





Rates are subject to change without prior notice  
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Lock Desk

locks@unitemtg.com

File Update: 23-Feb-2022 7:02 AM

Effective Date: 23-Feb-2022

Price Change Effective: 9:00 AM PST

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

# INVESTOR PRIME

30 DAY PRICING		
RATE	5/6 ARM	30YR FIX
7.875	104.0000	103.7500
7.750	103.9375	103.6875
7.625	103.8750	103.6250
7.500	103.8125	103.5625
7.375	103.7500	103.5000
7.250	103.6875	103.4375
7.125	103.6250	103.3750
7.000	103.5000	103.2500
6.875	103.3750	103.1250
6.750	103.2500	103.0000
6.625	103.1250	102.8750
6.500	103.0000	102.7500
6.375	102.8750	102.6250
6.250	102.7500	102.5000
6.125	102.6250	102.3750
6.000	102.5000	102.2500
5.875	102.3750	102.1250
5.750	102.2500	102.0000
5.625	102.0000	101.7500
5.500	101.7500	101.5000
5.375	101.5000	101.2500
5.250	101.2500	101.0000
5.125	101.0000	100.7500
5.000	100.5000	100.2500
4.875	100.0000	99.7500
4.750	99.3750	99.1250

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

Documentation	Credit Score	PRICING ADJUSTMENTS							
		LTV							
		00.01-50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	
DSCR	≥ 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	
	≥ 780	(0.250)	(0.375)	(0.500)	(0.625)	(0.875)	(1.125)	(1.750)	
Bank Statements (12 & 24)	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	
	≥ 780	(0.125)	(0.250)	(0.250)	(0.625)	(0.875)	(1.125)	#N/A	
	760 - 779	(0.125)	(0.250)	(0.375)	(0.750)	(1.000)	(1.375)	#N/A	
Asset Depletion	740 - 759	(0.250)	(0.250)	(0.500)	(0.875)	(1.125)	(1.625)	#N/A	
	720 - 739	(0.375)	(0.500)	(0.625)	(1.000)	(1.500)	(2.000)	#N/A	
	700 - 719	(0.500)	(0.625)	(1.000)	(1.375)	(1.875)	(2.500)	#N/A	
	680 - 699	(0.625)	(0.750)	(1.250)	(1.750)	(2.250)	(3.000)	#N/A	
	660 - 679	(0.750)	(1.000)	(1.500)	(2.250)	(3.125)	#N/A	#N/A	
	640 - 659	(1.250)	(1.500)	(2.000)	(2.750)	(3.625)	#N/A	#N/A	
	620 - 639	(1.750)	(2.000)	(2.500)	(3.250)	#N/A	#N/A	#N/A	
	≥ 780	(0.625)	(0.750)	(0.750)	(1.125)	(1.375)	(1.625)	#N/A	
	760 - 779	(0.625)	(0.750)	(0.875)	(1.250)	(1.500)	(1.875)	#N/A	
	740 - 759	(0.750)	(0.750)	(1.000)	(1.375)	(1.625)	(2.125)	#N/A	
P & L	720 - 739	(0.875)	(1.000)	(1.125)	(1.500)	(2.000)	(2.500)	#N/A	
	700 - 719	(1.000)	(1.125)	(1.500)	(1.875)	(2.375)	(3.000)	#N/A	
	680 - 699	(1.125)	(1.250)	(1.750)	(2.250)	(2.750)	(3.500)	#N/A	
	660 - 679	(1.250)	(1.500)	(2.000)	(2.750)	(3.625)	#N/A	#N/A	
	640 - 659	(1.750)	(2.000)	(2.500)	(3.250)	(4.125)	#N/A	#N/A	
	620 - 639	(2.250)	(2.500)	(3.000)	(3.750)	#N/A	#N/A	#N/A	
	≥ 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)	
Full Doc	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	
	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)		
Loan Amount	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)	(0.500)	(0.500)	#N/A	
	2,000,001-2.5m	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	#N/A	
	2,500,001-3.0m	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	#N/A	
	3,000,001-3.5m	N/A	N/A	N/A	N/A	N/A	#N/A	#N/A	
	3,500,001-4.0m	N/A	N/A	N/A	N/A	N/A	#N/A	#N/A	
	DSCR ≥1.5	0.250	0.250	0.250	0.250	0.250	0.250	0.250	
DSCR	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	
	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	
DTI	43.01-50	0.000	0.000	0.000	0.000	(0.125)	(0.125)	(0.125)	
	50.01-55	0.000	0.000	0.000	0.000	(0.375)	(0.375)	#N/A	
Bank Statements	12mo Bank Stmt	(0.125)	(0.125)	(0.125)	(0.250)	(0.375)	(0.375)	(0.375)	
	Cash-Out	(0.250)	(0.375)	(0.375)	(0.375)	(0.500)	(0.750)	#N/A	
Property Type	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-Unit	(0.250)	(0.250)	(0.250)	(0.250)	(0.500)	(0.500)	(0.500)	
	3-Unit	(0.250)	(0.250)	(0.250)	(0.250)	(0.500)	(0.500)	(0.500)	
	4-Unit	(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)	
Citizenship	Foreign Nat'l (DSCR Only)	(1.750)	(1.750)	(1.750)	(1.750)	#N/A	#N/A	#N/A	
	1x30x12	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	(0.750)	
Credit / Housing History	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)	
	ACH	0.125	0.125	0.125	0.125	0.125	0.125	0.125	
Prepay Penalty	No Escrows	(0.150)	(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)	(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	
Lock Term	40 Day	(0.150)	(0.150)	(0.150)	(0.150)	(0.150)	(0.150)	(0.150)	





