

APT Rate Sheet						04/18/24 9:49	
*All Rates are priced at 30 Days to fund!							
Increase Discount 2.5 BPS per day > 30 days!							
Positive Discount below represents a charge to borrower(s) on base pricing.							
Negative Discount below represents a credit to borrower(s) on base pricing.							
JUMBO FIXED							
Z- APT ND Jumbo 30 DH		Z- APT ND Jumbo 15 DH		Z- APT ND Jumbo 30 - I/O DH		Z- APT ND Jumbo 30 - I/O DH	
Full PITI		Full PITI		I/O < 55% LTV		I/O > 55% < 65% LTV	
Rate	Disc/Prem	Rate	Disc/Prem	Rate	Disc/Prem	Rate	Disc/Prem
6.125%	3.269	6.125%	#VALUE!	6.125%	3.269	6.125%	3.769
6.250%	2.817	6.250%	#VALUE!	6.250%	2.817	6.250%	3.317
6.375%	2.393	6.375%	#VALUE!	6.375%	2.393	6.375%	2.893
6.500%	1.999	6.500%	1.613	6.500%	1.999	6.500%	2.499
6.625%	1.635	6.625%	1.234	6.625%	1.635	6.625%	2.135
6.750%	1.288	6.750%	0.875	6.750%	1.288	6.750%	1.788
6.875%	0.950	6.875%	0.534	6.875%	0.950	6.875%	1.450
7.000%	0.626	7.000%	0.219	7.000%	0.626	7.000%	1.126
7.125%	0.340	7.125%	-0.018	7.125%	0.340	7.125%	0.840
7.250%	0.062	7.250%	-0.232	7.250%	0.062	7.250%	0.562
7.375%	-0.192	7.375%	-0.402	7.375%	-0.192	7.375%	0.308
7.500%	-0.435	7.500%	-0.560	7.500%	-0.435	7.500%	0.065
7.625%	-0.642	7.625%	-0.678	7.625%	-0.642	7.625%	-0.142
7.750%	-0.817	7.750%	-0.830	7.750%	-0.817	7.750%	-0.317
7.875%	-0.968	7.875%	-0.939	7.875%	-0.968	7.875%	-0.468
8.000%	-1.100	8.000%	-1.043	8.000%	-1.100	8.000%	-0.600
8.125%	-1.212	8.125%	-1.120	8.125%	-1.212	8.125%	-0.712
Z- APT ND Jumbo 30 - I/O DH		Z- APT ND Jumbo 30 - I/O DH		Jumbo 5/6 ARM (N/A)		Jumbo 7/6 ARM (N/A)	
I/O > 65% < 75% LTV		I/O > 75% < 80% LTV		Full PITI		Full PITI	
Rate	Disc/Prem	Rate	Disc/Prem	Rate	Disc/Prem	Rate	Disc/Prem
6.125%	4.269	6.125%	4.769	6.125%	#VALUE!	6.125%	#VALUE!
6.250%	3.817	6.250%	4.317	6.250%	#VALUE!	6.250%	#VALUE!
6.375%	3.393	6.375%	3.893	6.375%	#VALUE!	6.375%	#VALUE!
6.500%	2.999	6.500%	3.499	6.500%	3.080	6.500%	2.699
6.625%	2.635	6.625%	3.135	6.625%	2.690	6.625%	2.309
6.750%	2.288	6.750%	2.788	6.750%	2.306	6.750%	1.940
6.875%	1.950	6.875%	2.450	6.875%	1.935	6.875%	1.587
7.000%	1.626	7.000%	2.126	7.000%	1.577	7.000%	1.254
7.125%	1.340	7.125%	1.840	7.125%	1.316	7.125%	1.030
7.250%	1.062	7.250%	1.562	7.250%	1.099	7.250%	0.806
7.375%	0.808	7.375%	1.308	7.375%	0.889	7.375%	0.629
7.500%	0.565	7.500%	1.065	7.500%	0.732	7.500%	0.486
7.625%	0.358	7.625%	0.858	7.625%	0.594	7.625%	0.358
7.750%	0.183	7.750%	0.683	7.750%	0.465	7.750%	0.222
7.875%	0.032	7.875%	0.532	7.875%	0.335	7.875%	0.097
8.000%	-0.100	8.000%	0.400	8.000%	0.252	8.000%	0.008
8.125%	-0.212	8.125%	0.288	8.125%	0.169	8.125%	-0.083
Jumbo Adjustments (Positives are add backs)							
FICO / CLTV Adjustments							
FICO	60%	65%	70%	75%	80%	85%	90%
780+	0.750	0.750	0.625	0.500	0.375	-4.875	-5.875
760-779	0.750	0.625	0.500	0.375	0.250	-5.000	-6.125
740-759	0.625	0.500	0.375	0.250	0.000	-5.125	-6.250
720-739	0.375	0.250	0.125	0.000	-0.375	-5.250	-6.500
700-719	0.125	0.000	-0.250	-0.500	-1.000	-5.625	-6.750
680-699	-0.125	-0.250	-0.875	-1.500	-2.500	-6.250	-7.375
660-679	-0.750	-1.250	-1.750	-2.750	-4.000	N/A	N/A
Loan Feature Adjustments							
FICO	60%	65%	70%	75%	80%	85%	90%
2nd Home	-0.500	-0.500	-0.750	-0.750	-0.750	-1.750	-1.750
Investor	-0.500	-0.750	-1.000	-1.250	-1.750	N/A	N/A
Cash-Out	0.000	0.000	-0.250	-0.500	-0.750	N/A	N/A
Jumbo Program Requirements							
Loan Commitment Fee on all Loans:				\$1,800			
Min Loan Amount				Agency Limit + \$1			
Max Loan Amount				\$3,000,000			
Mortgage History				0x30x24			
BK/FC/SS/DIL Seasoning				84 Months			
ARM Features				See Eligibility Matrix			

