



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	90.790	90.644	90.644	4.75	90.790	90.644	90.644	5.125	93.219	93.164	93.131
4.875	91.470	91.328	91.328	4.875	91.470	91.328	91.328	5.25	93.967	93.912	93.879
5	92.129	91.992	91.992	5	92.129	91.992	91.992	5.375	94.654	94.542	94.515
5.125	92.707	92.574	92.574	5.125	92.707	92.574	92.574	5.5	95.376	95.241	95.241
5.25	94.024	93.928	93.876	5.25	93.536	93.392	93.392	5.625	95.845	95.699	95.699
5.375	94.723	94.627	94.575	5.375	94.268	94.128	94.128	5.75	97.587	97.560	97.478
5.5	95.529	95.433	95.381	5.5	94.885	94.750	94.750	5.875	98.149	98.101	98.042
5.625	96.046	95.950	95.898	5.625	95.459	95.329	95.329	6	98.646	98.599	98.541
5.75	96.544	96.488	96.382	5.75	96.525	96.488	96.382	6.125	99.085	99.039	98.981
5.875	97.191	97.086	97.024	5.875	97.070	97.049	96.942	6.25	99.424	99.396	99.328
6	97.867	97.762	97.700	6	97.581	97.562	97.450	6.375	99.916	99.888	99.821
6.125	98.341	98.236	98.174	6.125	98.042	98.051	97.937	6.5	100.360	100.333	100.267
6.25	98.787	98.679	98.613	6.25	98.599	98.558	98.510	6.625	100.716	100.689	100.623
6.375	99.346	99.238	99.172	6.375	99.089	99.077	99.023	6.75	100.841	100.802	100.727
6.5	99.870	99.762	99.696	6.5	99.570	99.544	99.476	6.875	101.304	101.265	101.191
6.625	100.288	100.180	100.114	6.625	99.961	99.968	99.914	7	101.713	101.675	101.602
6.75	100.683	100.556	100.468	6.75	100.507	100.445	100.393	7.125	102.041	102.003	101.931
6.875	101.174	101.047	100.959	6.875	100.940	100.914	100.869	7.25	102.411	102.375	102.296
7	101.600	101.472	101.385	7	101.310	101.285	101.233	7.375	102.873	102.838	102.759
7.125	102.039	101.911	101.823	7.125	101.859	101.753	101.674	7.5	103.288	103.254	103.176
7.25	102.429	102.352	102.274	7.25	102.429	102.352	102.274	7.625	103.592	103.563	103.486
7.375	102.787	102.728	102.644	7.375	102.773	102.728	102.644	7.75	103.969	103.945	103.860
7.5	103.231	103.079	102.987	7.5	103.102	103.071	102.987	7.875	104.357	104.334	104.249
7.625	103.663	103.511	103.394	7.625	103.473	103.404	103.346	8	104.276	104.199	104.106
7.75	103.973	103.888	103.862	7.75	103.973	103.888	103.862				
7.875	104.266	104.201	104.176	7.875	104.266	104.201	104.176				
8	104.459	104.412	104.381	8	104.459	104.412	104.381				
8.125	104.764	104.707	104.681	8.125	104.764	104.707	104.681				
8.25	105.178	105.082	105.164	8.25	105.178	105.082	105.164				
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	95.782	95.782	95.725	4.625	96.192	96.192	96.135	5	91.621	91.469	91.469
4.75	96.031	96.061	96.041	4.75	96.163	96.163	96.142	5.125	92.424	92.275	92.275
4.875	96.478	96.435	96.420	4.875	96.677	96.677	96.660	5.25	93.834	93.627	93.453
5	96.963	96.898	96.843	5	97.065	97.065	97.053	5.375	94.535	94.328	94.155
5.125	97.460	97.482	97.411	5.125	97.487	97.511	97.440	5.5	95.338	95.130	94.957
5.25	97.910	97.851	97.776	5.25	97.880	97.880	97.814	5.625	95.999	95.792	95.619
5.375	98.320	98.237	98.182	5.375	98.295	98.294	98.233	5.75	96.546	96.369	96.245
5.5	98.767	98.747	98.688	5.5	98.797	98.797	98.740	5.875	97.193	97.017	96.876
5.625	99.257	99.260	99.198	5.625	99.235	99.242	99.179	6	97.850	97.674	97.533
5.75	99.581	99.605	99.538	5.75	99.548	99.571	99.504	6.125	98.354	98.178	98.038
5.875	99.886	99.920	99.850	5.875	99.835	99.875	99.804	6.25	98.798	98.624	98.485
6	100.289	100.319	100.248	6	100.284	100.275	100.189	6.375	99.344	99.168	99.027
6.125	100.338	100.310	100.333	6.125	100.249	100.238	100.261	6.5	99.844	99.666	99.524
6.25	100.636	100.623	100.638	6.25	100.579	100.559	100.554	6.625	100.298	100.119	99.975
6.375	101.036	101.023	101.010	6.375	100.921	100.896	100.836	6.75	100.644	100.523	100.481
6.5	101.318	101.305	101.318	6.5	101.165	101.134	101.148	6.875	101.122	100.970	100.925
6.625	101.376	101.293	101.465	6.625	101.159	101.123	101.172	7	101.476	101.302	101.250
6.75	101.568	101.566	101.734	6.75	101.344	101.303	101.444	7.125	101.910	101.704	101.530
6.875	101.955	101.943	101.985	6.875	101.525	101.539	101.703	7.25	102.266	102.099	102.021
7	102.148	102.154	102.319	7	101.838	101.847	102.011	7.375	102.703	102.497	102.336
7.125	101.690	101.624	101.557	7.125	101.457	101.390	101.323	7.5	102.750	102.712	102.629
7.25	102.190	102.124	102.057	7.25	101.857	101.791	101.724	7.625	102.705	103.008	102.558
7.375	102.671	102.605	102.538	7.375	102.241	102.175	102.108	7.75	102.782	102.648	102.622
								7.875	102.992	102.880	102.854