Price Change Effective: 8:03 AM PST  
 Effective Date: **24-Feb-22**  
 Lock Hours: 9:00 A.M. - 3:00 P.M. PST

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**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
4.625	(4.625)	(4.500)	(4.375)	4.375	(4.250)	(4.125)	(4.000)	4.000	(4.375)	(4.250)	(4.125)	3.750	(3.625)	(3.500)	(3.375)
4.500	(4.250)	(4.125)	(4.000)	4.250	(4.000)	(3.875)	(3.750)	3.875	(3.875)	(3.750)	(3.625)	3.625	(3.000)	(2.875)	(2.750)
4.375	(3.875)	(3.750)	(3.625)	4.125	(3.750)	(3.625)	(3.500)	3.750	(3.625)	(3.500)	(3.375)	3.500	(2.750)	(2.625)	(2.500)
4.250	(3.375)	(3.250)	(3.125)	4.000	(3.500)	(3.375)	(3.250)	3.625	(3.125)	(3.000)	(2.875)	3.375	(2.625)	(2.500)	(2.375)
4.125	(3.000)	(2.875)	(2.750)	3.875	(3.125)	(3.000)	(2.875)	3.500	(3.000)	(2.875)	(2.750)	3.250	(2.125)	(2.000)	(1.875)
4.000	(2.625)	(2.500)	(2.375)	3.750	(2.625)	(2.500)	(2.375)	3.375	(2.375)	(2.250)	(2.125)	3.125	(1.625)	(1.500)	(1.375)
3.875	(2.125)	(2.000)	(1.875)	3.625	(2.250)	(2.125)	(2.000)	3.250	(2.000)	(1.875)	(1.750)	3.000	(1.125)	(1.000)	(0.875)
3.750	(1.500)	(1.375)	(1.250)	3.500	(1.750)	(1.625)	(1.500)	3.125	(1.500)	(1.375)	(1.250)	2.875	(1.125)	(1.000)	(0.875)
3.625	(0.875)	(0.750)	(0.625)	3.375	(1.250)	(1.125)	(1.000)	3.000	(1.125)	(1.000)	(0.875)	2.750	(0.750)	(0.625)	(0.500)
3.500	(0.500)	(0.375)	(0.250)	3.250	(0.750)	(0.625)	(0.500)	2.875	(0.625)	(0.500)	(0.375)	2.625	(0.250)	(0.125)	0.000
3.375	0.125	0.250	0.375	3.125	(0.125)	0.000	0.125	2.750	(0.125)	0.000	0.125	2.500	0.000	0.125	0.250
3.250	0.750	0.875	1.000	3.000	0.625	0.750	0.875	2.625	0.250	0.375	0.500	2.375	0.375	0.500	0.625

  

