

**Unite Mortgage**  
 3133 E Camelback Road  
 Suite 240  
 Phoenix, AZ 85016  
 unitemortgage.com



Effective Date: 11/30/21 10:45 AM

**Wholesale Rate Sheet**

800-777-1207

NMLS # 1165808  
 FHA Lender ID # 00068000060  
 VA Lender ID # 908091000

FNMA ID # 31244  
 FHLMC ID # 121555

**ANNOUNCEMENTS**

**Ask About Our One Rate Non-QM Program**

James Hooper  
 President, Unite Mortgage

**Lock Extensions**

Brokers may request a lock extension on or before the lock expiration date. The request for the extension must occur prior to or on the day of the lock expiration. The extension will guarantee the initially locked rate for an extended period ranging from 1 to 15 days and will be subject to an extension fee. To be eligible for an extension, all extension requests must be received no later than 5:00 PM Central Time the day the lock expires.

All lock-in extension requests will be priced using the following pricing structure:

Number of Days Extended	Extension Fee
1-4 day extension	.03/day
5-day extension	0.125
7-day extension	0.187
10-day extension	0.259
15-day extension	0.375

**Loss Payee /CPL**

HOME MORTGAGE ALLIANCE CORP (HMIC) ITS SUCCESSORS AND/OR ASSIGNS  
 4 HUTTON CENTRE DRIVE | SUITE 500 | SANTA ANA, CA 92707



**Estimated Turn Times**

SET UP	<b>*24 HOURS</b>
UNDERWRITING - CONV/GOVT	<b>48 HOURS</b>
UNDERWRITING - NON-QM	<b>48 HOURS</b>
DOCS	<b>48 HOURS</b>
FUNDING	<b>48 HOURS</b>

[See our Turn-Times Here](#)

\*For Complete/Locked Files

**Closures**

**Veterans Day**

Thursday - 11/11/21

**Lock Desk: Open**  
 (No Rates/Locks)  
**Funding: Closed**

**Thanksgiving**

Thursday - 11/25/21

Friday - 11/26/21  
**Lock Desk: Closed**  
 (No Rates/Locks)  
**Funding: Closed**

**Lender Fees**

Agency UW Fee	\$1,095
Non-QM Loans	\$1,195
NJ and WA Origination Fee	\$1,195
NC Commitment Fee	\$1,195
Streamlines & IRRRLS	\$495
Tax Transfer Fee	\$85
Wire Fee (All Loans)	\$35

**Market Index**

SOFR INDEX - 30 DAY AVERAGE	0.01000
ONE YEAR CMT INDEX	0.080

**Unite Mortgage Broker Resources**

Utilize our Broker Resources to Help You Get More Loans

[www.unitemortgage.com/broker-resources/](http://www.unitemortgage.com/broker-resources/)



Rates are subject to change without prior notice  
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Lock Desk  
[locks@unitemtg.com](mailto:locks@unitemtg.com)

File Update: 30-Nov-2021

Effective Date: 30-Nov-2021

Price Change Effective: 9:00 AM PST

Lock Hours: 9:00 A.M. - 3:00 P.M. PST

# ONE RATE - DSCR/ Bank Statements

DSCR	
25 DAY PRICING	
RATE	30YR FIX
<b>4.375</b>	100.0000

24 MO BANK STATEMENT	
25 DAY PRICING	
RATE	30YR FIX
<b>4.125</b>	100.0000

HIGHLIGHTS		
Credit	700+	720+
Product	30 yr fixed Full Amortization	30 yr fixed Full Amortization
Loan Amount	300,001-1.0MM	300,001-1.0MM
DSCR	+1.100	Not Applicable
Purpose	Purchase 70%	Purchase 80%
	Rate-Term 70%	Rate-Term 80%
	Cash-Out 65%	Cash-Out 75%
Occupancy	Non Owner Occupied	Owner Occupied
ACH	Required	Required
PPP	5 Years	None
Reserves	12 Month PITIA	12 Month PITIA
Escrows	Required	Required
Property	Single Unit only	Single Unit Only

**No Hits for LLPAs !!!**

# DSCR PRIME PLUS

30 DAY PRICING		
RATE	5/6 ARM	30YR FIX
6.500	105.5000	105.2500
6.375	105.2500	105.0000
6.250	105.0000	104.7500
6.125	104.7500	104.5000
6.000	104.5000	104.2500
5.875	104.2500	104.0000
5.750	104.0000	103.7500
5.625	103.7500	103.5000
5.500	103.5000	103.2500
5.375	103.2500	103.0000
5.250	103.0000	102.7500
5.125	102.7500	102.5000
5.000	102.5000	102.2500
4.875	102.2500	102.0000
4.750	101.8750	101.6250
4.625	101.5000	101.2500
4.500	101.1250	100.8750
4.375	100.7500	100.5000

