

Base Pricing for 30 Day Lock

Coupon	5/6 ARM	7/6 ARM	FIX 30/40
10.625	103.975	103.975	103.975
10.500	103.850	103.850	103.850
10.375	103.725	103.725	103.725
10.250	103.600	103.600	103.600
10.125	103.475	103.475	103.475
10.000	103.350	103.350	103.350
9.875	103.225	103.225	103.225
9.750	103.100	103.100	103.100
9.625	102.975	102.975	102.975
9.500	102.850	102.850	102.850
9.375	102.725	102.725	102.725
9.250	102.475	102.475	102.475
9.125	102.225	102.225	102.225
9.000	101.975	101.975	101.975
8.875	101.725	101.725	101.725
8.750	101.475	101.475	101.475
8.625	101.225	101.225	101.225
8.500	100.975	100.975	100.975
8.375	100.725	100.725	100.725
8.250	100.475	100.475	100.475
8.125	100.225	100.225	100.225
8.000	99.975	99.975	99.975
7.875	99.725	99.725	99.725
7.750	99.475	99.475	99.475
7.625	99.225	99.225	99.225
7.500	98.975	98.975	98.975
7.375	98.600	98.600	98.600
7.250	98.225	98.225	98.225
7.125	97.850	97.850	97.850
7.000	97.350	97.350	97.350
6.875	96.850	96.850	96.850
6.750	96.350	96.350	96.350

Email: lockdesk@lenzfinancial.com
 Lock hours: 9 am - 6 pm EST Monday - Friday
 Lock window: 10 am - 5 pm EST Monday - Friday