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

Property State Adjustments

State	Fannie	Freddie
AZ	-0.275	-0.425
CA	-0.305	-0.455
CO	-0.25	-0.4
FL	-0.1	-0.25
GA	-0.16	-0.31
LA	-0.125	-0.275
MD	-0.18	-0.33
NC	-0.165	-0.315
NJ	-0.14	-0.29
NM	-0.14	-0.29
NV	-0.25	-0.4
OR	-0.195	-0.345
PA	-0.11	-0.26
TN	-0.16	-0.31
TX	-0.07	-0.22
UT	-0.3	-0.45
VA	-0.16	-0.31
WA	-0.21	-0.36
WI	-0.18	-0.33

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



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	96.328	96.359	96.159	5	95.482	95.419	95.356	5.125	94.090	94.027	
5.125	96.664	96.690	96.528	5.125	96.074	96.011	95.948	5.25	94.563	94.500	94.438
5.25	97.023	97.014	96.897	5.25	96.504	96.441	96.378	5.375	95.215	95.152	95.090
5.375	97.313	97.330	97.124	5.375	96.770	96.707	96.644	5.5	95.691	95.628	95.566
5.5	97.627	97.640	97.493	5.5	97.201	97.138	97.075	5.625	96.168	96.105	96.043
5.625	97.989	97.942	97.863	5.625	97.633	97.570	97.507	5.75	96.646	96.583	96.521
5.75	98.359	98.296	98.233	5.75	97.899	97.836	97.773	5.875	96.942	96.879	96.816
5.875	98.586	98.523	98.460	5.875	98.165	98.102	98.039	6	97.404	97.341	97.279
6	98.956	98.893	98.830	6	98.581	98.518	98.455	6.125	97.684	97.621	97.558
6.125	99.166	99.103	99.040	6.125	98.829	98.766	98.703	6.25	98.145	98.082	98.020
6.25	99.375	99.312	99.249	6.25	99.077	99.014	98.951	6.375	98.238	98.175	98.113
6.375	99.583	99.520	99.457	6.375	99.322	99.259	99.196	6.5	98.513	98.450	98.387
6.5	99.789	99.726	99.663	6.5	99.733	99.670	99.607	6.625	98.784	98.721	98.659
6.625	99.912	99.884	99.723	6.625	99.805	99.742	99.679	6.75	99.050	98.987	98.925
6.75	100.090	100.058	99.950	6.75	100.040	99.977	99.914	6.875	99.126	99.063	99.001
6.875	100.277	100.214	100.151	6.875	100.102	100.039	99.976	7	99.209	99.146	99.084
7	100.472	100.409	100.346	7	100.338	100.275	100.212	7.125	99.302	99.239	99.176
7.125	100.663	100.600	100.537	7.125	100.583	100.520	100.457				

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	96.538	96.569	96.209	5	95.532	95.469	95.406	5.125	94.140		
5.125	96.873	96.900	96.578	5.125	96.124	96.061	95.998	5.25	94.613	94.550	94.487
5.25	97.202	97.223	96.947	5.25	96.554	96.514	96.428	5.375	95.265	95.202	95.139
5.375	97.522	97.539	97.174	5.375	96.891	96.908	96.694	5.5	95.741	95.678	95.615
5.5	97.836	97.848	97.543	5.5	97.271	97.284	97.125	5.625	96.218	96.155	96.092
5.625	98.142	98.150	97.913	5.625	97.683	97.640	97.557	5.75	96.696	96.633	96.570
5.75	98.440	98.444	98.283	5.75	97.976	97.980	97.823	5.875	96.992	96.929	96.866
5.875	98.731	98.730	98.510	5.875	98.300	98.299	98.089	6	97.454	97.391	97.328
6	99.010	99.004	98.880	6	98.631	98.601	98.505	6.125	97.734	97.671	97.608
6.125	99.270	99.260	99.090	6.125	98.891	98.881	98.753	6.25	98.195	98.132	98.069
6.25	99.521	99.506	99.299	6.25	99.157	99.142	99.001	6.375	98.288	98.225	98.162
6.375	99.744	99.725	99.507	6.375	99.400	99.381	99.246	6.5	98.563	98.500	98.437
6.5	99.937	99.914	99.713	6.5	99.783	99.720	99.657	6.625	98.834	98.771	98.708
6.625	100.127	100.098	99.773	6.625	99.859	99.831	99.729	6.75	99.100	99.037	98.974
6.75	100.307	100.274	100.000	6.75	100.090	100.027	99.964	6.875	99.176	99.113	99.050
6.875	100.464	100.427	100.201	6.875	100.152	100.089	100.026	7	99.259	99.196	99.133
7	100.522	100.459	100.396	7	100.388	100.325	100.262	7.125	99.352	99.289	99.226

