet.

No Lender Fee options are available through the pricing engine online.

Max YSP	-6.000
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FHLMC Home Possible® Products

FHLMC Home Possible® 30 Yr Fixed				
	15 Day	30 Day	45 Day	60 Day
5.000	(7.693)	(7.692)	(7.720)	(7.649)
4.990	(7.667)	(7.665)	(7.693)	(7.622)
4.875	(7.358)	(7.356)	(7.385)	(7.313)
4.750	(7.011)	(7.009)	(7.038)	(6.966)
4.625	(6.885)	(6.848)	(6.841)	(6.734)
4.500	(6.602)	(6.565)	(6.557)	(6.450)
4.375	(6.278)	(6.241)	(6.234)	(6.127)
4.250	(5.924)	(5.887)	(5.880)	(5.773)
4.125	(6.022)	(5.950)	(5.907)	(5.765)
4.000	(5.673)	(5.600)	(5.558)	(5.415)
3.990	(5.705)	(5.632)	(5.590)	(5.447)
3.875	(5.310)	(5.237)	(5.195)	(5.052)
3.750	(4.867)	(4.794)	(4.752)	(4.609)
3.625	(5.223)	(5.094)	(4.995)	(4.795)
3.500	(4.808)	(4.679)	(4.579)	(4.380)
3.375	(4.350)	(4.221)	(4.121)	(3.922)
3.250	(3.829)	(3.700)	(3.600)	(3.401)
3.125	(3.186)	(3.056)	(2.957)	(2.757)
3.000	(2.511)	(2.389)	(2.296)	(2.104)
2.990	(2.539)	(2.417)	(2.324)	(2.132)
2.875	(1.976)	(1.854)	(1.761)	(1.569)
2.750	(1.330)	(1.207)	(1.115)	(0.923)
2.625	(0.529)	(0.407)	(0.314)	(0.122)
2.500	0.107	0.300	0.464	0.727
2.375	0.772	0.965	1.128	1.392
2.250	1.540	1.733	1.897	2.160

FHLMC Home Possible® 25 Yr Fixed				
	15 Day	30 Day	45 Day	60 Day
5.000	(7.687)	(7.685)	(7.714)	(7.642)
4.990	(7.661)	(7.659)	(7.688)	(7.616)
4.875	(7.358)	(7.356)	(7.385)	(7.313)
4.750	(7.011)	(7.009)	(7.038)	(6.966)
4.625	(6.885)	(6.863)	(6.826)	(6.712)
4.500	(6.592)	(6.554)	(6.547)	(6.440)
4.375	(6.278)	(6.241)	(6.234)	(6.127)
4.250	(5.924)	(5.887)	(5.880)	(5.773)
4.125	(5.990)	(5.917)	(5.875)	(5.732)
4.000	(5.646)	(5.574)	(5.531)	(5.389)
3.990	(5.665)	(5.592)	(5.550)	(5.407)
3.875	(5.280)	(5.208)	(5.165)	(5.022)
3.750	(4.857)	(4.785)	(4.742)	(4.599)
3.625	(5.181)	(5.052)	(4.952)	(4.753)
3.500	(4.766)	(4.636)	(4.537)	(4.338)
3.375	(4.317)	(4.187)	(4.088)	(3.889)
3.250	(3.818)	(3.688)	(3.589)	(3.390)
3.125	(3.186)	(3.056)	(2.957)	(2.757)
3.000	(2.461)	(2.339)	(2.246)	(2.054)
2.990	(2.484)	(2.362)	(2.269)	(2.077)
2.875	(1.935)	(1.813)	(1.721)	(1.528)
2.750	(1.316)	(1.194)	(1.101)	(0.909)
2.625	(0.539)	(0.416)	(0.324)	(0.132)
2.500	0.169	0.363	0.526	0.790
2.375	0.818	1.011	1.174	1.438
2.250	1.556	1.749	1.912	2.176

FHLMC Home Possible® 20 Yr Fixed				
	15 Day	30 Day	45 Day	60 Day
4.500	(7.013)	(6.976)	(6.969)	(6.862)
4.375	(6.713)	(6.676)	(6.669)	(6.562)
4.250	(6.375)	(6.337)	(6.330)	(6.223)
4.125	(6.246)	(6.174)	(6.131)	(5.988)
4.000	(5.990)	(5.918)	(5.875)	(5.733)
3.990	(6.030)	(5.957)	(5.915)	(5.772)
3.875	(5.673)	(5.600)	(5.557)	(5.415)
3.750	(5.230)	(5.157)	(5.114)	(4.972)
3.625	(5.479)	(5.349)	(5.250)	(5.050)
3.500	(5.157)	(5.028)	(4.928)	(4.729)
3.375	(4.744)	(4.615)	(4.516)	(4.317)
3.250	(4.223)	(4.094)	(3.994)	(3.795)
3.125	(4.153)	(4.034)	(3.938)	(3.746)
3.000	(3.766)	(3.644)	(3.551)	(3.359)
2.990	(3.802)	(3.679)	(3.587)	(3.395)
2.875	(3.276)	(3.154)	(3.062)	(2.869)
2.750	(2.630)	(2.508)	(2.415)	(2.223)
2.625	(2.411)	(2.218)	(2.054)	(1.791)
2.500	(1.961)	(1.767)	(1.604)	(1.341)
2.375	(1.341)	(1.148)	(0.985)	(0.721)
2.250	(0.573)	(0.379)	(0.216)	0.047

FHLMC Home Possible® 15 Yr Fixed				
	15 Day	30 Day	45 Day	60 Day
4.000	(5.999)	(6.008)	(6.047)	(5.987)
3.990	(5.961)	(5.970)	(6.009)	(5.948)
3.875	(5.681)	(5.690)	(5.729)	(5.668)
3.750	(5.309)	(5.318)	(5.357)	(5.296)
3.625	(4.910)	(4.919)	(4.958)	(4.897)
3.500	(5.607)	(5.553)	(5.530)	(5.406)
3.375	(5.304)	(5.251)	(5.228)	(5.104)
3.250	(4.951)	(4.898)	(4.874)	(4.751)
3.125	(4.538)	(4.485)	(4.461)	(4.338)
3.000	(4.648)	(4.548)	(4.478)	(4.307)
2.990	(4.610)	(4.509)	(4.439)	(4.269)
2.875	(4.254)	(4.154)	(4.084)	(3.913)
2.750	(3.884)	(3.783)	(3.713)	(3.543)
2.625	(3.400)	(3.299)	(3.229)	(3.059)
2.500	(2.899)	(2.799)	(2.729)	(2.558)
2.375	(2.461)	(2.337)	(2.243)	(2.050)
2.250	(2.013)	(1.890)	(1.796)	(1.602)
2.125	(1.514)	(1.390)	(1.296)	(1.102)
2.000	(0.943)	(0.819)	(0.725)	(0.531)
1.990	(0.887)	(0.763)	(0.669)	(0.475)
1.875	(0.348)	(0.224)	(0.130)	0.064
1.750	0.273	0.397	0.490	0.684

FHLMC Home Possible® 10 Yr Fixed				
	15 Day	30 Day	45 Day	60 Day
4.000	(6.565)	(6.574)	(6.614)	(6.553)
3.990	(6.513)	(6.522)	(6.561)	(6.500)
3.875	(6.333)	(6.342)	(6.381)	(6.320)
3.750	(5.992)	(6.001)	(6.040)	(5.980)
3.625	(5.550)	(5.559)	(5.599)	(5.538)
3.500	(5.615)	(5.562)	(5.538)	(5.415)
3.375	(5.434)	(5.381)	(5.357)	(5.234)
3.250	(5.121)	(5.067)	(5.044)	(4.920)
3.125	(4.684)	(4.631)	(4.607)	(4.484)
3.000	(4.418)	(4.318)	(4.248)	(4.077)
2.990	(4.433)	(4.333)	(4.263)	(4.092)
2.875	(4.178)	(4.077)	(4.007)	(3.837)
2.750	(3.841)	(3.741)	(3.671)	(3.500)
2.625	(3.402)	(3.302)	(3.232)	(3.061)
2.500	(3.106)	(2.982)	(2.888)	(2.695)
2.375	(2.784)	(2.661)	(2.567)	(2.373)
2.250	(2.403)	(2.279)	(2.185)	(1.991)
2.125	(1.943)	(1.820)	(1.726)	(1.532)
2.000	(1.471)	(1.348)	(1.254)	(1.060)
1.990	(1.432)	(1.308)	(1.214)	(1.021)
1.875	(1.022)	(0.898)	(0.804)	(0.610)
1.750	(0.563)	(0.440)	(0.346)	(0.152)

