



NEW WAVE LENDING GROUP

1199 FAIRWAY DRIVE, 2ND FLOOR, CITY OF INDUSTRY, CA 91789
 T: (626) 820-9081 F: (800) 878-7387
 BUSINESS HOUR: 8:30AM ~ 5:30PM

Lock-in Cut off time: 5 PM (Online)

For pricing and rate info, please contact:
 lockdesk@newwavelending.com

Submission: submission@newwavelending.com
 or online at partner.newwavelending.com
 Docs & Funding: (626) 820-9081

May 12, 2022

WELCOME TO NEW WAVE LENDING

Summary of Rate Sheet Contents

PROGRAM	SUMMARY/OFFERED INCOME DOC TYPE	LENDER FEE	MAX. PREMIUM
★ Conventional (Page2)	- Standard Conforming Program WITHIN Agency Loan Limit - Maximum LTV : 97%* - Minimum Fico : 620	LENDER FEE	MAX. PREMIUM
		\$1,050	Conforming : (4.000) High Balance : (3.000)
Conventional - Direct Agency (Page3)	- Standard Conforming Program WITHIN Agency Loan Limit - Based on AUS decision with <u>NO OVERLAY</u> - Maximum LTV : 97%* - Minimum Fico : 620	LENDER FEE	MAX. PREMIUM
		\$1,050	Conforming : (4.000) High Balance : (3.000)
Home Ready/Possible & FHA (Page4)	- (HR/HP) Pricing adjustment is capped to 0% for FICO > 680, LTV >80%/1.5% for the rests - (HR/HP) Maximum LTV : 97% - (FHA) Maximum LTV : 97.75%* - (FHA) Minimum FICO < 620**	LENDER FEE	MAX. PREMIUM
		\$1,050	HR/HP : (4.000) FHA : (6.000)
★ Jumbo (Page5)	- (JM/JE/JP) Minimum Loan Amount must be \$1 the current agency loan limit - (JE) Based on AUS decision for Debts/Assets and Reserves - (JP) Maximum DTI is 49.99%	LENDER FEE	MAX. PREMIUM
		\$1,250	JM : (2.125) JE : (1.875) JP : (1.750)
★ NonQM : VOE, P&L Only, DSCR (Page6)	- (VOE) <u>Verification Of Employment</u> for wage earner's income verification - (VOE) <u>CPA/CTEC/EA prepared Profit and Loss</u> for Self-Employed's income verification - (DSCR) <u>No DTI needed</u> (DSCR = Monthly gross rent divided by PITIA) - (DSCR) <u>No NMLS license needed</u> for selected States. Details in guideline.	LENDER FEE	MAX. PREMIUM
		\$1,250	VOE/P&L : (3.000) DSCR : (3.500)***
★ NonQM : Expanded Portfolio (Page7)	- 12/24 Bank Statement - 1099 (2 or 1 yr) : 2 or 1 yr average of 1099s - Asset Utilization : Asset-based income verification - Full Doc : 4506-C required	LENDER FEE	MAX. PREMIUM
		\$1,250	(2.500)
NonQM : Self Employed Above, 3MO. Bank Stmt (Page8)	- 12/24 Bank Statement with <u>lower FICO</u> - Asset Depletion with <u>lower FICO</u> : Asset-based income verification - Full Doc : 4506-C required with <u>lower FICO</u>	LENDER FEE	MAX. PREMIUM
		\$1,250	(1.500)

*additional condition required. Refer to the program guideline

★ : indicates the most popular program

**exception base

***depends on how PPP is chosen - details in subject page

Useful Resources

AGENCY LOAN LIMIT FOR 2022			LOCK EXTENSION POLICY		OFFERABLE LOCK TERM	
Units	Contiguous States, DC, Puerto Rico	Alaska, Guam, Hawaii, and US VI	2 DAYS	0.125%	60, 45, 30 days	PRE-LOCK/REGISTERED STATUS
			7 DAYS	0.250%	30 days	APPRAISAL ORDERED/SUBMITTED STATUS
1	\$647,200	\$970,800	LONGER EXTENSION IS AVAILABLE (CONTACT TO LOCKDESK)		15 days	APPRAISAL IN/APPROVED STATUS
2	\$828,700	\$1,243,050			NEW LOCK POLICY	
3	\$1,001,650	\$1,502,475	RELOCK POLICY		NEW LOCK IS AVAILABLE 30DAYS AFTER LOCK EXPIRATION DATE. (Current Market Pricing will be applied with no penalty)	
4	\$1,244,850	\$1,867,275	WORSE CASE PRICING + 0.25% (AVAILABLE A DAY AFTER LOCK IS EXPIRED)			