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

Property State Adjustments

State	Fannie	Freddie
AZ	-0.275	-0.425
CA	-0.305	-0.455
CO	-0.25	-0.4
FL	-0.1	-0.25
GA	-0.16	-0.31
LA	-0.125	-0.275
MD	-0.18	-0.33
NC	-0.165	-0.315
NJ	-0.14	-0.29
NM	-0.14	-0.29
NV	-0.25	-0.4
OR	-0.195	-0.345
PA	-0.11	-0.26
TN	-0.16	-0.31
TX	-0.07	-0.22
UT	-0.3	-0.45
VA	-0.16	-0.31
WA	-0.21	-0.36
WI	-0.18	-0.33

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

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

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

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



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

FHA 30 Yr Fixed				FHA 25 Yr Fixed				FHA 20 Yr Fixed			
Rate	15	30	45	Rate	15	30	45	Rate	15	30	45
4.5	92.495	92.449	92.432	4.5	92.495	92.449	92.432	5	95.195	95.312	95.222
4.625	93.151	93.105	93.088	4.625	93.151	93.105	93.088	5.125	95.866	95.993	95.903
4.75	93.926	93.918	93.911	4.75	93.926	93.918	93.911	5.25	96.613	96.710	96.619
4.875	94.420	94.496	94.406	4.875	94.420	94.496	94.406	5.375	97.171	97.155	97.140
5	95.195	95.312	95.222	5	95.195	95.312	95.222	5.5	97.657	97.757	97.692
5.125	95.866	95.993	95.903	5.125	95.866	95.993	95.903	5.625	98.314	98.424	98.359
5.25	96.700	96.710	96.619	5.25	96.613	96.710	96.619	5.75	99.154	99.121	99.056
5.375	97.304	97.204	97.140	5.375	97.171	97.155	97.140	5.875	99.572	99.409	99.369
5.5	97.892	97.792	97.692	5.5	97.749	97.757	97.692	6	100.120	99.990	99.951
5.625	98.459	98.424	98.359	5.625	98.370	98.424	98.359	6.125	100.656	100.572	100.534
5.75	99.154	99.121	99.056	5.75	99.154	99.121	99.056	6.25	101.093	101.186	101.099
5.875	99.623	99.538	99.499	5.875	99.623	99.538	99.499	6.375	101.444	101.329	101.281
6	100.216	100.131	100.092	6	100.216	100.131	100.092	6.5	102.014	101.900	101.853
6.125	100.800	100.715	100.678	6.125	100.800	100.715	100.678	6.625	102.554	102.441	102.394
6.25	101.105	101.186	101.099	6.25	101.105	101.186	101.099	6.75	102.619	102.697	102.552
6.375	101.538	101.424	101.375	6.375	101.538	101.424	101.375	6.875	102.768	102.670	102.614
6.5	102.100	101.986	101.939	6.5	102.100	101.986	101.939	7	103.307	103.212	103.156
6.625	102.621	102.508	102.461	6.625	102.621	102.508	102.461	7.125	103.849	103.753	103.700
6.75	102.619	102.697	102.552	6.75	102.619	102.697	102.552	7.25	103.662	103.553	103.452
6.875	102.822	102.726	102.670	6.875	102.822	102.726	102.670	7.375	103.539	103.176	103.188
7	103.345	103.248	103.194	7	103.345	103.248	103.194	7.5	103.831	103.544	103.560
7.125	103.866	103.769	103.715	7.125	103.866	103.769	103.715	7.625	104.374	104.011	104.007
7.25	103.662	103.553	103.452	7.25	103.662	103.553	103.452	7.75	104.395	104.347	104.297
7.375	103.611	103.593	103.593	7.375	103.584	103.221	103.217				
7.5	104.101	104.083	104.083	7.5	103.865	103.544	103.560				

