



Series 2 Non-QM Program Highlights

Email: lockdesk@lendzfinancial.com

Effective Date:
3/23/2023

Program Highlights*

Owner Occupied			Non-Owner Occupied			
	Platinum	Gold		Platinum	Gold	DSCR
Rate Sheet	Page 2	Page 3	Rate Sheet	Page 2	Page 3	Page 4
Credit			Credit			
LTVs up to:	90%	80%	LTVs up to:	80%	75%	80%
FICO	660+	620+	FICO	680+	700+	660+
Loan Amount			Loan Amount			
Minimum	\$100,000	\$100,000	Minimum	\$100,000	\$100,000	\$100,000
Maximum	\$3,000,000	\$1,500,000	Maximum	\$3,000,000	\$1,500,000	\$2,000,000
Debt Ratios			Debt Ratios			
Max DTI (Standard)	50%	50%	Max DTI (Standard)	50%	50%	N/A
Enhanced DTI (to 50%)	✓	✓	Enhanced DTI (to 50%)	✓	✓	N/A
Enhanced DTI (to 55%)	Not Allowed	Not Allowed	Enhanced DTI (to 55%)	Not Allowed	Not Allowed	N/A
Income Documentation			Income Documentation			
Full Doc	✓	✓	Full Doc	✓	✓	N/A
24mo Personal Bank Statements	✓	✓	24mo Personal Bank Statements	✓	✓	N/A
24mo Business Bank Statements	✓	✓	24mo Business Bank Statements	✓	✓	N/A
1 Year Alt Doc	✓	✓	1 Year Alt Doc	✓	✓	N/A
12mo Personal Bank Statements	✓	✓	12mo Personal Bank Statements	✓	✓	N/A
12mo Business Bank Statements	✓	✓	12mo Business Bank Statements	✓	✓	N/A
Product Type			Product Type			
5/6 ARM	✓	✓	5/6 ARM	✓	✓	✓
7/6 ARM	Not Allowed	Not Allowed	7/6 ARM	Not Allowed	Not Allowed	Not Allowed
30yr Fixed	✓	✓	30yr Fixed	✓	✓	✓
Interest Only	✓	✓	Interest Only	✓	✓	✓

* See Guidelines for details. Exceptions to guidelines are reviewed on a case by case basis. If approved, a risk-based price adjustment may apply.

Program Requirements

	Platinum	Gold	DSCR
Mortgage History	1x30x12	1x120x12	0x30x12
Bankruptcy Seasoning	48 Months	Discharged	36 Months
FC/SS/DIL Seasoning	48 Months	Settled	36 Months
Residual Income	\$2,500	\$1,500	N/A

ARM Features

	5/6 ARM	7/6 ARM
Margin	6.00%	N/A
Caps	2/1/5	N/A
Index	SOFR 30D	N/A
Floor	6.00%	N/A

Qual Rate: Max (Fully Indexed, Note Rate)

NMLS#1891964 Reliable Holdings Manager, LLC DBA Lenz Financial. Programs and pricing are subject to change without notice. This rate sheet is intended to be used by mortgage professionals only and is not an advertisement under Section 226.24 of Regulation Z, and is not meant for use by the general public.



Base Pricing (30 Day)

Coupon	5/6 ARM	30Yr Fixed
6.875	96.875	96.750
6.990	97.875	97.750
7.125	98.875	98.750
7.250	99.375	99.250
7.375	99.875	99.750
7.500	100.250	100.125
7.625	100.625	100.500
7.750	101.000	100.875
7.875	101.375	101.250
7.990	101.625	101.500
8.125	101.875	101.750
8.250	102.125	102.000
8.375	102.375	102.250
8.500	102.625	102.500
8.625	102.875	102.750
8.750	103.125	103.000
8.875	103.375	103.250
8.990	103.625	103.500
9.125	103.875	103.750
9.250	104.125	104.000
9.375	104.375	104.250
9.500	104.625	104.500
9.625	104.875	104.750
9.750	105.125	105.000
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