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NWL CONFORMING FIXED (DU/LP)												May 12, 2022			
30 YEAR FIXED (CODE: NW30C)			20 YEAR FIXED (CODE: NW20C)			15 YEAR FIXED (CODE: NW15C)			10 YEAR FIXED (CODE: NW10C)			8:00 AM			
RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS				
5.625%	(3.625)	(3.500)	5.375%	(3.250)	(3.125)	4.875%	(3.000)	(2.875)	4.500%	(2.500)	(2.375)	NOW OFFER 60 DAYS LOCK 0.375% FROM 30 DAYS LOCK *Upcoming Program in 2022* HELOC / STANDALONE CLOSED-END 2ND			
5.500%	(3.250)	(3.125)	5.250%	(3.000)	(2.875)	4.750%	(2.875)	(2.750)	4.375%	(2.375)	(2.250)				
5.375%	(2.875)	(2.750)	5.125%	(2.875)	(2.750)	4.625%	(2.625)	(2.500)	4.250%	(2.125)	(2.000)				
5.250%	(2.500)	(2.375)	5.000%	(2.750)	(2.625)	4.500%	(2.250)	(2.125)	4.125%	(2.375)	(2.250)				
5.125%	(2.125)	(2.000)	4.875%	(2.625)	(2.500)	4.375%	(2.000)	(1.875)	4.000%	(1.875)	(1.750)				
5.000%	(1.625)	(1.500)	4.750%	(2.125)	(2.000)	4.250%	(1.625)	(1.500)	3.875%	(1.375)	(1.250)				
4.875%	(1.125)	(1.000)	4.625%	(1.625)	(1.500)	4.125%	(1.500)	(1.375)	3.750%	(0.750)	(0.625)				
4.750%	(0.625)	(0.500)	4.500%	(1.000)	(0.875)	4.000%	(1.000)	(0.875)	3.625%	(0.625)	(0.500)				
4.625%	(0.250)	(0.125)	4.375%	(0.375)	(0.250)	3.875%	(0.375)	(0.250)	3.500%	0.000	0.125				
NWL CONFORMING ARMS (DU/LP)															
10/6 ARM (CODE: NW10/6)			7/6 ARM (CODE: NW7/6)			5/6 ARM (CODE: NW5/6)			3/6 ARM (CODE: NW3/6)			30 Day 6/11/2022			
RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS	45 Day 6/26/2022			
5.000%	(0.250)	(0.125)	5.000%	(0.875)	(0.750)	5.000%	(0.750)	(0.625)	5.125%	1.125	1.250	60 Day 7/11/2022			
4.875%	0.250	0.375	4.875%	(0.375)	(0.250)	4.875%	(0.375)	(0.250)	5.000%	1.250	1.375				
4.750%	0.500	0.625	4.750%	(0.250)	(0.125)	4.750%	0.000	0.125	4.875%	1.375	1.500				
4.625%	1.000	1.125	4.625%	0.125	0.250	4.625%	0.250	0.375	4.750%	1.500	1.625				
4.500%	1.500	1.625	4.500%	0.500	0.625	4.500%	0.625	0.750	4.625%	1.625	1.750				
4.375%	2.000	2.125	4.375%	0.875	1.000	4.375%	0.875	1.000	4.500%	1.750	1.875				
4.250%	2.250	2.375	4.250%	1.250	1.375	4.250%	1.000	1.125	4.375%	1.875	2.000				
Mar/Cap	2.750	5/1/5	Mar/Cap	2.750	5/1/5	Mar/Cap	2.750	2/1/5	Mar/Cap	2.750	2/1/5				
NWL CONFORMING HIGH BALANCE FIXED & ARMS (DU/LP)															
30 YEAR FIXED (CODE: NW30HB)			15 YEAR FIXED (CODE: NW15HB)			10/6 ARM (CODE: NW10/6HB)			7/6 ARM (CODE: NW7/6HB)			5/6 ARM (CODE: NW5/6HB)			
RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS	
5.625%	(3.000)	(2.875)	4.875%	(1.750)	(1.625)	4.750%	1.000	1.125	4.750%	0.625	0.750	4.750%	0.750	0.875	
5.500%	(2.875)	(2.750)	4.750%	(1.625)	(1.500)	4.625%	1.500	1.625	4.625%	0.875	1.000	4.625%	0.500	0.625	
5.375%	(2.625)	(2.500)	4.625%	(1.500)	(1.375)	4.500%	2.000	2.125	4.500%	1.250	1.375	4.500%	0.875	1.000	
5.250%	(2.125)	(2.000)	4.500%	(1.375)	(1.250)	4.375%	2.375	2.500	4.375%	1.625	1.750	4.375%	1.250	1.375	
5.125%	(1.625)	(1.500)	4.375%	(1.250)	(1.125)	4.250%	2.625	2.750	4.250%	1.625	1.750	4.250%	1.250	1.375	
5.000%	(1.375)	(1.250)	4.250%	(1.000)	(0.875)	4.125%	3.000	3.125	4.125%	1.875	2.000	4.125%	1.250	1.375	
4.875%	(1.000)	(0.875)	4.125%	(0.625)	(0.500)	4.000%	3.500	3.625	4.000%	2.375	2.500	4.000%	1.625	1.750	
4.750%	(0.500)	(0.375)	4.000%	0.000	0.125	Mar/Cap	2.750	5/1/5	Mar/Cap	2.750	5/1/5	Mar/Cap	2.750	2/1/5	
PRICE ADJUSTMENTS															
LTV/FICO Adjustments: All Products w/Terms > 15 yrs, Fixed & ARMs										Subordinate Financing					
FICO \ LTV	≤ 60%	60.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%	90.01-95%	95.01-97%	LTV	CLTV	FICO				
740+	0.000	0.250	0.250	0.500	0.250	0.250	0.250	N/A	≤ 75%	≤ 80%	≥ 720	< 720			
720-739	0.000	0.250	0.500	0.750	0.500	0.500	0.500	N/A	≤ 65%	80.01-95%	0.375	0.375			
700-719	0.000	0.500	1.000	1.250	1.000	1.000	1.000	N/A	≤ 65%	80.01-95%	0.625	0.875			
680-699	0.000	0.500	1.250	1.750	1.500	1.250	1.250	N/A	65.01-75%	80.01-95%	0.875	1.125			
660-679	0.000	1.000	2.250	2.750	2.750	2.250	2.250	N/A	75.01-90%	76.01-95%	1.125	1.375			
640-659	0.500	1.250	2.750	3.000	3.250	2.750	2.750	N/A	75.01-95%	90.01-95%	1.125	1.375			
620-639	0.500	1.500	3.000	3.000	3.250	3.250	3.250	N/A	≤ 95%	95.01-97%	N/A	N/A			
LTV/FICO Adjustments: Cash-Out Refinance (All Terms), Fixed & ARMs										PRICE ADJUSTERS					
FICO \ LTV	≤ 60%	60.01-70%	70.01-75%	75.01-80%	Loan Amount < \$100k			0.750	HIGH BALANCE CONFORMING LOAN MAX LOAN LIMITS: \$970,800 FOR 1 UNIT \$1,243,050 FOR 2 UNITS \$1,502,475 FOR 3 UNITS \$1,867,275 FOR 4 UNITS *MAX LOAN LIMITS ARE DETERMINED BY GEOGRAPHIC AREA PLEASE CALL OFFICE OR VISIT LINK BELOW FOR YOUR LOW LIMITS https://www.fanniemae.com/singlefamily/loan-limits						
740+	0.375	0.625	0.625	0.875	Attached Condo			0.750							
720-739	0.375	1.000	1.000	1.125	> 15yr, > 75% LTV			0.750							
700-719	0.375	1.000	1.000	1.125	2-4 Units			1.000							
680-699	0.375	1.125	1.125	1.750	45 Days			0.125							
660-679	0.625	1.125	1.125	1.875	60 Days			0.375							
640-659	0.625	1.625	1.625	2.625	N/O/O < 700 FICO			0.375							
620-639	0.625	1.625	1.625	3.125	Adverse Refinance Fee*			0.000							
Product Feature Adjustments										EXTENSION POLICY					
LTV	≤ 60%	60.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%	90.01-95%	2 DAYS (-0.125%) TO FEE 7 DAYS (-0.250%) TO FEE *Longer Extension Available			NOW OFFERING 'RefiNOW'***				
Investment Property	2.125	2.125	2.125	3.500	4.125	--	--								
HB C/O	1.250	1.500	1.500	1.750	--	--	--								
High-Bal ARMs	0.750	0.750	0.750	1.500	1.500	1.500	--								
HB P&RT	0.500	0.750	0.750	1.000	1.000	1.000	1.000								
2ND HOME	1.125	1.625	2.125	3.375	4.125	4.125	4.125	NOW OFFERING 'RefiPOSSIBLE'***							
Lender Paid MI (Single Premium) Adjustments															
LTV \ FICO	%	≥ 760	740-759	720-739	700-719	680-699	660-679	< 660	Others	≥ 740	720-739	680-719	< 680		
95.01-97	35	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Cash Out	0.625	0.750	1.000	1.375		
90.01-95	30	2.000	2.875	3.125	3.625	4.500	6.500	7.000	R&T Refi	0.000	0.000	0.000	0.000		
85.01-90	25	1.375	2.125	2.625	3.000	3.625	5.000	5.500	2nd Home	0.375	0.500	0.750	1.250		
80.01-85	12	0.875	1.000	1.125	1.375	1.500	2.000	2.250	3-4 Unit	1.250	1.375	--	--		
LOAN TERM < 30		(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.375)	(0.375)	Inv Prop	1.250	1.375	--	--		
** RefiNOW offered program Codes : NW30C-RN, NW20C-RN, NW15C-RN, NW10C-RN										Loan Amt>650K	0.625	0.750	1.250	2.125	
** RefiPossible offered program Codes : NW30C-LP-RP, NW20C-LP-RP, NW15C-LP-RP, NW10C-LP-RP										DTI > 45	0.375	0.500	0.625	0.750	

