



Lock Cut-off Time
 Lock Desk: 8:30 AM – 5:00 PM PST
 Phone Number: (949) 676-0868
 Contact Email: lockdesk@flexpointinc.com
 Broker Portal: <https://origination.mortgage.meridianlink.com>

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Relock Policy

Locks expired or cancelled < 60 days: Worse-case pricing + 0.25%
Locks expired or cancelled > 60 days: Current Market + 0.25%
Lock Extensions: 0.025% per day

Eligible States

AZ, CA, CO, FL, NM, NJ, NV, MD, OR, TX and VA

Mortgagee Clause

All States but Florida	Florida Only
FlexPoint Inc.	FlexPoint Inc., dba FlexPoint Home Loans Inc.
ISAOA/ATIMA	ISAOA/ATIMA
250 Baker St., Suite 200	250 Baker St., Suite 200
Costa Mesa, CA 92626	Costa Mesa, CA 92626

Delegated Admin Fee's

Conventional	1195
FHA	1195
VA	1195
Streamline VA/RHS/FHA	995

Lender ID

FHA Lender ID:	79613-0002
VA Lender ID:	900136-00-00



Lock Cut-off Time
Lock Desk: 8:30 AM – 5:00 PM PST

Conventional 30 Yr Fixed				Conventional 25 Yr Fixed				Conventional 20 Yr Fixed			
Rate	15	30	45	Rate	15	30	45	Rate	15	30	45
4.75	95.928	95.903	95.903	4.75	95.928	95.903	95.903	5.125	98.932	98.996	98.920
4.875	96.555	96.536	96.536	4.875	96.555	96.536	96.536	5.25	99.652	99.715	99.639
5	97.772	97.848	97.749	5	97.772	97.848	97.749	5.375	100.158	100.210	100.133
5.125	98.312	98.391	98.298	5.125	98.312	98.391	98.298	5.5	100.658	100.704	100.607
5.25	98.751	98.814	98.757	5.25	98.751	98.814	98.757	5.625	101.105	101.152	101.054
5.375	99.333	99.324	99.283	5.375	99.263	99.324	99.266	5.75	101.288	101.336	101.239
5.5	100.057	100.007	100.003	5.5	99.770	99.830	99.770	5.875	101.756	101.803	101.705
5.625	100.477	100.427	100.427	5.625	100.195	100.255	100.198	6	102.153	102.184	102.077
5.75	100.441	100.420	100.385	5.75	100.374	100.420	100.342	6.125	102.545	102.576	102.458
5.875	100.982	100.934	100.926	5.875	100.887	100.934	100.855	6.25	102.085	102.118	102.033
6	101.543	101.490	101.487	6	101.340	101.384	101.304	6.375	102.465	102.486	102.423
6.125	101.906	101.853	101.850	6.125	101.759	101.803	101.723	6.5	102.785	102.773	102.743
6.25	101.439	101.469	101.367	6.25	101.439	101.469	101.367	6.625	103.085	103.073	103.043
6.375	101.889	101.919	101.818	6.375	101.889	101.919	101.818	6.75	102.611	102.603	102.567
6.5	102.284	102.296	102.228	6.5	102.267	102.296	102.195	6.875	102.949	102.941	102.906
6.625	102.646	102.621	102.589	6.625	102.594	102.621	102.518	7	103.261	103.253	103.218
6.75	102.220	102.227	102.149	6.75	102.213	102.227	102.137	7.125	103.543	103.535	103.500
6.875	102.581	102.596	102.507	6.875	102.581	102.596	102.506	7.25	103.413	103.408	103.352
7	103.002	102.942	102.931	7	102.852	102.863	102.779	7.375	103.732	103.727	103.671
7.125	103.318	103.258	103.247	7.125	103.120	103.126	103.028	7.5	104.078	104.073	104.017
7.25	103.017	103.014	102.931	7.25	103.017	103.014	102.931	7.625	104.352	104.347	104.291
7.375	103.365	103.340	103.283	7.375	103.345	103.340	103.283	7.75	103.457	103.448	103.410
7.5	103.722	103.687	103.630	7.5	103.692	103.687	103.630	7.875	103.782	103.778	103.735
7.625	104.046	103.963	103.928	7.625	103.925	103.920	103.862	8	104.059	104.059	104.011
7.75	103.404	103.395	103.357	7.75	103.404	103.395	103.357				
7.875	103.679	103.675	103.632	7.875	103.679	103.675	103.632				
8	104.077	104.024	103.993	8	104.077	104.024	103.993				
8.125	104.298	104.246	104.214	8.125	104.298	104.246	104.214				
8.25	92.649	92.552	92.450								

Conventional 15 Yr Fixed				Conventional 10 Yr Fixed				Conventional 30 Yr Fixed HB			
Rate	15	30	45	Rate	15	30	45	Rate	15	30	45
4.625	99.004	98.947	98.947	4.625	99.397	99.339	99.339	5	97.973	98.049	97.951
4.75	99.887	99.974	99.932	4.75	99.727	99.660	99.660	5.125	98.527	98.607	98.513
4.875	100.270	100.356	100.315	4.875	99.863	99.801	99.801	5.25	97.434	97.399	97.399
5	100.594	100.680	100.639	5	100.061	100.131	100.068	5.375	98.256	98.226	98.226
5.125	100.241	100.297	100.315	5.125	100.636	100.586	100.586	5.5	99.100	99.036	98.950
5.25	100.654	100.726	100.744	5.25	100.453	100.511	100.512	5.625	99.689	99.626	99.540
5.375	101.035	101.053	101.072	5.375	100.717	100.771	100.769	5.75	100.198	100.186	100.149
5.5	101.336	101.336	101.356	5.5	101.031	101.085	101.083	5.875	100.612	100.600	100.563
5.625	101.083	101.031	101.048	5.625	100.923	100.969	100.988	6	100.972	100.960	100.923
5.75	101.342	101.398	101.430	5.75	101.170	101.213	101.227	6.125	101.250	101.247	101.201
5.875	101.575	101.631	101.663	5.875	101.410	101.449	101.460	6.25	101.464	101.494	101.392
6	101.816	101.816	101.850	6	101.733	101.772	101.783	6.375	101.820	101.850	101.749
6.125	101.682	101.648	101.648	6.125	101.705	101.671	101.671	6.5	102.130	102.159	102.059
6.25	101.999	101.950	101.912	6.25	101.719	101.746	101.759	6.625	102.400	102.427	102.325
6.375	102.313	102.265	102.227	6.375	101.940	101.964	101.973	6.75	102.146	102.161	102.071
6.5	102.502	102.454	102.415	6.5	102.239	102.263	102.272	6.875	102.487	102.501	102.411
6.625	102.300	102.269	102.223	6.625	102.227	102.216	102.216	7	102.794	102.794	102.689
6.75	102.590	102.560	102.511	6.75	102.294	102.306	102.411	7.125	103.060	102.932	102.829
6.875	102.894	102.865	102.816	6.875	102.489	102.497	102.598	7.25	102.930	102.927	102.829
7	102.920	102.870	102.841	7	102.757	102.766	102.867	7.375	103.199	103.195	103.098
7.125	102.480	102.410	102.351	7.125	102.303	102.233	102.175	7.5	103.444	103.439	103.340
7.25	102.928	102.858	102.799	7.25	102.681	102.611	102.552	7.625	103.500	103.500	103.468
7.375	103.365	103.295	103.236	7.375	103.050	102.980	102.921	7.75	101.676	101.533	101.434
								7.875	101.908	101.766	101.670