Stand Alone Second Mortgages							
Z- APT ND Fixed 2nd 30 Yr DH			Z- APT ND Fixed 2nd 10 Yr DH				
30 Year Fixed			10 Year Fixed				
Rate	Discount/Prem		Rate	Discount/Prem			
8.625%	5.204		8.625%	5.079			
8.750%	4.639		8.750%	4.514			
8.875%	4.083		8.875%	3.958			
9.000%	3.544		9.000%	3.419			
9.125%	3.025		9.125%	2.900			
9.250%	2.517		9.250%	2.392			
9.375%	2.029		9.375%	1.904			
9.500%	1.554		9.500%	1.429			
9.625%	1.113		9.625%	0.988			
9.750%	0.676		9.750%	0.551			
9.875%	0.264		9.875%	0.139			
10.000%	-0.141		10.000%	-0.266			
10.125%	-0.527		10.125%	-0.652			
10.250%	-0.901		10.250%	-1.026			
10.375%	-1.263		10.375%	-1.388			
10.500%	-1.610		10.500%	-1.735			
10.625%	-1.941		10.625%	-2.066			
10.750%	-2.250		10.750%	-2.375			
10.875%	-2.543		10.875%	-2.668			
11.000%	-2.819		11.000%	-2.944			
11.125%	-3.084		11.125%	-3.209			
11.250%	-3.335		11.250%	-3.460			
11.375%	-3.572		11.375%	-3.697			
11.500%	-3.800		11.500%	-3.925			
11.625%	-4.013		11.625%	-4.138			
Stand Alone Second Mortgage Adjustments (Positive are add backs)							
FICO / CLTV Adjustments							
FICO	55%	60%	65%	70%	75%	80%	85%
780+	2.500	2.000	2.000	1.500	0.500	0.000	-3.000
760-779	1.500	1.500	1.500	1.000	0.000	-1.000	-4.500
740-759	1.000	1.000	0.500	0.000	0.000	-2.000	-5.500
720-739	0.000	0.000	0.000	-0.500	-1.000	-3.000	N/A
700-719	-0.750	-1.000	-1.250	-1.750	-2.250	-6.000	N/A
680-699	-1.500	-1.750	-2.250	-2.750	-3.750	N/A	N/A
Loan Feature Adjustments							
Feature	55%	60%	65%	70%	75%	80%	85%
2nd Home	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A
Investor	-2.000	-2.500	-3.000	-3.500	N/A	N/A	N/A
LA <\$100K	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
LA <\$150K	0.000	0.000	0.000	0.000	-0.125	-0.250	-0.250
2-4 Units	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
Condo	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
DTI > 43	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-1.000
Stand Alone Second Program Requirements							
Loan Commitment Fee on all Loans:				1.00%			
Escrows:				Are Required on either the first OR New Second!			
Min Loan Amount				\$75,000			
Max Loan Amount				\$500,000			
Mortgage History				0x30x24			
BK/FC/SS/DIL Seasoning				84 Months			
ARM Features				Fixed Rate Only			

Down Payment Assistance Products - Product Code: Z- APT D FHA 30 DPA AFR

FHA DPA 3.5%			FHA DPA 2%			FHA DPA 3.5%	
30 Yr Fixed <225K LA			30 Yr Fixed <225K LA			30 Yr Fixed >225K LA	
Rate	Discount/Prem		Rate	Discount/Prem		Rate	Discount/Prem
7.250%	4.564		7.250%	3.064		7.250%	5.514
7.375%	4.876		7.375%	3.376		7.375%	5.826
7.500%	4.514		7.500%	3.014		7.500%	5.464
7.625%	4.188		7.625%	2.688		7.625%	5.138
7.750%	5.034		7.750%	2.584		7.750%	5.034

DPA Adjustments - None!