***THIS PRICE SHEET IS NOT INTENDED FOR DISTRIBUTION TO THE GENERAL PUBLIC
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NWLG CONFORMING FIXED - DIRECT (DU/LP)												May 12, 2022						
30 YEAR FIXED (CODE: NW30CA)			20 YEAR FIXED (CODE: NW20CA)			15 YEAR FIXED (CODE: NW15CA)			10 YEAR FIXED (CODE: NW10CA)			8:00 AM						
RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS							
5.625%	(3.375)	(3.250)	5.375%	(3.000)	(2.875)	4.875%	(2.750)	(2.625)	4.500%	(2.250)	(2.125)	NOW OFFER 60 DAYS LOCK 0.375% FROM 30 DAYS LOCK *Upcoming Program in 2022* HELOC / STANDALONE CLOSED-END 2ND 15 Day 5/27/2022 30 Day 6/11/2022 45 Day 6/26/2022 60 Day 7/11/2022						
5.500%	(3.000)	(2.875)	5.250%	(2.750)	(2.625)	4.750%	(2.625)	(2.500)	4.375%	(2.125)	(2.000)							
5.375%	(2.625)	(2.500)	5.125%	(2.625)	(2.500)	4.625%	(2.375)	(2.250)	4.250%	(1.875)	(1.750)							
5.250%	(2.250)	(2.125)	5.000%	(2.500)	(2.375)	4.500%	(2.000)	(1.875)	4.125%	(2.125)	(2.000)							
5.125%	(1.875)	(1.750)	4.875%	(2.375)	(2.250)	4.375%	(1.750)	(1.625)	4.000%	(1.625)	(1.500)							
5.000%	(1.375)	(1.250)	4.750%	(1.875)	(1.750)	4.250%	(1.375)	(1.250)	3.875%	(1.125)	(1.000)							
4.875%	(0.875)	(0.750)	4.625%	(1.375)	(1.250)	4.125%	(1.250)	(1.125)	3.750%	(0.500)	(0.375)							
4.750%	(0.375)	(0.250)	4.500%	(0.750)	(0.625)	4.000%	(0.750)	(0.625)	3.625%	(0.375)	(0.250)							
4.625%	0.000	0.125	4.375%	(0.125)	0.000	3.875%	(0.125)	0.000	3.500%	0.250	0.375							
NWLG CONFORMING ARMS - DIRECT (DU/LP)																		
10/6 ARM (CODE: NW10/6A)			7/6 ARM (CODE: NW7/6A)			5/6 ARM (CODE: NW5/6A)			3/6 ARM (CODE: NW3/6A)									
RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS							
5.000%	0.000	0.125	5.000%	(0.625)	(0.500)	5.000%	(0.500)	(0.375)	5.125%	1.375	1.500							
4.875%	0.500	0.625	4.875%	(0.125)	0.000	4.875%	(0.125)	0.000	5.000%	1.500	1.625							
4.750%	0.750	0.875	4.750%	0.000	0.125	4.750%	0.250	0.375	4.875%	1.625	1.750							
4.625%	1.250	1.375	4.625%	0.375	0.500	4.625%	0.500	0.625	4.750%	1.750	1.875							
4.500%	1.750	1.875	4.500%	0.750	0.875	4.500%	0.875	1.000	4.625%	1.875	2.000							
4.375%	2.250	2.375	4.375%	1.125	1.250	4.375%	1.125	1.250	4.500%	2.000	2.125							
4.250%	2.500	2.625	4.250%	1.500	1.625	4.250%	1.250	1.375	4.375%	2.125	2.250							
Mar/Cap	2.750	5/1/5	Mar/Cap	2.750	5/1/5	Mar/Cap	2.750	2/1/5	Mar/Cap	2.750	2/1/5							
NWLG CONFORMING HIGH BALANCE FIXED AND ARMS - DIRECT (DU/LP)																		
30 YEAR FIXED (CODE: NW30HBA)			15 YEAR FIXED (CODE: NW15HBA)			10/6 ARM (CODE: NW10/6HBA)			7/6 ARM (CODE: NW7/6HBA)			5/6 ARM (CODE: NW5/6HBA)						
RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS				
5.625%	(2.750)	(2.625)	4.875%	(1.500)	(1.375)	4.750%	1.250	1.375	4.750%	0.875	1.000	4.750%	1.000	1.125				
5.500%	(2.625)	(2.500)	4.750%	(1.375)	(1.250)	4.625%	1.750	1.875	4.625%	1.125	1.250	4.625%	0.750	0.875				
5.375%	(2.375)	(2.250)	4.625%	(1.250)	(1.125)	4.500%	2.250	2.375	4.500%	1.500	1.625	4.500%	1.125	1.250				
5.250%	(1.875)	(1.750)	4.500%	(1.125)	(1.000)	4.375%	2.625	2.750	4.375%	1.875	2.000	4.375%	1.500	1.625				
5.125%	(1.375)	(1.250)	4.375%	(1.000)	(0.875)	4.250%	2.875	3.000	4.250%	1.875	2.000	4.250%	1.500	1.625				
5.000%	(1.125)	(1.000)	4.250%	(0.750)	(0.625)	4.125%	3.250	3.375	4.125%	2.125	2.250	4.125%	1.500	1.625				
4.875%	(0.750)	(0.625)	4.125%	(0.375)	(0.250)	4.000%	3.750	3.875	4.000%	2.625	2.750	4.000%	1.875	2.000				
4.750%	(0.250)	(0.125)	4.000%	0.250	0.375	Mar/Cap	2.750	5/1/5	Mar/Cap	2.750	5/1/5	Mar/Cap	2.750	2/1/5				
PRICE ADJUSTMENTS																		
LTV/FICO Adjustments: All Products w/Terms > 15 yrs, Fixed & ARMs										Subordinate Financing								
FICO \ LTV	≤ 60%	60.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%	90.01-95%	95.01-97%		LTV	CLTV	FICO						
740+	0.000	0.250	0.250	0.500	0.250	0.250	0.250	N/A		≤ 75%	≤ 80%	≥ 720	< 720					
720-739	0.000	0.250	0.500	0.750	0.500	0.500	0.500	N/A		≤ 65%	80.01-95%	0.625	0.875					
700-719	0.000	0.500	1.000	1.250	1.000	1.000	1.000	N/A		65.01-75%	80.01-95%	0.875	1.125					
680-699	0.000	0.500	1.250	1.750	1.500	1.250	1.250	N/A		75.01-90%	76.01-95%	1.125	1.375					
660-679	0.000	1.000	2.250	2.750	2.750	2.250	2.250	N/A		75.01-95%	90.01-95%	1.125	1.375					
640-659	0.500	1.250	2.750	3.000	3.250	2.750	2.750	N/A		≤ 95%	95.01-97%	N/A	N/A					
620-639	0.500	1.500	3.000	3.000	3.250	3.250	3.250	N/A										
LTV/FICO Adjustments: Cash-Out Refinance (All Terms), Fixed & ARMs						PRICE ADJUSTERS												
FICO \ LTV	≤ 60%	60.01-70%	70.01-75%	75.01-80%		Loan Amount < \$100k	0.750											
740+	0.375	0.625	0.625	0.875		Attached Condo	0.750											
720-739	0.375	1.000	1.000	1.125		(> 15yr, > 75% LTV)	0.750											
700-719	0.375	1.000	1.000	1.125		2-4 Units	1.000											
680-699	0.375	1.125	1.125	1.750		45 Days	0.125											
660-679	0.625	1.125	1.125	1.875		60 Days	0.375											
640-659	0.625	1.625	1.625	2.625		N/O/O < 700 FICO	0.375											
620-639	0.625	1.625	1.625	3.125		Adverse Refinance Fee*	0.000											
Product Feature Adjustments										EXTENSION POLICY				DIRECT AGENCY				
LTV	≤ 60%	60.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%	90.01-95%											
Investment Property	2.125	2.125	2.125	3.500	4.125	--	--											
HB C/O	1.250	1.500	1.500	1.750	--	--	--											
High-Bal ARMs	0.750	0.750	0.750	1.500	1.500	1.500	--											
HB P&RT	0.500	0.750	0.750	1.000	1.000	1.000	1.000											
2ND HOME	1.125	1.625	2.125	3.375	4.125	4.125	4.125											
Lender Paid MI (Single Premium) Adjustments																		
LTV \ FICO	%	≥ 760	740-759	720-739	700-719	680-699	660-679	< 660	Others	≥ 740	720-739	680-719	< 680					
95.01-97	35	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Cash Out	0.625	0.750	1.000	1.375					
90.01-95	30	2.000	2.875	3.125	3.625	4.500	6.500	7.000	R&T Refi	0.000	0.000	0.000	0.000					
85.01-90	25	1.375	2.125	2.625	3.000	3.625	5.000	5.500	2nd Home	0.375	0.500	0.750	1.250					
80.01-85	12	0.875	1.000	1.125	1.375	1.500	2.000	2.250	3-4 Unit	1.250	1.375	--	--					
LOAN TERM < 30		(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.375)	(0.375)	Inv Prop	1.250	1.375	--	--					
									Loan Amt>650K	0.625	0.750	1.250	2.125					
									DTI > 45	0.375	0.500	0.625	0.750					