Price Adjustments --- FICO x LTV

Documentation		60%	65%	70%	75%	80%	85%	90%
Full Doc	760+	1.125	0.875	0.500	0.250	-0.500	-2.250	-4.375
	740 - 759	0.875	0.625	0.250	0.125	-0.750	-2.750	-5.000
	720 - 739	0.750	0.500	0.125	-0.250	-1.125	-3.250	N/A
	700 - 719	0.500	0.250	0.000	-0.375	-1.500	-4.500	N/A
	680 - 699	0.000	-0.250	-0.750	-1.125	-2.375	-5.000	N/A
	660 - 679	-1.000	-1.375	-2.000	-2.625	-3.625	N/A	N/A
12 Mo Full Doc*	660+	0.000	0.000	0.000	0.000	0.000	0.000	0.000
24 Month Bank Statements	760+	1.250	1.000	0.625	0.250	-0.625	-2.375	-4.625
	740 - 759	1.000	0.750	0.375	0.125	-0.875	-2.875	-5.250
	720 - 739	0.875	0.625	0.125	-0.250	-1.250	-3.500	N/A
	700 - 719	0.500	0.250	0.000	-0.375	-1.625	-4.750	N/A
	680 - 699	0.000	-0.250	-0.625	-1.250	-2.500	-5.250	N/A
660 - 679	-1.000	-1.375	-2.125	-2.875	-3.875	N/A	N/A	
12 Mo Bank Stmt**	660+	0.000	0.000	0.000	0.000	0.000	0.000	0.000
1099 Doc Type**	660+	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500

*In addition to Full Doc FICOxLTV LLPA

**In addition to 24 Month Bank Statement FICOxLTV LLPA

Price Adjustments --- Other

		60%	65%	70%	75%	80%	85%	90%
Product	Interest-Only	-0.500	-0.500	-0.500	-0.750	-1.000	N/A	N/A
Loan Amount	< 250,000	-0.250	-0.250	-0.250	-0.250	-0.250	-0.500	-0.750
	> 625,000	0.250	0.250	0.250	0.250	0.250	0.000	0.000
	> 1,500,000	0.000	0.000	0.000	0.000	0.000	N/A	N/A
	> 2,500,000	-0.500	-0.750	-1.000	-1.750	-2.250	N/A	N/A
Other	Asset Utilization	-0.500	-0.500	-0.500	-0.500	-0.500	N/A	N/A
	Cash-Out	-0.500	-0.500	-0.750	-1.000	N/A	N/A	N/A
	Second Home	-0.500	-0.500	-0.500	-0.500	-0.750	N/A	N/A
	Investor	-0.250	-0.375	-0.375	-0.375	-0.750	N/A	N/A
	2-4 Units	-0.250	-0.250	-0.500	-0.500	-0.500	N/A	N/A
	Condo	-0.250	-0.250	-0.250	-0.250	-0.250	-0.500	-0.500
	Non-Warrantable	-0.750	-0.750	-0.750	-0.750	-0.750	N/A	N/A
	DTI > 43	-0.125	-0.125	-0.125	-0.125	-0.250	-0.500	-0.750
Escrow Waiver	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	

Max Price Tiers

Loan Amount	Max Price
≤ \$1,500,000	101.125
≤ \$2,000,000	100.625
≤ \$3,000,000	100.125
Min Price: 96.125	

Max Price/Prepay Buydown

Term	LLPA	Max Px
3 Year	0.000	100.875
2 Year	-0.500	100.875
1 Year	-1.000	100.125
No Prepay	-1.250	99.125
Prepay Penalties allowed on Investor only. See matrix for state restrictions.		

Term/Extension Adjustments

	Days	Adj.
Lock Term	45	-0.250
	60	-0.500
Extension	5	-0.125
	10	-0.250
	15	-0.375
	30	-0.750

Other Program Requirements

Platinum	
Min Loan Amount	\$100,000
Max Loan Amount	\$3,000,000
Mortgage History	1x30x12
Bankruptcy Seasoning	48 Months
FC/SS/DIL Seasoning	48 Months
Available States	FL, IL, GA



Base Pricing (30 Day)