MAX PRICING (Lower of Price or Premium)	
No Prepay - Hard	100.5000
1yr Prepay - Hard	100.7500
2yr Prepay - Hard	101.0000
3yr Prepay - Hard	101.2500
4yr Prepay - Hard	101.5000
5yr Prepay - Hard	101.7500

ARM MARGIN	
5.000	SOFR

LOCK FEES	
Relock Fee:	.250
Extension Fee Per Diem:	.030
Extension Max:	15 Days

PRICING ADJUSTMENTS							
Documentation	Credit Score	LTV					
		00.01-50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75
DSCR	≥ 780	(0.250)	(0.375)	(0.500)	(0.625)	(0.875)	(1.125)
	760 - 779	(0.375)	(0.375)	(0.625)	(0.875)	(1.000)	(1.375)
	740 - 759	(0.375)	(0.500)	(0.750)	(1.000)	(1.250)	(1.625)
	720 - 739	(0.500)	(0.625)	(0.875)	(1.125)	(1.500)	(2.000)
	700 - 719	(0.625)	(0.750)	(1.000)	(1.375)	(1.875)	#N/A
	680 - 699	(0.875)	(1.000)	(1.250)	(1.750)	#N/A	#N/A
	660 - 679	(1.375)	(1.500)	(1.625)	(2.250)	#N/A	#N/A
Product	5/6 40yr ARM SOFR	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)
	40yr Fixed	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)
	Interest-Only	(0.250)	(0.250)	(0.375)	(0.500)	(0.625)	(0.750)
Loan Amount	150,000-200k	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.750)
	200,001-300k	0.000	0.000	0.000	0.000	(0.250)	(0.250)
	300,001-1.0m	0.000	0.000	0.000	0.000	0.000	0.000
	1,000,001-1.5m	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)
	1,500,001-2.0m	(0.500)	(0.500)	(0.500)	#N/A	#N/A	#N/A
	2,000,001-2.5m	(0.750)	(0.750)	(0.750)	#N/A	#N/A	#N/A
	2,500,001-3.0m	(0.750)	(0.750)	(0.750)	#N/A	#N/A	#N/A
DSCR	DSCR ≥ 1.5	0.250	0.250	0.250	0.250	0.250	0.250
	DSCR 1.25-1.49	0.250	0.250	0.250	0.250	0.250	0.250
	DSCR 1.10-1.24	0.000	0.000	0.000	0.000	0.000	0.000
Purpose	Cash-Out	(0.250)	(0.375)	(0.375)	(0.375)	#N/A	#N/A
	Condo-Warrantable	(0.250)	(0.250)	(0.250)	(0.250)	(0.500)	(0.500)
Property Type	Condo-NonWarrantable	(0.500)	(0.500)	(0.500)	(0.500)	#N/A	#N/A
	2-4 Unit	(0.250)	(0.250)	(0.250)	(0.250)	#N/A	#N/A
Credit / Housing History	1x30x12	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)
	ACH	0.125	0.125	0.125	0.125	0.125	0.125
Other Miscellaneous	No Escrows (No HPML)	(0.150)	(0.150)	(0.150)	(0.150)	(0.150)	(0.150)
	No Prepay	(1.500)	(1.500)	(1.500)	(1.500)	(1.500)	(1.500)
Prepay Penalty	1yr Prepay	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)
	2yr Prepay	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)
	3yr Prepay	0.000	0.000	0.000	0.000	0.000	0.000
	4yr Prepay	0.375	0.375	0.375	0.375	0.375	0.375
	5yr Prepay	0.750	0.750	0.750	0.750	0.750	0.750
Lock Term	25 Day	0.000	0.000	0.000	0.000	0.000	0.000
	40 Day	(0.150)	(0.150)	(0.150)	(0.150)	(0.150)	(0.150)
	55 Day	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A



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Lock Desk  
[locks@unitemtg.com](mailto:locks@unitemtg.com)

