

Coupon	5/6 ARM	7/6 ARM	FIX 30/40
11.250	105.875	105.625	105.375
11.125	105.750	105.500	105.250
11.000	105.625	105.375	105.125
10.875	105.500	105.250	105.000
10.750	105.375	105.125	104.875
10.625	105.250	105.000	104.750
10.500	105.125	104.875	104.625
10.375	105.000	104.750	104.500
10.250	104.875	104.625	104.375
10.125	104.750	104.500	104.250
10.000	104.625	104.375	104.125
9.875	104.375	104.125	103.875
9.750	104.125	103.875	103.625
9.625	103.875	103.625	103.375
9.500	103.625	103.375	103.125
9.375	103.375	103.125	102.875
9.250	103.125	102.875	102.625
9.125	102.875	102.625	102.375
9.000	102.625	102.375	102.125
8.875	102.375	102.125	101.875
8.750	102.125	101.875	101.625
8.625	101.875	101.625	101.375
8.500	101.625	101.375	101.125
8.375	101.375	101.125	100.875
8.250	101.125	100.875	100.625
8.125	100.875	100.625	100.375
8.000	100.625	100.375	100.125
7.875	100.375	100.125	99.875
7.750	100.125	99.875	99.625
7.625	99.750	99.500	99.250
7.500	99.250	99.000	98.750
7.375	98.750	98.500	98.250
7.250	98.125	97.875	97.625
7.125	97.375	97.125	96.875
7.000	96.625	96.375	96.125

		LLPAs (Price Adjustments)									
		LTV/CLTV									
		<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	
Full Doc/Express Doc FICO x LTV	780+	1.875	1.750	1.500	1.375	1.125	0.875	0.625	-6.000	-6.750	
	760-779	1.750	1.625	1.375	1.250	1.125	0.875	0.625	-6.000	-6.750	
	740-759	1.500	1.250	1.250	1.000	0.875	0.750	0.500	-6.250	-7.125	
	720-739	1.375	1.250	1.125	0.625	0.625	0.375	0.125	-6.750	-7.250	
	700-719	1.375	1.000	0.875	0.625	0.375	0.000	-0.250	-7.250	N/A	
	680-699	1.000	0.750	0.625	0.250	0.000	-0.250	-0.500	-7.500	N/A	
	660-679	0.500	0.250	0.125	-0.375	-0.500	-1.000	-1.250	N/A	N/A	
	640-659	N/A	N/A	N/A	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	N/A	N/A	N/A	
	600-619	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
12 Month Bank Statements FICO x LTV	780+	1.625	1.500	1.250	1.125	0.875	0.625	0.375	-6.250	-7.000	
	760-779	1.500	1.375	1.125	1.000	0.875	0.625	0.375	-6.250	-7.000	
	740-759	1.250	1.000	1.000	0.750	0.625	0.500	0.250	-6.500	-7.375	
	720-739	1.125	1.000	0.875	0.375	0.375	0.125	-0.125	-7.000	-7.500	
	700-719	1.125	0.750	0.625	0.375	0.125	-0.250	-0.500	-7.500	N/A	
	680-699	0.750	0.500	0.375	0.000	-0.250	-0.500	-0.750	-7.750	N/A	
	660-679	0.250	0.000	-0.125	-0.625	-0.750	-1.250	-1.500	N/A	N/A	
	640-659	N/A	N/A	N/A	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	N/A	N/A	N/A	
	600-619	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