Coupon	5/6 ARM	30Yr Fixed
6.875	95.875	95.750
6.990	96.875	96.750
7.125	97.875	97.750
7.250	98.375	98.250
7.375	98.875	98.750
7.500	99.250	99.125
7.625	99.625	99.500
7.750	100.000	99.875
7.875	100.375	100.250
7.990	100.625	100.500
8.125	100.875	100.750
8.250	101.125	101.000
8.375	101.375	101.250
8.500	101.625	101.500
8.625	101.875	101.750
8.750	102.125	102.000
8.875	102.375	102.250
8.990	102.625	102.500
9.125	102.875	102.750
9.250	103.125	103.000
9.375	103.375	103.250
9.500	103.625	103.500
9.625	103.875	103.750
9.750	104.125	104.000
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

Price Adjustments --- FICO x LTV

Documentation		60%	65%	70%	75%	80%	85%	90%
Full Doc	720+	0.750	0.500	0.125	-0.250	-1.125	N/A	N/A
	700 - 719	0.500	0.250	0.000	-0.375	-1.500	N/A	N/A
	680 - 699	0.000	-0.250	-0.750	-1.125	-2.375	N/A	N/A
	660 - 679	-1.000	-1.375	-2.000	-2.625	-3.625	N/A	N/A
	640 - 659	-1.750	-2.125	-2.750	-3.625	N/A	N/A	N/A
	620 - 639	-2.375	-2.750	-3.250	-4.000	N/A	N/A	N/A
12 Mo Full Doc*	620+	0.000	0.000	0.000	0.000	0.000	N/A	N/A
24 Month Bank Statements	720+	0.875	0.625	0.125	-0.250	-1.250	N/A	N/A
	700 - 719	0.500	0.250	0.000	-0.375	-1.625	N/A	N/A
	680 - 699	0.000	-0.250	-0.625	-1.250	-2.500	N/A	N/A
	660 - 679	-1.000	-1.375	-2.125	-2.875	-3.875	N/A	N/A
	640 - 659	-1.875	-2.250	-2.875	-3.875	N/A	N/A	N/A
620 - 639	-2.625	-3.000	-3.500	-4.250	N/A	N/A	N/A	
12 Mo Bank Stmt**	620+	0.000	0.000	0.000	0.000	0.000	N/A	N/A
1099 Doc Type**	620+	-0.500	-0.500	-0.500	-0.500	-0.500	N/A	N/A

*In addition to Full Doc FICOxLTV LLPA

**In addition to 24 Month Bank Statement FICOxLTV LLPA

Price Adjustments --- Other

		60%	65%	70%	75%	80%	85%	90%
Credit Event***	Recent Event	-1.250	-1.250	-1.250	N/A	N/A	N/A	N/A
Product	Interest-Only	-0.500	-0.500	-0.500	-0.750	-1.000	N/A	N/A
Loan Amount	< 250,000	-0.250	-0.250	-0.250	-0.250	-0.250	N/A	N/A
	> 1,000,000	0.000	0.000	0.000	0.000	0.000	N/A	N/A
Other	Cash-Out	-0.500	-0.750	-1.000	-1.500	N/A	N/A	N/A
	Second Home	-0.500	-0.500	-0.500	-0.500	N/A	N/A	N/A
	Investor	-0.500	-0.500	-0.750	-0.750	N/A	N/A	N/A
	Condo	-0.250	-0.250	-0.250	-0.250	-0.250	N/A	N/A
	Non-Warrantable	-0.750	-0.750	-0.750	-0.750	-0.750	N/A	N/A
	2-4 Units	-0.250	-0.250	-0.500	-0.500	-0.500	N/A	N/A
	DTI > 43	-0.125	-0.125	-0.125	-0.125	-0.250	N/A	N/A
	Escrow Waiver	-0.250	-0.250	-0.250	-0.250	-0.250	N/A	N/A
	ITIN	-2.000	-2.000	-2.000	-2.000	-2.000	N/A	N/A

***BK (Ch 7/1) / FC / SS / DIL Seasoning less than 24 months and/or 1x60x12+ mortgage history delinquency

Max Price Tiers

Loan Amount	Max Price
≤ \$1,500,000	101.125
≤ \$2,000,000	N/A
≤ \$3,000,000	N/A
Min Price: 96.125	

Prepay Buydown

Term	LLPA	Max Px
3 Year	0.000	101.125
2 Year	-0.500	101.125
1 Year	-1.000	100.625
No Prepay	-1.250	99.125
Prepay Penalties allowed on Investor only. See matrix for state restrictions.		