File Update: 30-Nov-2021

Effective Date: 30-Nov-2021

Price Change Effective: 9:00 AM PST

Lock Hours: 9:00 A.M. - 3:00 P.M. PST

# DSCR PRIME & FOREIGN NATIONAL

30 DAY PRICING		
RATE	5/6 ARM	30YR FIX
6.750	105.2500	105.0000
6.625	105.0000	104.7500
6.500	104.7500	104.5000
6.375	104.5000	104.2500
6.250	104.2500	104.0000
6.125	104.0000	103.7500
6.000	103.7500	103.5000
5.875	103.5000	103.2500
5.750	103.2500	103.0000
5.625	103.0000	102.7500
5.500	102.7500	102.5000
5.375	102.5000	102.2500
5.250	102.2500	102.0000
5.125	102.0000	101.7500
5.000	101.7500	101.5000
4.875	101.5000	101.2500
4.750	101.1250	100.8750
4.625	100.7500	100.5000
4.500	100.3750	100.1250

MAX PRICING (Lower of Price or Premium)	
No Prepay - Hard	100.7500
1yr Prepay - Hard	101.0000
2yr Prepay - Hard	101.2500
3yr Prepay - Hard	101.5000
4yr Prepay - Hard	101.7500
5yr Prepay - Hard	102.0000

ARM MARGIN	
5.000	SOFR

LOCK FEES	
Relock Fee:	.250
Extension Fee Per Diem:	.030
Extension Max:	15 Days

PRICING ADJUSTMENTS										
Documentation	Credit Score	LTV								
		00.01-50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80		
<b>DSCR</b>	≥ 780	(0.250)	(0.375)	(0.500)	(0.625)	(0.875)	(1.125)	(1.750)		
	760 - 779	(0.375)	(0.375)	(0.625)	(0.875)	(1.000)	(1.375)	(2.000)		
	740 - 759	(0.375)	(0.500)	(0.750)	(1.000)	(1.250)	(1.625)	(2.250)		
	720 - 739	(0.500)	(0.625)	(0.875)	(1.125)	(1.500)	(2.000)	(2.750)		
	700 - 719	(0.625)	(0.750)	(1.000)	(1.375)	(1.875)	(2.500)	(3.500)		
	680 - 699	(0.875)	(1.000)	(1.250)	(1.750)	(2.250)	(3.000)	(3.875)		
	660 - 679	(1.375)	(1.500)	(1.625)	(2.250)	(3.125)	(3.750)	(4.500)		
	640 - 659	(1.875)	(2.000)	(2.125)	(2.750)	(3.625)	(4.750)	#N/A		
	620 - 639	(2.375)	(2.500)	(2.625)	(3.250)	(4.125)	#N/A	#N/A		
	<b>Product</b>	5/6 30yr ARM SOFR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
7/6 30yr ARM SOFR		(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)		
5/6 40yr ARM SOFR		(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)		
7/6 40yr ARM SOFR		(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)		
40yr Fixed		(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)		
Interest-Only		(0.250)	(0.250)	(0.375)	(0.500)	(0.625)	(0.750)	(1.000)		
<b>Loan Amount</b>		150,000-200k	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.750)	(0.750)	
	200,001-300k	0.000	0.000	0.000	0.000	(0.250)	(0.250)	(0.500)		
	300,001-1.0m	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
	1,000,001-1.5m	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.500)		
	1,500,001-2.0m	(0.500)	(0.500)	(0.500)	(0.500)	#N/A	#N/A	#N/A		
	2,000,001-2.5m	(0.750)	(0.750)	(0.750)	(0.750)	#N/A	#N/A	#N/A		
	2,500,001-3.0m	(0.750)	(0.750)	(0.750)	(0.750)	#N/A	#N/A	#N/A		
	DSCR ≥1.5	0.250	0.250	0.250	0.250	0.250	0.250	0.250		
	DSCR 1.25-1.49	0.250	0.250	0.250	0.250	0.250	0.250	0.250		
	DSCR 1.10-1.24	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
<b>DSCR</b>	DSCR 1.00-1.09	(0.250)	(0.250)	(0.375)	(0.375)	(0.500)	(0.500)	(0.750)		
	DSCR 0.75-0.99	(1.500)	(1.500)	(1.625)	(1.625)	(1.750)	(1.750)	#N/A		
	<b>Purpose</b>	Cash-Out	(0.250)	(0.375)	(0.375)	(0.375)	(0.500)	(0.625)	#N/A	
		<b>Property Type</b>	Condo-Warrantable	(0.250)	(0.250)	(0.250)	(0.250)	(0.500)	(0.500)	(0.500)
			Condo-NonWarrantable	(0.500)	(0.500)	(0.500)	(0.500)	(0.750)	#N/A	#N/A
2-4Unit	(0.250)		(0.250)	(0.250)	(0.250)	(0.500)	(0.500)	(0.500)		
Modular	(1.000)		(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)		
<b>Citizenship</b>	Foreign Nat'l (DSCR Only)	(0.750)	(0.750)	(0.750)	(0.750)	#N/A	#N/A	#N/A		
	<b>Credit / Housing History</b>	1x30x12	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	
Multiple30x12		(2.250)	(2.250)	(2.250)	(2.250)	(2.250)	(2.250)	#N/A		
FC/SS/DIL/BK7 36-47mo		(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)		
FC/SS/DIL/BK7 24-35mo		(1.750)	(1.750)	(1.750)	(1.750)	(1.750)	(1.750)	#N/A		
BK7 12-23mo		(2.500)	(2.500)	(2.500)	(2.500)	(2.500)	(2.500)	#N/A		
BK13 DC		(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)		
<b>Other Miscellaneous</b>	ACH	0.125	0.125	0.125	0.125	0.125	0.125	0.125		
	Escrows	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
<b>Prepay Penalty</b>	No Prepay	(1.500)	(1.500)	(1.500)	(1.500)	(1.500)	(1.500)	(1.500)		
	1yr Prepay	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)	(1.000)		
	2yr Prepay	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)		
	3yr Prepay	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
	4yr Prepay	0.375	0.375	0.375	0.375	0.375	0.375	0.375		
	5yr Prepay	0.750	0.750	0.750	0.750	0.750	0.750	0.750		
<b>Lock Term</b>	25 Day	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
	40 Day	(0.150)	(0.150)	(0.150)	(0.150)	(0.150)	(0.150)	(0.150)		
	55 Day	(0.300)	(0.300)	(0.300)	(0.300)	(0.300)	(0.300)	(0.300)		