		LTV/CLTV									
		<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	
DTI > 43%	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
30 YR Interest Only	-0.125	-0.125	-0.125	-0.125	-0.250	-0.500	-0.500	-0.500	N/A	N/A	
40 YR Interest Only	-0.250	-0.250	-0.250	-0.250	-0.375	-0.750	-0.750	N/A	N/A	N/A	
40yr Fully Am	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.625	-0.750	-1.000	-1.000	
UPB <= 250K	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.500	-0.500	-0.500	
UPB 250,001-500,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
UPB 500,001-750,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
UPB 750,001 - 1,000,000	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	
UPB 1,000,001 - 1,500,000	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	
UPB 1,500,001-2,000,000	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	
UPB 2,000,001 - 2,500,000	0.000	0.000	0.000	0.000	-0.250	-0.375	-0.375	N/A	N/A	N/A	
UPB > 2,500,000	0.000	0.000	-0.250	-0.375	-0.375	-0.375	-0.500	N/A	N/A	N/A	
Purchase	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.125	0.000	0.000	
Cash Out / Debt Consolidation	0.000	0.000	0.000	0.000	-0.125	-0.500	-0.500	N/A	N/A	N/A	
Investor (Min 1 Yr PPP Required)*	-0.250	-0.250	-0.250	-0.250	-0.250	-0.375	-0.500	N/A	N/A	N/A	
Second Home	0.000	0.000	-0.125	-0.125	-0.250	-0.750	-1.000	-1.250	N/A	N/A	
Condos/COOPs	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A	
Non-Warrantable Condo	-0.250	-0.250	-0.250	-0.375	-0.500	-1.000	N/A	N/A	N/A	N/A	
2-4 Unit Property	-0.125	-0.125	-0.125	-0.250	-0.250	-0.625	-0.875	-1.000	-1.000	-1.000	
Asset Connect ¹	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Asset Utilization ¹	-0.250	-0.250	-0.375	-0.500	-0.500	-0.500	-0.625	N/A	N/A	N/A	
Express Doc - 1yr Tax Return + PnL ^{1 2}	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
24 Month Bank Statements ³	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	
12 Month CPA PnL ¹	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A	N/A	N/A	
24 Month CPA PnL ¹	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A	N/A	
Flex (DU) Underwrite	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A	N/A	
Mixed Use Property	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A	N/A	

Program Notes	
Min Loan Amt	125k
Max Loan Amt	3.0mm
Max Price (Fixed /ARMs)	102.375
Min Price	96.375
Housing Event	4+ Years
BK	4+ Years
Mtge History	0x30x12
COOPs	Allowed
Non-Warrantable	Allowed
Foreign National	Not Allowed
Max Lock Period	60 Days
Max Lock Period (Including Extentions)	75 Days
ARM Margin	4.00%
ARM Caps (5/6)	2/1/5
ARM Caps (7/6)	5/1/5
Reset Period	6 Months
Index	30 Day Average SOFR
ARM Floor	Floor = Margin

Lock Period	Price Adj
15 day	0.150
45 day	-0.150
60 day	-0.300

Lock Extension Cost (Max 2x / 30 days)	
5 Days	-0.100
10 Days	-0.200
15 Days	-0.300
20 Days	-0.400
30 Days	-0.600

Prepayment Penalty (NOO Only)	
5 Years	0.250
4 Years	0.125
3 Years	0.000
2 Years	-0.500
1 Year	-1.000
No PPP	-2.000

All LLPAs are cumulative
¹Additive to Full Doc FICOxLTV Adjustment
²Express Documentation : 1 Yr Tax Return + PnL since last tax filing
³Additive to 12 Month Bank Statement FICOxLTV Adjustment

Coupon	5/6 ARM	7/6 ARM	FIX 30/40
11.500	105.625	105.625	105.375
11.375	105.500	105.500	105.250
11.250	105.375	105.375	105.125
11.125	105.250	105.250	105.000
11.000	105.125	105.125	104.875
10.875	105.000	105.000	104.750
10.750	104.875	104.875	104.625
10.625	104.750	104.750	104.500
10.500	104.625	104.625	104.375
10.375	104.500	104.500	104.250
10.250	104.375	104.375	104.125
10.125	104.250	104.250	104.000
10.000	104.125	104.125	103.875
9.875	103.875	103.875	103.625
9.750	103.625	103.625	103.375
9.625	103.375	103.375	103.125
9.500	103.125	103.125	102.875
9.375	102.875	102.875	102.625
9.250	102.625	102.625	102.375
9.125	102.375	102.375	102.125
9.000	102.125	102.125	101.875
8.875	101.875	101.875	101.625
8.750	101.625	101.625	101.375
8.625	101.375	101.375	101.125
8.500	101.125	101.125	100.875
8.375	100.875	100.875	100.625
8.250	100.625	100.625	100.375
8.125	100.375	100.375	100.125
8.000	100.125	100.125	99.875
7.875	99.750	99.750	99.500
7.750	99.250	99.250	99.000
7.625	98.750	98.750	98.500
7.500	98.250	98.250	98.000
7.375	97.625	97.625	97.375
7.250	96.875	96.875	96.625