Term/Extension Adjustments

	Days	Adj.
Lock Term	45	-0.250
	60	-0.500
Extension	5	-0.125
	10	-0.250
	15	-0.375
	30	-0.750

Other Program Requirements

Gold	
Min Loan Amount	\$100,000
Max Loan Amount	\$1,500,000
Mortgage History	1x120x12
Bankruptcy Seasoning	Discharged
FC/SS/DIL Seasoning	Settled
Available States	FL, IL, GA

Base Pricing (30D) - 3y Prepay

Coupon	5/6 ARM	30Yr Fixed
6.990	96.800	96.800
7.125	97.200	97.200
7.250	97.550	97.550
7.375	97.925	97.925
7.500	98.250	98.250
7.625	98.575	98.575
7.750	99.050	99.050
7.875	99.325	99.325
7.990	99.925	99.925
8.125	100.275	100.275
8.250	100.825	100.825
8.375	101.050	101.050
8.500	101.275	101.275
8.625	101.500	101.500
8.750	101.700	101.700
8.875	101.900	101.900
8.990	102.075	102.075
9.125	102.275	102.275
9.250	102.450	102.450
9.375	102.600	102.600
9.500	102.775	102.775
9.625	102.925	102.925
-	-	-

Price Adjustments --- FICO x LTV

DSCR		55%	60%	65%	70%	75%	80%
FICOxLTV	760+	1.000	1.000	0.750	0.000	-0.500	-1.500
	740 - 759	1.000	0.750	0.500	-0.250	-0.750	-1.750
	720 - 739	0.500	0.250	0.000	-0.750	-1.250	-2.000
	700 - 719	0.250	0.000	-0.250	-1.000	-1.500	-2.750
	680 - 699	-0.500	-0.750	-1.125	-2.125	-3.125	N/A
	660 - 679	-0.750	-1.125	-1.500	-2.500	N/A	N/A
	640 - 659	N/A	N/A	N/A	N/A	N/A	N/A
	620 - 639	N/A	N/A	N/A	N/A	N/A	N/A
	Foreign National	-1.250	-1.750	-2.250	N/A	N/A	N/A
	DSCR	DSCR ≥ 1.25	0.250	0.250	0.250	0.250	0.250
	DSCR < 1.00	N/A	N/A	N/A	N/A	N/A	N/A

Price Adjustments --- Other

		55%	60%	65%	70%	75%	80%
Product Type							
	7/6 ARM	N/A	N/A	N/A	N/A	N/A	N/A
Loan Amount	< 150,000	-0.250	-0.250	-0.250	-0.250	-0.250	-0.500
	> 500,000	0.000	0.000	0.000	0.000	0.000	0.000
	> 1,000,000	0.000	0.000	0.000	0.000	N/A	N/A
Other	Cash-Out	-0.375	-0.500	-0.500	-0.750	-1.125	N/A
	Interest Only	-0.500	-0.500	-0.500	-0.500	-1.500	N/A
	2-4 Units	-0.500	-0.750	-1.000	-1.250	-1.500	-2.000
	Condo	-0.250	-0.250	-0.250	-0.250	-0.250	-0.500
	Non-Warrantable	-0.750	-0.750	-0.750	-0.750	-1.000	N/A
	Escrow Waiver	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

Max Price Tiers

Loan Amount	Max Price
≤ \$1,500,000	101.125
≤ \$2,000,000	100.625
≤ \$3,000,000	N/A
Min Price: 96.125	

Prepay Buydown

Term	LLPA	Max Price
5 Year	0.500	101.125
2 Year	-0.500	101.125
1 Year	-1.000	100.625
No Prepay	-1.250	99.125
*Prepay Penalties allowed on Investor only. See matrix for details		

Term/Extension Adjustments

	Days	Adj.
Lock Term	45	-0.250
	60	-0.500
Extension	5	-0.125
	10	-0.250
	15	-0.375
	30	-0.750

Other Program Requirements

DSCR	
Min Loan Amount	\$100,000
Max Loan Amount	\$2,000,000
Mortgage History	1x30x12
Bankruptcy Seasoning	36 Months
FC/SS/DIL Seasoning	36 Months
ARM Features	See Cover Page