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NWLG CONFORMING FIXED - HOME READY													May 12, 2022		
30 YEAR FIXED (CODE: NW30HR)			20 YEAR FIXED (CODE: NW20HR)			15 YEAR FIXED (CODE: NW15HR)			HB 30 YEAR FIXED (CODE: NW30HBHR)			Home Ready			
RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS				
5.625%	(3.500)	(3.375)	5.375%	(3.125)	(3.000)	4.875%	(2.875)	(2.750)	5.625%	(2.875)	(2.750)	- Primary Only - Purchase & Limited Cashout - Up to 97% LTV LTV FICO CAP >80% >= 680 0 ALL OTHER COMBINATION 1.500			
5.500%	(3.125)	(3.000)	5.250%	(2.875)	(2.750)	4.750%	(2.750)	(2.625)	5.500%	(2.750)	(2.625)				
5.375%	(2.750)	(2.625)	5.125%	(2.750)	(2.625)	4.625%	(2.500)	(2.375)	5.375%	(2.500)	(2.375)				
5.250%	(2.375)	(2.250)	5.000%	(2.625)	(2.500)	4.500%	(2.125)	(2.000)	5.250%	(2.000)	(1.875)				
5.125%	(2.000)	(1.875)	4.875%	(2.500)	(2.375)	4.375%	(1.875)	(1.750)	5.125%	(1.500)	(1.375)				
5.000%	(1.500)	(1.375)	4.750%	(2.000)	(1.875)	4.250%	(1.500)	(1.375)	5.000%	(1.250)	(1.125)				
4.875%	(1.000)	(0.875)	4.625%	(1.500)	(1.375)	4.125%	(1.375)	(1.250)	4.875%	(0.875)	(0.750)				
4.750%	(0.500)	(0.375)	4.500%	(0.875)	(0.750)	4.000%	(0.875)	(0.750)	4.750%	(0.375)	(0.250)				
4.625%	(0.125)	0.000	4.375%	(0.250)	(0.125)	3.875%	(0.250)	(0.125)	4.625%	0.250	0.375				
NWLG CONFORMING FIXED - HOME POSSIBLE															
30 YEAR FIXED (CODE: NW30HP)			20 YEAR FIXED (CODE: NW20HP)			15 YEAR FIXED (CODE: NW15HP)			HB 30 YEAR FIXED (CODE: NW30HBHP)			Home Possible			
RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS				
5.625%	(3.500)	(3.375)	5.375%	(3.125)	(3.000)	4.875%	(2.875)	(2.750)	5.625%	(2.875)	(2.750)	- Primary Only - Purchase & No Cashout Refi - Up to 97% LTV LTV FICO CAP >80% >= 680 0 ALL OTHER COMBINATION 1.500			
5.500%	(3.125)	(3.000)	5.250%	(2.875)	(2.750)	4.750%	(2.750)	(2.625)	5.500%	(2.750)	(2.625)				
5.375%	(2.750)	(2.625)	5.125%	(2.750)	(2.625)	4.625%	(2.500)	(2.375)	5.375%	(2.500)	(2.375)				
5.250%	(2.375)	(2.250)	5.000%	(2.625)	(2.500)	4.500%	(2.125)	(2.000)	5.250%	(2.000)	(1.875)				
5.125%	(2.000)	(1.875)	4.875%	(2.500)	(2.375)	4.375%	(1.875)	(1.750)	5.125%	(1.500)	(1.375)				
5.000%	(1.500)	(1.375)	4.750%	(2.000)	(1.875)	4.250%	(1.500)	(1.375)	5.000%	(1.250)	(1.125)				
4.875%	(1.000)	(0.875)	4.625%	(1.500)	(1.375)	4.125%	(1.375)	(1.250)	4.875%	(0.875)	(0.750)				
4.750%	(0.500)	(0.375)	4.500%	(0.875)	(0.750)	4.000%	(0.875)	(0.750)	4.750%	(0.375)	(0.250)				
4.625%	(0.125)	0.000	4.375%	(0.250)	(0.125)	3.875%	(0.250)	(0.125)	4.625%	0.250	0.375				
PRICE ADJUSTMENTS															
LTV/FICO Adjustments: All Products w/Terms > 15 yrs, Fixed & ARMs										Subordinate Financing					
FICO \ LTV	≤ 60%	60.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%	90.01-95%	95.01-97%	LTV	CLTV	FICO		HOME-POSSIBLE		
											≥ 720	< 720			
740+	0.000	0.250	0.250	0.500	0.250	0.250	0.250	0.750					ALL LTVs : 0.500		
720-739	0.000	0.250	0.500	0.750	0.500	0.500	0.500	1.000	≤ 75%	≤ 80%	0.375	0.375			
700-719	0.000	0.500	1.000	1.250	1.000	1.000	1.000	1.500	≤ 65%	80.01-95%	0.625	0.875			
680-699	0.000	0.500	1.250	1.750	1.500	1.250	1.250	1.500	65.01-75%	80.01-95%	0.875	1.125			
660-679	0.000	1.000	2.250	2.750	2.750	2.250	2.250	2.250	75.01-90%	76.01-95%	1.125	1.375			
640-659	0.500	1.250	2.750	3.000	3.250	2.750	2.750	2.750	75.01-95%	90.01-95%	1.125	1.375			
620-639	0.500	1.500	3.000	3.000	3.250	3.250	3.250	3.500	≤ 95%	95.01-97%	1.875	1.875			
Att. Condo > 15yr	0.000	0.000	0.000	0.750	0.750	0.750	0.750	0.750	LOAN AMT < \$100K*			0.750 for All LTVs			
2-4 Units	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	Escrow Waiver			0.000			
High-Bal Pur & R/T	0.250	0.250	0.250	0.250	0.250	0.250	0.250	N/A	Adverse Refinance Fee			0.000			
Lender Paid MI (Single Premium) Adjustments															
LTV \ FICO	%	≥ 760	740-759	720-739	700-719	680-699	660-679	< 660	Others	≥ 740	720-739	680-719	< 680		
95.01-97	25	2.750	4.000	4.750	5.250	6.500	8.000	10.000	Cash Out	0.625	0.750	1.000	1.375		
90.01-95	25	2.000	2.875	3.125	3.625	4.500	6.500	7.000	R&T Refi	0.000	0.000	0.000	0.000		
85.01-90	25	1.375	2.125	2.625	3.000	3.625	5.000	5.500	2nd Home	0.375	0.500	0.750	1.250		
80.01-85	12	0.875	1.000	1.125	1.375	1.500	2.000	2.250	3-4 Unit	1.250	1.375	--	--		
LOAN TERM < 30		(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.375)	(0.375)	Inv Prop	1.250	1.375	--	--		
*Excluded pricing adjustment to Homeready/Homepossible Cap										Loan Amt>650K	0.625	0.750	1.250	2.125	
										DTI > 45	0.375	0.500	0.625	0.750	
NWLG FHA FIXED															
30 YEAR FIXED (CODE: FHA30)			15 YEAR FIXED (CODE: FHA15)			HB 30 YEAR FIXED (CODE: FHA30HB)			HB 15 YEAR FIXED (CODE: FHA15HB)			FHA & FHA High Balance			
RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS				
5.250%	(4.125)	(4.000)	4.750%	(2.625)	(2.500)	5.375%	(2.375)	(2.250)	4.750%	1.625	1.750	Loan AMT < \$100,000 0.750			
5.125%	(3.750)	(3.625)	4.625%	(2.125)	(2.000)	5.250%	(2.375)	(2.250)	4.625%	2.000	2.125	FHA Streamline 0.000			
5.000%	(3.375)	(3.250)	4.500%	(1.750)	(1.625)	5.125%	(2.250)	(2.125)	4.500%	2.375	2.500	Second home 0.500			
4.875%	(2.875)	(2.750)	4.375%	(1.500)	(1.375)	5.000%	(1.875)	(1.750)	4.375%	2.750	2.875	Investment 0.500			
4.750%	(2.625)	(2.500)	4.250%	(1.250)	(1.125)	4.875%	(1.625)	(1.500)	4.250%	0.750	0.875	Fico 680+ (0.125)			
4.625%	(2.125)	(2.000)	4.125%	(0.875)	(0.750)	4.750%	(1.375)	(1.250)	4.125%	1.125	1.250	Fico 660-679 0.500			
4.500%	(1.750)	(1.625)	4.000%	(0.625)	(0.500)	4.625%	(1.000)	(0.875)	4.000%	1.625	1.750	Fico 640-659 1.250			
4.375%	(1.375)	(1.250)	3.875%	(0.250)	(0.125)	4.500%	(0.625)	(0.500)	3.875%	2.000	2.125	Fico 620-639 2.500			
4.250%	(0.750)	(0.625)	3.750%	0.250	0.375	4.375%	(0.125)	0.000	3.750%	2.375	2.500				
										UW FEE \$1,050		Max Premium (6.000)			