Full Doc/Express Doc FICO x LTV

12 Month Bank Statements FICO x LTV

LLPAs (Price Adjustments)											
LTV/CLTV											
	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90		
780+	0.500	0.500	0.000	-0.250	-0.500	-0.750	-1.500	N/A	N/A		
760-779	0.500	0.500	0.000	-0.250	-0.625	-0.750	-1.625	N/A	N/A		
740-759	0.500	0.500	0.000	-0.250	-0.625	-0.750	-1.625	N/A	N/A		
720-739	0.500	0.500	0.000	-0.250	-0.625	-0.750	-1.625	N/A	N/A		
700-719	0.250	0.250	-0.250	-0.500	-1.000	-1.000	-2.000	N/A	N/A		
680-699	0.125	0.125	-0.500	-1.125	-1.250	-1.250	-2.250	N/A	N/A		
660-679	-0.625	-1.000	-1.375	-1.625	-2.125	-2.250	-3.250	N/A	N/A		
640-659	-1.250	-1.250	-1.750	-2.000	-2.375	-2.625	-3.625	N/A	N/A		
620-639	-1.750	-1.750	-2.250	-2.500	-2.750	-3.250	N/A	N/A	N/A		
600-619	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
780+	0.500	0.500	0.000	-0.250	-0.500	-0.750	-1.500	N/A	N/A		
760-779	0.500	0.500	0.000	-0.250	-0.625	-0.750	-1.625	N/A	N/A		
740-759	0.500	0.500	0.000	-0.250	-0.625	-0.750	-1.625	N/A	N/A		
720-739	0.500	0.500	0.000	-0.250	-0.625	-0.750	-1.625	N/A	N/A		
700-719	0.250	0.250	-0.250	-0.500	-1.000	-1.000	-2.000	N/A	N/A		
680-699	0.125	0.125	-0.500	-1.125	-1.250	-1.250	-2.250	N/A	N/A		
660-679	-0.625	-1.000	-1.375	-1.625	-2.125	-2.250	-3.250	N/A	N/A		
640-659	-1.250	-1.250	-1.750	-2.000	-2.375	-2.625	-3.625	N/A	N/A		
620-639	-1.750	-1.750	-2.250	-2.500	-2.750	-3.250	N/A	N/A	N/A		
600-619	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		