Conventional 20 Yr Fixed HB				Conventional 15 Yr Fixed HB			
Rate	15	30	45	Rate	15	30	45
5.25	97.399	97.364	97.364	5.25	98.771	98.703	98.646
5.375	98.098	98.068	98.068	5.375	99.171	99.125	99.110
5.5	99.100	99.036	98.950	5.5	99.462	99.416	99.402
5.625	99.689	99.626	99.540	5.625	98.999	98.953	98.939
5.75	100.098	100.052	100.052	5.75	99.466	99.420	99.405
5.875	100.185	100.144	100.144	5.875	99.920	99.874	99.859
6	100.980	100.945	100.945	6	100.161	100.115	100.100
6.125	101.379	101.349	101.349	6.125	99.332	99.274	99.259

6.25	101.294	101.238	101.238	6.25	99.778	99.732	99.717
6.375	101.757	101.706	101.706	6.375	100.222	100.176	100.162
6.5	102.118	102.072	102.072	6.5	100.408	100.361	100.347
6.625	102.370	102.329	102.329	6.625	99.947	99.873	99.847
6.75	102.162	102.142	102.142	6.75	100.494	100.320	100.186
6.875	102.554	102.539	102.538	6.875	100.667	100.636	100.587
7	102.831	102.822	102.815	7	100.815	100.641	100.538

Conventional Fixed Adjustments

Cumulative LLPA Cap

FTHB with AMI at or below 100% or 120% in de:	0
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Purchase LTV / FICO Adjusters: All Products w/Terms > 15 years only

	≤ 30	30.01-60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
≥ 780	0	0	0	0	-0.375	-0.375	-0.25	-0.25	-0.125
760-779	0	0	0	-0.25	-0.625	-0.625	-0.5	-0.5	-0.25
740-759	0	0	-0.125	-0.375	-0.875	-1	-0.75	-0.625	-0.5
720-739	0	0	-0.25	-0.75	-1.25	-1.25	-1	-0.875	-0.75
700-719	0	0	-0.375	-0.875	-1.375	-1.5	-1.25	-1.125	-0.875
680-699	0	0	-0.625	-1.125	-1.75	-1.875	-1.5	-1.375	-1.125
660-679	0	0	-0.75	-1.375	-1.875	-2.125	-1.75	-1.625	-1.25
640-659	0	0	-1.125	-1.5	-2.25	-2.5	-2	-1.875	-1.5
620-639	0	-0.125	-1.5	-2.125	-2.75	-2.875	-2.625	-2.25	-1.75

Additional Purchase LLPA Adjusters

	≤ 30	30.01-60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
Attached Condo	0	0	-0.125	-0.125	-0.75	-0.75	-0.75	-0.75	-0.75
Investment Property	-1.125	-1.125	-1.625	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
2nd Home	-1.125	-1.125	-1.625	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
Manufactured Home	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
2-4 Units	0	0	-0.375	-0.375	-0.625	-0.625	-0.625	-0.625	-0.625
High Balance	-0.5	-0.5	-0.75	-0.75	-1	-1	-1	-1	-1
Secondary Financing	-0.625	-0.625	-0.625	-0.875	-1.125	-1.125	-1.125	-1.875	-1.875
DTI > 40%	0	0	0	0	0	0	0	0	0

R/T Refinance LTV / FICO Adjusters: All Products w/Terms > 15 years only

	≤ 30	30.01-60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
≥ 780	0	0	0	-0.125	-0.5	-0.625	-0.5	-0.375	-0.375
760-779	0	0	-0.125	-0.375	-0.875	-1	-0.75	-0.625	-0.625
740-759	0	0	-0.25	-0.75	-1.125	-1.375	-1.125	-1	-1
720-739	0	0	-0.5	-1	-1.625	-1.75	-1.5	-1.25	-1.25
700-719	0	0	-0.625	-1.25	-1.875	-2.125	-1.75	-1.625	-1.625
680-699	0	0	-0.875	-1.625	-2.25	-2.5	-2.125	-1.75	-1.75
660-679	0	-0.125	-1.125	-1.875	-2.5	-3	-2.375	-2.125	-2.125
640-659	0	-0.25	-1.375	-2.125	-2.875	-3.375	-2.875	-2.5	-2.5
620-639	0	-0.375	-1.75	-2.5	-3.5	-3.875	-3.625	-2.5	-2.5

Additional R/T Refinance LLPA Adjusters

	≤ 30	30.01-60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
Attached Condo	0	0	-0.125	-0.125	-0.75	-0.75	-0.75	-0.75	-0.75
Investment Property	-1.125	-1.125	-1.625	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
2nd Home	-1.125	-1.125	-1.625	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
Manufactured Home	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
2-4 Units	0	0	-0.375	-0.375	-0.625	-0.625	-0.625	-0.625	-0.625
High Balance	-0.5	-0.5	-0.75	-0.75	-1	-1	-1	-1	-1
Secondary Financing	-0.625	-0.625	-0.625	-0.875	-1.125	-1.125	-1.125	-1.875	-1.875
DTI > 40%	0	0	0	0	0	0	0	0	0

Cash-Out Refinance LTV / FICO Adjusters: All Products

	≤ 30	30.01-60	60.01-70	70.01-75	75.01-80
≥ 780	-0.375	-0.375	-0.625	-0.875	-1.375
760-779	-0.375	-0.375	-0.875	-1.25	-1.875
740-759	-0.375	-0.375	-1	-1.625	-2.375
720-739	-0.375	-0.5	-1.375	-2	-2.75
700-719	-0.375	-0.5	-1.625	-2.625	-3.25
680-699	-0.375	-0.625	-2	-2.875	-3.75
660-679	-0.375	-0.875	-2.75	-4	-4.75
640-659	-0.375	-1.375	-3.125	-4.625	-5.125
620-639	-0.375	-1.375	-3.375	-4.875	-5.125

Additional Cash-Out Refinance LLPA Adjusters

	≤ 30	30.01-60	60.01-70	70.01-75	75.01-80
Attached Condo	0	0	-0.125	-0.125	-0.75
Investment Property	-1.125	-1.125	-1.625	-2.125	-3.375
2nd Home	-1.125	-1.125	-1.625	-2.125	-3.375
Manufactured Home	-0.5	-0.5	-0.5	-0.5	-0.5
2-4 Units	0	0	-0.375	-0.375	-0.625
High Balance	-1.25	-1.25	-1.5	-1.5	-1.75
Secondary Financing	-0.625	-0.625	-0.625	-0.875	-1.125
DTI > 40%	0	0	0	0	0