FHLMC Home Possible® 5/6 SOFR ARM (2/1/5)				
	15 Day	30 Day	45 Day	60 Day
3.250	(2.226)	(2.153)	(2.111)	(1.969)
3.125	(2.056)	(1.984)	(1.941)	(1.799)
3.000	(1.855)	(1.782)	(1.739)	(1.596)
2.990	(1.825)	(1.752)	(1.709)	(1.566)
2.875	(1.653)	(1.580)	(1.537)	(1.394)
2.750	(1.452)	(1.378)	(1.335)	(1.191)
2.625	(1.250)	(1.176)	(1.132)	(0.988)
2.500	(1.048)	(0.974)	(0.930)	(0.786)
2.375	(0.814)	(0.740)	(0.696)	(0.551)
2.250	(0.581)	(0.506)	(0.461)	(0.317)
2.125	(0.315)	(0.240)	(0.195)	(0.050)

FHLMC Home Possible® 5/6 SOFR ARM (2/1/5)				
	15 Day	30 Day	45 Day	60 Day
3.250	(2.226)	(2.153)	(2.111)	(1.969)
3.125	(2.056)	(1.984)	(1.941)	(1.799)
3.000	(1.855)	(1.782)	(1.739)	(1.596)
2.990	(1.825)	(1.752)	(1.709)	(1.566)
2.875	(1.653)	(1.580)	(1.537)	(1.394)
2.750	(1.452)	(1.378)	(1.335)	(1.191)
2.625	(1.250)	(1.176)	(1.132)	(0.988)
2.500	(1.048)	(0.974)	(0.930)	(0.786)
2.375	(0.814)	(0.740)	(0.696)	(0.551)
2.250	(0.581)	(0.506)	(0.461)	(0.317)
2.125	(0.315)	(0.240)	(0.195)	(0.050)

FHLMC Home Possible® 7/6 SOFR ARM (5/1/5)				
	15 Day	30 Day	45 Day	60 Day
3.375	(1.961)	(1.887)	(1.843)	(1.699)
3.250	(1.796)	(1.721)	(1.677)	(1.533)
3.125	(1.630)	(1.556)	(1.511)	(1.367)
3.000	(1.464)	(1.390)	(1.345)	(1.200)
2.990	(1.434)	(1.360)	(1.315)	(1.170)
2.875	(1.298)	(1.223)	(1.178)	(1.034)
2.750	(1.132)	(1.057)	(1.012)	(0.867)
2.625	(0.966)	(0.891)	(0.845)	(0.700)
2.500	(0.800)	(0.724)	(0.678)	(0.533)
2.375	(0.633)	(0.558)	(0.512)	(0.366)
2.250	(0.467)	(0.391)	(0.345)	(0.198)

FHLMC Home Possible® 10/6 SOFR ARM (5/1/5)				
	15 Day	30 Day	45 Day	60 Day
3.500	(2.252)	(2.180)	(2.137)	(1.994)
3.375	(2.020)	(1.947)	(1.904)	(1.761)
3.250	(1.788)	(1.715)	(1.671)	(1.528)
3.125	(1.513)	(1.439)	(1.396)	(1.252)
3.000	(1.280)	(1.206)	(1.162)	(1.019)
2.990	(1.250)	(1.176)	(1.132)	(0.989)
2.875	(1.004)	(0.930)	(0.886)	(0.742)
2.750	(0.729)	(0.654)	(0.610)	(0.466)
2.625	(0.495)	(0.421)	(0.376)	(0.232)
2.500	(0.219)	(0.145)	(0.100)	0.045
2.375	0.057	0.132	0.176	0.321

Loan Level Price Adjustments

All conforming (does not apply to Fixed terms ≤ 15yrs)	LTV	FICO Score									
		≤ 60	< 620	620 - 639	640 - 659	660 - 679	680 - 699	700 - 719	720 - 739	740 - 759	≥ 760
		NA	0.500	0.500	0.500	0.000	0.000	0.000	0.000	0.000	0.000
		60.01 - 70	NA	1.500	1.250	1.000	0.500	0.500	0.250	0.250	0.250
		70.01 - 75	NA	3.000	2.750	2.250	1.250	1.000	0.500	0.250	0.250
		75.01 - 80	NA	3.000	3.000	2.750	1.750	1.250	0.750	0.500	0.500
		80.01 - 85	NA	3.250	3.250	2.750	1.500	1.000	0.500	0.250	0.250
		85.01 - 90	NA	3.250	2.750	2.250	1.250	1.000	0.500	0.250	0.250
		90.01 - 95	NA	3.250	2.750	2.250	1.250	1.000	0.500	0.250	0.250
		95.01 - 97*	NA	3.500	2.750	2.250	1.500	1.500	1.000	0.750	0.750

LPMI Adjustments Applied after Cap

Premium Adjusters	Rate & Term Refi	Manufactured Home	3 - 4 Unit	DTI > 45	FICO Score									
					< 620	620 - 639	640 - 659	660 - 679	680 - 699	700 - 719	720 - 739	740 - 759	760-779	780-799
		NA	1.000	0.950	0.950	0.850	0.400	0.300	0.200	0.120	0.110	0.100		
		NA	1.300	1.300	1.300	1.000	1.000	0.700	0.500	0.500	0.500	0.500		
		NA	2.830	2.830	2.830	1.750	1.750	1.330	1.190	1.190	1.190	1.190		
		≤ 85	NA	0.490	0.440	0.420	0.380	0.300	0.220	0.170	0.110	0.110		
		85.01 - 90	NA	1.250	1.010	0.890	0.750	0.620	0.500	0.390	0.280	0.280		
		9												

Fannie Mae - ARM Products

	15 Day	30 Day	45 Day	60 Day
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	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	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

Fannie Mae 5-6 SOFR ARM (2-1-5)				
	15 Day	30 Day	45 Day	60 Day
3.000	(1.855)	(1.782)	(1.739)	(1.596)
2.990	(1.825)	(1.752)	(1.709)	(1.566)
2.875	(1.653)	(1.580)	(1.537)	(1.394)
2.750	(1.452)	(1.378)	(1.335)	(1.191)
2.625	(1.250)	(1.176)	(1.132)	(0.988)
2.500	(1.048)	(0.974)	(0.930)	(0.786)
2.375	(0.814)	(0.740)	(0.696)	(0.551)
2.250	(0.581)	(0.506)	(0.461)	(0.317)
2.125	(0.315)	(0.240)	(0.195)	(0.050)
2.000	(0.082)	(0.006)	0.039	0.184
1.990	(0.052)	0.024	0.069	0.214

Fannie Mae 7-6 SOFR ARM (5-1-5)				
	15 Day	30 Day	45 Day	60 Day
3.000	(1.464)	(1.390)	(1.345)	(1.200)
2.990	(1.434)	(1.360)	(1.315)	(1.170)
2.875	(1.298)	(1.223)	(1.178)	(1.034)
2.750	(1.132)	(1.057)	(1.012)	(0.867)
2.625	(0.966)	(0.891)	(0.845)	(0.700)
2.500	(0.800)	(0.724)	(0.678)	(0.533)
2.375	(0.633)	(0.558)	(0.512)	(0.366)
2.250	(0.467)	(0.391)	(0.345)	(0.198)
2.125	(0.263)	(0.186)	(0.140)	0.007
2.000	(0.096)	(0.020)	0.027	0.174
1.990	(0.066)	0.010	0.057	0.204

Fannie Mae 10-6 SOFR ARM (5-1-5)				
	15 Day	30 Day	45 Day	60 Day
3.000	(1.280)	(1.206)	(1.162)	(1.019)
2.990	(1.250)	(1.176)	(1.132)	(0.989)
2.875	(1.004)	(0.930)	(0.886)	(0.742)
2.750	(0.729)	(0.654)	(0.610)	(0.466)
2.625	(0.495)	(0.421)	(0.376)	(0.232)
2.500	(0.219)	(0.145)	(0.100)	0.045
2.375	0.057	0.132	0.176	0.321
2.250	0.333	0.408	0.453	0.598
2.125	0.567	0.642	0.687	0.833
2.000	0.843	0.918	0.964	1.110
1.990	0.873	0.948	0.994	1.140

Fannie Mae 5-6 SOFR ARM (2-1-5) High Balance				
	15 Day	30 Day	45 Day	60 Day
3.000	(2.005)	(1.932)	(1.889)	(1.746)
2.990	(1.975)	(1.902)	(1.859)	(1.716)
2.875	(1.803)	(1.730)	(1.687)	(1.544)
2.750	(1.602)	(1.528)	(1.485)	(1.341)
2.625	(1.400)	(1.326)	(1.282)	(1.138)
2.500	(1.198)	(1.124)	(1.080)	(0.936)
2.375	(0.964)	(0.890)	(0.846)	(0.701)
2.250	(0.731)	(0.656)	(0.611)	(0.467)
2.125	(0.465)	(0.390)	(0.345)	(0.200)
2.000	(0.232)	(0.156)	(0.111)	0.034
1.990	(0.202)	(0.126)	(0.081)	0.064