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NEW WAVE JUMBO PROGRAMS													May 12, 2022			
NW JUMBO EXPRESS																
30 YEAR FIXED (CODE: NW30JE)			15 YEAR FIXED (CODE: NW15JE)			10/6 ARM (CODE: NW10/6JE)			7/6 ARM (CODE: NW7/6JE)			5/6 ARM (CODE: NW5/6JE)				
RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS		
6.250%	(2.875)	(2.750)	5.500%	(1.250)	(1.125)	4.750%	(0.625)	(0.500)	4.625%	(1.000)	(0.875)	4.625%	(0.125)	0.000		
6.125%	(2.625)	(2.500)	5.375%	(1.125)	(1.000)	4.625%	(0.250)	(0.125)	4.500%	(0.750)	(0.625)	4.500%	0.125	0.250		
6.000%	(2.375)	(2.250)	5.250%	(0.875)	(0.750)	4.500%	0.250	0.375	4.375%	(0.625)	(0.500)	4.375%	0.250	0.375		
5.875%	(2.000)	(1.875)	5.125%	(0.500)	(0.375)	4.375%	0.500	0.625	4.250%	(0.500)	(0.375)	4.250%	0.625	0.750		
5.750%	(1.750)	(1.625)	5.000%	0.000	0.125	4.250%	0.750	0.875	4.125%	0.125	0.250	4.125%	1.000	1.125		
5.625%	(1.375)	(1.250)	4.875%	0.375	0.500	4.125%	1.125	1.250	4.000%	0.625	0.750	4.000%	1.250	1.375		
5.500%	(1.125)	(1.000)	4.750%	0.875	1.000	4.000%	1.500	1.625	3.875%	1.375	1.500	3.875%	1.750	1.875		
5.375%	(0.750)	(0.625)	4.625%	1.375	1.500	3.875%	2.125	2.250	3.750%	2.000	2.125	3.750%	2.125	2.250		
5.250%	(0.375)	(0.250)	4.500%	1.875	2.000	Mar/Cap	2.750	5/1/5	Mar/Cap	2.750	5/1/5	Mar/Cap	2.750	2/1/5		
PRICE ADJUSTMENT																
FULLY DELEGATED			HCLTV	≤ 55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-89.99					
			FICO 780+	(0.875)	(0.875)	(0.750)	(0.625)	(0.500)	(0.375)	(0.250)	(0.250)					
			FICO 760-779	(0.875)	(0.750)	(0.625)	(0.500)	(0.375)	(0.250)	(0.125)	0.000					
			FICO 740-759	(0.750)	(0.625)	(0.500)	(0.375)	(0.250)	(0.125)	0.000	0.125					
JUMBO WITH AUS(DU) BASE																
		FICO 720-739	(0.625)	(0.500)	(0.375)	(0.250)	(0.125)	0.000	0.375	0.625	0.875					
		FICO 700-719	(0.375)	(0.250)	(0.125)	0.000	0.250	0.500	0.750	1.000	1.250					
SELF EMPLOYED		LTV > 80% NO MI														
		FICO 680-699	(0.125)	0.000	0.125	0.375	0.750	1.125	1.375	1.625	1.875					
		FICO 660-679	0.125	0.250	0.375	0.750	1.125	1.375	1.625	1.875	N/A					
0.250		80.01-85% : 1.000	REFINANCE - NO CASHOUT	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250					
		85.01-89.99% : 1.500	REFINANCE - CASHOUT	0.250	0.250	0.250	0.500	0.750	1.000	1.250	1.500					
Max Premium (1.875)																
			INVESTMENT PROPERTY	1.500	1.500	1.500	1.750	2.000	2.500	N/A	N/A					
			SECOND HOME	0.000	0.250	0.250	0.500	0.500	0.500	0.875	0.875					
NW JUMBO																
30 YEAR FIXED (CODE: NW30JM)			15 YEAR FIXED (CODE: NW15JM)			10/6 ARM (CODE: NW10/6JM)			7/6 ARM (CODE: NW7/6JM)			5/6 ARM (CODE: NW5/6JM)				
RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS		
6.125%	(2.375)	(2.250)	5.500%	(1.000)	(0.875)	5.125%	(0.375)	(0.250)	5.000%	0.000	0.125	4.875%	0.375	0.500		
6.000%	(2.125)	(2.000)	5.375%	(0.875)	(0.750)	5.000%	0.000	0.125	4.875%	0.375	0.500	4.750%	0.750	0.875		
5.875%	(1.750)	(1.625)	5.250%	(0.625)	(0.500)	4.875%	0.500	0.625	4.750%	0.875	1.000	4.625%	1.125	1.250		
5.750%	(1.500)	(1.375)	5.125%	(0.250)	(0.125)	4.750%	0.875	1.000	4.625%	1.250	1.375	4.500%	1.500	1.625		
5.625%	(1.125)	(1.000)	5.000%	0.250	0.375	4.625%	1.375	1.500	4.500%	1.750	1.875	4.375%	2.000	2.125		
5.500%	(0.875)	(0.750)	4.875%	0.625	0.750	4.500%	1.875	2.000	4.375%	2.125	2.250	4.250%	2.375	2.500		