Additional Miscellaneous LLPA Adjusters

Escrow Waiver	-0.25
Temporary 2-1 Buydown	Buydown options and pricing available through PML
Lock Extension per Day	-0.025



BROKERS FIRST FUNDING

YOUR BFF IN WHOLESALE

Lock Cut-off Time
Lock Desk: 8:30 AM – 5:00 PM PST

Conventional 5/6 ARM				Conventional 7/6 ARM				Conventional 10/6 ARM			
Rate	15	30	45	Rate	15	30	45	Rate	15	30	45
5	98.465	98.523	98.465	5	98.274	98.331	98.274	5	96.079	96.016	95.953
5.125	98.759	98.813	98.751	5.125	98.621	98.675	98.613	5.125	96.752	96.689	96.627
5.25	99.040	99.090	99.024	5.25	98.950	99.000	98.934	5.25	97.241	97.178	97.116
5.375	99.304	99.350	99.281	5.375	99.258	99.304	99.235	5.375	97.921	97.858	97.795
5.5	99.554	99.596	99.523	5.5	99.609	99.651	99.578	5.5	98.413	98.350	98.287
5.625	99.787	99.825	99.748	5.625	100.018	100.056	99.980	5.625	98.906	98.843	98.780
5.75	100.067	100.101	100.020	5.75	100.330	100.364	100.284	5.75	99.400	99.337	99.274
5.875	100.389	100.420	100.336	5.875	100.511	100.541	100.457	5.875	99.685	99.622	99.559
6	100.673	100.700	100.612	6	100.692	100.719	100.630	6	100.150	100.087	100.024
6.125	100.935	100.958	100.866	6.125	100.882	100.905	100.813	6.125	100.420	100.357	100.294
6.25	101.189	101.208	101.112	6.25	101.036	101.055	100.959	6.25	100.884	100.821	100.758
6.375	101.387	101.402	101.303	6.375	101.142	101.158	101.058	6.375	100.959	100.896	100.834
6.5	101.510	101.522	101.418	6.5	101.234	101.246	101.142	6.5	101.232	101.169	101.106
6.625	101.631	101.639	101.532	6.625	101.308	101.316	101.208	6.625	101.309	101.246	101.184
6.75	101.742	101.746	101.635	6.75	101.375	101.379	101.267	6.75	101.386	101.323	101.261
6.875	101.810	101.810	101.695	6.875	101.432	101.432	101.317	6.875	101.464	101.401	101.338
7	102.184	102.189	102.055	7	101.641	101.645	101.512	7	101.542	101.479	101.417
7.125	102.777	102.774	102.643	7.125	102.039	102.036	101.904	7.125	101.622	101.559	101.497
Conventional 5/6 ARM HB				Conventional 7/6 ARM HB				Conventional 10/6 ARM HB			
Rate	15	30	45	Rate	15	30	45	Rate	15	30	45
5	98.669	98.726	98.668	5	98.470	98.527	98.470	5	96.147	96.084	96.021
5.125	98.962	99.016	98.954	5.125	98.816	98.869	98.808	5.125	96.821	96.758	96.695
5.25	99.243	99.293	99.228	5.25	99.144	99.194	99.128	5.25	97.309	97.246	97.183
5.375	99.508	99.554	99.485	5.375	99.451	99.498	99.428	5.375	97.989	97.926	97.863
5.5	99.759	99.801	99.728	5.5	99.802	99.844	99.771	5.5	98.481	98.418	98.355
5.625	99.993	100.031	99.954	5.625	100.211	100.249	100.173	5.625	98.974	98.911	98.848
5.75	100.274	100.309	100.228	5.75	100.523	100.558	100.477	5.75	99.468	99.405	99.342
5.875	100.599	100.629	100.545	5.875	100.705	100.736	100.651	5.875	99.753	99.690	99.627
6	100.885	100.912	100.823	6	100.888	100.915	100.827	6	100.218	100.155	100.092
6.125	101.149	101.172	101.080	6.125	101.081	101.104	101.012	6.125	100.488	100.425	100.362
6.25	101.405	101.425	101.329	6.25	101.237	101.257	101.161	6.25	100.952	100.889	100.826
6.375	101.606	101.621	101.521	6.375	101.347	101.362	101.263	6.375	101.027	100.964	100.901
6.5	101.731	101.742	101.639	6.5	101.442	101.453	101.350	6.5	101.300	101.237	101.174
6.625	101.854	101.862	101.755	6.625	101.518	101.526	101.419	6.625	101.377	101.314	101.251
6.75	101.966	101.970	101.859	6.75	101.587	101.591	101.480	6.75	101.454	101.391	101.328
6.875	102.036	102.036	101.921	6.875	101.647	101.647	101.532	6.875	101.532	101.469	101.406
7	102.411	102.416	102.282	7	101.859	101.863	101.730	7	101.610	101.547	101.484
7.125	103.006	103.004	102.872	7.125	102.260	102.257	102.125	7.125	101.691	101.628	101.565

Conventional ARM Adjustments

Cumulative LLPA Cap

FTHB with AMI at or below 100% or 120% in des	0
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Purchase LTV / FICO Adjusters: All Products w/Terms > 15 years only

	≤ 30	30.01-60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
≥ 780	0	0	0	0	-0.375	-0.375	-0.25	-0.25	-0.125
760-779	0	0	0	-0.25	-0.625	-0.625	-0.5	-0.5	-0.25
740-759	0	0	-0.125	-0.375	-0.875	-1	-0.75	-0.625	-0.5
720-739	0	0	-0.25	-0.75	-1.25	-1.25	-1	-0.875	-0.75
700-719	0	0	-0.375	-0.875	-1.375	-1.5	-1.25	-1.125	-0.875
680-699	0	0	-0.625	-1.125	-1.75	-1.875	-1.5	-1.375	-1.125
660-679	0	0	-0.75	-1.375	-1.875	-2.125	-1.75	-1.625	-1.25
640-659	0	0	-1.125	-1.5	-2.25	-2.5	-2	-1.875	-1.5
620-639	0	-0.125	-1.5	-2.125	-2.75	-2.875	-2.625	-2.25	-1.75

Additional Purchase LLPA Adjusters

	≤ 30	30.01-60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
Attached Condo	0	0	-0.125	-0.125	-0.75	-0.75	-0.75	-0.75	-0.75
Investment Property	-1.125	-1.125	-1.625	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
2nd Home	-1.125	-1.125	-1.625	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
Manufactured Home	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
2 - 4 Units	0	0	-0.375	-0.375	-0.625	-0.625	-0.625	-0.625	-0.625
High Balance	-1.25	-1.25	-1.5	-1.5	-2.5	-2.5	-2.5	-2.75	2.75
Secondary Financing	-0.625	-0.625	-0.625	-0.875	-1.125	-1.125	-1.125	-1.875	-1.875