LTV/CLTV											
	<=50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90		
DTI > 43%	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A		
30 YR Interest Only	-0.125	-0.125	-0.125	-0.125	-0.250	-0.500	-0.750	N/A	N/A		
40 YR Interest Only	-0.250	-0.250	-0.250	-0.250	-0.375	-0.750	-1.000	N/A	N/A		
40yr Fully Am	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.625	N/A	N/A		
UPB <= 250K	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A	N/A		
UPB 250,001-500,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A		
UPB 500,001-750,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A		
UPB 750,001 - 1,000,000	0.250	0.250	0.250	0.250	0.250	0.250	0.250	N/A	N/A		
UPB 1,000,001 - 1,500,000	0.125	0.125	0.125	0.125	0.125	0.125	0.125	N/A	N/A		
UPB 1,500,001 - 2,000,000	0.125	0.125	0.125	0.125	0.125	0.125	0.125	N/A	N/A		
UPB 2,000,001 - 2,500,000	0.000	0.000	0.000	0.000	-0.250	-0.250	-0.250	N/A	N/A		
UPB > 2,500,000	0.000	0.000	-0.250	-0.375	-0.375	-0.375	N/A	N/A	N/A		
Purchase	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A		
Cash Out / Debt Consolidation	0.000	0.000	0.000	0.000	-0.125	-0.500	-0.500	N/A	N/A		
Investor (Min 1 Yr PPP Required)*	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A	N/A		
Second Home	0.000	0.000	-0.125	-0.125	-0.250	-0.750	-1.000	N/A	N/A		
Condos/COOPs	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A		
Non-Warrantable Condos	-0.250	-0.250	-0.250	-0.375	-0.500	-1.000	N/A	N/A	N/A		
2-4 Unit Property	-0.125	-0.125	-0.125	-0.250	-0.250	-0.500	-1.000	N/A	N/A		
Asset Utilization ¹	0.000	0.000	-0.125	-0.250	-0.250	-0.500	-0.625	N/A	N/A		
Express Doc - 1yr Tax Return + PnL ^{1 2}	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A		
24 Month Bank Statements ³	0.250	0.250	0.250	0.250	0.250	0.250	0.250	N/A	N/A		
12 Month CPA PnL ¹	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A	N/A		
24 Month CPA PnL ¹	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A		
Flex (DU) Underwrite	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A		
1 Yr Since Credit Event (FC,SS,DIL, BK)	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A		
Condotel	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
Mixed Use Property	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A		

Program Notes	
Min Loan Amt	125k
Max Loan Amt	3.0mm
Max Price (Fixed /ARMs)	102.375
Min Price	96.375
Housing Event	1+ Years
BK	1+ Years
Mtge History	0x60x12
COOPs	Allowed
Non-Warrantable	Allowed
Foreign National	Not Allowed
Max Lock Period	60 Days
Max Lock Period (Including Extentions)	75 Days
ARM Margin	4.00%
ARM Caps (5/6)	2/1/5
ARM Caps (7/6)	5/1/5
Reset Period	6 Months
Index	30 Day Average SOFR
ARM Floor	Floor = Margin

Lock Period	Price Adj
15 day	0.150
45 day	-0.150
60 day	-0.300

Lock Extension Cost (Max 2x / 30 days)	
5 Days	-0.100
10 Days	-0.200
15 Days	-0.300
20 Days	-0.400
30 Days	-0.600

Prepayment Penalty (NOO Only)	
5 Years	0.250
4 Years	0.125
3 Years	0.000
2 Years	-0.500
1 Year	-1.000
No PPP	-2.000

All LLPAs are cumulative

¹Additive to Full Doc FICOxLTV Adjustment

²Express Documentation : 1 Yr Tax Return + PnL since last tax filing

³Additive to 12 Month Bank Statement FICOxLTV Adjustment

Coupon	5/6 ARM	7/6 ARM	FIX 30/40
11.500	106.000	106.000	105.750
11.375	105.875	105.875	105.625
11.250	105.750	105.750	105.500
11.125	105.625	105.625	105.375
11.000	105.500	105.500	105.250
10.875	105.375	105.375	105.125
10.750	105.250	105.250	105.000
10.625	105.125	105.125	104.875
10.500	105.000	105.000	104.750
10.375	104.875	104.875	104.625
10.250	104.750	104.750	104.500
10.125	104.625	104.625	104.375
10.000	104.500	104.500	104.250
9.875	104.250	104.250	104.000
9.750	104.000	104.000	103.750
9.625	103.750	103.750	103.500
9.500	103.500	103.500	103.250
9.375	103.250	103.250	103.000
9.250	103.000	103.000	102.750
9.125	102.750	102.750	102.500
9.000	102.500	102.500	102.250
8.875	102.125	102.125	101.875
8.750	101.750	101.750	101.500
8.625	101.375	101.375	101.125
8.500	101.000	101.000	100.750
8.375	100.625	100.625	100.375
8.250	100.250	100.250	100.000
8.125	99.875	99.875	99.625
8.000	99.500	99.500	99.250
7.875	99.125	99.125	98.875
7.750	98.750	98.750	98.500
7.625	98.375	98.375	98.125
7.500	97.875	97.875	97.625
7.375	97.250	97.250	97.000
7.250	96.500	96.500	96.250