Fees	
Underwriting	\$1,495
Flood	\$12
Fraud Guard	\$50
Credit Refresh	\$100

		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+	0.625	0.625	0.500	0.375	0.250	0.125	0.000	-1.750	-5.750	
	760-779	0.625	0.625	0.375	0.375	0.250	0.125	-0.125	-1.875	-5.750	
	740-759	0.500	0.500	0.250	0.250	0.000	0.000	-0.250	-2.250	-6.125	
	720-739	0.375	0.375	0.125	0.125	0.000	-0.250	-0.750	-2.750	-6.250	
	700-719	0.250	0.250	0.000	0.000	-0.375	-0.875	-1.375	-3.625	NA	
	680-699	0.125	0.000	-0.125	-0.375	-0.750	-1.625	-2.000	-4.375	NA	
	660-679	-0.375	-0.625	-0.750	-1.250	-1.750	-2.750	-3.250	NA	NA	
	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+	0.625	0.625	0.375	0.250	0.125	0.000	-0.250	-2.125	-6.000	
	760-779	0.625	0.625	0.250	0.250	0.000	0.000	-0.375	-2.250	-6.000	
	740-759	0.375	0.375	0.125	0.125	0.000	-0.125	-0.500	-2.750	-6.375	
	720-739	0.250	0.250	0.000	0.000	-0.125	-0.500	-1.125	-3.375	-6.500	
	700-719	0.125	0.125	-0.125	-0.125	-0.500	-1.125	-1.750	-4.250	NA	
	680-699	0.000	-0.125	-0.250	-0.500	-0.875	-2.000	-2.625	-5.125	NA	
	660-679	-0.500	-0.750	-1.000	-1.500	-2.000	-3.125	-3.875	NA	NA	
	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	-0.125	-0.125	
DTI > 43% (P&L Only)	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A	N/A	
30 YR Interest Only	0.000	0.000	-0.125	-0.250	-0.375	-0.500	-0.750	-1.250	N/A	N/A	
40 YR Interest Only	0.000	0.000	-0.125	-0.250	-0.500	-0.625	-0.875	N/A	N/A	N/A	
40yr Fully Am	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	
UPB <= 250K	-0.500	-0.500	-0.500	-0.500	-0.500	-0.625	-0.625	-0.750	-0.875	-0.875	
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	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
UPB 1,000,001 - 1,500,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
UPB 1,500,001-2,000,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
UPB 2,000,001 - 2,500,000	-0.125	-0.125	-0.125	-0.125	-0.250	-0.250	-0.500	N/A	N/A	N/A	
UPB 2,500,000 - 3,000,000	-0.375	-0.375	-0.375	-0.375	-0.500	-0.500	-0.750	N/A	N/A	N/A	
UPB >3,000,000	-0.500	-0.500	-0.500	-0.500	-0.750	N/A	N/A	N/A	N/A	N/A	
Purchase	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
R/T Refi	-0.125	-0.250	-0.375	-0.375	-0.375	-0.375	-0.500	-0.625	N/A	N/A	
Cash Out / Debt Consolidation	-0.375	-0.500	-0.625	-0.625	-0.625	-0.750	-1.125	N/A	N/A	N/A	
Investor	-0.125	-0.250	-0.375	-0.375	-0.375	-0.375	-0.375	N/A	N/A	N/A	
Second Home	-0.125	-0.125	-0.250	-0.250	-0.250	-0.250	-0.250	-0.375	N/A	N/A	
Non-Perm Resident	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	
Condos/COOPs	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	N/A	N/A	
Non-Warrantable Condo	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.375	N/A	N/A	N/A	
2-4 Unit Property	-0.250	-0.250	-0.250	-0.250	-0.250	-0.375	-0.500	-0.500	-1.500	N/A	
Asset Connect	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Asset Utilization	0.000	0.000	-0.125	-0.125	-0.125	-0.125	-0.125	N/A	N/A	N/A	
Express Doc - COMBINED 1yr Tax Return + PnL (1)(2)	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.500	-0.500	-0.500	
24 Month Bank Statements ³	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	
12 Month CPA PnL1	-1.625	-1.625	-1.625	-1.625	-1.625	-1.625	-1.875	N/A	N/A	N/A	
24 Month CPA PnL1	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	-1.750	N/A	N/A	N/A	
NY, NJ, CT, IL	0.000	0.000	0.000	0.000	0.000	-0.125	-0.125	N/A	N/A	N/A	
Escrow Waiver	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.250	-0.250	-0.250	
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)	101.600
Max Price (P&L)	100.1
Max Price (P&L with DTI > 43%)	99.850
Min Price	97.000
Housing Event	4+ Years
BK	4+ Years
Mtge History	0x30x12
COOPs (exception basis ONLY)	Allowed
Non-Warrantable	Allowed
Foreign National	Not Allowed
Max Lock Period	60 Days
Max Lock Period (Including Extensions)	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
P&L	MIN FICO 659
ARM Floor	Floor = Margin

Lock Period	Price Adj
15 day	0.000
45 day	-0.200
60 day	-0.500

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	0.000
4 Years	0.000
3 Years	0.000
2 Years	-0.250
1 Year	-0.500
No PPP*	-0.750

*No PPP Max Price: 99
 *Where no prepay penalty allowed, No PPP pricing applies
All LLPAs are cumulative
¹Additive to Full Doc FICOxLTV Adjustment
²Express Documentation : 1 Yr Tax Return or 1 Yr Tax Return + PnL since last tax filing
³Additive to 12 Month Bank Statement FICOxLTV Adjustment

State Specific Prepay Requirements*
 No prepay penalty allowed in AK, KS, KY, MI, MN, NM, OH, RI
 Prepay penalties are only allowed on loans to corporations/LLCs: IL, NJ
 No prepay penalty if below \$301,022 balance: PA
 Prepay penalties are only allowed on loans >\$1MM: VT
 Declining prepay penalty only: LA, MS

*Prepay rules applies SOLELY to business purpose loans. All business purpose loans require a business purpose affidavit