Price Change Effective: 10:45 AM PST  
 Effective Date: **30-Nov-21**  
 Lock Hours: 9:00 A.M. - 3:00 P.M. PST

Visit: <https://unitemortgage.com>

The pricing engine is the Formal price given, please access it through:

Quick Pricer: <https://unitemortgage.com/broker-resources/price-my-loan/>

**CALL US TODAY: 800-777-1207**

**CONVENTIONAL PRODUCTS AND PRICING**

**CONFORMING LOANS**

DU CONF CONV 30 YEAR				DU CONF CONV 20 YEAR				DU CONF CONV 15 YEAR				DU CONF CONV 10 YEAR			
Rate	10 Day	25 Day	40 Day	Rate	10 Day	25 Day	40 Day	Rate	10 Day	25 Day	40 Day	Rate	10 Day	25 Day	40 Day
3.500	(4.625)	(4.500)	(4.375)	3.375	(4.875)	(4.750)	(4.625)	2.875	(4.125)	(4.000)	(3.875)	2.875	(4.000)	(3.875)	(3.750)
3.375	(4.125)	(4.000)	(3.875)	3.250	(4.375)	(4.250)	(4.125)	2.750	(3.625)	(3.500)	(3.375)	2.750	(3.625)	(3.500)	(3.375)
3.250	(3.625)	(3.500)	(3.375)	3.125	(4.125)	(4.000)	(3.875)	2.625	(3.125)	(3.000)	(2.875)	2.625	(3.250)	(3.125)	(3.000)
3.125	(3.000)	(2.875)	(2.750)	3.000	(3.750)	(3.625)	(3.500)	2.500	(2.625)	(2.500)	(2.375)	2.500	(2.750)	(2.625)	(2.500)
3.000	(2.625)	(2.500)	(2.375)	2.875	(3.250)	(3.125)	(3.000)	2.375	(2.125)	(2.000)	(1.875)	2.375	(2.750)	(2.625)	(2.500)
2.875	(2.000)	(1.875)	(1.750)	2.750	(2.625)	(2.500)	(2.375)	2.250	(1.750)	(1.625)	(1.500)	2.250	(2.375)	(2.250)	(2.125)
2.750	(1.375)	(1.250)	(1.125)	2.625	(2.000)	(1.875)	(1.750)	2.125	(1.250)	(1.125)	(1.000)	2.125	(1.875)	(1.750)	(1.625)
2.625	(0.500)	(0.375)	(0.250)	2.500	(1.125)	(1.000)	(0.875)	2.000	(0.500)	(0.375)	(0.250)	2.000	(1.250)	(1.125)	(1.000)
2.500	0.375	0.500	0.625	2.375	(0.250)	(0.125)	0.000	1.875	0.125	0.250	0.375	1.875	(0.500)	(0.375)	(0.250)
2.375	1.500	1.625	1.750	2.250	0.500	0.625	0.750	1.750	0.750	0.875	1.000	1.750	0.000	0.125	0.250