DTI > 40%	0	0	0	0	0	0	0	0	0
ARM	0	0	0	0	0	0	0	-0.25	-0.25

R/T Refinance LTV / FICO Adjusters: All Products w/Terms > 15 years only

	≤ 30	30.01-60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
≥ 780	0	0	0	-0.125	-0.5	-0.625	-0.5	-0.375	-0.375
760-779	0	0	-0.125	-0.375	-0.875	-1	-0.75	-0.625	-0.625
740-759	0	0	-0.25	-0.75	-1.125	-1.375	-1.125	-1	-1
720-739	0	0	-0.5	-1	-1.625	-1.75	-1.5	-1.25	-1.25
700-719	0	0	-0.625	-1.25	-1.875	-2.125	-1.75	-1.625	-1.625
680-699	0	0	-0.875	-1.625	-2.25	-2.5	-2.125	-1.75	-1.75
660-679	0	-0.125	-1.125	-1.875	-2.5	-3	-2.375	-2.125	-2.125
640-659	0	-0.25	-1.375	-2.125	-2.875	-3.375	-2.875	-2.5	-2.5
620-639	0	-0.375	-1.75	-2.5	-3.5	-3.875	-3.625	-2.5	-2.5

Additional R/T Refinance LLPA Adjusters

	≤ 30	30.01-60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
Attached Condo	0	0	-0.125	-0.125	-0.75	-0.75	-0.75	-0.75	-0.75
Investment Property	-1.125	-1.125	-1.625	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
2nd Home	-1.125	-1.125	-1.625	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
Manufactured Home	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
2 - 4 Units	0	0	-0.375	-0.375	-0.625	-0.625	-0.625	-0.625	-0.625
High Balance	-1.25	-1.25	-1.5	-1.5	-2.5	-2.5	-2.5	-2.75	2.75
Secondary Financing	-0.625	-0.625	-0.625	-0.875	-1.125	-1.125	-1.125	-1.875	-1.875
DTI > 40%	0	0	0	0	0	0	0	0	0
ARM	0	0	0	0	0	0	0	-0.25	-0.25

Cash-Out Refinance LTV / FICO Adjusters: All Products

	≤ 30	30.01-60	60.01-70	70.01-75	75.01-80
≥ 780	-0.375	-0.375	-0.625	-0.875	-1.375
760-779	-0.375	-0.375	-0.875	-1.25	-1.875
740-759	-0.375	-0.375	-1	-1.625	-2.375
720-739	-0.375	-0.5	-1.375	-2	-2.75
700-719	-0.375	-0.5	-1.625	-2.625	-3.25
680-699	-0.375	-0.625	-2	-2.875	-3.75
660-679	-0.375	-0.875	-2.75	-4	-4.75
640-659	-0.375	-1.375	-3.125	-4.625	-5.125
620-639	-0.375	-1.375	-3.375	-4.875	-5.125

Additional Cash-Out Refinance LLPA Adjusters

	≤ 30	30.01-60	60.01-70	70.01-75	75.01-80
Attached Condo	0	0	-0.125	-0.125	-0.75
Investment Property	-1.125	-1.125	-1.625	-2.125	-3.375
2nd Home	-1.125	-1.125	-1.625	-2.125	-3.375
Manufactured Home	-0.5	-0.5	-0.5	-0.5	-0.5
2 - 4 Units	0	0	-0.375	-0.375	-0.625
High Balance	-2	-2	-2.25	-2.25	-3.25
Secondary Financing	-0.625	-0.625	-0.625	-0.875	-1.125
DTI > 40%	0	0	0	0	0

Additional Miscellaneous LLPA Adjusters

Escrow Waiver	-0.25
Temporary 2-1 Buydown	Buydown options and pricing available through PML
Lock Extension per Day	-0.025



Lock Cut-off Time
Lock Desk: 8:30 AM – 5:00 PM PST

Home Ready 30 Yr Fixed				Home Ready 20 Yr Fixed				Home Ready 15 Yr Fixed			
Rate	15	30	45	Rate	15	30	45	Rate	15	30	45
5	97.464	97.425	97.425	5.75	100.860	100.814	100.798	5	99.528	99.526	99.519
5.125	98.065	98.025	98.025	5.875	101.381	101.335	101.319	5.125	99.665	99.663	99.656
5.25	98.365	98.319	98.303	6	101.847	101.801	101.785	5.25	100.001	99.999	99.992
5.375	99.184	99.164	99.146	6.125	102.207	102.161	102.145	5.375	100.238	100.236	100.229
5.5	100.149	100.129	100.109	6.25	101.680	101.634	101.619	5.5	100.558	100.556	100.549
5.625	100.715	100.695	100.675	6.375	102.160	102.114	102.098	5.625	100.683	100.681	100.673
5.75	101.045	101.042	101.034	6.5	102.589	102.543	102.528	5.75	100.691	100.683	100.654
5.875	101.579	101.576	101.568	6.625	102.899	102.853	102.837	5.875	100.950	100.942	100.913
6	102.076	102.073	102.065	6.75	102.286	102.234	102.203	6	101.017	101.009	100.980
6.125	102.536	102.532	102.525	6.875	102.734	102.682	102.650				
6.25	102.092	102.089	102.081	7	103.139	103.087	103.055				
6.375	102.549	102.546	102.538	7.125	103.410	103.358	103.327				
6.5	102.966	102.963	102.955	7.25	102.878	102.816	102.785				
6.625	103.383	103.379	103.372	7.375	103.282	103.220	103.189				

Home Ready 10 Yr Fixed			
Rate	15	30	45
5	98.034	98.016	97.994
5.125	98.316	98.298	98.276
5.25	98.452	98.434	98.412
5.375	98.719	98.701	98.679
5.5	98.969	98.951	98.929
5.625	99.174	99.155	99.133
5.75	99.152	99.128	99.084
5.875	99.361	99.337	99.293
6	99.768	99.744	99.700

Home Ready Adjustments

Cumulative LLPA Caps

Home Ready	0
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Purchase LTV / FICO Adjusters: All Products w/Terms > 15 years only

	≤ 30	30.01-60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
≥ 780	0	0	0	0	-0.375	-0.375	-0.25	-0.25	-0.125
760-779	0	0	0	-0.25	-0.625	-0.625	-0.5	-0.5	-0.25
740-759	0	0	-0.125	-0.375	-0.875	-1	-0.75	-0.625	-0.5
720-739	0	0	-0.25	-0.75	-1.25	-1.25	-1	-0.875	-0.75
700-719	0	0	-0.375	-0.875	-1.375	-1.5	-1.25	-1.125	-0.875
680-699	0	0	-0.625	-1.125	-1.75	-1.875	-1.5	-1.375	-1.125
660-679	0	0	-0.75	-1.375	-1.875	-2.125	-1.75	-1.625	-1.25
640-659	0	0	-1.125	-1.5	-2.25	-2.5	-2	-1.875	-1.5
620-639	0	-0.125	-1.5	-2.125	-2.75	-2.875	-2.625	-2.25	-1.75