LLPAs (Price Adjustments)										
LTV/CLTV										
	<= 50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	
780+	1.125	1.125	0.875	0.875	0.750	0.000	-2.375	N/A	N/A	
760-779	1.125	1.125	0.875	0.875	0.750	0.000	-2.375	N/A	N/A	
740-759	1.125	0.875	0.875	0.750	0.500	-0.250	-2.750	N/A	N/A	
720-739	0.750	0.625	0.625	0.375	0.250	-0.500	-3.375	N/A	N/A	
700-719	0.500	0.250	0.125	0.000	-0.250	-1.125	-3.875	N/A	N/A	
680-699	0.375	0.250	0.125	-0.250	-0.750	-1.625	-4.750	N/A	N/A	
660-679	-0.875	-0.875	-1.000	-1.500	-2.000	-3.125	-5.375	N/A	N/A	
640-659	-2.250	-2.500	-2.625	-2.750	-3.500	-4.500	-7.125	N/A	N/A	
620-639	-2.750	-3.250	-3.500	-4.000	-4.500	-5.750	N/A	N/A	N/A	
600-619	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

LTV/CLTV										
	<= 50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	
No Ratio	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
DSCR 0.85 - 0.99	-2.000	-2.000	-2.000	-2.375	-3.500	N/A	N/A	N/A	N/A	
DSCR 1.00 - 1.49	0.250	0.250	0.250	0.250	0.250	0.250	0.250	N/A	N/A	
DSCR >= 1.50	0.500	0.500	0.500	0.500	0.500	0.500	0.500	N/A	N/A	
UPB <=150K	-0.500	-0.500	-0.500	-0.500	-0.500	-1.250	-1.500	N/A	N/A	
UPB >150K - 250K	-0.125	-0.125	-0.125	-0.125	-0.250	-0.500	-0.500	N/A	N/A	
UPB 250,001-350,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A	
UPB 350,001-500,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A	
UPB 500,001 - 1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A	
UPB 1,000,001 - 1,500,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A	
UPB > 1.5mm - 2.0mm	0.000	0.000	0.000	0.000	0.000	0.000	-0.250	N/A	N/A	
UPB >2.0mm - 2.5mm	-0.250	-0.250	-0.250	-0.250	-0.250	N/A	N/A	N/A	N/A	
Cash Out / Debt Consolidation	0.000	0.000	0.000	-0.500	-0.500	-0.500	N/A	N/A	N/A	
Non-Warrantable Condo	-0.500	-0.500	-0.500	-0.500	-0.750	-1.000	N/A	N/A	N/A	
Condo	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A	N/A	
2 Unit Property	0.000	0.000	0.000	0.000	-0.500	-0.500	N/A	N/A	N/A	
3-4 Unit Property	0.000	0.000	0.000	0.000	-0.500	-0.500	N/A	N/A	N/A	
5yr PPP	0.500	0.500	0.500	0.500	0.500	0.500	0.500	N/A	N/A	
4yr PPP	0.250	0.250	0.250	0.250	0.250	0.125	0.125	N/A	N/A	
3yr PPP	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A	
2yr PPP	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A	N/A	
1yr PPP	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A	
No PPP	-2.000	-2.000	-2.000	-2.000	-2.000	-2.000	-2.000	N/A	N/A	
3 Yr Since Credit Event (FC, SS, DIL, BK)	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A	N/A	
30 YR IO	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.500	N/A	N/A	
40 YR IO	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.750	N/A	N/A	
40yr Fully Am	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.625	N/A	N/A	
Standard Declining Prepay (i.e. 5/4/3/2/1)*	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A	
5% Flat Prepay (i.e. 5/5/5/5/5)*	0.500	0.500	0.500	0.500	0.500	0.500	0.500	N/A	N/A	
6 Months Interest Prepay Penalty*	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A	

*Prepay structure LLPAs additive to PPP Term LLPA (i.e. 5% Flat Prepay would be added to 5yr PPP LLPA)