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
4.750	(4.875)	(4.750)	(4.625)	4.375	(4.250)	(4.125)	(4.000)	4.000	(3.750)	(3.625)	(3.500)	3.875	(3.250)	(3.125)	(3.000)
4.625	(4.375)	(4.250)	(4.125)	4.250	(3.875)	(3.750)	(3.625)	3.875	(3.500)	(3.375)	(3.250)	3.750	(3.250)	(3.125)	(3.000)
4.500	(4.000)	(3.875)	(3.750)	4.125	(3.750)	(3.625)	(3.500)	3.750	(3.125)	(3.000)	(2.875)	3.625	(2.875)	(2.750)	(2.625)
4.375	(3.625)	(3.500)	(3.375)	4.000	(3.375)	(3.250)	(3.125)	3.625	(2.750)	(2.625)	(2.500)	3.500	(2.625)	(2.500)	(2.375)
4.250	(3.125)	(3.000)	(2.875)	3.875	(3.000)	(2.875)	(2.750)	3.500	(2.625)	(2.500)	(2.375)	3.375	(2.250)	(2.125)	(2.000)
4.125	(2.750)	(2.625)	(2.500)	3.750	(2.500)	(2.375)	(2.250)	3.375	(2.250)	(2.125)	(2.000)	3.250	(1.750)	(1.625)	(1.500)
4.000	(2.250)	(2.125)	(2.000)	3.625	(2.125)	(2.000)	(1.875)	3.250	(1.875)	(1.750)	(1.625)	3.125	(1.375)	(1.250)	(1.125)
3.875	(1.750)	(1.625)	(1.500)	3.500	(1.625)	(1.500)	(1.375)	3.125	(1.375)	(1.250)	(1.125)	3.000	(1.000)	(0.875)	(0.750)
3.750	(1.250)	(1.125)	(1.000)	3.375	(1.125)	(1.000)	(0.875)	3.000	(0.875)	(0.750)	(0.625)	2.875	(0.750)	(0.625)	(0.500)
3.625	(0.750)	(0.625)	(0.500)	3.250	(0.625)	(0.500)	(0.375)	2.875	(0.375)	(0.250)	(0.125)	2.750	(0.375)	(0.250)	(0.125)
3.500	(0.250)	(0.125)	0.000	3.125	0.000	0.125	0.250	2.750	0.125	0.250	0.375	2.625	(0.125)	0.000	0.125
3.375	0.250	0.375	0.500	3.000	0.750	0.875	1.000	2.625	0.500	0.625	0.750	2.500	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
4.875	(2.125)	(2.000)	(1.875)	4.250	(0.625)	(0.500)	(0.375)								
4.750	(2.750)	(2.625)	(2.500)	4.125	(0.375)	(0.250)	(0.125)								
4.625	(3.000)	(2.875)	(2.750)	4.000	(2.750)	(2.625)	(2.500)								
4.500	(2.625)	(2.500)	(2.375)	3.875	(2.375)	(2.250)	(2.125)								
4.375	(2.250)	(2.125)	(2.000)	3.750	(2.000)	(1.875)	(1.750)								
4.250	(1.875)	(1.750)	(1.625)	3.625	(1.750)	(1.625)	(1.500)								
4.125	(1.250)	(1.125)	(1.000)	3.500	(1.500)	(1.375)	(1.250)								
4.000	(1.250)	(1.125)	(1.000)	3.375	(1.125)	(1.000)	(0.875)								
3.875	(0.875)	(0.750)	(0.625)	3.250	(0.750)	(0.625)	(0.500)								
3.750	(0.375)	(0.250)	(0.125)	3.125	(0.375)	(0.250)	(0.125)								
3.625	0.250	0.375	0.500	3.000	0.000	0.125	0.250								
3.500	0.750	0.875	1.000	2.875	0.500	0.625	0.750								



Agency Underwriting Fee: \$ 1,095 \* NJ and WA Origination Fee \$1,195 \* NC Commitment Fee \$1,195

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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Price Change Effective: 8:03 AM PST  
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 Lock Hours: 9:00 A.M. - 3:00 P.M. PST