Additional Purchase LLPA Adjusters

	≤ 30	30.01-60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
Attached Condo	0	0	-0.125	-0.125	-0.75	-0.75	-0.75	-0.75	-0.75
Investment Property	-1.125	-1.125	-1.625	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
2nd Home	-1.125	-1.125	-1.625	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
Manufactured Home	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
2 - 4 Units	0	0	-0.375	-0.375	-0.625	-0.625	-0.625	-0.625	-0.625
High Balance	-0.5	-0.5	-0.75	-0.75	-1	-1	-1	-1	-1
Secondary Financing	-0.625	-0.625	-0.625	-0.875	-1.125	-1.125	-1.125	-1.875	-1.875
DTI > 40%	0	0	0	0	0	0	0	0	0

R/T Refinance LTV / FICO Adjusters: All Products w/Terms > 15 years only

	≤ 30	30.01-60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
≥ 780	0	0	0	-0.125	-0.5	-0.625	-0.5	-0.375	-0.375
760-779	0	0	-0.125	-0.375	-0.875	-1	-0.75	-0.625	-0.625
740-759	0	0	-0.25	-0.75	-1.125	-1.375	-1.125	-1	-1
720-739	0	0	-0.5	-1	-1.625	-1.75	-1.5	-1.25	-1.25
700-719	0	0	-0.625	-1.25	-1.875	-2.125	-1.75	-1.625	-1.625
680-699	0	0	-0.875	-1.625	-2.25	-2.5	-2.125	-1.75	-1.75
660-679	0	-0.125	-1.125	-1.875	-2.5	-3	-2.375	-2.125	-2.125

640-659	0	-0.25	-1.375	-2.125	-2.875	-3.375	-2.875	-2.5	-2.5
620-639	0	-0.375	-1.75	-2.5	-3.5	-3.875	-3.625	-2.5	-2.5

Additional R/T Refinance LLPA Adjusters

	≤ 30	30.01-60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
Attached Condo	0	0	-0.125	-0.125	-0.75	-0.75	-0.75	-0.75	-0.75
Investment Property	-1.125	-1.125	-1.625	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
2nd Home	-1.125	-1.125	-1.625	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
Manufactured Home	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
2 - 4 Units	0	0	-0.375	-0.375	-0.625	-0.625	-0.625	-0.625	-0.625
High Balance	-0.5	-0.5	-0.75	-0.75	-1	-1	-1	-1	-1
Secondary Financing	-0.625	-0.625	-0.625	-0.875	-1.125	-1.125	-1.125	-1.875	-1.875
DTI > 40%	0	0	0	0	0	0	0	0	0

Additional Miscellaneous LLPA Adjusters

Escrow Waiver	-0.25
Temporary 2-1 Buydown	Buydown options and pricing available through PML
Lock Extension per Day	-0.025



BROKERS FIRST FUNDING

YOUR BFF IN WHOLESALE

Lock Cut-off Time
Lock Desk: 8:30 AM – 5:00 PM PST

Home Possible 30 Yr Fixed				Home Possible 20 Yr Fixed				Home Possible 15 Yr Fixed			
Rate	15	30	45	Rate	15	30	45	Rate	15	30	45
5.375	99.184	99.164	99.146	5.75	101.222	101.206	101.166	5	99.528	99.526	99.519
5.5	99.676	99.656	99.638	5.875	101.669	101.653	101.614	5.125	99.665	99.663	99.656
5.625	100.141	100.121	100.103	6	102.108	102.092	102.052	5.25	100.001	99.999	99.992
5.75	100.761	100.748	100.743	6.125	102.314	102.298	102.259	5.375	100.238	100.236	100.229
5.875	101.338	101.317	101.317	6.25	102.075	102.063	102.033	5.5	100.558	100.556	100.549
6	101.853	101.829	101.830	6.375	102.465	102.453	102.423	5.625	100.683	100.681	100.673
6.125	102.312	102.286	102.288	6.5	102.785	102.773	102.743	5.75	100.691	100.683	100.654
6.25	101.805	101.798	101.792	6.625	103.085	103.073	103.043	5.875	100.950	100.942	100.913
6.375	102.302	102.287	102.284	6.75	102.611	102.603	102.567	6	101.017	101.009	100.980
6.5	102.707	102.693	102.690	6.875	102.949	102.941	102.906				
6.625	103.120	103.101	103.099	7	103.261	103.253	103.218				
6.75	102.723	102.714	102.678	7.125	103.543	103.535	103.500				
6.875	103.168	103.157	103.127	7.25	103.413	103.408	103.352				
7	103.534	103.522	103.493	7.375	103.732	103.727	103.671				
7.125	103.893	103.879	103.851	7.5	104.078	104.073	104.017				

Home Possible 10 Yr Fixed			
Rate	15	30	45
4.75	99.113	99.102	99.093
4.875	99.426	99.417	99.408
5	99.757	99.747	99.738
5.125	99.942	99.917	99.900
5.25	100.250	100.226	100.209
5.375	100.552	100.530	100.512
5.5	100.686	100.665	100.647
5.625	100.372	100.364	100.340
5.75	100.672	100.664	100.641
5.875	100.963	100.955	100.933
6	101.224	101.216	101.194

Home Possible Adjustments

Cumulative LLPA Caps

Home Possible	0
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Purchase LTV / FICO Adjusters: All Products w/Terms > 15 years only

	≤ 30	30.01-60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
≥ 780	0	0	0	0	-0.375	-0.375	-0.25	-0.25	-0.125
760-779	0	0	0	-0.25	-0.625	-0.625	-0.5	-0.5	-0.25
740-759	0	0	-0.125	-0.375	-0.875	-1	-0.75	-0.625	-0.5
720-739	0	0	-0.25	-0.75	-1.25	-1.25	-1	-0.875	-0.75
700-719	0	0	-0.375	-0.875	-1.375	-1.5	-1.25	-1.125	-0.875
680-699	0	0	-0.625	-1.125	-1.75	-1.875	-1.5	-1.375	-1.125
660-679	0	0	-0.75	-1.375	-1.875	-2.125	-1.75	-1.625	-1.25
640-659	0	0	-1.125	-1.5	-2.25	-2.5	-2	-1.875	-1.5
620-639	0	-0.125	-1.5	-2.125	-2.75	-2.875	-2.625	-2.25	-1.75

Additional Purchase LLPA Adjusters

	≤ 30	30.01-60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
Attached Condo	0	0	-0.125	-0.125	-0.75	-0.75	-0.75	-0.75	-0.75
Investment Property	-1.125	-1.125	-1.625	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
2nd Home	-1.125	-1.125	-1.625	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
Manufactured Home	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
2 - 4 Units	0	0	-0.375	-0.375	-0.625	-0.625	-0.625	-0.625	-0.625
High Balance	-0.5	-0.5	-0.75	-0.75	-1	-1	-1	-1	-1
Secondary Financing	-0.625	-0.625	-0.625	-0.875	-1.125	-1.125	-1.125	-1.875	-1.875
DTI > 40%	0	0	0	0	0	0	0	0	0