  

LP CONF CONV 30 YEAR				LP CONF CONV 20 YEAR				LP CONF CONV 15 YEAR				LP CONF CONV 10 YEAR			
Rate	10 Day	25 Day	40 Day	Rate	10 Day	25 Day	40 Day	Rate	10 Day	25 Day	40 Day	Rate	10 Day	25 Day	40 Day
3.750	(4.625)	(4.500)	(4.375)	3.500	(5.000)	(4.875)	(4.750)	3.000	(4.250)	(4.125)	(4.000)	3.000	(4.125)	(4.000)	(3.875)
3.625	(4.750)	(4.625)	(4.500)	3.375	(4.625)	(4.500)	(4.375)	2.875	(4.000)	(3.875)	(3.750)	2.875	(3.875)	(3.750)	(3.625)
3.500	(4.500)	(4.375)	(4.250)	3.250	(4.125)	(4.000)	(3.875)	2.750	(3.625)	(3.500)	(3.375)	2.750	(3.500)	(3.375)	(3.250)
3.375	(4.000)	(3.875)	(3.750)	3.125	(4.000)	(3.875)	(3.750)	2.625	(3.125)	(3.000)	(2.875)	2.625	(3.125)	(3.000)	(2.875)
3.250	(3.500)	(3.375)	(3.250)	3.000	(3.625)	(3.500)	(3.375)	2.500	(2.750)	(2.625)	(2.500)	2.500	(2.750)	(2.625)	(2.500)
3.125	(2.875)	(2.750)	(2.625)	2.875	(3.250)	(3.125)	(3.000)	2.375	(2.125)	(2.000)	(1.875)	2.375	(2.250)	(2.125)	(2.000)
3.000	(2.375)	(2.250)	(2.125)	2.750	(2.625)	(2.500)	(2.375)	2.250	(1.750)	(1.625)	(1.500)	2.250	(1.875)	(1.750)	(1.625)
2.875	(2.000)	(1.875)	(1.750)	2.625	(1.875)	(1.750)	(1.625)	2.125	(1.375)	(1.250)	(1.125)	2.125	(1.500)	(1.375)	(1.250)
2.750	(1.250)	(1.125)	(1.000)	2.500	(1.125)	(1.000)	(0.875)	2.000	(0.500)	(0.375)	(0.250)	2.000	(1.000)	(0.875)	(0.750)
2.625	(0.500)	(0.375)	(0.250)	2.375	(0.125)	0.000	0.125	1.875	0.125	0.250	0.375	1.875	(0.375)	(0.250)	(0.125)
2.500	0.500	0.625	0.750	2.250	0.500	0.625	0.750	1.750	0.750	0.875	1.000	1.750	0.125	0.250	0.375

**HIGH BALANCE CONFORMING**

DU HIGH BALANCE 30 YEAR				DU HIGH BALANCE 15 YEAR				DU HIGH BALANCE 20 YEAR				DU HIGH BALANCE 10 YEAR			
Rate	10 Day	25 Day	40 Day	Rate	10 Day	25 Day	40 Day	Rate	10 Day	25 Day	40 Day	Rate	10 Day	25 Day	40 Day
3.750	(4.125)	(4.000)	(3.875)	3.000	(2.625)	(2.500)	(2.375)								
3.625	(4.000)	(3.875)	(3.750)	2.875	(2.625)	(2.500)	(2.375)								
3.500	(3.625)	(3.500)	(3.375)	2.750	(2.750)	(2.625)	(2.500)								
3.375	(3.125)	(3.000)	(2.875)	2.625	(2.250)	(2.125)	(2.000)								
3.250	(2.625)	(2.500)	(2.375)	2.500	(1.750)	(1.625)	(1.500)								
3.125	(2.125)	(2.000)	(1.875)	2.375	(1.250)	(1.125)	(1.000)								
3.000	(1.625)	(1.500)	(1.375)	2.250	(0.875)	(0.750)	(0.625)								
2.875	(1.000)	(0.875)	(0.750)	2.125	(0.375)	(0.250)	(0.125)								
2.750	(0.375)	(0.250)	(0.125)	2.000	0.250	0.375	0.500								
2.625	0.375	0.500	0.625	1.875	0.750	0.875	1.000								