Fannie Mae 7-6 SOFR ARM (5-1-5) High Balance				
	15 Day	30 Day	45 Day	60 Day
3.000	(1.614)	(1.540)	(1.495)	(1.350)
2.990	(1.584)	(1.510)	(1.465)	(1.320)
2.875	(1.448)	(1.373)	(1.328)	(1.184)
2.750	(1.282)	(1.207)	(1.162)	(1.017)
2.625	(1.116)	(1.041)	(0.995)	(0.850)
2.500	(0.950)	(0.874)	(0.828)	(0.683)
2.375	(0.783)	(0.708)	(0.662)	(0.516)
2.250	(0.617)	(0.541)	(0.495)	(0.348)
2.125	(0.413)	(0.336)	(0.290)	(0.143)
2.000	(0.246)	(0.170)	(0.123)	0.024
1.990	(0.216)	(0.140)	(0.093)	0.054

Fannie Mae 10-6 SOFR ARM (5-1-5) High Balance				
	15 Day	30 Day	45 Day	60 Day
3.000	(1.430)	(1.356)	(1.312)	(1.169)
2.990	(1.400)	(1.326)	(1.282)	(1.139)
2.875	(1.154)	(1.080)	(1.036)	(0.892)
2.750	(0.879)	(0.804)	(0.760)	(0.616)
2.625	(0.645)	(0.571)	(0.526)	(0.382)
2.500	(0.369)	(0.295)	(0.250)	(0.105)
2.375	(0.093)	(0.018)	0.026	0.171
2.250	0.183	0.258	0.303	0.448
2.125	0.417	0.492	0.537	0.683
2.000	0.693	0.768	0.814	0.960
1.990	0.723	0.798	0.844	0.990

Loan Level Price Adjustments

			< 620	620 - 639	640 - 659	660 - 679	680 - 699	700 - 719	720 - 739	740 - 759	>= 760
All Conforming ARMs (Does not include DU Refi Plus)	LTV	<= 60	NA	0.500	0.500	0.000	0.000	0.000	0.000	0.000	0.000
		60.01 - 70	NA	1.500	1.250	1.000	0.500	0.500	0.250	0.250	0.250
		70.01 - 75	NA	3.000	2.750	2.250	1.250	1.000	0.500	0.250	0.250
		75.01 - 80	NA	3.000	3.000	2.750	1.750	1.250	0.750	0.500	0.500
		80.01 - 85	NA	3.250	3.250	2.750	1.500	1.000	0.500	0.250	0.250
		85.01 - 90	NA	3.250	2.750	2.250	1.250	1.000	0.500	0.250	0.250
90.01 - 95	NA	3.250	2.750	2.250	1.250	1.000	0.500	0.250	0.250		
95.01 - 97	NA	3.500	2.750	2.250	1.500	1.500	1.000	0.750	0.750		
Cash-Out	LTV	<= 60	NA	1.625	0.625	0.625	0.375	0.375	0.375	0.375	0.375
		60.01 - 75	NA	2.625	1.625	1.125	1.125	1.000	1.000	0.625	0.625
		75.01 - 80	NA	3.125	2.625	1.875	1.750	1.125	1.125	0.875	0.875

			< 620	620 - 639	640 - 659	660 - 679	680 - 699	700 - 719	720 - 739	740 - 759	760-779	780-799	>= 800	
Lender Paid MI Adj.	Premium Adjusters	Rate & Term Refi	NA	1.000	0.950	0.950	0.650	0.400	0.300	0.200	0.120	0.110	0.100	
		Manufactured Home	NA	1.300	1.300	1.300	1.000	1.000	0.700	0.500	0.500	0.500	0.500	
		2nd Home	NA	1.230	1.230	1.230	0.700	0.700	0.490	0.250	0.250	0.250	0.250	
		Non Owner Occupied	NA	2.630	2.630	2.630	1.750	1.750	1.330	1.190	1.190	1.190	1.190	
			NA	0.490	0.440	0.420	0.380	0.300	0.220	0.170	0.110	0.110	0.110	
	LTV Adjusters	DTI > 45	<= 85	NA	1.250	1.010	0.890	0.750	0.620	0.500	0.390	0.280	0.280	0.280
			85.01 - 90	NA	1.530	1.270	1.120	1.000	0.720	0.570	0.440	0.350	0.350	0.350
			90.01 - 95	NA	1.820	1.600	1.420	1.240	1.060	0.760	0.620	0.380	0.380	0.380
			95.01 - 97	NA	1.430	1.340	1.210	0.900	0.770	0.670	0.570	0.470	0.470	0.470
		> 20 Yr Term	<= 85	NA	3.840	3.510	3.310	2.400	1.970	1.640	1.340	0.940	0.830	0.790
	85.01 - 90	NA	5.080	4.580	4.210	3.180	2.570	2.170	1.740	1.240	1.030	0.960		
	90.01 - 95	NA	6.550	5.980	5.520	4.110	3.310	2.770	2.170	1.510	1.330	1.310		
	95.01 - 97	NA												

Subordinate Financing <i>Excludes Community Seconds®</i>	LTV	CLTV			
		< 720	>= 720		
		<=65	80.01 - 90	0.500	0.250
		65.01-75	80.01 - 90	0.750	0.500
75.01-90	76.01 - 90	1.000	0.750		
	ALL	ALL	0.375	0.375	

Non Owner Occupied	LTV	<= 75	2.125
		75.01 - 80	3.375
		> 80	4.125

Misc Adjusters	2-4 Units		1.000
	Manufactured Home		1.000
	Attached Condo > 75 LTV		0.750
	Escrow Waiver (Full or Taxes Only)		0.250
	Escrow Waiver (Insurance Only)		0.000
	>90 LTV		0.250
Second Home > 85 LTV		0.250	

Additional Investment Property Adjustments (applicable to terms > 20 yrs)					
	<680	680-699	700-719	720-739	>=740
<=60	0.000	0.000	0.000	0.000	0.000
60.01-70	0.000	0.000	0.000	0.000	0.000
70.01-75	0.000	0.000	0.000	0.000	0.000
75.01-80	0.000	0.000	0.000	0.000	0.000
>80	0.000	0.000	0.000	0.000	0.000

No Lender Fee options are available through the pricing engine online.

Loan Size Adjustments	Loan Amount		Purchase	Refinance	
	<\$50,000		1.500	1.500	
	\$50,000 - \$99,999		0.500	0.500	
	\$100,000 - \$149,999		0.250	0.250	
	\$150,000 - \$199,999		0.000	0.000	
	\$200,000 - \$249,999		0.000	0.000	
	\$250,000 - \$299,999		(0.375)	(0.375)	
	\$300,000 - \$399,999		(0.375)	(0.375)	
	\$400,000 - \$499,999		(0.375)	(0.375)	
	\$500,000 - Conforming Limit		(0.375)	(0.375)	
High Balance	High Balance		0.000	0.000	
	Purch - R/T Refi.	LTV <= 75	1.000	1.000	
		LTV > 75	1.750	1.750	
	C/O Refi.	LTV <= 75	1.750	1.750	
LTV > 75		2.500	2.500		
Agency Adverse Market Refinance Fee (All Refis, >\$125,000)					0.000

Purchase Special (0.250)

Second Home 0.000

Max YSP	-3.000
Margin	3.000%

Freddie Mac ARM Products

	15 Day	30 Day	45 Day	60 Day
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	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	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	N/A	N/A	N/A

Freddie Mac 5-6 SOFR ARM (2-1-5)				
	15 Day	30 Day	45 Day	60 Day
3.000	(1.855)	(1.782)	(1.739)	(1.596)
2.990	(1.825)	(1.752)	(1.709)	(1.566)
2.875	(1.653)	(1.580)	(1.537)	(1.394)
2.750	(1.452)	(1.378)	(1.335)	(1.191)
2.625	(1.250)	(1.176)	(1.132)	(0.988)
2.500	(1.048)	(0.974)	(0.930)	(0.786)
2.375	(0.814)	(0.740)	(0.696)	(0.551)
2.250	(0.581)	(0.506)	(0.461)	(0.317)
2.125	(0.315)	(0.240)	(0.195)	(0.050)
2.000	(0.082)	(0.006)	0.039	0.184
1.990	(0.052)	0.024	0.069	0.214

Freddie Mac SOFR 7-6 ARM (5-1-5)				
	15 Day	30 Day	45 Day	60 Day
3.000	(1.464)	(1.390)	(1.345)	(1.200)
2.990	(1.434)	(1.360)	(1.315)	(1.170)
2.875	(1.298)	(1.223)	(1.178)	(1.034)
2.750	(1.132)	(1.057)	(1.012)	(0.867)
2.625	(0.966)	(0.891)	(0.845)	(0.700)
2.500	(0.800)	(0.724)	(0.678)	(0.533)
2.375	(0.633)	(0.558)	(0.512)	(0.366)
2.250	(0.467)	(0.391)	(0.345)	(0.198)
2.125	(0.263)	(0.186)	(0.140)	0.007
2.000	(0.096)	(0.020)	0.027	0.174
1.990	(0.066)	0.010	0.057	0.204