R/T Refinance LTV / FICO Adjusters: All Products w/Terms > 15 years only

	≤ 30	30.01-60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
≥ 780	0	0	0	-0.125	-0.5	-0.625	-0.5	-0.375	-0.375
760-779	0	0	-0.125	-0.375	-0.875	-1	-0.75	-0.625	-0.625
740-759	0	0	-0.25	-0.75	-1.125	-1.375	-1.125	-1	-1
720-739	0	0	-0.5	-1	-1.625	-1.75	-1.5	-1.25	-1.25
700-719	0	0	-0.625	-1.25	-1.875	-2.125	-1.75	-1.625	-1.625

680-699	0	0	-0.875	-1.625	-2.25	-2.5	-2.125	-1.75	-1.75
660-679	0	-0.125	-1.125	-1.875	-2.5	-3	-2.375	-2.125	-2.125
640-659	0	-0.25	-1.375	-2.125	-2.875	-3.375	-2.875	-2.5	-2.5
620-639	0	-0.375	-1.75	-2.5	-3.5	-3.875	-3.625	-2.5	-2.5

Additional R/T Refinance LLPA Adjusters

	≤ 30	30.01-60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
Attached Condo	0	0	-0.125	-0.125	-0.75	-0.75	-0.75	-0.75	-0.75
Investment Property	-1.125	-1.125	-1.625	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
2nd Home	-1.125	-1.125	-1.625	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
Manufactured Home	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
2 - 4 Units	0	0	-0.375	-0.375	-0.625	-0.625	-0.625	-0.625	-0.625
High Balance	-0.5	-0.5	-0.75	-0.75	-1	-1	-1	-1	-1
Secondary Financing	-0.625	-0.625	-0.625	-0.875	-1.125	-1.125	-1.125	-1.875	-1.875
DTI > 40%	0	0	0	0	0	0	0	0	0

Additional Miscellaneous LLPA Adjusters

Escrow Waiver	-0.25
Temporary 2-1 Buydown	Buydown options and pricing available through PML
Lock Extension per Day	-0.025

2 - 4 Units	0	0	-0.375	-0.375	-0.625	-0.625	-0.625	-0.625	-0.625
High Balance	-0.5	-0.5	-0.75	-0.75	-1	-1	-1	-1	-1
Secondary Financing	-0.625	-0.625	-0.625	-0.875	-1.125	-1.125	-1.125	-1.875	-1.875
DTI > 40%	0	0	0	0	0	0	0	0	0

R/T Refinance LTV / FICO Adjusters: All Products w/Terms > 15 years only

	≤ 30	30.01-60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
≥ 780	0	0	0	-0.125	-0.5	-0.625	-0.5	-0.375	-0.375
760-779	0	0	-0.125	-0.375	-0.875	-1	-0.75	-0.625	-0.625
740-759	0	0	-0.25	-0.75	-1.125	-1.375	-1.125	-1	-1
720-739	0	0	-0.5	-1	-1.625	-1.75	-1.5	-1.25	-1.25
700-719	0	0	-0.625	-1.25	-1.875	-2.125	-1.75	-1.625	-1.625
680-699	0	0	-0.875	-1.625	-2.25	-2.5	-2.125	-1.75	-1.75
660-679	0	-0.125	-1.125	-1.875	-2.5	-3	-2.375	-2.125	-2.125
640-659	0	-0.25	-1.375	-2.125	-2.875	-3.375	-2.875	-2.5	-2.5
620-639	0	-0.375	-1.75	-2.5	-3.5	-3.875	-3.625	-2.5	-2.5

Additional R/T Refinance LLPA Adjusters

	≤ 30	30.01-60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
Attached Condo	0	0	-0.125	-0.125	-0.75	-0.75	-0.75	-0.75	-0.75
Investment Property	-1.125	-1.125	-1.625	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
2nd Home	-1.125	-1.125	-1.625	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
Manufactured Home	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
2 - 4 Units	0	0	-0.375	-0.375	-0.625	-0.625	-0.625	-0.625	-0.625
High Balance	-0.5	-0.5	-0.75	-0.75	-1	-1	-1	-1	-1
Secondary Financing	-0.625	-0.625	-0.625	-0.875	-1.125	-1.125	-1.125	-1.875	-1.875
DTI > 40%	0	0	0	0	0	0	0	0	0

Cash-Out Refinance LTV / FICO Adjusters: All Products

	≤ 30	30.01-60	60.01-70	70.01-75	75.01-80
≥ 780	-0.375	-0.375	-0.625	-0.875	-1.375
760-779	-0.375	-0.375	-0.875	-1.25	-1.875
740-759	-0.375	-0.375	-1	-1.625	-2.375
720-739	-0.375	-0.5	-1.375	-2	-2.75
700-719	-0.375	-0.5	-1.625	-2.625	-3.25
680-699	-0.375	-0.625	-2	-2.875	-3.75
660-679	-0.375	-0.875	-2.75	-4	-4.75
640-659	-0.375	-1.375	-3.125	-4.625	-5.125
620-639	-0.375	-1.375	-3.375	-4.875	-5.125

Additional Cash-Out Refinance LLPA Adjusters

	≤ 30	30.01-60	60.01-70	70.01-75	75.01-80
Attached Condo	0	0	-0.125	-0.125	-0.75
Investment Property	-1.125	-1.125	-1.625	-2.125	-3.375
2nd Home	-1.125	-1.125	-1.625	-2.125	-3.375
Manufactured Home	-0.5	-0.5	-0.5	-0.5	-0.5
2 - 4 Units	0	0	-0.375	-0.375	-0.625
High Balance	-1.25	-1.25	-1.5	-1.5	-1.75
Secondary Financing	-0.625	-0.625	-0.625	-0.875	-1.125
DTI > 40%	0	0	0	0	0

Additional Miscellaneous LLPA Adjusters

Escrow Waiver	-0.25
Temporary 2-1 Buydown	Buydown options and pricing available through PML
Lock Extension per Day	-0.025