5.375%	(0.500)	(0.375)	4.750%	1.125	1.250	4.375%	2.500	2.625	4.250%	2.625	2.750	4.125%	2.875	3.000		
5.250%	(0.125)	0.000	4.625%	1.500	1.625	Mar/Cap	2.750	5/1/5	Mar/Cap	2.750	2/1/5	Mar/Cap	2.750	2/1/5		
PRICE ADJUSTMENTS																
			≤ 55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-89.99	90.01-95%	FULLY DELEGATED				
			FICO 780+	(0.875)	(0.750)	(0.625)	(0.500)	(0.375)	(0.250)	(0.125)	0.000	N/A				
			FICO 760-779	(0.875)	(0.750)	(0.625)	(0.500)	(0.375)	(0.250)	(0.125)	0.000	N/A				
			FICO 740-759	(0.750)	(0.625)	(0.500)	(0.375)	(0.250)	(0.125)	0.375	0.625	N/A				
			FICO 720-739	(0.625)	(0.500)	(0.375)	(0.250)	(0.125)	0.000	0.375	0.625	N/A				
			FICO 700-719	(0.375)	(0.250)	(0.125)	0.000	0.250	0.500	N/A	N/A	N/A				
			REFINANCE - NO CASHOUT	0.250	0.250	0.250	0.250	0.250	0.250	N/A	N/A	N/A				
			REFINANCE - CASHOUT	0.250	0.250	0.250	0.500	0.750	1.000	N/A	N/A	N/A				
			INVESTMENT PROPERTY	0.625	0.625	1.125	1.125	N/A	N/A	N/A	N/A	N/A				
			SECOND HOME	0.000	0.250	0.250	0.500	0.500	0.875	0.875	N/A					
NW JUMBO PLUS																
30 YEAR FIXED (CODE: NW30JP)			25 YEAR FIXED (CODE: NW25JP)			20 YEAR FIXED (CODE: NW20JP)			FULLY DELEGATED							
RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS	RATE	15 DAYS	30 DAYS								
7.000%	(2.250)	(2.125)	7.000%	(2.250)	(2.125)	6.875%	(2.250)	(2.125)								
6.875%	(2.000)	(1.875)	6.875%	(2.000)	(1.875)	6.750%	(2.125)	(2.000)								
6.750%	(1.875)	(1.750)	6.750%	(1.875)	(1.750)	6.625%	(1.875)	(1.750)								
6.625%	(1.625)	(1.500)	6.625%	(1.625)	(1.500)	6.500%	(1.500)	(1.375)								
6.500%	(1.250)	(1.125)	6.500%	(1.250)	(1.125)	6.375%	(1.250)	(1.125)								
6.375%	(1.000)	(0.875)	6.375%	(1.000)	(0.875)	6.250%	(0.875)	(0.750)								
6.250%	(0.625)	(0.500)	6.250%	(0.625)	(0.500)	6.125%	(0.625)	(0.500)								
6.125%	(0.375)	(0.250)	6.125%	(0.375)	(0.250)	6.000%	(0.125)	0.000								
PRICE ADJUSTMENTS																
LTV / CLTV / HCLTV			≤ 55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-89.99%						
780+			(0.875)	(0.750)	(0.625)	(0.500)	(0.375)	(0.250)	0.125	0.125						
FICO 760-779			(0.750)	(0.625)	(0.500)	(0.375)	(0.250)	0.000	0.375	1.375						
FICO 740-759			(0.625)	(0.500)	(0.375)	(0.250)	(0.125)	0.125	0.625	1.750						
FICO 720-739			(0.500)	(0.375)	(0.250)	(0.125)	0.000	0.250	0.875	2.250						
FICO 700-719			(0.375)	(0.250)	(0.125)	0.000	0.250	0.500	1.250	2.750						
FICO 680-699			(0.250)	0.000	0.125	0.250	0.500	0.875	1.625	N/A						
FICO 661-679			0.000	0.250	0.500	0.750	1.000	1.375	N/A	N/A						
Loan Amount \$1,000,001-\$1,500,000			0.125	0.125	0.125	0.125	0.125	0.125	0.250	0.375						
Loan Amount \$1,500,001-\$2,000,000			0.125	0.125	0.125	0.250	0.375	N/A	N/A	N/A						
Refinance - No Cashout			0.125	0.125	0.125	0.125	0.250	0.250	0.500	0.750						
Refinance - Cashout			0.375	0.375	0.375	0.375	0.500	0.750	N/A	N/A						
2 Unit			0.125	0.125	0.125	0.250	0.375	0.500	0.625	0.750						
3-4 Units			0.250	0.250	0.375	0.500	0.750	N/A	N/A	N/A						
Second Home			0.250	0.250	0.250	0.375	0.625	0.750	N/A	N/A						
Investment Property			1.250	1.500	1.750	2.000	2.250	N/A	N/A	N/A						
Non-Warrantable Condo			0.500	0.500	0.500	0.500	N/A	N/A	N/A	N/A						
Condo-Hotel			1.375	1.375	1.375	1.375	N/A	N/A	N/A	N/A						
Escrow Waiver			0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250						