Base Pricing for 30 Day Lock

Coupon	5/6 ARM	7/6 ARM	FIX 30/40
11.625	103.475	103.475	103.225
11.500	103.350	103.350	103.100
11.375	103.225	103.225	102.975
11.250	103.100	103.100	102.850
11.125	102.975	102.975	102.725
11.000	102.850	102.850	102.600
10.875	102.725	102.725	102.475
10.750	102.600	102.600	102.350
10.625	102.475	102.475	102.225
10.500	102.350	102.350	102.100
10.375	102.225	102.225	101.975
10.250	102.100	102.100	101.850
10.125	101.850	101.850	101.600
10.000	101.600	101.600	101.350
9.875	101.350	101.350	101.100
9.750	101.100	101.100	100.850
9.625	100.850	100.850	100.600
9.500	100.600	100.600	100.350
9.375	100.350	100.350	100.100
9.250	100.100	100.100	99.850
9.125	99.850	99.850	99.600
9.000	99.600	99.600	99.350
8.875	99.350	99.350	99.100
8.750	99.100	99.100	98.850
8.625	98.850	98.850	98.600
8.500	98.600	98.600	98.350
8.375	98.350	98.350	98.100
8.250	98.100	98.100	97.850
8.125	97.850	97.850	97.600
8.000	97.475	97.475	97.225
7.875	97.100	97.100	96.850
7.750	96.725	96.725	96.475
7.625	96.225	96.225	95.975
7.500	95.600	95.600	95.350
7.375	94.975	94.975	94.725

Email: lockdesk@lenczfinancial.com
 Lock hours: 9 am - 6 pm EST Monday - Friday
 Lock window: 10 am - 5 pm EST Monday - Friday

Fees	
Underwriting	\$1,495
Flood	\$12
Fraud Guard	\$50
Credit Refresh	\$100

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		
DTI > 43% (P&L Only)	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A	N/A		
30 YR Interest Only	-0.125	-0.125	-0.125	-0.125	-0.125	-0.250	-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		
Non-Perm Resident	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-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	-1.500	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	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	-1.750	N/A	N/A		
24 Month CPA PnL ¹	-1.250	-1.250	-1.250	-1.250	-1.250	-1.250	-1.500	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)	101.600
Max Price (P&L)	100.1
Max Price (P&L with DTI > 43%)	99.850
Min Price	97.000
Housing Event	1+ Years
BK	1+ Years
Mtge History	0x60x12
COOPs (exception basis ONLY)	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
P&L	MIN FICO 659
ARM Floor	Floor = Margin

Lock Period	Price Adj
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

*No PPP Max Price: 99

*Where no prepay penalty allowed, No PPP pricing applies

All LLPAs are cumulative

¹Additive to Full Doc FICOxLTV Adjustment

²Express Documentation : 1 Yr Tax Return or 1 Yr Tax Return + PnL s

³Additive to 12 Month Bank Statement FICOxLTV Adjustment

State Specific Prepay Requirements*

No prepay penalty allowed in AK, KS, KY, MI, MN, NM, OH, RI

Prepay penalties are only allowed on loans to corporations/LLCs:

No prepay penalty if below \$301,022 balance: PA

Prepay penalties are only allowed on loans >\$1MM: VT

Declining prepay penalty only: LA, MS

*Prepay rules applies SOLELY to business purpose loans. All business purpose loans require a business purpose affidavit

Base Pricing for 30 Day Lock

Coupon	5/6 ARM	7/6 ARM	FIX 30/40
10.750	105.475	105.475	105.475
10.625	105.350	105.350	105.350
10.500	105.225	105.225	105.225
10.375	105.100	105.100	105.100
10.250	104.975	104.975	104.975
10.125	104.850	104.850	104.850
10.000	104.600	104.600	104.600
9.875	104.350	104.350	104.350
9.750	104.100	104.100	104.100
9.625	103.850	103.850	103.850
9.500	103.600	103.600	103.600
9.375	103.350	103.350	103.350
9.250	103.100	103.100	103.100
9.125	102.850	102.850	102.850
9.000	102.600	102.600	102.600
8.875	102.225	102.225	102.225
8.750	101.850	101.850	101.850
8.625	101.475	101.475	101.475
8.500	101.100	101.100	101.100
8.375	100.725	100.725	100.725
8.250	100.350	100.350	100.350
8.125	99.975	99.975	99.975
8.000	99.600	99.600	99.600
7.875	99.225	99.225	99.225
7.750	98.850	98.850	98.850
7.625	98.475	98.475	98.475
7.500	98.100	98.100	98.100
7.375	97.725	97.725	97.725