5.5	101.224	101.346	101.213	5.5	101.224	101.346	101.213	5.5	101.224	101.346	101.213
5.625	101.784	101.926	101.793	5.625	101.784	101.926	101.793	5.625	101.784	101.926	101.793
5.75	102.162	102.304	102.171	5.75	102.162	102.304	102.171	5.75	102.162	102.304	102.171
5.875	101.584	101.367	101.149	5.875	101.584	101.367	101.149	5.875	101.584	101.367	101.149
6	102.042	101.887	101.780	6	102.042	101.887	101.780	6	102.042	101.887	101.780
6.125	102.506	102.446	102.339	6.125	102.506	102.446	102.339	6.125	102.506	102.446	102.339
6.25	102.716	102.762	102.655	6.25	102.716	102.762	102.655	6.25	102.716	102.762	102.655
6.375	102.054	102.029	102.003	6.375	102.054	102.029	102.003	6.375	102.054	102.029	102.003
6.5	102.411	102.386	102.361	6.5	102.411	102.386	102.361	6.5	102.411	102.386	102.361
6.625	102.803	102.778	102.753	6.625	102.803	102.778	102.753	6.625	102.803	102.778	102.753
6.75	103.020	102.978	102.936	6.75	103.020	102.978	102.936	6.75	103.020	102.978	102.936
6.875	102.603	102.561	102.519	6.875	102.603	102.561	102.519	6.875	102.603	102.561	102.519
7	102.952	102.910	102.868	7	102.952	102.910	102.868	7	102.952	102.910	102.868
FHA 15 Yr Fixed Streamline				FHA 10 Yr Fixed Streamline				FHA 30 Yr Fixed HB Streamline			
Rate	15	30	45	Rate	15	30	45	Rate	15	30	45
4.5	98.900	98.854	98.839	4.25	97.921	97.875	97.860	5.25	99.724	99.674	99.624
4.625	99.384	99.338	99.323	4.375	98.412	98.366	98.351	5.375	100.071	99.962	99.956
4.75	99.864	99.818	99.803	4.5	98.900	98.854	98.839	5.5	100.569	100.516	100.458
4.875	100.064	100.179	100.200	4.625	99.384	99.338	99.323	5.625	101.041	101.097	100.964
5	100.561	100.676	100.697	4.75	99.864	99.818	99.803	5.75	101.287	101.159	101.128
5.125	101.026	101.141	101.162	4.875	100.064	100.179	100.200	5.875	100.726	100.762	100.665
5.25	100.803	100.757	100.742	5	100.561	100.676	100.697	6	101.315	101.398	101.291
5.375	100.766	100.862	100.896	5.125	101.026	101.141	101.162	6.125	101.874	101.957	101.850
5.5	101.211	101.306	101.340	5.25	100.803	100.757	100.742	6.25	101.854	101.636	101.480
5.625	101.636	101.732	101.766	5.375	100.766	100.862	100.896	6.375	101.248	101.231	101.209
5.75	101.495	101.448	101.434	5.5	101.211	101.306	101.340	6.5	101.637	101.624	101.598
5.875	101.380	101.457	101.489	5.625	101.636	101.732	101.766	6.625	102.039	102.103	101.976
6	101.787	101.863	101.895	5.75	101.495	101.448	101.434	6.75	102.002	101.960	101.919
FHA 25 Yr Fixed HB Streamline				FHA 20 Yr Fixed HB Streamline				FHA 15 Yr Fixed HB Streamline			
Rate	15	30	45	Rate	15	30	45	Rate	15	30	45
5.25	99.724	99.674	99.624	5.25	99.131	99.051	99.020	4.5	94.475	94.429	94.414
5.375	100.071	99.962	99.956	5.375	99.699	99.621	99.588	4.625	94.959	94.913	94.898
5.5	100.569	100.516	100.458	5.5	100.414	100.516	100.384	4.75	95.439	95.395	95.415
5.625	101.041	101.097	100.964	5.625	100.994	101.097	100.964	4.875	95.741	95.856	95.876
5.75	101.287	101.159	101.128	5.75	101.289	101.209	101.178	5	96.148	96.263	96.283
5.875	100.726	100.762	100.665	5.875	100.680	100.762	100.656	5.125	96.494	96.609	96.630
6	101.315	101.398	101.291	6	101.315	101.398	101.291	5.25	97.156	97.140	97.124
6.125	101.874	101.957	101.850	6.125	101.874	101.957	101.850	5.375	97.166	97.150	97.134
6.25	101.854	101.636	101.480	6.25	101.608	101.562	101.530	5.5	97.496	97.480	97.464
6.375	101.248	101.231	101.209	6.375	101.006	101.069	100.943	5.625	97.825	97.809	97.793
6.5	101.637	101.624	101.598	6.5	101.545	101.609	101.482	5.75	98.445	98.429	98.413
6.625	102.039	102.103	101.976	6.625	102.039	102.103	101.976	5.875	98.609	98.593	98.577
6.75	102.002	101.960	101.919	6.75	101.905	101.841	101.810	6	98.874	98.858	98.842
6.875	101.698	101.647	101.614	6.875	101.548	101.592	101.476	6.125	99.091	99.075	99.059

Government Adjustments

FICO	
> 720+	0.125
680 - 720	0
660 - 679	-0.25
640 - 659	-0.5
620 - 639	-1.25
600 - 619	-1.5
580 - 599	-2
550 - 579	-4.5
< 550	-5.5
No FICO Score	-4.5

Loan Amount Adjustments

\$75K - \$99,999	-0.75
\$100K - \$150K	-0.375

Other Adjustments

2 Unit	-0.5
3-4 units	-1
MFH	-1.75
Non-Owner/2nd Home (Streamline	-1.5
Temporary BuyDown*	N/A
Manual Underwrite	-0.375
Lock Extension per Day	-0.025

*Buydown options and pricing available through PML

6.5	102.255	102.241	102.214	6.5	102.255	102.241	102.214	6.125	102.306	102.088	101.870
6.625	102.603	102.578	102.553	6.625	102.603	102.578	102.553	6.25	102.516	102.299	102.174
6.75	102.820	102.778	102.736	6.75	102.820	102.778	102.736	6.375	101.854	101.829	101.803
6.875	102.403	102.361	102.319	6.875	102.403	102.361	102.319	6.5	102.211	102.186	102.161
7	102.752	102.710	102.668	7	102.752	102.710	102.668	6.625	102.603	102.578	102.553
7.125	102.917	102.875	102.833	7.125	102.917	102.875	102.833	6.75	102.820	102.778	102.736
7.25	103.187	103.107	103.027	7.25	103.187	103.107	103.027	6.875	102.403	102.361	102.319
7.375	102.041	101.994	101.931	7.375	102.041	101.994	101.931	7	102.752	102.710	102.668
7.5	102.436	102.389	102.327	7.5	102.436	102.389	102.327	7.125	102.917	102.875	102.833
7.625	102.816	102.769	102.707	7.625	102.816	102.769	102.707	7.25	103.187	103.107	103.027
7.75	103.083	103.036	102.974	7.75	103.083	103.036	102.974	7.375	102.041	101.994	101.931
								7.5	102.436	102.389	102.327
								7.625	102.816	102.769	102.707
								7.75	103.083	103.036	102.974