**MAX NET PRICING IS 104.000**

**HIGH BALANCE MAX NET PRICING IS 103.000**

**Rates and pricing are subject to change without notice.**



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**HOME AFFORDABLE PRODUCTS**

DU HOMEREADY 30 YEAR				DU HOMEREADY HIGH BALANCE 30 YEAR				LP HOME POSSIBLE 30 YEAR				LP HOME POSSIBLE HIGH BALANCE 30 YEAR				
Rate	10 Day	25 Day	40 Day	Rate	10 Day	25 Day	40 Day	Rate	10 Day	25 Day	40 Day	Rate	10 Day	25 Day	40 Day	
3.625	(4.625)	(4.500)	(4.375)	3.625	(4.250)	(4.125)	(4.000)	3.625	(4.625)	(4.500)	(4.375)					
3.500	(4.125)	(4.000)	(3.875)	3.500	(3.875)	(3.750)	(3.625)	3.500	(4.250)	(4.125)	(4.000)					
3.375	(3.750)	(3.625)	(3.500)	3.375	(3.375)	(3.250)	(3.125)	3.375	(3.750)	(3.625)	(3.500)					
3.250	(3.125)	(3.000)	(2.875)	3.250	(2.875)	(2.750)	(2.625)	3.250	(3.250)	(3.125)	(3.000)					
3.125	(2.625)	(2.500)	(2.375)	3.125	(2.375)	(2.250)	(2.125)	3.125	(2.625)	(2.500)	(2.375)					
3.000	(2.125)	(2.000)	(1.875)	3.000	(1.875)	(1.750)	(1.625)	3.000	(2.125)	(2.000)	(1.875)					
2.875	(1.500)	(1.375)	(1.250)	2.875	(1.250)	(1.125)	(1.000)	2.875	(1.625)	(1.500)	(1.375)					
2.750	(0.875)	(0.750)	(0.625)	2.750	(0.500)	(0.375)	(0.250)	2.750	(0.875)	(0.750)	(0.625)					
2.625	(0.125)	0.000	0.125	2.625	0.125	0.250	0.375	2.625	0.000	0.125	0.250					
2.500	0.750	0.875	1.000	2.500	0.875	1.000	1.125	2.500	0.875	1.000	1.125					

**HOME READY AND HOMEPOSSIBLE CAP LIMITS**

	LTV <=60	60.01 - 65	65.01 - 70	70.01 - 75	75.01 - 80	80.01 - 85	85.01 - 90	90.01 - 95	95.01 - 97
HomeReady/Home Possible FICO >=680 <b>Adjustment Caps</b>	1.500	1.500	1.500	1.500	1.500	0.000	0.000	0.000	0.000
HomeReady/Home Possible FICO <680 <b>Adjustment Caps</b>	1.500	1.500	1.500	1.500	1.500	1.500	1.500	1.500	1.500

**MAX NET PRICING IS 104.000**

**HIGH BALANCE MAX NET PRICING IS 103.000**

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**CONVENTIONAL PRICING ADJUSTMENTS**