FHA 15 Yr Fixed				FHA 10 Yr Fixed				FHA 30 Yr Fixed High Balance			
Rate	15	30	45	Rate	15	30	45	Rate	15	30	45
4.25	95.047	95.152	95.132	4.25	95.047	95.152	95.132	4.75	92.753	92.841	92.729
4.375	95.618	95.723	95.703	4.375	95.618	95.723	95.703	4.875	93.694	93.781	93.669
4.5	96.187	96.292	96.273	4.5	96.187	96.292	96.273	5	94.400	94.487	94.375
4.625	96.755	96.860	96.840	4.625	96.755	96.860	96.840	5.125	95.232	95.319	95.207
4.75	96.896	96.984	96.911	4.75	96.896	96.984	96.911	5.25	95.992	95.904	95.831
4.875	97.461	97.549	97.477	4.875	97.461	97.549	97.477	5.375	96.718	96.657	96.632
5	98.021	98.109	98.037	5	98.021	98.109	98.037	5.5	97.296	97.359	97.286
5.125	98.573	98.661	98.589	5.125	98.573	98.661	98.589	5.625	97.975	98.045	97.972
5.25	98.686	98.712	98.649	5.25	98.640	98.712	98.649	5.75	98.522	98.415	98.323
5.375	99.186	99.257	99.194	5.375	99.186	99.257	99.194	5.875	99.084	98.977	98.885
5.5	99.716	99.788	99.725	5.5	99.716	99.788	99.725	6	99.627	99.520	99.427
5.625	100.228	100.300	100.237	5.625	100.228	100.300	100.237	6.125	100.151	100.132	100.034
5.75	100.259	100.200	100.166	5.75	100.259	100.200	100.166	6.25	100.191	100.111	100.065
5.875	100.460	100.370	100.295	5.875	100.164	100.219	100.243	6.375	100.476	100.420	100.312
6	100.939	100.849	100.773	6	100.644	100.699	100.723	6.5	101.066	101.103	100.950
								6.625	101.803	101.770	101.617
								6.75	101.586	101.477	101.376
								6.875	101.385	101.288	101.235
								7	101.849	101.831	101.699
								7.125	102.325	102.345	102.196
								7.25	102.375	102.265	102.165

FHA 25 Yr Fixed High Balance				FHA 20 Yr Fixed High Balance				FHA 15 Yr Fixed High Balance			
Rate	15	30	45	Rate	15	30	45	Rate	15	30	45
5.25	95.834	95.904	95.831	5	94.400	94.487	94.375	4.5	93.550	93.655	93.510
5.375	96.718	96.657	96.632	5.125	95.232	95.319	95.207	4.625	94.114	94.219	94.075
5.5	97.296	97.359	97.286	5.25	95.834	95.904	95.831	4.75	93.837	93.787	93.753
5.625	97.975	98.045	97.972	5.375	96.700	96.638	96.614	4.875	94.318	94.267	94.233
5.75	98.272	98.151	98.117	5.5	97.288	97.359	97.286	5	94.798	94.747	94.714
5.875	98.928	98.839	98.802	5.625	97.975	98.045	97.972	5.125	95.278	95.227	95.193
6	99.469	99.428	99.343	5.75	98.072	98.034	97.986	5.25	95.666	95.599	95.548
6.125	100.098	100.132	100.034	5.875	98.931	98.842	98.805	5.375	96.146	96.078	96.028
6.25	100.191	100.111	100.065	6	99.441	99.428	99.330	5.5	96.625	96.558	96.507
6.375	100.476	100.420	100.312	6.125	100.098	100.132	100.034	5.625	97.104	97.036	96.986
6.5	101.066	101.103	100.950	6.25	100.119	100.039	99.994	5.75	97.050	97.011	96.972
6.625	101.803	101.770	101.617	6.375	100.504	100.420	100.340	5.875	97.440	97.362	97.323
6.75	101.586	101.477	101.376	6.5	101.066	101.103	100.950	6	97.919	97.829	97.753
6.875	101.385	101.288	101.235	6.625	101.803	101.770	101.617	6.125	98.397	98.307	98.232