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NEW WAVE LENDING GROUP

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 lockdesk@newwavelending.com

Submission: submission@newwavelending.com
 or online at partner.newwavelending.com
 Docs & Funding: (626) 820-9081

May 12, 2022

New Wave Alt-QM Products														
EXPANDED PORTFOLIO														
5/6 ARM (CODE:AQM5/6EP)			7/6 ARM (CODE:AQM7/6EP)			30 YR FIXED (CODE:AQM30EP)			15 YR FIXED (CODE:AQM15EP)			DELEGATED UNDERWRITING		
RATE	30 DAYS	45 DAYS	RATE	30 DAYS	45 DAYS	RATE	30 DAYS	45 DAYS	RATE	30 DAYS	45 DAYS			
7.750%	(4.000)	(3.875)	7.750%	(3.875)	(3.750)	7.875%	(4.125)	(4.000)	7.875%	(4.250)	(4.125)	12/24 mo. BANK STATEMENTS		
7.625%	(3.750)	(3.625)	7.625%	(3.625)	(3.500)	7.750%	(3.875)	(3.750)	7.750%	(4.000)	(3.875)			
7.500%	(3.500)	(3.375)	7.500%	(3.375)	(3.250)	7.625%	(3.625)	(3.500)	7.625%	(3.750)	(3.625)			
7.375%	(3.250)	(3.125)	7.375%	(3.125)	(3.000)	7.500%	(3.375)	(3.250)	7.500%	(3.500)	(3.375)			
7.250%	(3.000)	(2.875)	7.250%	(2.875)	(2.750)	7.375%	(3.125)	(3.000)	7.375%	(3.250)	(3.125)			
7.125%	(2.750)	(2.625)	7.125%	(2.625)	(2.500)	7.250%	(2.875)	(2.750)	7.250%	(3.000)	(2.875)			
7.000%	(2.500)	(2.375)	7.000%	(2.375)	(2.250)	7.125%	(2.625)	(2.500)	7.125%	(2.750)	(2.625)			
6.875%	(2.250)	(2.125)	6.875%	(2.125)	(2.000)	7.000%	(2.375)	(2.250)	7.000%	(2.500)	(2.375)			
6.750%	(2.000)	(1.875)	6.750%	(1.875)	(1.750)	6.875%	(2.125)	(2.000)	6.875%	(2.250)	(2.125)			
6.625%	(1.750)	(1.625)	6.625%	(1.625)	(1.500)	6.750%	(1.875)	(1.750)	6.750%	(2.000)	(1.875)			
6.500%	(1.500)	(1.375)	6.500%	(1.375)	(1.250)	6.625%	(1.625)	(1.500)	6.625%	(1.750)	(1.625)			
6.375%	(1.125)	(1.000)	6.375%	(1.125)	(1.000)	6.500%	(1.250)	(1.125)	6.500%	(1.500)	(1.375)			
6.250%	(0.875)	(0.750)	6.250%	(0.750)	(0.625)	6.375%	(1.000)	(0.875)	6.375%	(1.125)	(1.000)			
6.125%	(0.500)	(0.375)	6.125%	(0.500)	(0.375)	6.250%	(0.625)	(0.500)	6.250%	(0.875)	(0.750)			
6.000%	(0.125)	0.000	6.000%	(0.125)	0.000	6.125%	(0.375)	(0.250)	6.125%	(0.500)	(0.375)			
Margin : 4.0 / Caps : 2/1/5			Margin : 4.0 / Caps : 5/1/5			6.000%			0.000			6.000%	(0.125)	0.000
PRICING ADJUSTMENTS														
PRICING ADJUSTMENT DESCRIPTION		<=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%				
FICO 780+, 24 MO. BANK STATEMENT		(0.375)	(0.375)	(0.250)	(0.125)	(0.125)	0.125	0.375	1.000	1.625				
FICO 760-779, 24 MO. BANK STATEMENT		(0.375)	(0.375)	(0.250)	(0.125)	(0.125)	0.125	0.375	1.000	1.750				
FICO 740-759, 24 MO. BANK STATEMENT		(0.250)	(0.250)	(0.125)	0.000	0.000	0.125	0.375	1.125	2.125				
FICO 720-739, 24 MO. BANK STATEMENT		(0.125)	(0.125)	0.000	0.125	0.125	0.375	0.625	1.500	2.625				
FICO 700-719, 24 MO. BANK STATEMENT		0.000	0.000	0.125	0.250	0.500	0.875	1.125	2.375	3.500				
FICO 680-699, 24 MO. BANK STATEMENT		0.000	0.000	0.250	0.500	0.750	1.125	1.375	2.750	4.000				
FICO 660-679, 24 MO. BANK STATEMENT		0.375	0.375	0.375	0.625	1.000	1.375	1.625	2.875	N/A				
FULL DOC 1-2YR (IN ADDITIONAL TO 24 MO.)		(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.375)	(0.375)	(0.375)	(0.500)				
12MO. BANK STATEMENT (IN ADDITIONAL TO 24 MO.)		0.125	0.125	0.125	0.125	0.125	0.125	0.250	0.375	0.375				
FICO 780+, ASSET UTILIZATION & 1099		(0.500)	(0.500)	(0.375)	(0.250)	(0.250)	0.250	0.500	1.125	1.875				
FICO 760-779, ASSET UTILIZATION & 1099		(0.500)	(0.500)	(0.375)	(0.250)	(0.250)	0.250	0.500	1.125	2.000				
FICO 740-759, ASSET UTILIZATION & 1099		(0.375)	(0.375)	(0.250)	(0.125)	(0.125)	0.250	0.500	1.250	2.375				
FICO 720-739, ASSET UTILIZATION & 1099		(0.125)	(0.125)	0.000	0.125	0.125	0.500	0.750	1.750	2.875				
FICO 700-719, ASSET UTILIZATION & 1099		0.000	0.000	0.125	0.250	0.500	1.000	1.250	2.625	3.750				
FICO 680-699, ASSET UTILIZATION & 1099		0.000	0.000	0.250	0.500	0.750	1.375	1.625	3.000	4.250				
FICO 660-679, ASSET UTILIZATION & 1099		0.625	0.625	0.625	0.875	1.250	1.625	1.875	3.125	N/A				
P&L CPA 12MO.(ADDITIONAL TO 24 MO.)		0.125	0.125	0.125	0.125	0.125	0.125	0.250	0.375	0.375				
LOAN AMOUNT, <= \$250,000		0.500	0.500	0.500	0.500	0.500	0.625	0.625	0.750	0.875				
LOAN AMOUNT, \$250,001 - \$1,500,000		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000				
LOAN AMOUNT, \$1,500,001 - \$2,000,000		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A				
LOAN AMOUNT \$2,000,001 - \$2,500,000		0.125	0.125	0.125	0.125	0.125	0.125	0.125	N/A	N/A				
LOAN AMOUNT, \$2,500,001 - \$3,000,000		0.250	0.250	0.250	0.250	0.250	0.250	N/A	N/A	N/A				
LOAN AMOUNT, \$3,000,001 - \$3,500,000		0.375	0.375	0.375	0.375	0.500	0.500	N/A	N/A	N/A				
RATE & TERM		0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.375				
CASH OUT		0.625	0.625	0.625	0.625	0.625	0.625	0.750	1.000	N/A				
2ND HOME		0.250	0.250	0.250	0.250	0.250	0.375	0.375	0.375	N/A				
INVESTMENT PROPERTY		0.375	0.375	0.375	0.375	0.375	0.500	0.500	0.500	N/A				
CONDO		0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	N/A				
2-4 UNITS		0.250	0.250	0.250	0.250	0.250	0.250	0.375	0.375	N/A				
ESCROW WAIVER		0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125				
DTI 43.01-50%		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.375				
DTI >50%		0.250	0.250	0.250	0.250	0.250	0.375	0.375	N/A	N/A				
2YR PREPAYMENT PENALTY (INVESTMENT PROPERTY ONLY)		0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250				
1YR PREPAYMENT PENALTY (INVESTMENT PROPERTY ONLY)		0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500				
NO PENALTY (INVESTMENT PROPERTY ONLY)		0.750	0.750	0.750	0.750	0.750	0.750	0.750	0.750	0.750				