Freddie Mac 10-6 SOFR ARM (5-1-5)				
	15 Day	30 Day	45 Day	60 Day
3.000	(1.280)	(1.206)	(1.162)	(1.019)
2.990	(1.250)	(1.176)	(1.132)	(0.989)
2.875	(1.004)	(0.930)	(0.886)	(0.742)
2.750	(0.729)	(0.654)	(0.610)	(0.466)
2.625	(0.495)	(0.421)	(0.376)	(0.232)
2.500	(0.219)	(0.145)	(0.100)	0.045
2.375	0.057	0.132	0.176	0.321
2.250	0.333	0.408	0.453	0.598
2.125	0.567	0.642	0.687	0.833
2.000	0.843	0.918	0.964	1.110
1.990	0.873	0.948	0.994	1.140

Freddie Mac 5-6 SOFR ARM (2-1-5) Super Conforming				
	15 Day	30 Day	45 Day	60 Day
3.000	(2.005)	(1.932)	(1.889)	(1.746)
2.990	(1.975)	(1.902)	(1.859)	(1.716)
2.875	(1.803)	(1.730)	(1.687)	(1.544)
2.750	(1.602)	(1.528)	(1.485)	(1.341)
2.625	(1.400)	(1.326)	(1.282)	(1.138)
2.500	(1.198)	(1.124)	(1.080)	(0.936)
2.375	(0.964)	(0.890)	(0.846)	(0.701)
2.250	(0.731)	(0.656)	(0.611)	(0.467)
2.125	(0.465)	(0.390)	(0.345)	(0.200)
2.000	(0.232)	(0.156)	(0.111)	0.034
1.990	(0.202)	(0.126)	(0.081)	0.064

Freddie Mac 7-6 SOFR ARM (5-1-5) Super Conforming				
	15 Day	30 Day	45 Day	60 Day
3.000	(1.614)	(1.540)	(1.495)	(1.350)
2.990	(1.584)	(1.510)	(1.465)	(1.320)
2.875	(1.448)	(1.373)	(1.328)	(1.184)
2.750	(1.282)	(1.207)	(1.162)	(1.017)
2.625	(1.116)	(1.041)	(0.995)	(0.850)
2.500	(0.950)	(0.874)	(0.828)	(0.683)
2.375	(0.783)	(0.708)	(0.662)	(0.516)
2.250	(0.617)	(0.541)	(0.495)	(0.348)
2.125	(0.413)	(0.336)	(0.290)	(0.143)
2.000	(0.246)	(0.170)	(0.123)	0.024
1.990	(0.216)	(0.140)	(0.093)	0.054

Freddie Mac 10-6 SOFR ARM (5-1-5) Super Conforming				
	15 Day	30 Day	45 Day	60 Day
3.000	(1.430)	(1.356)	(1.312)	(1.169)
2.990	(1.400)	(1.326)	(1.282)	(1.139)
2.875	(1.154)	(1.080)	(1.036)	(0.892)
2.750	(0.879)	(0.804)	(0.760)	(0.616)
2.625	(0.645)	(0.571)	(0.526)	(0.382)
2.500	(0.369)	(0.295)	(0.250)	(0.105)
2.375	(0.093)	(0.018)	0.026	0.171
2.250	0.183	0.258	0.303	0.448
2.125	0.417	0.492	0.537	0.683
2.000	0.693	0.768	0.814	0.960
1.990	0.723	0.798	0.844	0.990

Loan Level Price Adjustments

	LTV		< 620	620 - 639	640 - 659	660 - 679	680 - 699	700 - 719	720 - 739	740 - 759	>= 760
			All Conforming ARMs (Does not include LP Open Access)		<= 60	NA	0.500	0.500	0.000	0.000	0.000
		60.01 - 70	NA	1.500	1.250	1.000	0.500	0.500	0.250	0.250	0.250
		70.01 - 75	NA	3.000	2.750	2.250	1.250	1.000	0.500	0.250	0.250
		75.01 - 80	NA	3.000	3.000	2.750	1.750	1.250	0.750	0.500	0.500
		80.01 - 85	NA	3.250	3.250	2.750	1.500	1.000	0.500	0.250	0.250
		85.01 - 90	NA	3.250	2.750	2.250	1.250	1.000	0.500	0.250	0.250
		90.01 - 95	NA	3.250	2.750	2.250	1.250	1.000	0.500	0.250	0.250
Cash-Out		<= 60	NA	1.625	0.625	0.625	0.375	0.375	0.375	0.375	0.375
		60.01 - 75	NA	2.625	1.625	1.125	1.125	1.000	1.000	0.625	0.625
		75.01 - 80	NA	3.125	2.625	1.875	1.750	1.125	1.125	0.875	0.875
		80.01 - 85	NA	NA	NA	NA	NA	NA	NA	NA	NA

Lender Paid MI Adj.	Premium Adjusters	Rate & Term Refi	< 620	620 - 639	640 - 659	660 - 679	680 - 699	700 - 719	720 - 739	740 - 759	760-779	780-799	>= 800
					Manufactured Home	NA	1.300	1.300	1.300	1.000	1.000	0.700	0.500
		2nd Home	NA	1.230	1.230	1.230	0.700	0.700	0.490	0.250	0.250	0.250	0.250
		Non Owner Occupied	NA	2.630	2.630	2.630	1.750	1.750	1.330	1.190	1.190	1.190	1.190
	LTV Adjusters	DTI > 45	<= 85	NA	0.490	0.440	0.420	0.380	0.300	0.220	0.170	0.110	0.110
85.01 - 90			NA	1.250	1.010	0.890	0.750	0.620	0.500	0.390	0.280	0.280	0.280
90.01 - 95			NA	1.530	1.270	1.120	1.000	0.720	0.570	0.440	0.350	0.350	0.350
95.01 - 97			NA	1.820	1.600	1.420	1.240	1.060	0.760	0.620	0.380	0.380	0.380
> 20 Yr Term			<= 85	NA	1.430	1.340	1.210	0.900	0.770	0.670	0.570	0.470	0.470
		85.01 - 90	NA	3.840	3.510	3.310	2.400	1.970	1.640	1.340	0.940	0.830	0.790
		90.01 - 95	NA	5.080	4.580	4.210	3.180	2.570	2.170	1.740	1.240	1.030	0.960
		95.01 - 97	NA	6.550	5.980	5.520	4.110	3.310	2.770	2.170	1.510	1.330	1.310

Number of Units	LTV			
	2 Units	<=80	80.01 - 85	> 85
3-4 units	1.000	1.000	1.000	
	1.000	1.500	2.000	
Subordinate Financing	LTV		CLTV	
	<=75	<=80	< 720	>= 720
	<=65	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
Misc Adjusters	Attached Condo > 75 LTV (>15yr Term)			0.750
	>90 LTV			0.250
	Escrow Waiver (Full or Taxes Only)			0.250
	Escrow Waiver (Insurance Only)			0.000
Manufactured Home (High Bal - Not Permitted)			1.000	
Non Owner Occupied	Second Home > 85 LTV			0.250
	LTV	<= 75		2.125
		75.01 - 80		3.375
		> 80		4.125

Loan Size Adjustments	Loan Amount	Purchase	Refinance
	<\$50,000	1.500	1.500
\$50,000 - \$99,999	0.500	0.500	
\$100,000 - \$149,999	0.250	0.250	
\$150,000 - \$199,999	0.000	0.000	
\$200,000 - \$249,999	0.000	0.000	
\$250,000 - \$299,999	(0.375)	(0.375)	
\$300,000 - \$399,999	(0.375)	(0.375)	
\$400,000 - \$499,999	(0.375)	(0.375)	
\$500,000 - Conforming Limit	(0.375)	(0.375)	
Super Conforming	High Balance	0.000	0.000
	Purchase & Rate/Term Refi <=75 LTV	1.000	
	Purchase & Rate/Term Refi >75 LTV	1.750	
Cash Out <= 75	1.750		
Cash Out > 75	2.500		

Agency Adverse Market Refinance Fee (All Refis, >\$125,000)	0.000
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Purchase Special	(0.250)
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Second Home	0.000
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Additional Investment Property Adjustments (applicable to terms > 20 yrs)					
	<=680	680-699	700-719	720-739	>=740
<=60	0.000	0.000	0.000	0.000	0.000
60.01-70	0.000	0.000	0.000	0.000	0.000
70.01-75	0.000	0.000	0.000	0.000	0.000
75.01-80	0.000	0.000	0.000	0.000	0.000
>80	0.000	0.000	0.000	0.000	0.000

No Lender Fee options are available through the pricing engine online.