FHA 30 Yr Fixed Streamline				FHA 25 Yr Fixed Streamline				FHA 20 Yr Fixed Streamline			
Rate	15	30	45	Rate	15	30	45	Rate	15	30	45
5.25	96.613	96.710	96.619	5.25	96.613	96.710	96.619	5.25	96.613	96.710	96.619
5.375	97.171	97.155	97.140	5.375	97.171	97.155	97.140	5.375	97.171	97.155	97.140
5.5	97.657	97.757	97.692	5.5	97.657	97.757	97.692	5.5	97.657	97.757	97.692
5.625	98.314	98.424	98.359	5.625	98.314	98.424	98.359	5.625	98.314	98.424	98.359
5.75	99.154	99.121	99.056	5.75	99.154	99.121	99.056	5.75	99.154	99.121	99.056
5.875	99.572	99.368	99.303	5.875	99.572	99.368	99.303	5.875	99.572	99.368	99.172
6	100.120	99.937	99.897	6	100.120	99.937	99.897	6	100.120	99.917	99.810
6.125	100.629	100.571	100.484	6.125	100.629	100.571	100.484	6.125	100.629	100.571	100.484
6.25	101.093	101.186	101.099	6.25	101.093	101.186	101.099	6.25	101.093	101.186	101.099
6.375	101.432	101.315	101.269	6.375	101.432	101.315	101.269	6.375	101.336	101.219	101.172
6.5	101.997	101.883	101.833	6.5	101.997	101.883	101.833	6.5	101.907	101.793	101.744
6.625	102.520	102.409	102.357	6.625	102.520	102.409	102.357	6.625	102.448	102.337	102.285
6.75	102.619	102.697	102.552	6.75	102.619	102.697	102.552	6.75	102.619	102.697	102.552
6.875	102.807	102.709	102.652	6.875	102.807	102.709	102.652	6.875	102.750	102.652	102.595
7	103.331	103.236	103.177	7	103.331	103.236	103.177	7	103.291	103.196	103.137
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	96.187	96.292	96.273	4.25	95.047	95.152	95.132	5.25	95.834	95.904	95.831
4.625	96.755	96.860	96.840	4.375	95.618	95.723	95.703	5.375	96.718	96.657	96.632
4.75	96.896	96.984	96.911	4.5	96.187	96.292	96.273	5.5	97.296	97.359	97.286
4.875	97.461	97.549	97.477	4.625	96.755	96.860	96.840	5.625	97.975	98.045	97.972
5	98.021	98.109	98.037	4.75	96.896	96.984	96.911	5.75	98.272	98.151	98.117
5.125	98.573	98.661	98.589	4.875	97.461	97.549	97.477	5.875	98.928	98.839	98.802
5.25	98.640	98.712	98.649	5	98.021	98.109	98.037	6	99.469	99.428	99.343
5.375	99.186	99.257	99.194	5.125	98.573	98.661	98.589	6.125	100.098	100.132	100.034
5.5	99.716	99.788	99.725	5.25	98.640	98.712	98.649	6.25	100.191	100.111	100.065
5.625	100.228	100.300	100.237	5.375	99.186	99.257	99.194	6.375	100.476	100.420	100.312
5.75	100.259	100.200	100.166	5.5	99.716	99.788	99.725	6.5	101.066	101.103	100.950
5.875	100.164	100.219	100.243	5.625	100.228	100.300	100.237	6.625	101.803	101.770	101.617
6	100.644	100.699	100.723	5.75	100.259	100.200	100.166	6.75	101.586	101.477	101.376
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	95.834	95.904	95.831	5.25	95.834	95.904	95.831	4.5	93.550	93.655	93.510
5.375	96.718	96.657	96.632	5.375	96.504	96.575	96.502	4.625	94.114	94.219	94.075
5.5	97.296	97.359	97.286	5.5	97.288	97.359	97.286	4.75	92.682	92.771	92.498
5.625	97.975	98.045	97.972	5.625	97.975	98.045	97.972	4.875	93.243	93.332	93.059
5.75	98.272	98.151	98.117	5.75	97.987	98.034	97.937	5	93.796	93.884	93.611
5.875	98.928	98.839	98.802	5.875	98.683	98.737	98.640	5.125	94.334	94.422	94.150
6	99.469	99.428	99.343	6	99.374	99.428	99.330	5.25	95.203	95.172	95.140
6.125	100.098	100.132	100.034	6.125	100.098	100.132	100.034	5.375	95.338	95.307	95.276
6.25	100.191	100.111	100.065	6.25	99.991	99.913	99.846	5.5	95.789	95.758	95.727
6.375	100.476	100.420	100.312	6.375	100.382	100.420	100.266	5.625	96.251	96.220	96.188
6.5	101.066	101.103	100.950	6.5	101.066	101.103	100.950	5.75	97.050	97.011	96.972
6.625	101.803	101.770	101.617	6.625	101.803	101.770	101.617	5.875	97.401	97.362	97.323
6.75	101.586	101.477	101.376	6.75	101.636	101.527	101.426	6	97.793	97.754	97.715
6.875	101.385	101.288	101.235	6.875	101.209	101.230	101.080	6.125	98.163	98.124	98.085