DPA Program Requirements

Loan Commitment Fee on all Loans: \$1,800

Reminder that purchase contract must state that any seller concession is paying for exact discount points, and the remainder can apply to other closing costs!

Construction 1 X Close Products					
Government (FHA / USDA / VA) 1 X Close					
Current Initial Closing Rate:			8.750%		
The following Rates are Indication Rates for Permanent Modification					
Gov 1 X Close			Gov 1 X Close High Bal		Use Product Code:
30 Year Fixed			30 Year Fixed		USDA Z- APT ND 1X Close USDA AFR
Rate	Discount/Prem		Rate	Discount/Prem	FHA Z- APT ND 1X Close FHA AFR
6.250%	5.301		6.250%	3.913	VA Z- APT ND 1X Close VA AFR
6.375%	4.834		6.375%	3.446	
6.500%	4.381		6.500%	2.993	
6.625%	3.943		6.625%	2.555	
6.750%	3.782		6.750%	2.394	
6.875%	3.699		6.875%	2.811	
7.000%	3.289		7.000%	2.401	
7.125%	2.874		7.125%	1.986	
7.250%	2.764		7.250%	1.876	
7.375%	3.076		7.375%	2.313	
7.500%	2.714		7.500%	1.951	
7.625%	2.388		7.625%	1.625	
7.750%	2.284		7.750%	1.521	
FICO / Loan Amount Adjustments (Positives are add Backs)					
FICO	100K-200K	200K-300K	300K-450K	>450K+HB	
580-619	N/A	N/A	N/A	N/A	
620-659	-0.250	0.000	-0.350	-0.350	
660-679	-0.100	0.150	0.500	0.600	
680-699	-0.100	0.150	0.500	0.600	
700-719	0.000	0.250	0.500	0.600	
720-749	0.000	0.250	0.500	0.600	
750+	0.000	0.250	0.500	0.600	
Loan Feature Adjustments					
Manufactured Home:			-0.250		
USDA Loans:			-0.250		
VA Loans:			-0.250		
Government 1 X Close Program Requirements					
Loan Commitment Fee on all Loans:			\$1,800		
Min Loan Amount			\$100,000		
Min Fico			620		
Builder Approval			Remember that we must get the builder approved!		
Eligible Property Types:			Site Built, Modular, Manufactured Housing		
Other Program details:			Vist www.myfsbretail.com - APT Products Page		

Conventional Freddie Mac / 1 X Close

Current Initial Closing Rate: 8.750%

The following Rates are Indication Rates for Permanent Modification

FHLMC 1 X Close		FHLMC 1 X Close HB		Use Product Code:	
30 Year Fixed		30 Year Fixed		Conv	Z- APT ND 1X Close Conv AFR
Rate	Discount/Prem	Rate	Discount/Prem		
7.000%	4.176	N/A	N/A		
7.125%	3.730	N/A	N/A		
7.250%	3.497	N/A	N/A		
7.375%	3.051	N/A	N/A		
7.500%	2.724	N/A	N/A		
7.625%	2.316	N/A	N/A		
7.750%	0.820	N/A	N/A		
7.875%	0.428	N/A	N/A		
8.000%	0.050	N/A	N/A		

FHLMC Purchase LLPA									
FICO/LTV on Term >15yr only	≤30.00%	30.01-60.00%	60.01-70.00%	70.01-75.00%	75.01-80.00%	80.01-85.00%	85.01-90.00%	90.01-95.00%	>95.00%
≥780	0.000	0.000	0.000	0.000	-0.375	-0.375	-0.250	-0.250	-0.125
760-779	0.000	0.000	0.000	-0.250	-0.625	-0.625	-0.500	-0.500	-0.250
740-759	0.000	0.000	-0.125	-0.375	-0.875	-1.000	-0.750	-0.625	-0.500
720-739	0.000	0.000	-0.250	-0.750	-1.250	-1.250	-1.000	-0.875	-0.750
700-719	0.000	0.000	-0.375	-0.875	-1.375	-1.500	-1.250	-1.125	-0.875
680-699	0.000	0.000	-0.625	-1.125	-1.750	-1.875	-1.500	-1.375	-1.125
660-679	0.000	0.000	-0.750	-1.375	-1.875	-2.125	-1.750	-1.625	-1.250
640-659	0.000	0.000	-1.125	-1.500	-2.250	-2.500	-2.000	-1.875	-1.500
≤639	0.000	-0.125	-1.500	-2.125	-2.750	-2.875	-2.625	-2.250	-1.750