Max Price	US Citizen	Non-Perm
5yr PPP	102.35	101.35
4yr PPP	101.35	100.35
3yr PPP	100.35	99.35
2yr PPP	100.35	99.35
1yr PPP	100.35	99.35
No PPP	99.00	98.00

Fees	
Underwriting	\$1,495
Flood	\$12
Fraud Guard	\$50
Credit Refresh	\$100

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	0.500	-0.125	-1.000	N/A	N/A	
760-779	1.125	1.125	0.875	0.875	0.250	-0.250	-1.000	N/A	N/A	
740-759	1.125	0.875	0.875	0.750	0.000	-0.500	-1.500	N/A	N/A	
720-739	0.750	0.625	0.500	0.250	-0.500	-1.000	-2.250	N/A	N/A	
700-719	0.500	0.250	0.125	0.000	-1.000	-1.500	-3.250	N/A	N/A	
680-699	0.000	-0.250	-0.375	-0.500	-1.500	-2.000	-4.750	N/A	N/A	
660-679	-1.000	-1.000	-1.125	-1.625	-2.125	-3.750	-5.500	N/A	N/A	
640-659	-2.250	-2.500	-2.625	-3.250	-4.000	-5.000	-7.125	N/A	N/A	
620-639	-3.250	-3.750	-4.000	-4.500	-5.000	-6.250	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	
No Ratio	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
DSCR 0.75 - 0.99	-1.000	-1.000	-1.000	-1.625	-2.250	N/A	N/A	N/A	N/A	
DSCR 1.00 - 1.24	0.250	0.250	0.250	0.250	0.250	0.250	0.250	N/A	N/A	
DSCR 1.25 - 1.49	0.500	0.500	0.500	0.500	0.500	0.500	0.500	N/A	N/A	
DSCR >= 1.50	0.625	0.625	0.625	0.625	0.625	0.625	0.625	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	-0.750	N/A	N/A	N/A	
Non-Perm Resident	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A	
Non-Warrantable Condo	-0.500	-0.500	-0.500	-0.500	-0.750	-1.000	-1.500	N/A	N/A	
Condo	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A	
2 Unit Property	-0.250	-0.250	-0.250	-0.375	-0.625	-0.625	-1.250	N/A	N/A	
3-4 Unit Property	-0.250	-0.250	-0.250	-0.375	-0.625	-0.625	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	-0.750	N/A	N/A	
40 YR IO	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-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	
Short-Term Rental	0.000	0.000	0.000	0.000	0.000	0.000	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	0.000	0.000	N/A	N/A	
5% Flat Prepay (i.e. 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	

*Where no prepay penalty allowed, No PPP pricing applies

**Prepay structure LLPAs additive to PPP Term LLPA (i.e. 5% Flat Prepay would be added to 5yr PPP LLPA) 5% Flat Prepay LLPA only applies to terms >= 3 Years.

Program Notes	
Min Loan Amt	100k
Max Loan Amt	2.0mm
Min Price	97.000
Housing Event	3+ Years
BK	3+ Years
Mtg History	0 X 30 x 12
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
45 day	-0.200
60 day	-0.500

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
5/5	Standard Declining
5	Standard Declining
6 Months of Interest	6 Months of Interest
80% of 6 Months Interest	6 Months of Interest

Email: lockdesk@lenzfinancial.com
Lock Desk hours: 9 am - 6 pm EST Monday - Friday
Lock window: 10 am - 5 pm EST Monday - Friday

State Specific Prepay Requirements*

No prepay penalty allowed in AK, KS, KY, MI, MN, NM, OH, RI

Prepay penalties are only allowed on loans to corporations/LLCs: IL, NJ

No prepay penalty if below \$301,022 balance: PA

Prepay penalties are only allowed on loans >\$1MM: VT

Declining prepay penalty only: LA, MS

*Prepay rules applies SOLELY to business purpose loans. All business purpose loans require a business purpose affidavit