Max YSP	-3.000
Margin	3.000%



Smart Series powered by Newrez

Pricing Effective: 9/17/2021 10:56 AM

Smart Series 30 Year Fixed				
Rate	15 Day	30 Day	45 Day	60 Day
7.375	(7.266)	(7.043)	(6.820)	(6.597)
7.250	(7.141)	(6.923)	(6.705)	(6.488)
7.125	(7.016)	(6.803)	(6.591)	(6.378)
7.000	(6.891)	(6.683)	(6.476)	(6.269)
6.875	(6.734)	(6.532)	(6.330)	(6.128)
6.750	(6.578)	(6.381)	(6.184)	(5.988)
6.625	(6.422)	(6.230)	(6.039)	(5.847)
6.500	(6.266)	(6.079)	(5.893)	(5.706)
6.375	(6.078)	(5.897)	(5.716)	(5.534)
6.250	(5.891)	(5.715)	(5.539)	(5.363)
6.125	(5.703)	(5.532)	(5.361)	(5.191)
6.000	(5.516)	(5.350)	(5.184)	(5.019)
5.875	(5.266)	(5.105)	(4.945)	(4.784)
5.750	(5.016)	(4.861)	(4.706)	(4.550)
5.625	(4.766)	(4.616)	(4.466)	(4.316)
5.500	(4.517)	(4.372)	(4.227)	(4.082)
5.375	(4.268)	(4.128)	(3.988)	(3.849)
5.250	(4.018)	(3.884)	(3.750)	(3.615)
5.125	(3.769)	(3.640)	(3.511)	(3.382)
5.000	(3.505)	(3.381)	(3.257)	(3.133)
4.875	(3.224)	(3.105)	(2.987)	(2.868)
4.750	(2.943)	(2.829)	(2.716)	(2.602)
4.625	(2.662)	(2.553)	(2.445)	(2.337)
4.500	(2.380)	(2.277)	(2.174)	(2.071)
4.375	(2.099)	(2.001)	(1.903)	(1.805)
4.250	(1.818)	(1.725)	(1.632)	(1.540)
4.125	(1.537)	(1.449)	(1.362)	(1.274)
4.000	(1.255)	(1.173)	(1.091)	(1.008)
3.875	(0.880)	(0.798)	(0.716)	(0.633)
3.750	(0.505)	(0.423)	(0.341)	(0.258)
3.625	(0.130)	(0.048)	0.034	0.117
3.500	0.245	0.327	0.409	0.492
3.375	0.620	0.702	0.784	0.866

Smart Series 5/6 SOFR ARM				
Rate	15 Day	30 Day	45 Day	60 Day
7.375	(7.266)	(7.043)	(6.820)	(6.597)
7.250	(7.141)	(6.923)	(6.705)	(6.488)
7.125	(7.016)	(6.803)	(6.591)	(6.378)
7.000	(6.891)	(6.683)	(6.476)	(6.269)
6.875	(6.734)	(6.532)	(6.330)	(6.128)
6.750	(6.578)	(6.381)	(6.184)	(5.988)
6.625	(6.422)	(6.230)	(6.039)	(5.847)
6.500	(6.266)	(6.079)	(5.893)	(5.706)
6.375	(6.078)	(5.897)	(5.716)	(5.534)
6.250	(5.891)	(5.715)	(5.539)	(5.363)
6.125	(5.703)	(5.532)	(5.361)	(5.191)
6.000	(5.516)	(5.350)	(5.184)	(5.019)
5.875	(5.266)	(5.105)	(4.945)	(4.784)
5.750	(5.016)	(4.861)	(4.706)	(4.550)
5.625	(4.766)	(4.616)	(4.466)	(4.316)
5.500	(4.517)	(4.372)	(4.227)	(4.082)
5.375	(4.268)	(4.128)	(3.988)	(3.849)
5.250	(4.018)	(3.884)	(3.750)	(3.615)
5.125	(3.769)	(3.640)	(3.511)	(3.382)
5.000	(3.505)	(3.381)	(3.257)	(3.133)
4.875	(3.224)	(3.105)	(2.987)	(2.868)
4.750	(2.943)	(2.829)	(2.716)	(2.602)
4.625	(2.662)	(2.553)	(2.445)	(2.337)
4.500	(2.380)	(2.277)	(2.174)	(2.071)
4.375	(2.099)	(2.001)	(1.903)	(1.805)
4.250	(1.818)	(1.725)	(1.632)	(1.540)
4.125	(1.537)	(1.449)	(1.362)	(1.274)
4.000	(1.255)	(1.173)	(1.091)	(1.008)
3.875	(0.880)	(0.798)	(0.716)	(0.633)
3.750	(0.505)	(0.423)	(0.341)	(0.258)
3.625	(0.130)	(0.048)	0.034	0.117
3.500	0.245	0.327	0.409	0.492
3.375	0.620	0.702	0.784	0.866

Smart Series 7/6 SOFR ARM				
Rate	15 Day	30 Day	45 Day	60 Day
7.375	(7.266)	(7.043)	(6.820)	(6.597)
7.250	(7.141)	(6.923)	(6.705)	(6.488)
7.125	(7.016)	(6.803)	(6.591)	(6.378)
7.000	(6.891)	(6.683)	(6.476)	(6.269)
6.875	(6.734)	(6.532)	(6.330)	(6.128)
6.750	(6.578)	(6.381)	(6.184)	(5.988)
6.625	(6.422)	(6.230)	(6.039)	(5.847)
6.500	(6.266)	(6.079)	(5.893)	(5.706)
6.375	(6.078)	(5.897)	(5.716)	(5.534)
6.250	(5.891)	(5.715)	(5.539)	(5.363)
6.125	(5.703)	(5.532)	(5.361)	(5.191)
6.000	(5.516)	(5.350)	(5.184)	(5.019)
5.875	(5.266)	(5.105)	(4.945)	(4.784)
5.750	(5.016)	(4.861)	(4.706)	(4.550)
5.625	(4.766)	(4.616)	(4.466)	(4.316)
5.500	(4.517)	(4.372)	(4.227)	(4.082)
5.375	(4.268)	(4.128)	(3.988)	(3.849)
5.250	(4.018)	(3.884)	(3.750)	(3.615)
5.125	(3.769)	(3.640)	(3.511)	(3.382)
5.000	(3.505)	(3.381)	(3.257)	(3.133)
4.875	(3.224)	(3.105)	(2.987)	(2.868)
4.750	(2.943)	(2.829)	(2.716)	(2.602)
4.625	(2.662)	(2.553)	(2.445)	(2.337)
4.500	(2.380)	(2.277)	(2.174)	(2.071)
4.375	(2.099)	(2.001)	(1.903)	(1.805)
4.250	(1.818)	(1.725)	(1.632)	(1.540)
4.125	(1.537)	(1.449)	(1.362)	(1.274)
4.000	(1.255)	(1.173)	(1.091)	(1.008)
3.875	(0.880)	(0.798)	(0.716)	(0.633)
3.750	(0.505)	(0.423)	(0.341)	(0.258)
3.625	(0.130)	(0.048)	0.034	0.117
3.500	0.245	0.327	0.409	0.492
3.375	0.620	0.702	0.784	0.866

Smart Series 10/6 SOFR ARM				
Rate	15 Day	30 Day	45 Day	60 Day
7.375	(7.266)	(7.043)	(6.820)	(6.597)
7.250	(7.141)	(6.923)	(6.705)	(6.488)
7.125	(7.016)	(6.803)	(6.591)	(6.378)
7.000	(6.891)	(6.683)	(6.476)	(6.269)
6.875	(6.734)	(6.532)	(6.330)	(6.128)
6.750	(6.578)	(6.381)	(6.184)	(5.988)
6.625	(6.422)	(6.230)	(6.039)	(5.847)
6.500	(6.266)	(6.079)	(5.893)	(5.706)
6.375	(6.078)	(5.897)	(5.716)	(5.534)
6.250	(5.891)	(5.715)	(5.539)	(5.363)
6.125	(5.703)	(5.532)	(5.361)	(5.191)
6.000	(5.516)	(5.350)	(5.184)	(5.019)
5.875	(5.266)	(5.105)	(4.945)	(4.784)
5.750	(5.016)	(4.861)	(4.706)	(4.550)
5.625	(4.766)	(4.616)	(4.466)	(4.316)
5.500	(4.517)	(4.372)	(4.227)	(4.082)
5.375	(4.268)	(4.128)	(3.988)	(3.849)
5.250	(4.018)	(3.884)	(3.750)	(3.615)
5.125	(3.769)	(3.640)	(3.511)	(3.382)
5.000	(3.505)	(3.381)	(3.257)	(3.133)
4.875	(3.224)	(3.105)	(2.987)	(2.868)
4.750	(2.943)	(2.829)	(2.716)	(2.602)
4.625	(2.662)	(2.553)	(2.445)	(2.337)
4.500	(2.380)	(2.277)	(2.174)	(2.071)
4.375	(2.099)	(2.001)	(1.903)	(1.805)
4.250	(1.818)	(1.725)	(1.632)	(1.540)
4.125	(1.537)	(1.449)	(1.362)	(1.274)
4.000	(1.255)	(1.173)	(1.091)	(1.008)
3.875	(0.880)	(0.798)	(0.716)	(0.633)
3.750	(0.505)	(0.423)	(0.341)	(0.258)
3.625	(0.130)	(0.048)	0.034	0.117
3.500	0.245	0.327	0.409	0.492
3.375	0.620	0.702	0.784	0.866

Program Adjustments(1,3)