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May 12, 2022

New Wave Alt-QM Products															
Self Employed ABOVE															
5/6 ARM (CODE:AQM5/6SEA)			7/6 ARM (CODE:AQM7/6SEA)			30 YR FIXED (CODE:AQM30SEA)			DELEGATED UNDERWRITING						
RATE	30 DAYS	45 DAYS	RATE	30 DAYS	45 DAYS	RATE	30 DAYS	45 DAYS	12/24 MO BANK STMT WITH MINIMUM FICO OF 620	ASSET DEPLETION WITH MINIMUM FICO OF 620	P&L ONLY WITH MINIMUM FICO OF 620				
7.250%	(2.250)	(2.125)	7.375%	(2.125)	(2.000)	7.500%	(2.125)	(2.000)				PREPAYMENT PENALTY (INVESTMENT ONLY)	2YR PPP 0.500 1YR PPP 1.000 NO PPP 1.500	MAX PREMIUM (1.500)	60 DAYS - 0.500% FROM 30DAYS
7.125%	(2.125)	(2.000)	7.250%	(2.000)	(1.875)	7.375%	(2.000)	(1.875)							
7.000%	(2.000)	(1.875)	7.125%	(1.875)	(1.750)	7.250%	(1.875)	(1.750)							
6.875%	(1.875)	(1.750)	7.000%	(1.750)	(1.625)	7.125%	(1.750)	(1.625)							
6.750%	(1.625)	(1.500)	6.875%	(1.625)	(1.500)	7.000%	(1.625)	(1.500)							
6.625%	(1.375)	(1.250)	6.750%	(1.375)	(1.250)	6.875%	(1.500)	(1.375)							
6.500%	(1.125)	(1.000)	6.625%	(1.125)	(1.000)	6.750%	(1.250)	(1.125)							
6.375%	(0.875)	(0.750)	6.500%	(0.875)	(0.750)	6.625%	(1.000)	(0.875)							
6.250%	(0.500)	(0.375)	6.375%	(0.625)	(0.500)	6.500%	(0.750)	(0.625)							
6.125%	(0.125)	0.000	6.250%	(0.250)	(0.125)	6.375%	(0.500)	(0.375)							
Margin : 4.0 / Caps : 2/1/5			Margin : 4.0 / Caps : 5/1/5			6.250%									
3-MONTH BANK STATEMENT															
5/6 ARM (CODE:AQM5/6A3MO)			7/6 ARM (CODE:AQM7/6A3MO)			30YR FIXED (CODE:AQM30F3MO)			DELEGATED UNDERWRITING						
RATE	30 DAYS	45 DAYS	RATE	30 DAYS	45 DAYS	RATE	30 DAYS	45 DAYS	3 MONTH BANK STATEMENT	PREPAYMENT PENALTY (INVESTMENT ONLY)	2YR PPP 0.500 1YR PPP 1.000 NO PPP 1.500				
6.500%	(0.250)	(0.125)	6.500%	0.000	0.125	6.750%	(0.375)	(0.250)				MAX PREMIUM (1.500)	60 DAYS - 0.500% FROM 30DAYS		
6.375%	0.000	0.125	6.375%	0.250	0.375	6.625%	(0.125)	0.000							
6.250%	0.375	0.500	6.250%	0.625	0.750	6.500%	0.125	0.250							
6.125%	0.750	0.750	6.125%	1.000	1.125	6.375%	0.375	0.500							
6.000%	1.250	1.000	6.000%	1.500	1.625	6.250%	0.750	0.875							
5.875%	1.750	1.125	5.875%	2.000	2.125	6.125%	1.125	1.250							
5.750%	#N/A	#N/A	5.750%	#N/A	#N/A	6.000%	1.625	1.750							
5.625%	#N/A	#N/A	5.625%	#N/A	#N/A	5.875%	2.125	2.250							
5.500%	#N/A	#N/A	5.500%	#N/A	#N/A	5.750%	#N/A	#N/A							
5.375%	#N/A	#N/A	5.375%	#N/A	#N/A	5.625%	#N/A	#N/A							
Margin : 4.0 / Caps : 2/1/5			Margin : 4.0 / Caps : 5/1/5			5.500%									
PRICING ADJUSTMENTS															
PRICING ADJUSTMENT DESCRIPTION	<=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%						
FICO 780+ , 24 MO. BANK STATEMENT	0.125	0.250	0.250	0.375	0.500	0.625	0.875	1.250	2.000						
FICO 760-779, 24 MO. BANK STATEMENT	0.250	0.250	0.250	0.500	0.625	0.750	1.125	1.625	2.375						
FICO 740-759, 24 MO. BANK STATEMENT	0.250	0.250	0.250	0.625	0.750	1.000	1.375	1.875	2.875						
FICO 720-739, 24 MO. BANK STATEMENT	0.250	0.375	0.375	0.750	0.875	1.125	1.625	2.250	3.375						
FICO 700-719, 24 MO. BANK STATEMENT	0.375	0.375	0.625	0.875	1.125	1.500	2.000	2.750	4.000						
FICO 680-699, 24 MO. BANK STATEMENT	0.375	0.500	0.750	1.000	1.375	1.750	2.500	3.500	N/A						
FICO 660-679, 24 MO. BANK STATEMENT	0.500	0.750	1.000	1.500	2.250	2.750	3.500	4.250	N/A						
FICO 640-659, 24 MO. BANK STATEMENT	0.750	1.000	1.250	1.750	2.500	3.125	N/A	N/A	N/A						
FICO 620-639, 24 MO. BANK STATEMENT	1.250	1.500	1.750	2.250	3.000	N/A	N/A	N/A	N/A						
FULL DOC 1-2YR (IN ADDITIONAL TO 24 MO.)	(0.125)	(0.250)	(0.250)	(0.375)	(0.375)	(0.375)	(0.500)	(0.750)	(1.000)						
12MO. BANK STATEMENT (IN ADDITIONAL TO 24 MO.)	0.125	0.125	0.125	0.250	0.375	0.375	0.375	0.500	0.500						
ASSET DEPLETION (IN ADDITIONAL TO 24 MO.)	0.500	0.500	0.750	1.000	1.125	1.750	1.500	N/A	N/A						
P & L ONLY (IN ADDITIONAL TO 24 MO.)	1.000	1.000	1.250	1.500	1.625	2.125	2.125	N/A	N/A						
ALL 3-MOTH BANK STATEMENT PROGRAM (IN ADDITIONAL TO 24 MO.)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000						
LOAN AMOUNT, <= \$250,000	0.500	0.500	0.500	0.500	0.750	1.000	1.000	1.500	1.500						
LOAN AMOUNT, \$1,000,000 - \$1,500,000	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	N/A						
LOAN AMOUNT, \$1,500,001 - \$2,000,000	0.500	0.500	0.500	0.500	0.500	0.500	0.500	N/A	N/A						
LOAN AMOUNT, \$2,000,001 - \$4,000,000	0.750	0.750	0.750	0.750	0.750	0.750	0.750	N/A	N/A						
CASH OUT	0.250	0.375	0.375	0.375	0.500	0.625	1.000	N/A	N/A						
2ND HOME	0.500	0.500	0.500	0.500	0.500	0.500	0.500	N/A	N/A						
INVESTMENT PROPERTY(SEA ONLY, ARM MARGIN : 5.000)	0.750	0.750	0.750	0.750	0.750	0.750	0.750	N/A	N/A						
CONDO	0.500	0.500	0.500	0.500	0.750	0.750	0.750	0.750	N/A						
2-4 UNITS (3-4 UNITS FOR INVESTMENT ONLY)	0.250	0.250	0.250	0.250	0.500	0.500	0.500	0.750	N/A						
DTI 43.01-50%	0.000	0.000	0.000	0.000	0.000	0.125	0.125	0.125	0.125						
DTI 50.01-55%	0.000	0.000	0.000	0.000	0.000	0.375	0.375	N/A	N/A						
HOUSING HISTORY (1x30x12)	0.750	0.750	0.750	0.750	0.750	0.750	0.750	0.750	0.750						
HOUSING HISTORY (0x60x12)	2.250	2.250	2.250	2.250	2.250	2.250	2.250	2.250	N/A						
CREDIT HISTORY (BK13 DC)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000						
CREDIT HISTORY (BK7, 12-23 mo.)	2.500	2.500	2.500	2.500	2.500	2.500	2.500	2.500	N/A						
CREDIT HISTORY (FC/SS/DIL/BK7, 24-35 mo.)	1.750	1.750	1.750	1.750	1.750	1.750	1.750	1.750	N/A						
CREDIT HISTORY (FC/SS/DIL/BK7, 36-47 mo.)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000						
ESCROW WAIVER	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125						

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