Credit Score / LTV	Loan Terms > 15 years	LTV <=60	60.01 - 70	70.01 - 75	75.01 - 80	80.01 - 85	85.01 - 90	90.01 - 95	95.01 - 97	>97.00%	
740+		0.000	0.250	0.250	0.500	0.250	0.250	0.250	0.750	0.750	
720 - 739		0.000	0.250	0.500	0.750	0.500	0.500	0.500	1.000	1.000	
700 - 719		0.000	0.500	1.000	1.250	1.000	1.000	1.000	1.500	1.500	
680 - 699		0.000	0.500	1.250	1.750	1.500	1.250	1.250	1.500	1.500	
660 - 679		0.000	1.000	2.250	2.750	2.750	2.250	2.250	2.250	2.250	
640 - 659		0.500	1.250	2.750	3.000	3.250	2.750	2.750	2.750	2.750	
620-639		0.500	1.500	3.000	3.000	3.250	3.250	3.250	3.500	3.500	
Cash Out (Ex. Student Loan Only) All Loan Terms. Cumulative with above adjust.		LTV <=60	60.01 - 70	70.01 - 75	75.01 - 80						
740+		0.375	0.625	0.625	0.875						
720 - 739		0.375	1.000	1.000	1.125						
700 - 719		0.375	1.000	1.000	1.125						
680 - 699		0.375	1.125	1.125	1.750						
660 - 679		0.625	1.125	1.125	1.875						
640 - 659		0.625	1.625	1.625	2.625						
620 - 639		0.625	1.625	1.625	3.125						
Other Price Adjustments	All Loan Terms	Cumulative with above adjustments	LTV <=60	60.01 - 65	65.01 - 70	70.01 - 75	75.01 - 80	80.01 - 85	85.01 - 90	90.01 - 95	95.01 - 97
High Balance Purchase and R/T Refinance			0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	NA
High Balance Cash-Out Refinance			1.000	1.000	1.000	1.000	1.000	NA	NA	NA	NA
High Balance ARMs (Adjustment Based on CLTV)			0.750	0.750	0.750	0.750	1.500	1.500	1.500	1.500	NA
ARMs			0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	NA
HomeReady/Home Possible FICO >=680 Adjustment Caps			1.500	1.500	1.500	1.500	1.500	0.000	0.000	0.000	0.000
HomeReady/Home Possible FICO <680 Adjustment Caps			1.500	1.500	1.500	1.500	1.500	1.500	1.500	1.500	1.500
Investment Properties			2.125	2.125	2.125	2.125	3.375	4.125	NA	NA	NA
Second Home			0.000	0.000	0.000	0.000	0.000	0.250	0.000	5.000	5.000
Manufactured home			0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500
2-4 Unit Properties (3-4 unit max LTV is 75% (DU) and 80% (LP))			1.000	1.000	1.000	1.000	1.000	1.000	NA	NA	NA
Condos - Loan Terms > 15Y (does not apply to Detached building types)			0.000	0.000	0.000	0.000	0.750	0.750	0.750	0.750	0.750
Escrow Waiver (LTV >80% not available in NM, LTV >90% does not apply to HB Nationwide)			0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	NA
UW Waiver Fee (ALL LTV) - based on loan size											

**ALL SUBORDINATE FINANCING .375%**

LTV Range	CLTV Range	Credit Score < 720	Credit Score > 720
≤ 65.00%	80.01% – 95.00%	0.500	0.250
65.01% – 75.00%	80.01% – 95.00%	0.750	0.500
75.01% – 95.00%	90.01% – 95.00%	1.000	0.750
75.01% – 90.00%	76.01% – 90.00%	1.000	0.750
≤ 95.00%	95.01% – 97.00%	1.500	1.500

**LOCK EXTENSIONS - RELOCKS - OTHER CHANGES**

Lock Extensions:		
1-4 days	.03 / day	
5 days	0.125	
7 days	0.187	
10 days	0.250	
15 days	0.375	
<b>Relocks:</b>	<b>Other Changes:</b>	
Worse Case pricing <i>plus</i> additional .250 hit	Loan Program	Worse Case if moving into different delivery type
	Rate Change	Not subject to worse case pricing
		Locks expiring on a non business day are good through the following business day.

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APOR: 15/20 YR.: 2.500% 1 YR CMT: 0.120%  
 25/30 YR.: 2.960% 1 YR Libor: 0.360%



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**GOVERNMENT PRODUCT PRICING**

30 FIXED FHA				15 FIXED FHA				30 YR FIXED VA				15 YR FIXED VA			
Rate	10 Day	25 Day	40 Day	Rate	10 Day	25 Day	40 Day	Rate	10 Day	25 Day	40 Day	Rate	10 Day	25 Day	40 Day
3.125	(4.625)	(4.500)	(4.375)	2.875	(4.500)	(4.375)	(4.250)	3.250	(4.500)	(4.375)	(4.250)	2.875	(4.375)	(4.250)	(4.125)
3.000	(4.250)	(4.125)	(4.000)	2.750	(4.375)	(4.250)	(4.125)	3.125	(4.250)	(4.125)	(4.000)	2.750	(4.125)	(4.000)	(3.875)
2.875	(3.625)	(3.500)	(3.375)	2.625	(4.000)	(3.875)	(3.750)	3.000	(3.875)	(3.750)	(3.625)	2.625	(3.875)	(3.750)	(3.625)
2.750	(3.750)	(3.625)	(3.500)	2.500	(3.750)	(3.625)	(3.500)	2.875	(3.500)	(3.375)	(3.250)	2.500	(3.500)	(3.375)	(3.250)
2.625	(3.250)	(3.125)	(3.000)	2.375	(3.250)	(3.125)	(3.000)	2.750	(3.625)	(3.500)	(3.375)	2.375	(3.125)	(3.000)	(2.875)
2.500	(2.750)	(2.625)	(2.500)	2.250	(2.500)	(2.375)	(2.250)	2.625	(3.000)	(2.875)	(2.750)	2.250	(2.750)	(2.625)	(2.500)
2.375	(2.250)	(2.125)	(2.000)	2.125	(1.375)	(1.250)	(1.125)	2.500	(2.625)	(2.500)	(2.375)	2.125	(1.000)	(0.875)	(0.750)
2.250	(1.500)	(1.375)	(1.250)	2.000	(0.875)	(0.750)	(0.625)	2.375	(2.000)	(1.875)	(1.750)	2.000	(0.625)	(0.500)	(0.375)
2.125	1.375	1.500	1.625	1.875	(0.375)	(0.250)	(0.125)	2.250	(1.500)	(1.375)	(1.250)	1.875	(0.250)	(0.125)	0.000
2.000	1.875	2.000	2.125	1.750	(0.125)	0.000	0.125	2.125	1.625	1.750	1.875	1.750	0.000	0.125	0.250