FICO/LTV Price Adjustments								
Higher of LTV/LTV	<=55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
FICO >=780	-1.500	-1.250	-0.750	-0.250	-0.250	0.000	1.250	1.500
FICO 760 - 779	-1.250	-1.000	-0.500	0.000	0.000	0.750	1.500	1.750
FICO 740 - 759	-0.500	-0.500	-0.250	0.000	0.000	0.750	1.750	2.500
FICO 720 - 739	-0.500	-0.250	0.000	0.500	0.750	1.000	2.250	2.500
FICO 700 - 719	-0.250	-0.250	0.000	0.500	0.750	1.750	2.750	3.500
FICO 680 - 699	0.250	0.250	0.750	1.250	1.750	2.500	3.750	4.500
FICO 660 - 679	0.750	1.000	1.500	2.000	2.500	3.250	4.500	N/A
FICO 640 - 659	1.750	2.000	2.500	3.250	N/A	N/A	N/A	N/A
FICO 620 - 639	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Other Price Adjustments								
Higher of LTV/LTV	<=55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
Loan Type								
Interest Only	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250
40 Yr Interest Only ⁽⁷⁾	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250
Income Documentation								
Full Doc	-0.800	-0.800	-0.800	-0.800	-0.675	-0.675	-0.675	-0.675
12 Mo Bank Statement	-0.300	-0.300	-0.300	-0.300	-0.300	-0.300	-0.300	-0.300
24 Mo Bank Statement	-0.800	-0.800	-0.800	-0.800	-0.675	-0.675	-0.675	-0.675
DSCR (<=1.15) ⁽⁹⁾	0.875	0.875	0.875	0.875	0.875	0.875	N/A	N/A
DSCR (>1.15) ⁽⁹⁾	0.875	0.875	0.875	0.875	0.875	0.875	N/A	N/A
Occupancy								
Owner Occupied	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
2nd Home ⁽⁴⁾	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250
NOC ⁽⁴⁾	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250
Seasoning								
Forbearance<12 Mo	0.250	0.250	0.250	0.375	0.375	0.375	0.375	0.375
BKFC/DIL/SS<48 Mo	0.250	0.250	0.250	0.375	0.625	1.000	1.500	2.500
Purpose								
Cash Out Refi	0.250	0.250	0.300	0.350	0.400	0.450	1.000	N/A
Loan Size								
LA >=2mm	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.375
LA <=300K	0.750	0.750	0.750	0.750	0.750	0.750	0.750	0.750
DTI								
DTI (>45%) ⁽⁴⁾	0.250	0.250	0.250	0.250	0.375	0.375	0.375	0.375
Property Type								
2-4 Units	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500
NW Condo/Condotel	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500
Prepayment⁽²⁾								
2 Year	0.625	0.625	0.625	0.625	0.625	0.625	0.625	0.625
1 Year	1.625	1.625	1.625	1.625	1.625	1.625	1.625	1.625
No Prepay	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.000
Other								
Escrow Waiver	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125

Notes:

- All adjustments are cumulative.
- Prepayment penalties apply to Vest only. They are not permitted in MN, NJ, & NM or in PA on 1-2 units with a loan amount less than \$263,975. Must select no prepay in these states. Base pricing assumes 3 yr.
- Guideline exceptions may require special pricing, as determined on a case-by-case basis.
- Adjustment does not apply to Smart Vest.
- Adjustment does not apply to Smart Edge or Self.
- Vest Arms are not allowed in PA on 1-2 units with a loan amount less than \$263,975.
- 40 Yr IO is only available for a fixed term on Edge and Self. 40 Yr IO and IO adjustments are cumulative.

	Max Price	Lender Fee	Arm Margin	Arm Index	Cap Structure
Smart Edge	(2.950)	\$1,295	4.000	SOFR	2/2/6
Smart Self	(2.950)	\$1,295	4.000	SOFR	2/2/6
Smart Vest	(2.650)	\$1,295	5.000	SOFR	2/2/6

20/25/30 Yr Fixed Rate				
	15 Day	30 Day	45 Day	60 Day
4.625	(2.804)	(2.679)	(2.554)	(2.429)
4.500	(2.731)	(2.606)	(2.481)	(2.356)
4.375	(2.638)	(2.513)	(2.388)	(2.263)
4.250	(2.507)	(2.382)	(2.257)	(2.132)
4.125	(2.366)	(2.241)	(2.116)	(1.991)
4.000	(2.188)	(2.063)	(1.938)	(1.813)
3.875	(1.999)	(1.874)	(1.749)	(1.624)
3.750	(1.798)	(1.673)	(1.548)	(1.423)
3.625	(1.599)	(1.474)	(1.349)	(1.224)
3.500	(1.380)	(1.255)	(1.130)	(1.005)
3.375	(1.139)	(1.014)	(0.889)	(0.764)
3.250	(0.824)	(0.699)	(0.574)	(0.449)
3.125	(0.501)	(0.376)	(0.251)	(0.126)
3.000	(0.150)	(0.025)	0.100	0.225
2.875	0.289	0.414	0.539	0.664
2.750	0.801	0.926	1.051	1.176
2.625	1.454	1.579	1.704	1.829
2.500	2.222	2.347	2.472	2.597

15 Yr Fixed Rate				
	15 Day	30 Day	45 Day	60 Day
3.750	(2.225)	(2.100)	(1.975)	(1.850)
3.625	(2.145)	(2.020)	(1.895)	(1.770)
3.500	(2.038)	(1.913)	(1.788)	(1.663)
3.375	(1.894)	(1.769)	(1.644)	(1.519)
3.250	(1.734)	(1.609)	(1.484)	(1.359)
3.125	(1.562)	(1.437)	(1.312)	(1.187)
3.000	(1.313)	(1.188)	(1.063)	(0.938)
2.875	(1.001)	(0.876)	(0.751)	(0.626)
2.750	(0.623)	(0.498)	(0.373)	(0.248)
2.625	(0.247)	(0.122)	0.003	0.128
2.500	0.157	0.282	0.407	0.532

5/6 SOFR ARM 2/1/5				
	15 Day	30 Day	45 Day	60 Day
3.500	(1.849)	(1.724)	(1.599)	(1.474)
3.375	(1.837)	(1.712)	(1.587)	(1.462)
3.250	(1.807)	(1.682)	(1.557)	(1.432)
3.125	(1.743)	(1.618)	(1.493)	(1.368)
3.000	(1.693)	(1.568)	(1.443)	(1.318)
2.875	(1.512)	(1.387)	(1.262)	(1.137)
2.750	(1.316)	(1.191)	(1.066)	(0.941)
2.625	(1.065)	(0.940)	(0.815)	(0.690)
2.500	(0.721)	(0.596)	(0.471)	(0.346)
2.375	(0.236)	(0.111)	0.014	0.139
2.250	0.359	0.484	0.609	0.734

7/6 SOFR ARM 5/1/5				
	15 Day	30 Day	45 Day	60 Day
3.625	(1.549)	(1.424)	(1.299)	(1.174)
3.500	(1.545)	(1.420)	(1.295)	(1.170)
3.375	(1.529)	(1.404)	(1.279)	(1.154)
3.250	(1.515)	(1.390)	(1.265)	(1.140)
3.125	(1.470)	(1.345)	(1.220)	(1.095)
3.000	(1.403)	(1.278)	(1.153)	(1.028)
2.875	(1.186)	(1.061)	(0.936)	(0.811)
2.750	(0.961)	(0.836)	(0.711)	(0.586)
2.625	(0.684)	(0.559)	(0.434)	(0.309)
2.500	(0.249)	(0.124)	0.001	0.126
2.375	0.332	0.457	0.582	0.707

10/6 SOFR ARM 5/1/5				
	15 Day	30 Day	45 Day	60 Day
3.750	(1.204)	(1.079)	(0.954)	(0.829)
3.625	(1.198)	(1.073)	(0.948)	(0.823)
3.500	(1.189)	(1.064)	(0.939)	(0.814)
3.375	(1.176)	(1.051)	(0.926)	(0.801)
3.250	(1.142)	(1.017)	(0.892)	(0.767)
3.125	(1.089)	(0.964)	(0.839)	(0.714)
3.000	(1.019)	(0.894)	(0.769)	(0.644)
2.875	(0.789)	(0.664)	(0.539)	(0.414)
2.750	(0.456)	(0.331)	(0.206)	(0.081)
2.625	(0.159)	(0.034)	0.091	0.216
2.500	0.406	0.531	0.656	0.781

Product Adjustments

LTV Based Adjustments									
Higher of LTV/CLTV -->		<=55	55.01-60	60.01-65	65.01 - 70	70.01 - 75	75.01 - 80	80.01 - 85	85.01 - 89.99
FICO	680 - 699	0.000	0.125	0.250	0.500	0.750	1.250	1.500	1.750
	700 - 719	(0.250)	(0.125)	0.000	0.125	0.375	0.625	0.875	1.000
	720 - 739	(0.500)	(0.375)	(0.250)	(0.125)	0.000	0.125	0.500	0.750
	740 - 759	(0.625)	(0.500)	(0.375)	(0.250)	(0.250)	(0.125)	0.250	0.500
	760-779	(0.750)	(0.625)	(0.500)	(0.375)	(0.375)	(0.250)	0.000	0.125
	>=780	(0.750)	(0.750)	(0.625)	(0.500)	(0.500)	(0.375)	(0.125)	(0.125)
Purchase		(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)
Cash Out Refinance		0.000	0.000	0.000	0.250	0.500	0.750	NA	NA
Non Owner Occupied		0.500	0.500	0.750	1.000	NA	NA	NA	NA
Self Employed		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
> 80 LTV No MI		NA	NA	NA	NA	NA	NA	1.000	1.375

Max Price	
20/25/30 Yr Fixed	-1.700
15 Yr Fixed	-1.700
ARMs	-1.700

Arm Margin	2.750
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No Lender Fee options are available through the pricing engine online.