Visit: <https://unitemortgage.com>

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

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

**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
4.750	(4.875)	(4.750)	(4.625)	4.750	(1.875)	(1.750)	(1.625)	4.750	(5.000)	(4.875)	(4.750)				
4.625	(4.375)	(4.250)	(4.125)	4.625	(2.750)	(2.625)	(2.500)	4.625	(4.500)	(4.375)	(4.250)				
4.500	(4.000)	(3.875)	(3.750)	4.500	(2.500)	(2.375)	(2.250)	4.500	(4.000)	(3.875)	(3.750)				
4.375	(3.500)	(3.375)	(3.250)	4.375	(2.250)	(2.125)	(2.000)	4.375	(3.500)	(3.375)	(3.250)				
4.250	(3.000)	(2.875)	(2.750)	4.250	(1.875)	(1.750)	(1.625)	4.250	(3.125)	(3.000)	(2.875)				
4.125	(2.625)	(2.500)	(2.375)	4.125	(1.750)	(1.625)	(1.500)	4.125	(2.625)	(2.500)	(2.375)				
4.000	(2.125)	(2.000)	(1.875)	4.000	(1.250)	(1.125)	(1.000)	4.000	(2.250)	(2.125)	(2.000)				
3.875	(1.625)	(1.500)	(1.375)	3.875	(0.625)	(0.500)	(0.375)	3.875	(1.625)	(1.500)	(1.375)				
3.750	(1.000)	(0.875)	(0.750)	3.750	(0.125)	0.000	0.125	3.750	(1.250)	(1.125)	(1.000)				
3.625	(0.500)	(0.375)	(0.250)	3.625	0.500	0.625	0.750	3.625	(0.625)	(0.500)	(0.375)				
3.500	0.000	0.125	0.250	3.500	1.000	1.125	1.250	3.500	(0.250)	(0.125)	0.000				
3.375	0.500	0.625	0.750	3.375	1.500	1.625	1.750	3.375	0.250	0.375	0.500				



**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

Agency Underwriting Fee: \$ 1,095 \* NJ and WA Origination Fee \$1,195 \* NC Commitment Fee \$1,195

**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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**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			0.500	0.750	0.750	0.750	1.000	1.000	1.000	1.000	1.000
High Balance Cash-Out Refinance			1.250	1.500	1.500	1.500	1.750	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	1.750	1.750
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			1.125	1.625	1.625	2.125	3.375	4.125	4.125	4.125	4.125
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		<b>10 Day Lock Expires: 03/06/22</b>
7 days	0.187		<b>25 Day Lock Expires: 03/21/22</b>
10 days	0.250		<b>40 Day Lock Expires: 04/05/22</b>
15 days	0.375		

Relocks:	Other Changes:
Worse Case pricing <i>plus</i> additional .250 hit	Loan Program Rate Change
	Worse Case if moving into different delivery type Not subject to worse case pricing

Locks expiring on a non business day are good through the following business day.

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**MAX NET PRICING IS 104.000**

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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
4.500	(4.125)	(4.000)	(3.875)	4.375	(2.875)	(2.750)	(2.625)	4.500	(3.875)	(3.750)	(3.625)	4.375	(2.625)	(2.500)	(2.375)
4.375	(4.000)	(3.875)	(3.750)	4.250	(3.500)	(3.375)	(3.250)	4.375	(3.750)	(3.625)	(3.500)	4.250	(3.375)	(3.250)	(3.125)
4.250	(3.875)	(3.750)	(3.625)	4.125	(3.250)	(3.125)	(3.000)	4.250	(3.750)	(3.625)	(3.500)	4.125	(3.125)	(3.000)	(2.875)
4.125	(3.750)	(3.625)	(3.500)	4.000	(3.000)	(2.875)	(2.750)	4.125	(3.500)	(3.375)	(3.250)	4.000	(2.875)	(2.750)	(2.625)
4.000	(3.375)	(3.250)	(3.125)	3.875	(2.750)	(2.625)	(2.500)	4.000	(3.125)	(3.000)	(2.875)	3.875	(2.625)	(2.500)	(2.375)
3.875	(3.000)	(2.875)	(2.750)	3.750	(2.875)	(2.750)	(2.625)	3.875	(2.750)	(2.625)	(2.500)	3.750	(2.750)	(2.625)	(2.500)
3.750	(2.625)	(2.500)	(2.375)	3.625	(2.750)	(2.625)	(2.500)	3.750	(2.625)	(2.500)	(2.375)	3.625	(2.625)	(2.500)	(2.375)
3.625	(2.250)	(2.125)	(2.000)	3.500	(2.500)	(2.375)	(2.250)	3.625	(2.000)	(1.875)	(1.750)	3.500	(2.250)	(2.125)	(2.000)
3.500	(1.875)	(1.750)	(1.625)	3.375	(2.125)	(2.000)	(1.875)	3.500	(1.750)	(1.625)	(1.500)	3.375	(2.000)	(1.875)	(1.750)
3.375	(1.500)	(1.375)	(1.250)	3.250	(1.750)	(1.625)	(1.500)	3.375	(1.250)	(1.125)	(1.000)	3.250	(1.625)	(1.500)	(1.375)
3.250	(1.375)	(1.250)	(1.125)	3.125	(1.500)	(1.375)	(1.250)	3.250	(1.750)	(1.625)	(1.500)	3.125	(1.375)	(1.250)	(1.125)
3.125	(0.625)	(0.500)	(0.375)	3.000	(1.250)	(1.125)	(1.000)	3.125	(0.875)	(0.750)	(0.625)	3.000	(1.125)	(1.000)	(0.875)
3.000	(0.375)	(0.250)	(0.125)	2.875	(0.875)	(0.750)	(0.625)	3.000	(0.375)	(0.250)	(0.125)	2.875	(0.750)	(0.625)	(0.500)
2.875	0.125	0.250	0.375	2.750	(0.375)	(0.250)	(0.125)	2.875	0.250	0.375	0.500	2.750	(0.250)	(0.125)	0.000
2.750	0.500	0.625	0.750	2.625	0.500	0.625	0.750	2.750	0.375	0.500	0.625	2.625	0.750	0.875	1.000