Program Notes	
Min Loan Amt	100k
Max Loan Amt	2.0mm
Max Price (5yr PPP/4 yr&3yr/ 2yr/1yr or No PPP)	103.50/102.50/101.50/100.50
Min Price	96.375
Housing Event	3+ Years
BK	3+ Years
Mtge History	0 X 30 x12
Max Lock Period	60 Days
Max Lock Period (Including Extensions)	75 Days
ARM Margin	5.00%
ARM Caps (5/6)	2/1/5
ARM Caps (7/6)	5/1/5
Index	30 Day Average SOFR
ARM Floor	Margin

Lock Period	Price Adj
15 day	0.150
45 day	-0.150
60 day	-0.300

Lock Extension Cost (Max 2x / 30 days)	
5 Days	-0.100
10 Days	-0.200
15 Days	-0.300
20 Days	-0.400
30 Days	-0.600

Eligible Prepay Structures Include:	LLPA
5/4/3/2/1	Standard Declining
5/4/3/2	Standard Declining
5/4/3	Standard Declining
3/3	Standard Declining
3	Standard Declining
5/5/5/5/5	5% Flat
5/5/5/5	5% Flat
5/5/5	5% Flat
6 Months of Interest	6 Months of Interest
80% of 6 Months Interest	6 Months of Interest

Note: All other prepay structures are subject to approval/exception pricing

Coupon	5/6 ARM	7/6 ARM	FIX 30/40
11.500	106.875	106.875	106.625
11.375	106.750	106.750	106.500
11.250	106.625	106.625	106.375
11.125	106.500	106.500	106.250
11.000	106.375	106.375	106.125
10.875	106.250	106.250	106.000
10.750	106.125	106.125	105.875
10.625	106.000	106.000	105.750
10.500	105.875	105.875	105.625
10.375	105.750	105.750	105.500
10.250	105.625	105.625	105.375
10.125	105.500	105.500	105.250
10.000	105.375	105.375	105.125
9.875	105.125	105.125	104.875
9.750	104.875	104.875	104.625
9.625	104.625	104.625	104.375
9.500	104.375	104.375	104.125
9.375	104.125	104.125	103.875
9.250	103.875	103.875	103.625
9.125	103.625	103.625	103.375
9.000	103.375	103.375	103.125
8.875	103.000	103.000	102.750
8.750	102.625	102.625	102.375
8.625	102.250	102.250	102.000
8.500	101.875	101.875	101.625
8.375	101.500	101.500	101.250
8.250	101.125	101.125	100.875
8.125	100.750	100.750	100.500
8.000	100.375	100.375	100.125
7.875	100.000	100.000	99.750
7.750	99.625	99.625	99.375
7.625	99.250	99.250	99.000
7.500	98.750	98.750	98.500
7.375	98.125	98.125	97.875
7.250	97.375	97.375	97.125

LLPAs (Price Adjustments)										
LTV/CLTV										
	<= 50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	
780+	0.625	0.625	0.375	0.375	-0.125	N/A	N/A	N/A	N/A	
760-779	0.625	0.625	0.375	0.375	-0.125	N/A	N/A	N/A	N/A	
740-759	0.625	0.375	0.375	0.250	-0.375	N/A	N/A	N/A	N/A	
720-739	0.250	0.125	0.125	-0.125	-0.750	N/A	N/A	N/A	N/A	
700-719	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
680-699	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
660-679	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
640-659	N/A	N/A	N/A	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	N/A	N/A	N/A	
600-619	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