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	



BROKERS FIRST FUNDING

YOUR BFF IN WHOLESALE

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

VA 30 Yr Fixed				VA 25 Yr Fixed				VA 20 Yr Fixed			
Rate	15	30	45	Rate	15	30	45	Rate	15	30	45
5.125	95.613	95.617	95.627	5.125	95.613	95.617	95.627	4.75	93.826	93.818	93.811
5.25	96.513	96.497	96.481	5.25	96.513	96.497	96.481	4.875	94.320	94.312	94.307
5.375	97.071	97.055	97.040	5.375	97.071	97.055	97.040	5	95.027	95.084	95.094
5.5	97.551	97.529	97.564	5.5	97.551	97.529	97.564	5.125	95.613	95.617	95.627
5.625	98.157	98.127	98.162	5.625	98.157	98.127	98.162	5.25	96.513	96.497	96.481
5.75	99.054	98.851	98.772	5.75	99.054	98.851	98.772	5.375	97.071	97.055	97.040
5.875	99.472	99.268	99.065	5.875	99.472	99.268	99.065	5.5	97.551	97.529	97.564
6	100.020	99.817	99.676	6	100.020	99.817	99.676	5.625	98.157	98.127	98.162
6.125	100.529	100.326	100.288	6.125	100.529	100.326	100.288	5.75	99.054	98.851	98.772
6.25	100.891	100.859	100.872	6.25	100.891	100.859	100.872	5.875	99.472	99.268	99.065
6.375	101.155	101.093	101.030	6.375	101.155	101.093	101.030	6	100.020	99.817	99.676
6.5	101.570	101.508	101.445	6.5	101.570	101.508	101.445	6.125	100.529	100.326	100.288
6.625	102.160	102.098	102.035	6.625	102.160	102.098	102.035	6.25	100.891	100.859	100.872
6.75	102.513	102.434	102.356	6.75	102.513	102.434	102.356	6.375	101.155	101.093	101.030
6.875	102.296	102.217	102.139	6.875	102.296	102.217	102.139	6.5	101.570	101.508	101.445
7	102.788	102.709	102.631	7	102.788	102.709	102.631	6.625	102.160	102.098	102.035
7.125	103.222	103.144	103.066	7.125	103.222	103.144	103.066	6.75	102.513	102.434	102.356
7.25	103.562	103.453	103.352	7.25	103.562	103.453	103.352	6.875	102.296	102.217	102.139
7.375	103.057	103.073	103.088	7.375	103.057	103.073	103.088	7	102.788	102.709	102.631
7.5	103.429	103.444	103.460	7.5	103.429	103.444	103.460	7.125	103.222	103.144	103.066
7.625	103.902	103.854	103.804	7.625	103.902	103.854	103.804	7.25	103.562	103.453	103.352
7.75	104.295	104.247	104.197	7.75	104.295	104.247	104.197	7.375	103.057	103.073	103.088
7.875	103.581	103.588	103.597					7.5	103.429	103.444	103.460
8	103.699	103.707	103.715					7.625	103.902	103.854	103.804
8.125	103.767	103.775	103.784					7.75	104.295	104.247	104.197
VA 15 Yr Fixed				VA 10 Yr Fixed				VA 30 Yr Fixed High Balance			
Rate	15	30	45	Rate	15	30	45	Rate	15	30	45
4.25	95.018	95.123	95.103	4.25	95.018	95.123	95.103	4.875	93.486	93.543	93.531
4.375	95.549	95.654	95.634	4.375	95.549	95.654	95.634	5	94.072	94.130	94.118
4.5	96.073	96.178	96.158	4.5	96.073	96.178	96.158	5.125	94.805	94.862	94.850
4.625	96.588	96.693	96.673	4.625	96.588	96.693	96.673	5.25	95.633	95.673	95.700
4.75	96.847	96.935	96.863	4.75	96.847	96.935	96.863	5.375	96.294	96.334	96.361
4.875	97.355	97.443	97.371	4.875	97.355	97.443	97.371	5.5	96.990	97.030	97.057
5	97.846	97.935	97.862	5	97.846	97.935	97.862	5.625	97.618	97.659	97.686
5.125	98.316	98.405	98.332	5.125	98.316	98.405	98.332	5.75	98.172	97.969	97.791
5.25	98.551	98.623	98.560	5.25	98.551	98.623	98.560	5.875	98.769	98.566	98.466
5.375	99.010	99.082	99.019	5.375	99.010	99.082	99.019	6	99.238	99.094	99.096
5.5	99.441	99.512	99.449	5.5	99.441	99.512	99.449	6.125	99.732	99.756	99.758
5.625	99.840	99.912	99.849	5.625	99.840	99.912	99.849	6.25	99.841	99.763	99.696
5.75	100.159	100.100	100.066	5.75	100.159	100.100	100.066	6.375	100.148	100.155	100.102
5.875	99.942	99.965	99.989	5.875	99.910	99.965	99.989	6.5	100.728	100.735	100.682
6	100.399	100.359	100.352	6	100.273	100.328	100.352	6.625	101.378	101.385	101.332
								6.75	101.486	101.377	101.276
								6.875	100.876	100.866	100.817
								7	101.360	101.351	101.301
								7.125	101.899	101.789	101.689
								7.25	102.275	102.165	102.065
								7.375	101.379	101.331	101.281
								7.5	101.905	101.857	101.807
								7.625	102.414	102.367	102.316
								7.75	102.758	102.710	102.660
VA 25 Yr Fixed High Balance				VA 20 Yr Fixed High Balance				VA 15 Yr Fixed High Balance			
Rate	15	30	45	Rate	15	30	45	Rate	15	30	45
6.5	100.728	100.735	100.682	6.125	99.732	99.756	99.758	4.5	93.443	93.547	93.403
6.625	101.378	101.385	101.332	6.25	99.891	99.813	99.746	4.625	93.933	94.038	93.894
6.75	101.486	101.377	101.276	6.375	100.148	100.155	100.102	4.75	92.649	92.737	92.465
6.875	100.876	100.866	100.817	6.5	100.728	100.735	100.682	4.875	93.128	93.217	92.944
7	101.360	101.351	101.301	6.625	101.378	101.385	101.332	5	93.580	93.668	93.396
7.125	101.899	101.789	101.689	6.75	101.536	101.427	101.326	5.125	93.996	94.085	93.812
7.25	102.275	102.165	102.065	6.875	100.876	100.866	100.817	5.25	95.103	95.072	95.040
7.375	101.379	101.331	101.281	7	101.405	101.351	101.301	5.375	95.238	95.207	95.176
7.5	101.905	101.857	101.807	7.125	101.949	101.839	101.739	5.5	95.689	95.658	95.627
7.625	102.414	102.367	102.316	7.25	102.325	102.215	102.115	5.625	96.151	96.120	96.088
7.75	102.758	102.710	102.660	7.375	101.429	101.381	101.331	5.75	96.950	96.911	96.872
				7.5	101.955	101.907	101.857	5.875	97.301	97.262	97.223
				7.625	102.464	102.417	102.366	6	97.693	97.654	97.615
								6.125	98.063	98.024	97.985