FHLMC Purchase Loan Attribute LLPA									
Condo*	0.000	0.000	-0.125	-0.125	-0.750	-0.750	-0.750	-0.750	-0.750
Investment	-1.125	-1.125	-1.625	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
Second Home	-1.125	-1.125	-1.625	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
Manuf Home**	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-4 Unit Property	0.000	0.000	-0.375	-0.375	-0.625	-0.625	-0.625	-0.625	-0.625
Super Conforming	-0.500	-0.500	-0.750	-0.750	-1.000	-1.000	-1.000	-1.000	-1.000
Subordinate ***	-0.625	-0.625	-0.625	-0.875	-1.125	-1.125	-1.125	-1.875	-1.875
DTI >40%	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000

FHLMC R/T Refi LLPA									
FICO/LTV on Term >15yr only	≤30.00%	30.01-60.00%	60.01-70.00%	70.01-75.00%	75.01-80.00%	80.01-85.00%	85.01-90.00%	90.01-95.00%	>95.00%
≥780	0.000	0.000	0.000	-0.125	-0.500	-0.625	-0.500	-0.375	-0.375
760-779	0.000	0.000	-0.125	-0.375	-0.875	-1.000	-0.750	-0.625	-0.625
740-759	0.000	0.000	-0.250	-0.750	-1.125	-1.375	-1.125	-1.000	-1.000
720-739	0.000	0.000	-0.500	-1.000	-1.625	-1.750	-1.500	-1.250	-1.250
700-719	0.000	0.000	-0.625	-1.250	-1.875	-2.125	-1.750	-1.625	-1.625
680-699	0.000	0.000	-0.875	-1.625	-2.250	-2.500	-2.125	-1.750	-1.750
660-679	0.000	-0.125	-1.125	-1.875	-2.500	-3.000	-2.375	-2.125	-2.125
640-659	0.000	-0.250	-1.375	-2.125	-2.875	-3.375	-2.875	-2.500	-2.500
≤639	0.000	-0.375	-1.750	-2.500	-3.500	-3.875	-3.625	-2.500	-2.500

FHLMC R/T Loan Attribute LLPA									
Condo*	0.000	0.000	-0.125	-0.125	-0.750	-0.750	-0.750	-0.750	-0.750
Investment	-1.125	-1.125	-1.625	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
Second Home	-1.125	-1.125	-1.625	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
Manuf Home**	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-4 Unit Property	0.000	0.000	-0.375	-0.375	-0.625	-0.625	-0.625	-0.625	-0.625
Super Conforming	-0.500	-0.500	-0.750	-0.750	-1.000	-1.000	-1.000	-1.000	-1.000
Subordinate ***	-0.625	-0.625	-0.625	-0.875	-1.125	-1.125	-1.125	-1.875	-1.875
DTI >40%	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000

FHLMC 1 X Close Program Requirements	
Loan Commitment Fee on all Loans:	\$1,800
Min Loan Amount	\$100,000
Min Fico	620
Builder Approval	Remember that we must get the builder approved!
Eligible Property Types:	Only Modular, Manufactured Housing allowed!
Other Program details:	Vist www.myfsbretail.com - APT Products Page

