



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

6.25	101.327	101.255	101.255	6.25	99.752	99.706	99.692
6.375	101.789	101.723	101.723	6.375	100.189	100.143	100.129
6.5	102.146	102.085	102.085	6.5	100.367	100.321	100.307
6.625	102.397	102.341	102.341	6.625	100.045	99.959	99.923
6.75	101.893	101.843	101.843	6.75	100.658	100.475	100.342
6.875	102.280	102.235	102.234	6.875	100.821	100.638	100.588
7	102.553	102.513	102.507	7	100.977	100.794	100.662

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

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	97.274	97.237	97.237	5.75	100.754	100.708	100.692	5	99.634	99.630	99.623
5.125	97.866	97.830	97.830	5.875	101.271	101.226	101.210	5.125	99.770	99.766	99.759
5.25	98.252	98.206	98.191	6	101.734	101.689	101.673	5.25	100.072	100.069	100.061
5.375	99.057	98.898	98.882	6.125	102.095	102.049	102.033	5.375	100.309	100.305	100.298
5.5	100.215	100.215	100.215	6.25	101.653	101.607	101.592	5.5	100.616	100.613	100.606
5.625	100.775	100.775	100.775	6.375	102.131	102.085	102.069	5.625	100.743	100.740	100.733
5.75	101.099	101.094	101.086	6.5	102.559	102.513	102.498	5.75	100.754	100.741	100.712
5.875	101.624	101.620	101.612	6.625	102.867	102.821	102.806	5.875	101.010	100.997	100.967
6	102.115	102.111	102.103	6.75	102.307	102.252	102.220	6	101.065	101.052	101.022
6.125	102.569	102.565	102.557	6.875	102.754	102.698	102.667				
6.25	102.187	102.182	102.175	7	103.159	103.104	103.072				
6.375	102.638	102.634	102.626	7.125	103.424	103.369	103.338				
6.5	103.052	103.047	103.039	7.25	102.957	102.895	102.864				
6.625	103.461	103.456	103.448	7.375	103.358	103.296	103.265				

Home Ready 10 Yr Fixed			
Rate	15	30	45
5	98.136	98.117	98.095
5.125	98.417	98.398	98.376
5.25	98.520	98.501	98.479
5.375	98.786	98.767	98.745
5.5	99.024	99.005	98.983
5.625	99.231	99.212	99.190
5.75	99.212	99.183	99.139
5.875	99.418	99.388	99.345
6	99.813	99.784	99.740

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



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	99.057	98.898	98.882	5.75	101.112	101.097	101.059	5	99.634	99.630	99.623
5.5	99.546	99.387	99.371	5.875	101.556	101.541	101.503	5.125	99.770	99.766	99.759
5.625	100.014	99.855	99.839	6	101.991	101.976	101.938	5.25	100.072	100.069	100.061
5.75	100.777	100.766	100.759	6.125	102.195	102.180	102.143	5.375	100.309	100.305	100.298
5.875	101.311	101.292	101.290	6.25	102.051	102.039	102.011	5.5	100.616	100.613	100.606
6	101.814	101.795	101.794	6.375	102.436	102.424	102.396	5.625	100.743	100.740	100.733
6.125	102.276	102.251	102.252	6.5	102.752	102.740	102.711	5.75	100.754	100.741	100.712
6.25	101.846	101.839	101.832	6.625	103.051	103.039	103.010	5.875	101.010	100.997	100.967
6.375	102.326	102.312	102.308	6.75	102.597	102.590	102.556	6	101.065	101.052	101.022
6.5	102.775	102.760	102.757	6.875	102.932	102.925	102.890				
6.625	103.156	103.137	103.134	7	103.241	103.234	103.200				
6.75	102.882	102.873	102.836	7.125	103.524	103.517	103.483				
6.875	103.319	103.308	103.277	7.25	103.421	103.417	103.360				
7	103.604	103.590	103.561	7.375	103.737	103.733	103.676				
7.125	103.962	103.947	103.918	7.5	104.083	104.079	104.022				

Home Possible 10 Yr Fixed			
Rate	15	30	45
4.75	99.166	99.158	99.149
4.875	99.480	99.472	99.463
5	99.812	99.804	99.795
5.125	99.890	99.866	99.850
5.25	100.198	100.175	100.159
5.375	100.500	100.479	100.462
5.5	100.636	100.615	100.598
5.625	100.509	100.501	100.479
5.75	100.809	100.801	100.778
5.875	101.099	101.093	101.071
6	101.361	101.355	101.334