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
4.875	0.750	0.875	1.000	4.875	99.000	99.125	99.250	4.875	(3.625)	(3.500)	(3.375)	4.875	99.000	99.125	99.250
4.750	(4.125)	(4.000)	(3.875)	4.750	(1.750)	(1.625)	(1.500)	4.750	(3.375)	(3.250)	(3.125)	4.750	(1.750)	(1.625)	(1.500)
4.625	(4.000)	(3.875)	(3.750)	4.625	(1.500)	(1.375)	(1.250)	4.625	(1.750)	(1.625)	(1.500)	4.625	(1.625)	(1.500)	(1.375)
4.500	(3.625)	(3.500)	(3.375)	4.500	(1.250)	(1.125)	(1.000)	4.500	(1.625)	(1.500)	(1.375)	4.500	(1.375)	(1.250)	(1.125)
4.375	(3.125)	(3.000)	(2.875)	4.375	(1.000)	(0.875)	(0.750)	4.375	(2.000)	(1.875)	(1.750)	4.375	(1.000)	(0.875)	(0.750)
4.250	(3.250)	(3.125)	(3.000)	4.250	(2.375)	(2.250)	(2.125)	4.250	(2.500)	(2.375)	(2.250)	4.250	(2.375)	(2.250)	(2.125)
4.125	(2.875)	(2.750)	(2.625)	4.125	(2.125)	(2.000)	(1.875)	4.125	(2.125)	(2.000)	(1.875)	4.125	(2.125)	(2.000)	(1.875)
4.000	(2.500)	(2.375)	(2.250)	4.000	(1.875)	(1.750)	(1.625)	4.000	(2.125)	(2.000)	(1.875)	4.000	(1.875)	(1.750)	(1.625)
3.875	(2.125)	(2.000)	(1.875)	3.875	(1.500)	(1.375)	(1.250)	3.875	(1.625)	(1.500)	(1.375)	3.875	(1.500)	(1.375)	(1.250)
3.750	(2.000)	(1.875)	(1.750)	3.750	(1.250)	(1.125)	(1.000)	3.750	(1.750)	(1.625)	(1.500)	3.750	(1.250)	(1.125)	(1.000)
3.625	(1.500)	(1.375)	(1.250)	3.625	(1.000)	(0.875)	(0.750)	3.625	(1.250)	(1.125)	(1.000)	3.625	(1.000)	(0.875)	(0.750)
3.500	(1.250)	(1.125)	(1.000)	3.500	(0.625)	(0.500)	(0.375)	3.500	(1.000)	(0.875)	(0.750)	3.500	(0.750)	(0.625)	(0.500)
3.375	(0.750)	(0.625)	(0.500)	3.375	(0.375)	(0.250)	(0.125)	3.375	(0.375)	(0.250)	(0.125)	3.375	(0.375)	(0.250)	(0.125)
3.250	(0.250)	(0.125)	0.000	3.250	0.250	0.375	0.500	3.250	(0.250)	(0.125)	0.000	3.250	0.125	0.250	0.375
3.125	0.375	0.500	0.625	3.125	0.625	0.750	0.875	3.125	0.625	0.750	0.875	3.125	0.625	0.750	0.875

**GOVERNMENT PRICE ADJUSTMENTS**

Loan Size Adjustors: (total loan amount)	Credit Score Adjustors:	VA LOAN TYPE	OTHER ADJUSTMENTS	Long Term Locks
Loan Amount: \$275,000 - 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			

FHA and VA Underwriting Fee: \$ 1,095 \* NJ and WA Origination Fee \$1,195 \* NC Commitment Fee \$1,195 \* Streamlines & IRRRLS \$ 495

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