30 FIXED FHA HIGH BALANCE				15 FIXED FHA HIGH BALANCE				30 YR FIXED VA HB				15 YR FIXED VA HB			
Rate	10 Day	25 Day	40 Day	Rate	10 Day	25 Day	40 Day	Rate	10 Day	25 Day	40 Day	Rate	10 Day	25 Day	40 Day
3.375	(3.500)	(3.375)	(3.250)	3.250	(3.250)	(3.125)	(3.000)	3.375	(3.250)	(3.125)	(3.000)	3.250	(3.250)	(3.125)	(3.000)
3.250	(4.125)	(4.000)	(3.875)	3.125	(3.000)	(2.875)	(2.750)	3.250	(3.875)	(3.750)	(3.625)	3.125	(3.125)	(3.000)	(2.875)
3.125	(3.750)	(3.625)	(3.500)	3.000	(2.625)	(2.500)	(2.375)	3.125	(3.500)	(3.375)	(3.250)	3.000	(2.750)	(2.625)	(2.500)
3.000	(3.250)	(3.125)	(3.000)	2.875	(2.375)	(2.250)	(2.125)	3.000	(3.125)	(3.000)	(2.875)	2.875	(2.500)	(2.375)	(2.250)
2.875	(2.875)	(2.750)	(2.625)	2.750	(1.875)	(1.750)	(1.625)	2.875	(2.750)	(2.625)	(2.500)	2.750	(2.000)	(1.875)	(1.750)
2.750	(2.750)	(2.625)	(2.500)	2.625	(1.750)	(1.625)	(1.500)	2.750	(2.875)	(2.750)	(2.625)	2.625	(1.500)	(1.375)	(1.250)
2.625	(2.125)	(2.000)	(1.875)	2.500	(1.375)	(1.250)	(1.125)	2.625	(2.250)	(2.125)	(2.000)	2.500	(1.125)	(1.000)	(0.875)
2.500	(1.625)	(1.500)	(1.375)	2.375	(0.875)	(0.750)	(0.625)	2.500	(1.625)	(1.500)	(1.375)	2.375	(0.750)	(0.625)	(0.500)
2.375	(1.125)	(1.000)	(0.875)	2.250	(0.625)	(0.500)	(0.375)	2.375	(1.125)	(1.000)	(0.875)	2.250	(0.375)	(0.250)	(0.125)
2.250	(0.625)	(0.500)	(0.375)	2.125	0.625	0.750	0.875	2.250	(0.625)	(0.500)	(0.375)	2.125	0.875	1.000	1.125

**GOVERNMENT PRICE ADJUSTMENTS**

Loan Size Adjustors: (total loan amount)	Credit Score Adjustors:	VA LOAN TYPE	OTHER ADJUSTMENTS	Long Term Locks
Loan Amount: \$275,00 - Conform Max (0.125)	>=740 -0.250		2 Unit 0.500	
Loan Amount: \$100,000 - \$124,999 0.375	720 - 739 -0.150	IRRRL (95.01 - 110%) 1.000	3 - 4 Units 1.000	N/ A
Loan Amount: \$75,000 - \$99,999 0.750	680 - 719 0.000	IRRRL (110.01 - 125%) 2.250	Manual UW NA	
	660 - 679 0.250	Max Cash out 90% LTV	Manf. Housing 1.250	
	640 - 659 0.750		25 yr (fixed only) 0.250	
	620 - 639 2.000		20 yr (fixed only) 0.500	
	600 - 619 2.500			

**MAX NET PRICING IS 104.000**



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