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	101.223	101.173	101.123	5.5	101.223	101.173	101.123	5.5	101.223	101.173	101.123
5.625	101.693	101.747	101.593	5.625	101.693	101.747	101.593	5.625	101.693	101.747	101.593
5.75	102.159	102.125	101.945	5.75	102.159	102.125	101.945	5.75	102.159	102.125	101.945
5.875	101.613	101.396	101.178	5.875	101.613	101.396	101.178	5.875	101.613	101.396	101.178
6	102.064	101.847	101.671	6	102.064	101.847	101.671	6	102.064	101.847	101.671
6.125	102.524	102.352	102.230	6.125	102.524	102.352	102.230	6.125	102.524	102.352	102.230
6.25	102.733	102.650	102.528	6.25	102.733	102.650	102.528	6.25	102.733	102.650	102.528
6.375	102.167	102.133	102.100	6.375	102.167	102.133	102.100	6.375	102.167	102.133	102.100
6.5	102.521	102.488	102.454	6.5	102.521	102.488	102.454	6.5	102.521	102.488	102.454
6.625	102.912	102.878	102.845	6.625	102.912	102.878	102.845	6.625	102.912	102.878	102.845
6.75	103.144	103.119	103.094	6.75	103.144	103.119	103.094	6.75	103.144	103.119	103.094
6.875	102.144	102.100	102.066	6.875	102.144	102.100	102.066	6.875	102.154	102.110	102.077
7	102.574	102.534	102.497	7	102.574	102.534	102.497	7	102.648	102.608	102.572
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	99.780	99.870	99.901	4.25	98.670	98.761	98.791	5.25	99.777	99.727	99.677
4.625	100.312	100.403	100.434	4.375	99.231	99.321	99.352	5.375	99.957	99.801	99.796
4.75	99.818	99.773	99.758	4.5	99.780	99.870	99.901	5.5	100.453	100.337	100.296
4.875	100.154	100.176	100.191	4.625	100.312	100.403	100.434	5.625	100.924	100.917	100.768
5	100.649	100.671	100.687	4.75	99.818	99.773	99.758	5.75	101.371	101.153	101.043
5.125	101.112	101.134	101.149	4.875	100.154	100.176	100.191	5.875	100.754	100.630	100.619
5.25	100.783	100.738	100.723	5	100.649	100.671	100.687	6	101.295	101.231	101.109
5.375	100.867	100.882	100.883	5.125	101.112	101.134	101.149	6.125	101.736	101.789	101.667
5.5	101.311	101.326	101.327	5.25	100.783	100.738	100.723	6.25	101.871	101.653	101.487
5.625	101.734	101.750	101.750	5.375	100.867	100.882	100.883	6.375	101.225	101.212	101.191
5.75	101.451	101.406	101.391	5.5	101.311	101.326	101.327	6.5	101.659	101.625	101.592
5.875	101.428	101.547	101.532	5.625	101.734	101.750	101.750	6.625	102.049	102.016	101.982
6	101.833	101.952	101.937	5.75	101.451	101.406	101.391	6.75	102.127	102.102	102.077
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	99.777	99.727	99.677	5.25	99.041	98.978	98.947	4.5	97.080	97.171	97.202
5.375	99.957	99.801	99.796	5.375	99.606	99.543	99.512	4.625	97.559	97.650	97.681
5.5	100.453	100.337	100.296	5.5	100.239	100.337	100.157	4.75	95.393	95.390	95.405
5.625	100.924	100.917	100.768	5.625	100.820	100.917	100.738	4.875	95.825	95.847	95.863
5.75	101.371	101.153	101.043	5.75	101.188	101.125	101.093	5	96.227	96.249	96.265
5.875	100.754	100.630	100.619	5.875	100.518	100.597	100.475	5.125	96.568	96.590	96.606
6	101.295	101.231	101.109	6	101.153	101.231	101.109	5.25	97.275	97.259	97.243
6.125	101.736	101.789	101.667	6.125	101.711	101.789	101.667	5.375	97.275	97.258	97.242
6.25	101.871	101.653	101.487	6.25	101.618	101.568	101.537	5.5	97.597	97.581	97.565
6.375	101.225	101.212	101.191	6.375	100.896	100.955	100.859	5.625	97.916	97.900	97.884
6.5	101.659	101.625	101.592	6.5	101.433	101.492	101.396	5.75	98.560	98.544	98.528
6.625	102.049	102.016	101.982	6.625	101.925	101.984	101.888	5.875	98.713	98.697	98.681
6.75	102.127	102.102	102.077	6.75	101.993	101.930	101.899	6	98.973	98.957	98.941
6.875	101.709	101.664	101.632	6.875	101.524	101.563	101.479	6.125	99.187	99.171	99.155

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	102.321	102.288	102.254	6.5	102.321	102.288	102.254	6.125	102.324	102.107	101.889
6.625	102.712	102.678	102.645	6.625	102.712	102.678	102.645	6.25	102.533	102.316	102.180
6.75	102.944	102.919	102.894	6.75	102.944	102.919	102.894	6.375	101.967	101.933	101.900
6.875	102.354	102.310	102.276	6.875	102.354	102.310	102.276	6.5	102.321	102.288	102.254
7	102.668	102.627	102.591	7	102.668	102.627	102.591	6.625	102.712	102.678	102.645
7.125	102.732	102.653	102.606	7.125	102.732	102.653	102.606	6.75	102.944	102.919	102.894
7.25	103.020	102.941	102.894	7.25	103.020	102.941	102.894	6.875	101.887	101.807	101.760
7.375	102.171	102.115	102.052	7.375	102.171	102.115	102.052	7	102.322	102.243	102.196
7.5	102.564	102.508	102.445	7.5	102.564	102.508	102.445	7.125	102.732	102.653	102.606
7.625	102.942	102.886	102.824	7.625	102.942	102.886	102.824	7.25	103.020	102.941	102.894
7.75	103.208	103.152	103.089	7.75	103.208	103.152	103.089	7.375	102.171	102.115	102.052
								7.5	102.564	102.508	102.445
								7.625	102.942	102.886	102.824
								7.75	103.208	103.152	103.089