VA 30 Yr Fixed IRRRL				VA 25 Yr Fixed IRRRL				VA 20 Yr Fixed IRRRL			
Rate	15	30	45	Rate	15	30	45	Rate	15	30	45
6.375	101.155	101.093	101.030	6.375	101.155	101.093	101.030	6	100.020	99.817	99.676
6.5	101.570	101.508	101.445	6.5	101.570	101.508	101.445	6.125	100.529	100.326	100.288
6.625	102.160	102.098	102.035	6.625	102.160	102.098	102.035	6.25	100.891	100.859	100.872
6.75	102.513	102.434	102.356	6.75	102.513	102.434	102.356	6.375	101.155	101.093	101.030
6.875	102.296	102.217	102.139	6.875	102.296	102.217	102.139	6.5	101.570	101.508	101.445
7	102.788	102.709	102.631	7	102.788	102.709	102.631	6.625	102.160	102.098	102.035
7.125	103.222	103.144	103.066	7.125	103.222	103.144	103.066	6.75	102.513	102.434	102.356
7.25	103.562	103.453	103.352	7.25	103.562	103.453	103.352	6.875	102.296	102.217	102.139
7.375	103.057	103.073	103.088	7.375	103.057	103.073	103.088	7	102.788	102.709	102.631
7.5	103.429	103.444	103.460	7.5	103.429	103.444	103.460	7.125	103.222	103.144	103.066
7.625	103.902	103.854	103.804	7.625	103.902	103.854	103.804	7.25	103.562	103.453	103.352
7.75	104.295	104.247	104.197	7.75	104.295	104.247	104.197	7.375	103.057	103.073	103.088
7.875	103.581	103.588	103.597					7.5	103.429	103.444	103.460
8	103.699	103.707	103.715					7.625	103.902	103.854	103.804
8.125	103.767	103.775	103.784					7.75	104.295	104.247	104.197
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	96.073	96.178	96.158	4.5	96.073	96.178	96.158	6.625	101.378	101.385	101.332
4.625	96.588	96.693	96.673	4.625	96.588	96.693	96.673	6.75	101.486	101.377	101.276
4.75	96.847	96.935	96.863	4.75	96.847	96.935	96.863	6.875	100.876	100.866	100.817
4.875	97.355	97.443	97.371	4.875	97.355	97.443	97.371	7	101.360	101.351	101.301
5	97.846	97.935	97.862	5	97.846	97.935	97.862	7.125	101.899	101.789	101.689
5.125	98.316	98.405	98.332	5.125	98.316	98.405	98.332	7.25	102.275	102.165	102.065
5.25	98.551	98.623	98.560	5.25	98.551	98.623	98.560	7.375	101.379	101.331	101.294
5.375	99.010	99.082	99.019	5.375	99.010	99.082	99.019	7.5	101.905	101.857	101.807
5.5	99.441	99.512	99.449	5.5	99.441	99.512	99.449	7.625	102.414	102.367	102.316
5.625	99.840	99.912	99.849	5.625	99.840	99.912	99.849	7.75	102.758	102.710	102.660
5.75	100.159	100.100	100.066	5.75	100.159	100.100	100.066	7.875	101.096	101.103	101.112
5.875	99.942	99.965	99.989	5.875	99.910	99.965	99.989	8	101.214	101.222	101.230
6	100.399	100.359	100.352	6	100.273	100.328	100.352	8.125	101.282	101.290	101.299
6.125	100.847	100.807	100.748	6.125	100.791	100.732	100.698				
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	100.728	100.735	100.682	6.125	99.732	99.756	99.758	4.5	93.443	93.547	93.403
6.625	101.378	101.385	101.332	6.25	99.891	99.813	99.746	4.625	93.933	94.038	93.894
6.75	101.486	101.377	101.276	6.375	100.148	100.155	100.102	4.75	92.649	92.737	92.465
6.875	100.876	100.866	100.817	6.5	100.728	100.735	100.682	4.875	93.128	93.217	92.944
7	101.360	101.351	101.301	6.625	101.378	101.385	101.332	5	93.580	93.668	93.396
7.125	101.899	101.789	101.689	6.75	101.536	101.427	101.326	5.125	93.996	94.085	93.812
7.25	102.275	102.165	102.065	6.875	100.876	100.866	100.817	5.25	95.103	95.072	95.040
7.375	101.379	101.331	101.281	7	101.405	101.351	101.301	5.375	95.238	95.207	95.176
7.5	101.905	101.857	101.807	7.125	101.949	101.839	101.739	5.5	95.689	95.658	95.627
7.625	102.414	102.367	102.316	7.25	102.325	102.215	102.115	5.625	96.151	96.120	96.088
7.75	102.758	102.710	102.660	7.375	101.429	101.381	101.331	5.75	96.950	96.911	96.872
				7.5	101.955	101.907	101.857	5.875	97.301	97.262	97.223
				7.625	102.464	102.417	102.366	6	97.693	97.654	97.615
								6.125	98.063	98.024	97.985