Southwest Wholesale Rate Sheet



Jumbo Series D

Jumbo D - 30 Yr Fixed					Jumbo D - 20 Yr Fixed					Jumbo D - 15 Yr Fixed				
	15 Day	30 Day	45 Day	60 Day		15 Day	30 Day	45 Day	60 Day		15 Day	30 Day	45 Day	60 Day
4.250	(3.510)	(3.385)	(3.260)	(3.135)	4.250	(3.365)	(3.240)	(3.115)	(2.990)	3.875	(2.330)	(2.205)	(2.080)	(1.955)
4.125	(3.302)	(3.177)	(3.052)	(2.927)	4.125	(3.107)	(2.982)	(2.857)	(2.732)	3.750	(2.053)	(1.928)	(1.803)	(1.678)
4.000	(3.093)	(2.968)	(2.843)	(2.718)	4.000	(2.868)	(2.743)	(2.618)	(2.493)	3.625	(1.795)	(1.670)	(1.545)	(1.420)
3.875	(2.874)	(2.749)	(2.624)	(2.499)	3.875	(2.629)	(2.504)	(2.379)	(2.254)	3.500	(1.548)	(1.423)	(1.298)	(1.173)
3.750	(2.656)	(2.531)	(2.406)	(2.281)	3.750	(2.391)	(2.266)	(2.141)	(2.016)	3.375	(1.285)	(1.160)	(1.035)	(0.910)
3.625	(2.437)	(2.312)	(2.187)	(2.062)	3.625	(2.162)	(2.037)	(1.912)	(1.787)	3.250	(1.021)	(0.896)	(0.771)	(0.646)
3.500	(2.239)	(2.114)	(1.989)	(1.864)	3.500	(1.934)	(1.809)	(1.684)	(1.559)	3.125	(0.755)	(0.630)	(0.505)	(0.380)
3.375	(1.945)	(1.820)	(1.695)	(1.570)	3.375	(1.590)	(1.465)	(1.340)	(1.215)	3.000	(0.489)	(0.364)	(0.239)	(0.114)
3.250	(1.682)	(1.557)	(1.432)	(1.307)	3.250	(1.247)	(1.122)	(0.997)	(0.872)	2.875	(0.233)	(0.108)	0.017	0.142
3.125	(1.303)	(1.178)	(1.053)	(0.928)	3.125	(0.788)	(0.663)	(0.538)	(0.413)	2.750	0.013	0.138	0.263	0.388
3.000	(0.905)	(0.780)	(0.655)	(0.530)	3.000	(0.350)	(0.225)	(0.100)	0.025	2.625	0.274	0.399	0.524	0.649
2.875	(0.476)	(0.351)	(0.226)	(0.101)	2.875	0.079	0.204	0.329	0.454	2.500	0.525	0.650	0.775	0.900
2.750	(0.092)	0.033	0.158	0.283	2.750	0.363	0.488	0.613	0.738	2.375	0.836	0.961	1.086	1.211
2.625	0.291	0.416	0.541	0.666	2.625	0.646	0.771	0.896	1.021	2.250	1.157	1.282	1.407	1.532

Jumbo Series D Adjustments

FICO/LTV Adjustments - Loan Amount ≤ \$1.5MM						
LTV% -->	< =60	60.01-65	65.01-70	70.01-75	75.01-80	
FICO	>= 800	(0.500)	(0.500)	(0.500)	(0.250)	(0.125)
	780 - 799	(0.500)	(0.500)	(0.500)	(0.125)	0.000
	760 - 779	(0.500)	(0.375)	(0.375)	0.000	0.125
	740 - 759	(0.375)	(0.250)	(0.250)	0.125	0.250
	720 - 739	(0.250)	(0.125)	0.250	0.500	0.750
	700 - 719	0.000	0.125	0.625	1.250	1.500
	680 - 699	0.000	0.375	1.250	2.375	2.625

State Adjustments					
State	LLPA	State	LLPA	State	LLPA
AK	(0.150)	KY	(0.031)	NY	(0.050)
AL	(0.150)	LA	(0.150)	OH	0.017
AR	(0.045)	MA	0.056	OK	(0.150)
AZ	0.130	MD	(0.150)	OR	(0.009)
CA	0.050	ME	0.002	PA	(0.150)
CO	0.150	MI	0.150	RI	0.021
CT	(0.150)	MN	(0.032)	SC	(0.150)
DC	0.009	MO	0.078	SD	0.150
DE	(0.150)	MS	0.000	TN	(0.095)
FL	(0.150)	MT	0.002	TX	(0.150)
GA	0.002	NC	0.004	UT	(0.006)
HI	(0.150)	ND	(0.075)	VA	(0.150)
IA	0.150	NE	0.150	VT	(0.002)
ID	0.028	NH	0.003	WA	(0.063)
IL	0.083	NJ	(0.150)	WI	0.150
IN	0.032	NM	(0.150)	WV	(0.051)
KS	(0.047)	NV	0.025	WY	(0.066)

FICO/LTV Adjustments - Loan Amount > \$1.5MM						
LTV% -->	< =60	60.01-65	65.01-70	70.01-75	75.01-80	
FICO	>= 800	(0.375)	(0.375)	(0.250)	0.125	n/a
	780 - 799	(0.375)	(0.375)	(0.250)	0.250	n/a
	760 - 779	(0.250)	(0.125)	0.000	0.375	n/a
	740 - 759	0.000	0.125	0.125	0.625	n/a
	720 - 739	n/a	n/a	n/a	n/a	n/a
	700 - 719	n/a	n/a	n/a	n/a	n/a
	680 - 699	n/a	n/a	n/a	n/a	n/a

Feature Adjustments					
LTV% -->	< =60	60.01-65	65.01-70	70.01-75	75.01-80
Condo2	0.000	0.000	0.000	0.125	0.375
2nd Home	0.000	0.250	0.375	n/a	n/a
Investment	2.000	2.500	n/a	n/a	n/a
Cashout	n/a	n/a	n/a	n/a	n/a
2-Unit	0.250	0.500	n/a	n/a	n/a
3-4 Unit	n/a	n/a	n/a	n/a	n/a
Escrow Waiver - except CA	0.250	0.250	0.250	0.250	0.250

Max Price	
20/30 Yr Fixed	-2.075
15 Yr Fixed	-2.075

2 Not applicable for detached condominiums or site condominiums

No Lender Fee options are available through the pricing engine online.

Pricing is subject to change without notice	NewRezWholesale.com	(888) 988-1695
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Southwest Wholesale Rate Sheet



Jumbo Series I

Jumbo I - 30 Yr Fixed				
	15 Day	30 Day	45 Day	60 Day
3.875	(2.954)	(2.801)	(2.648)	(2.494)
3.750	(2.818)	(2.670)	(2.523)	(2.375)
3.625	(2.605)	(2.462)	(2.319)	(2.177)
3.500	(2.326)	(2.188)	(2.051)	(1.913)
3.375	(1.993)	(1.861)	(1.729)	(1.597)
3.250	(1.620)	(1.493)	(1.366)	(1.239)
3.125	(1.219)	(1.098)	(0.976)	(0.854)
3.000	(0.803)	(0.686)	(0.569)	(0.453)
2.875	(0.011)	0.100	0.212	0.323
2.750	1.163	1.270	1.376	1.482

Jumbo I - 15 Yr Fixed				
	15 Day	30 Day	45 Day	60 Day
3.625	(2.865)	(2.722)	(2.580)	(2.437)
3.500	(2.745)	(2.608)	(2.470)	(2.333)
3.375	(2.554)	(2.421)	(2.289)	(2.157)
3.250	(2.306)	(2.179)	(2.052)	(1.925)
3.125	(2.017)	(1.895)	(1.774)	(1.652)
3.000	(1.704)	(1.587)	(1.470)	(1.354)
2.875	(1.381)	(1.269)	(1.158)	(1.046)
2.750	(0.808)	(0.702)	(0.595)	(0.489)
2.625	0.028	0.129	0.230	0.331
2.500	1.138	1.234	1.330	1.425