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	98.659	98.613	98.598	4.5	98.659	98.613	98.598	6.625	101.849	101.816	101.782
4.625	99.141	99.095	99.081	4.625	99.141	99.095	99.081	6.75	101.927	101.902	101.877
4.75	99.618	99.573	99.558	4.75	99.618	99.573	99.558	6.875	100.889	100.899	100.914
4.875	99.593	99.615	99.631	4.875	99.593	99.615	99.631	7	101.246	101.255	101.270
5	99.965	99.987	100.003	5	99.965	99.987	100.003	7.125	101.481	101.491	101.506
5.125	100.301	100.323	100.339	5.125	100.301	100.323	100.339	7.25	101.670	101.591	101.544
5.25	100.583	100.538	100.523	5.25	100.583	100.538	100.523	7.375	100.839	100.783	100.721
5.375	100.264	100.280	100.280	5.375	100.264	100.280	100.280	7.5	101.233	101.177	101.114
5.5	100.600	100.616	100.616	5.5	100.600	100.616	100.616	7.625	101.611	101.555	101.492
5.625	100.923	100.939	100.939	5.625	100.923	100.939	100.939	7.75	101.876	101.820	101.758
5.75	101.251	101.206	101.191	5.75	101.251	101.206	101.191				
5.875	100.926	100.954	100.939	5.875	100.836	100.954	100.939				
6	101.303	101.268	101.253	6	101.161	101.268	101.253				
6.125	101.668	101.611	101.593	6.125	101.489	101.574	101.559				

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	101.459	101.425	101.392	6.125	101.111	101.061	101.030	4.5	94.234	94.188	94.173
6.625	101.849	101.816	101.782	6.25	101.418	101.368	101.337	4.625	94.716	94.670	94.656
6.75	101.927	101.902	101.877	6.375	100.608	100.545	100.514	4.75	95.193	95.156	95.140
6.875	100.889	100.899	100.914	6.5	101.070	101.007	100.976	4.875	95.407	95.390	95.374
7	101.246	101.255	101.270	6.625	101.514	101.451	101.420	5	95.768	95.752	95.736
7.125	101.481	101.491	101.506	6.75	101.793	101.730	101.699	5.125	95.985	95.969	95.953
7.25	101.670	101.591	101.544	6.875	100.889	100.899	100.914	5.25	97.075	97.059	97.043
7.375	100.839	100.783	100.721	7	101.246	101.255	101.270	5.375	97.075	97.058	97.042
7.5	101.233	101.177	101.114	7.125	101.482	101.491	101.506	5.5	97.397	97.381	97.365
7.625	101.611	101.555	101.492	7.25	101.720	101.641	101.594	5.625	97.716	97.700	97.684
7.75	101.876	101.820	101.758	7.375	100.889	100.833	100.771	5.75	98.360	98.344	98.328
				7.5	101.283	101.227	101.164	5.875	98.513	98.497	98.481
				7.625	101.661	101.605	101.542	6	98.773	98.757	98.741
								6.125	98.987	98.971	98.955

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	99.548	99.350	99.050	6.75	96.948	96.750	96.450
6.875	100.037	99.839	99.539	6.875	97.437	97.239	96.939
7	100.515	100.317	100.017	7	97.915	97.717	97.417
7.125	100.934	100.736	100.436	7.125	98.334	98.136	97.836
7.25	101.334	101.136	100.836	7.25	98.734	98.536	98.236
7.375	101.511	101.250	100.950	7.375	98.911	98.650	98.350
7.5	101.939	101.678	101.378	7.5	99.339	99.078	98.778
7.625	102.328	102.067	101.767	7.625	99.728	99.467	99.167
7.75	102.698	102.437	102.137	7.75	100.098	99.837	99.537
7.875	102.235	101.912	101.612	7.875	99.635	99.312	99.012
8	102.613	102.290	101.990	8	100.013	99.690	99.390
8.125	102.962	102.639	102.339	8.125	100.362	100.039	99.739
8.25	103.302	102.979	102.679	8.25	100.702	100.379	100.079

BFF DPA HB Repayable1				BFF DPA HB Forgivable2			
Rate	15	30	45	Rate	15	30	45
6.75	97.548	97.350	97.050	6.75	94.948	94.750	94.450
6.875	98.037	97.839	97.539	6.875	95.437	95.239	94.939
7	98.515	98.317	98.017	7	95.915	95.717	95.417
7.125	98.934	98.736	98.436	7.125	96.334	96.136	95.836
7.25	99.334	99.136	98.836	7.25	96.734	96.536	96.236
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8.25	101.302	100.979	100.679	8.25	98.702	98.379	98.079

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.