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	



YOUR BFF IN WHOLESALE

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

BFF 3.5% DPA Repayable1				BFF 3.5% DPA Forgivable2			
Rate	15	30	45	Rate	15	30	45
6.75	99.588	99.400	99.100	6.75	98.088	97.900	97.600
6.875	100.116	99.928	99.628	6.875	98.616	98.428	98.128
7	100.623	100.435	100.135	7	99.123	98.935	98.635
7.125	101.082	100.894	100.594	7.125	99.582	99.394	99.094
7.25	101.511	101.323	101.023	7.25	100.011	99.823	99.523
7.375	101.255	101.000	100.700	7.375	99.755	99.500	99.200
7.5	101.722	101.467	101.167	7.5	100.222	99.967	99.667
7.625	102.141	101.886	101.586	7.625	100.641	100.386	100.086
7.75	102.540	102.285	101.985	7.75	101.040	100.785	100.485
7.875	102.425	102.103	101.803	7.875	100.925	100.603	100.303
8	102.852	102.530	102.230	8	101.352	101.030	100.730
8.125	103.241	102.919	102.619	8.125	101.741	101.419	101.119
8.25	103.610	103.288	102.988	8.25	102.110	101.788	101.488

BFF 3.5% DPA HB Repayable1				BFF 3.5% DPA HB Forgivable2			
Rate	15	30	45	Rate	15	30	45
6.75	97.588	97.400	97.100	6.75	96.088	95.900	95.600
6.875	98.116	97.928	97.628	6.875	96.616	96.428	96.128
7	98.623	98.435	98.135	7	97.123	96.935	96.635
7.125	99.082	98.894	98.594	7.125	97.582	97.394	97.094
7.25	99.511	99.323	99.023	7.25	98.011	97.823	97.523
7.375	99.255	99.000	98.700	7.375	97.755	97.500	97.200
7.5	99.722	99.467	99.167	7.5	98.222	97.967	97.667
7.625	100.141	99.886	99.586	7.625	98.641	98.386	98.086
7.75	100.540	100.285	99.985	7.75	99.040	98.785	98.485
7.875	100.425	100.103	99.803	7.875	98.925	98.603	98.303
8	100.852	100.530	100.230	8	99.352	99.030	98.730
8.125	101.241	100.919	100.619	8.125	99.741	99.419	99.119
8.25	101.610	101.288	100.988	8.25	100.110	99.788	99.488

BFF 5% DPA Repayable1				BFF 5% DPA HB Repayable1			
Rate	15	30	45	Rate	15	30	45
6.75	98.838	98.650	98.350	6.75	96.838	96.650	96.350
6.875	99.366	99.178	98.878	6.875	97.366	97.178	96.878
7	99.873	99.685	99.385	7	97.873	97.685	97.385
7.125	100.332	100.144	99.844	7.125	98.332	98.144	97.844
7.25	100.761	100.573	100.273	7.25	98.761	98.573	98.273
7.375	100.505	100.250	99.950	7.375	98.505	98.250	97.950
7.5	100.972	100.717	100.417	7.5	98.972	98.717	98.417
7.625	101.391	101.136	100.836	7.625	99.391	99.136	98.836
7.75	101.790	101.535	101.235	7.75	99.790	99.535	99.235
7.875	101.675	101.353	101.053	7.875	99.675	99.353	99.053
8	102.102	101.780	101.480	8	100.102	99.780	99.480
8.125	102.491	102.169	101.869	8.125	100.491	100.169	99.869
8.25	102.860	102.538	102.238	8.25	100.860	100.538	100.238

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.