Jumbo Series I Adjustments

Credit Score - Purchase / Rate & Term							
CLTV -->	≤ 50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
≥800	(0.500)	(0.438)	(0.375)	(0.313)	(0.250)	(0.188)	0.000
780-799	(0.438)	(0.375)	(0.313)	(0.250)	(0.188)	(0.125)	0.188
760-779	(0.375)	(0.313)	(0.250)	(0.188)	(0.125)	0.125	0.500
740-759	(0.313)	(0.250)	(0.188)	(0.125)	0.000	0.250	0.750
720-739	(0.250)	(0.188)	(0.125)	0.000	0.250	0.500	1.125
700-719	(0.188)	(0.125)	(0.063)	0.125	0.500	0.875	1.625
680-699	(0.125)	(0.063)	0.000	0.313	NA	NA	NA

Escrow Waiver (All or None Waiver) Excluding CA, NC, DC, NY	0.125
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Non-California Special	(0.250)
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Credit Score - Cash Out							
CLTV -->	≤ 50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
≥800	(0.375)	(0.313)	(0.250)	(0.188)	(0.125)	0.000	N/A
780-799	(0.313)	(0.250)	(0.188)	(0.125)	(0.063)	0.125	N/A
760-779	(0.250)	(0.188)	(0.125)	(0.063)	0.125	0.375	N/A
740-759	(0.188)	(0.125)	(0.063)	0.000	0.313	0.625	N/A
720-739	(0.125)	(0.063)	0.000	0.125	0.500	1.000	N/A
700-719	(0.063)	0.000	0.063	0.250	0.875	1.500	N/A
680-699	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Maximum Prices	
30 Year Fixed	(1.200)
15 Year Fixed	(0.700)

Other Adjustments							
CLTV -->	≤ 50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
Purchase	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)
2nd Home	0.000	0.125	0.188	0.313	0.375	0.438	N/A
2-4 Units	0.250	0.375	0.750	1.000	1.500	2.000	3.000
Condo	0.000	0.000	0.063	0.125	0.125	0.125	0.125
DTI>40	0.000	0.000	0.125	0.188	0.188	0.250	0.375

No Lender Fee options are available through the pricing engine online.

State Adjustments

20-30 Yr Conv.		10-15 Yr Conv.		All FHA, VA & USDA Products		Dream Big Jumbo	
State	Adjustment	State	Adjustment	State	Adjustment	State	Adjustment
AK - Alaska	(0.163)	AK - Alaska	(0.115)	AK - Alaska	0.000	AK - Alaska	0.000
AL - Alabama	(0.018)	AL - Alabama	(0.002)	AL - Alabama	(0.050)	AL - Alabama	0.000
AR - Arkansas	(0.050)	AR - Arkansas	(0.002)	AR - Arkansas	(0.050)	AR - Arkansas	0.000
AZ - Arizona	0.030	AZ - Arizona	0.008	AZ - Arizona	0.000	AZ - Arizona	0.000
CA - California	0.000	CA - California	0.000	CA - California	0.000	CA - California	0.000
CO - Colorado	0.000	CO - Colorado	0.000	CO - Colorado	0.000	CO - Colorado	0.000
CT - Connecticut	(0.144)	CT - Connecticut	(0.149)	CT - Connecticut	(0.050)	CT - Connecticut	0.000
DC - District of Columbia	(0.075)	DC - District of Columbia	(0.058)	DC - District of Columbia	(0.050)	DC - District of Columbia	0.000
DE - Delaware	(0.132)	DE - Delaware	(0.059)	DE - Delaware	0.000	DE - Delaware	0.000
FL - Florida	0.000	FL - Florida	0.000	FL - Florida	0.000	FL - Florida	0.000
GA - Georgia	0.000	GA - Georgia	0.000	GA - Georgia	0.000	GA - Georgia	0.000
HI - Hawaii	(0.128)	HI - Hawaii	(0.041)	HI - Hawaii	(0.100)	HI - Hawaii	0.000
IA - Iowa	(0.039)	IA - Iowa	0.009	IA - Iowa	(0.100)	IA - Iowa	0.000
ID - Idaho	(0.010)	ID - Idaho	0.022	ID - Idaho	(0.050)	ID - Idaho	0.000
IL - Illinois	0.000	IL - Illinois	0.000	IL - Illinois	0.000	IL - Illinois	0.000
IN - Indiana	(0.050)	IN - Indiana	0.078	IN - Indiana	(0.050)	IN - Indiana	0.000
KS - Kansas	(0.050)	KS - Kansas	(0.002)	KS - Kansas	(0.100)	KS - Kansas	0.000
KY - Kentucky	(0.038)	KY - Kentucky	(0.034)	KY - Kentucky	(0.050)	KY - Kentucky	0.000
LA - Louisiana	(0.091)	LA - Louisiana	(0.071)	LA - Louisiana	(0.050)	LA - Louisiana	0.000
MA - Massachusetts	(0.059)	MA - Massachusetts	(0.059)	MA - Massachusetts	(0.050)	MA - Massachusetts	0.000
MD - Maryland	0.000	MD - Maryland	0.000	MD - Maryland	0.000	MD - Maryland	0.000
ME - Maine	(0.050)	ME - Maine	(0.086)	ME - Maine	(0.050)	ME - Maine	0.000
MI - Michigan	(0.070)	MI - Michigan	(0.068)	MI - Michigan	0.100	MI - Michigan	0.000
MN - Minnesota	(0.063)	MN - Minnesota	(0.036)	MN - Minnesota	(0.050)	MN - Minnesota	0.000
MO - Missouri	(0.079)	MO - Missouri	(0.069)	MO - Missouri	(0.050)	MO - Missouri	0.000
MS - Mississippi	(0.095)	MS - Mississippi	(0.077)	MS - Mississippi	(0.050)	MS - Mississippi	0.000
MT - Montana	(0.029)	MT - Montana	0.027	MT - Montana	(0.050)	MT - Montana	0.000
NC - North Carolina	(0.098)	NC - North Carolina	(0.062)	NC - North Carolina	(0.100)	NC - North Carolina	0.000
ND - North Dakota	(0.100)	ND - North Dakota	0.006	ND - North Dakota	(0.100)	ND - North Dakota	0.000
NE - Nebraska	(0.061)	NE - Nebraska	0.013	NE - Nebraska	(0.100)	NE - Nebraska	0.000
NH - New Hampshire	(0.095)	NH - New Hampshire	(0.093)	NH - New Hampshire	(0.100)	NH - New Hampshire	0.000
NJ - New Jersey	0.000	NJ - New Jersey	0.000	NJ - New Jersey	0.000	NJ - New Jersey	0.000
NM - New Mexico	(0.010)	NM - New Mexico	0.022	NM - New Mexico	(0.050)	NM - New Mexico	0.000
NV - Nevada	0.085	NV - Nevada	0.038	NV - Nevada	0.100	NV - Nevada	0.000
NY - New York	0.000	NY - New York	0.000	NY - New York	0.000	NY - New York	0.000
OH - Ohio	(0.050)	OH - Ohio	0.000	OH - Ohio	0.000	OH - Ohio	0.000
OK - Oklahoma	(0.130)	OK - Oklahoma	(0.142)	OK - Oklahoma	(0.050)	OK - Oklahoma	0.000
OR - Oregon	(0.066)	OR - Oregon	(0.074)	OR - Oregon	(0.050)	OR - Oregon	0.000
PA - Pennsylvania	0.000	PA - Pennsylvania	0.000	PA - Pennsylvania	0.000	PA - Pennsylvania	0.000
RI - Rhode Island	(0.082)	RI - Rhode Island	(0.081)	RI - Rhode Island	(0.100)	RI - Rhode Island	0.000
SC - South Carolina	(0.049)	SC - South Carolina	(0.027)	SC - South Carolina	(0.050)	SC - South Carolina	0.000
SD - South Dakota	(0.039)	SD - South Dakota	(0.011)	SD - South Dakota	(0.050)	SD - South Dakota	0.000
TN - Tennessee	(0.061)	TN - Tennessee	(0.040)	TN - Tennessee	(0.050)	TN - Tennessee	0.000
TX - Texas	0.000	TX - Texas	0.000	TX - Texas	0.000	TX - Texas	0.000
UT - Utah	(0.010)	UT - Utah	0.068	UT - Utah	0.050	UT - Utah	0.000
VA - Virginia	0.000	VA - Virginia	0.000	VA - Virginia	0.000	VA - Virginia	0.000
VT - Vermont	(0.100)	VT - Vermont	0.085	VT - Vermont	(0.100)	VT - Vermont	0.000
WA - Washington	(0.050)	WA - Washington	(0.069)	WA - Washington	(0.050)	WA - Washington	0.000
WI - Wisconsin	(0.085)	WI - Wisconsin	(0.112)	WI - Wisconsin	0.050	WI - Wisconsin	0.000
WV - West Virginia	(0.100)	WV - West Virginia	0.107	WV - West Virginia	(0.050)	WV - West Virginia	0.000
WY - Wyoming	0.013	WY - Wyoming	0.054	WY - Wyoming	(0.050)	WY - Wyoming	0.000