LTV/CLTV										
	<= 50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	
No Ratio	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
DSCR 0.85 - 0.99	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
DSCR 1.00 - 1.24	0.250	0.250	0.250	0.250	0.250	N/A	N/A	N/A	N/A	
DSCR 1.25 - 1.49	0.750	0.750	0.750	0.750	0.750	N/A	N/A	N/A	N/A	
DSCR >= 1.50	1.000	1.000	1.000	1.000	1.000	N/A	N/A	N/A	N/A	
UPB <=150K	-0.500	-0.500	-0.500	-0.500	-0.500	N/A	N/A	N/A	N/A	
UPB >150K - 250K	-0.125	-0.125	-0.125	-0.125	-0.250	N/A	N/A	N/A	N/A	
UPB 250,001-350,000	0.000	0.000	0.000	0.000	0.000	N/A	N/A	N/A	N/A	
UPB 350,001-500,000	0.000	0.000	0.000	0.000	0.000	N/A	N/A	N/A	N/A	
UPB 500,001 - 1,000,000	0.000	0.000	0.000	0.000	0.000	N/A	N/A	N/A	N/A	
UPB 1,000,001 - 1,500,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
UPB > 1.5mm - 2.0mm	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
UPB >2.0mm - 2.5mm	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Cash Out / Debt Consolidation	0.000	0.000	0.000	-0.500	-0.500	N/A	N/A	N/A	N/A	
Non-Warrantable Condo	-0.500	-0.500	-0.500	-0.500	-0.750	N/A	N/A	N/A	N/A	
Condo	0.000	0.000	0.000	0.000	0.000	N/A	N/A	N/A	N/A	
2 Unit Property	0.000	0.000	0.000	0.000	-0.500	N/A	N/A	N/A	N/A	
3-4 Unit Property	0.000	0.000	0.000	0.000	-0.500	N/A	N/A	N/A	N/A	
5yr PPP	0.750	0.750	0.750	0.750	0.750	N/A	N/A	N/A	N/A	
4yr PPP	0.500	0.500	0.500	0.500	0.500	N/A	N/A	N/A	N/A	
3yr PPP	0.000	0.000	0.000	0.000	0.000	N/A	N/A	N/A	N/A	
2yr PPP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
1yr PPP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
No PPP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
3 Yr Since Credit Event (FC, SS, DIL, BK)	-0.250	-0.250	-0.250	-0.250	-0.250	N/A	N/A	N/A	N/A	
30 YR IO	-0.250	-0.250	-0.250	-0.250	-0.250	N/A	N/A	N/A	N/A	
40 YR IO	-0.500	-0.500	-0.500	-0.500	-0.500	N/A	N/A	N/A	N/A	
40yr Fully Am	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Standard Declining Prepay (i.e. 5/4/3/2/1)*	0.000	0.000	0.000	0.000	0.000	N/A	N/A	N/A	N/A	
5% Flat Prepay (i.e. 5/5/5/5)*	1.125	1.125	1.125	1.125	1.125	N/A	N/A	N/A	N/A	
6 Months Interest Prepay Penalty*	0.000	0.000	0.000	0.000	0.000	N/A	N/A	N/A	N/A	

*Prepay structure LLPAs additive to PPP Term LLPA (i.e. 5% Flat Prepay would be added to 5yr PPP LLPA)

Program Notes	
Min Loan Amt	100k
Max Loan Amt	1.0mm
Max Price (5yr PPP/4 yr and 3yr)	103.50/102.5
Min Price	96.375
Housing Event	3+ Years
BK	3+ Years
Mtge History	0 X 30 x12
Max Lock Period	60 Days
Max Lock Period (Including Extentions)	75 Days
ARM Margin	5.00%
ARM Caps (5/6)	2/1/5
ARM Caps (7/6)	5/1/5
Index	30 Day Average SOFR
ARM Floor	Margin

Lock Period	Price Adj
15 day	0.150
45 day	-0.150
60 day	-0.300

Lock Extension Cost (Max 2x / 30 days)	
5 Days	-0.100
10 Days	-0.200
15 Days	-0.300
20 Days	-0.400
30 Days	-0.600

Eligible Prepay Structures Include:	LLPA
5/4/3/2/1	Standard Declining
5/4/3/2	Standard Declining
5/4/3	Standard Declining
5/5/5/5/5	5% Flat
5/5/5/5	5% Flat
5/5/5	5% Flat
6 Months of Interest	6 Months Interest
80% of 6 Months Interest	6 Months Interest

Note: All other prepay structures are subject to approval and exception pricing