VA 15 Yr Fixed IRRRL				VA 10 Yr Fixed IRRRL				VA 30 Yr Fixed HB IRRRL			
Rate	15	30	45	Rate	15	30	45	Rate	15	30	45
4.5	98.700	98.654	98.639	4.5	98.700	98.654	98.639	6.625	101.741	101.715	101.690
4.625	99.184	99.138	99.123	4.625	99.184	99.138	99.123	6.75	101.802	101.760	101.719
4.75	99.664	99.618	99.603	4.75	99.664	99.618	99.603	6.875	101.216	101.174	101.132
4.875	99.508	99.623	99.644	4.875	99.508	99.623	99.644	7	101.564	101.522	101.480
5	99.883	99.998	100.018	5	99.883	99.998	100.018	7.125	101.729	101.687	101.645
5.125	100.221	100.336	100.356	5.125	100.221	100.336	100.356	7.25	101.557	101.476	101.430
5.25	100.603	100.557	100.542	5.25	100.603	100.557	100.542	7.375	100.709	100.663	100.600
5.375	100.165	100.260	100.294	5.375	100.165	100.260	100.294	7.5	101.105	101.058	100.996
5.5	100.501	100.597	100.631	5.5	100.501	100.597	100.631	7.625	101.485	101.438	101.376
5.625	100.857	100.921	100.955	5.625	100.857	100.921	100.955	7.75	101.752	101.705	101.642
5.75	101.295	101.248	101.234	5.75	101.295	101.248	101.234				
5.875	100.912	100.865	100.897	5.875	100.912	100.865	100.897				
6	101.290	101.231	101.215	6	101.147	101.180	101.212				
6.125	101.656	101.601	101.582	6.125	101.475	101.486	101.518				

VA 25 Yr Fixed HB IRRRL				VA 20 Yr Fixed HB IRRRL				VA 15 Yr Fixed HB IRRRL			
Rate	15	30	45	Rate	15	30	45	Rate	15	30	45
6.5	101.349	101.324	101.299	6.125	101.098	101.131	101.125	4.5	94.275	94.229	94.214
6.625	101.741	101.715	101.690	6.25	101.408	101.362	101.330	4.625	94.759	94.713	94.698
6.75	101.802	101.760	101.719	6.375	100.514	100.450	100.419	4.75	95.239	95.193	95.178
6.875	101.216	101.174	101.132	6.5	100.978	100.914	100.883	4.875	95.357	95.341	95.325
7	101.564	101.522	101.480	6.625	101.424	101.361	101.330	5	95.728	95.712	95.696
7.125	101.729	101.687	101.645	6.75	101.705	101.641	101.610	5.125	95.947	95.931	95.915
7.25	101.557	101.476	101.430	6.875	100.913	100.927	100.911	5.25	96.956	96.940	96.924
7.375	100.709	100.663	100.600	7	101.271	101.285	101.269	5.375	96.966	96.950	96.934
7.5	101.105	101.058	100.996	7.125	101.508	101.522	101.506	5.5	97.296	97.280	97.264
7.625	101.485	101.438	101.376	7.25	101.607	101.526	101.480	5.625	97.625	97.609	97.593
7.75	101.752	101.705	101.642	7.375	100.759	100.713	100.650	5.75	98.245	98.229	98.213
				7.5	101.155	101.108	101.046	5.875	98.409	98.393	98.377
				7.625	101.535	101.488	101.426	6	98.674	98.658	98.642
								6.125	98.891	98.875	98.859

Government Adjustments

FICO

> 720+	0.125
680 - 720	0
660 - 679	-0.25
640 - 659	-0.5
620 - 639	-1.25
600 - 619	-1.5
580 - 599	-2
550 - 579	-4.5
FICO < 550	-5.5
No FICO Score	-4.5

Loan Amount Adjustments

\$75K - \$99,999	-0.75
\$100K - \$150K	-0.375
\$1M - \$1,499,999 (VA Only)	-1.75
\$1.5M - \$2M (VA Only)	-2.5

Other Adjustments

2 Unit	-0.5
3-4 units	-1
MFH	-1.75
Cash out > 90% LTV	-2
Non-Owner/2nd Home (Streamline)	-1.5
VA IRRRL (95.01 - 110 LTV)	-1.25
VA IRRRL (>110 - 125% LTV)	-2.25
Temporary BuyDown*	N/A
Manual Underwrite	-0.375
Lock Extension per Day	-0.025

*Buydown options and pricing available through PML



Lock Cut-off Time
 Lock Desk: 8:30 AM – 5:00 PM PST

BFF DPA Repayable1				BFF DPA Forgivable2			
Rate	15	30	45	Rate	15	30	45
6.75	99.413	99.264	98.964	6.75	96.813	96.664	96.364
6.875	99.912	99.763	99.463	6.875	97.312	97.163	96.863
7	100.400	100.251	99.951	7	97.800	97.651	97.351
7.125	100.819	100.670	100.370	7.125	98.219	98.070	97.770
7.25	101.239	101.090	100.790	7.25	98.639	98.490	98.190
7.375	101.395	101.188	100.888	7.375	98.795	98.588	98.288
7.5	101.833	101.626	101.326	7.5	99.233	99.026	98.726
7.625	102.232	102.025	101.725	7.625	99.632	99.425	99.125
7.75	102.612	102.405	102.105	7.75	100.012	99.805	99.505
7.875	102.127	101.862	101.562	7.875	99.527	99.262	98.962
8	102.535	102.270	101.970	8	99.935	99.670	99.370
8.125	102.884	102.619	102.319	8.125	100.284	100.019	99.719
8.25	103.224	102.959	102.659	8.25	100.624	100.359	100.059

BFF DPA HB Repayable1				BFF DPA HB Forgivable2			
Rate	15	30	45	Rate	15	30	45
6.75	97.413	97.264	96.964	6.75	94.813	94.664	94.364
6.875	97.912	97.763	97.463	6.875	95.312	95.163	94.863
7	98.400	98.251	97.951	7	95.800	95.651	95.351
7.125	98.819	98.670	98.370	7.125	96.219	96.070	95.770
7.25	99.239	99.090	98.790	7.25	96.639	96.490	96.190
7.375	99.395	99.188	98.888	7.375	96.795	96.588	96.288
7.5	99.833	99.626	99.326	7.5	97.233	97.026	96.726
7.625	100.232	100.025	99.725	7.625	97.632	97.425	97.125
7.75	100.612	100.405	100.105	7.75	98.012	97.805	97.505
7.875	100.127	99.862	99.562	7.875	97.527	97.262	96.962
8	100.535	100.270	99.970	8	97.935	97.670	97.370
8.125	100.884	100.619	100.319	8.125	98.284	98.019	97.719
8.25	101.224	100.959	100.659	8.25	98.624	98.359	98.059

Government DPA Adjustments

FICO

FICO =>680	0
660 - 679	-0.25
640 - 659	-0.5
620 - 639	-1
600 - 619	-1.5

Other Adjustments

DTI >50	-0.25
Manufactured Home	-0.25
2-Units	-0.25
Temporary 2-1 BuyDown	-0.25

⁽¹⁾ 2ND TD lien that has an interest rate equal to the 1st TD lien note rate plus 2%, has a 10 Year amortization, and monthly payment are required.

⁽²⁾ 2ND TD lien that has an interest rate ZERO, No monthly payment are required.