Rehabilitation Products					
Government (FHA / USDA / VA) Rehab					
Gov Rehab			Gov Rehab High Bal		Use Product Code:
30 Year Fixed			30 Year Fixed		FHA Full K
Rate	Discount/Prem		Rate	Discount/Prem	Z- APT ND Rehab FHA K Full AFR
4.750%	9.715		4.750%	11.259	FHA SL K
4.875%	9.365		4.875%	10.909	
5.000%	9.014		5.000%	10.558	USDA
5.125%	8.663		5.125%	10.207	
5.250%	7.231		5.250%	8.119	VA
5.375%	6.625		5.375%	7.513	
5.500%	6.158		5.500%	7.046	
5.625%	5.690		5.625%	6.578	
5.750%	5.046		5.750%	5.621	
5.875%	4.578		5.875%	5.153	
6.000%	4.111		6.000%	4.686	
6.125%	3.643		6.125%	4.218	
6.250%	3.251		6.250%	3.764	
6.375%	2.784		6.375%	3.297	
6.500%	2.331		6.500%	2.844	
6.625%	1.893		6.625%	2.406	
6.750%	1.732		6.750%	2.245	
6.875%	1.649		6.875%	2.662	
7.000%	1.239		7.000%	2.252	
7.125%	0.824		7.125%	1.837	
7.250%	0.714		7.250%	1.727	
7.375%	1.026		7.375%	2.164	
7.500%	0.664		7.500%	1.802	
7.625%	0.338		7.625%	1.476	
7.750%	0.234		7.750%	1.372	
FICO / Loan Amount Adjustments (Positives are add Backs)					
FICO	100K-200K	200K-300K	300K-450K	>450K+HB	
580-619	N/A	N/A	N/A	N/A	
620-659	-0.250	0.000	-0.350	-0.350	
660-679	-0.100	0.150	0.500	0.600	
680-699	-0.100	0.150	0.500	0.600	
700-719	0.000	0.250	0.500	0.600	
720-749	0.000	0.250	0.500	0.600	
750+	0.000	0.250	0.500	0.600	
Loan Feature Adjustments					
Loan Amount Greater than \$225,000			-0.750		
Manufactured Home:			-0.250		
FHA Full 203K:			-1.000		
USDA Loans:			-0.250		
VA Loans:			-0.250		
Government Rehab Program Requirements					
Loan Commitment Fee on all Loans:			\$1,800		
Min Loan Amount			\$75,000		
Min Fico			620		
Builder Approval			Remember that we must get the builder approved!		
Eligible Property Types:			Site Built, Modular, Manufactured Housing		
Other Program details:			Vist www.myfsbretail.com - APT Products Page		

FHLMC C/O Refi LLPA									
FICO/LTV	≤30.00%	30.01-60.00%	60.01-70.00%	70.01-75.00%	75.01-80.00%	80.01-85.00%	85.01-90.00%	90.01-95.00%	>95.00%
≥780	-0.375	-0.375	-0.625	-0.875	-1.375	N/A	N/A	N/A	N/A
760-779	-0.375	-0.375	-0.875	-1.250	-1.875	N/A	N/A	N/A	N/A
740-759	-0.375	-0.375	-1.000	-1.625	-2.375	N/A	N/A	N/A	N/A
720-739	-0.375	-0.500	-1.375	-2.000	-2.750	N/A	N/A	N/A	N/A
700-719	-0.375	-0.500	-1.625	-2.625	-3.250	N/A	N/A	N/A	N/A
680-699	-0.375	-0.625	-2.000	-2.875	-3.750	N/A	N/A	N/A	N/A
660-679	-0.375	-0.875	-2.750	-4.000	-4.750	N/A	N/A	N/A	N/A
640-659	-0.375	-1.375	-3.125	-4.625	-5.125	N/A	N/A	N/A	N/A
≤639	-0.375	-1.375	-3.375	-4.875	-5.125	N/A	N/A	N/A	N/A
FHLMC C/O Loan Attribute LLPA									
Condo*	0.000	0.000	-0.125	-0.125	-0.750	N/A	N/A	N/A	N/A
Investment	-1.125	-1.125	-1.625	-2.125	-3.375	N/A	N/A	N/A	N/A
Second Home	-1.125	-1.125	-1.625	-2.125	-3.375	N/A	N/A	N/A	N/A
Manuf Home**	-0.500	-0.500	-0.500	-0.500	-0.500	N/A	N/A	N/A	N/A
2-4 Unit Property	0.000	0.000	-0.375	-0.375	-0.625	N/A	N/A	N/A	N/A
Super Conforming	-1.250	-1.250	-1.500	-1.500	-1.750	N/A	N/A	N/A	N/A
Subordinate ***	-0.625	-0.625	-0.625	-0.875	-1.125	N/A	N/A	N/A	N/A
DTI >40%	0.000	0.000	0.000	0.000	0.000	N/A	N/A	N/A	N/A
Loan Commitment Fee on all Loans:						\$1,800			
Min Loan Amount						\$75,000			
Min Fico						620			
FHLMC Choice:						Allows upto \$200K in repairs, requires HUD Consultant			
FHLM Choice Express:						Allows upto \$35K in repairs, No HUD Consultant			
Builder Approval						Remember that we must get the builder approved!			
Other Program details:						Vist www.myfsbretail.com - APT Products Page			

NON-QM Products - Deephaven - Non-QM Prime

Owner Occupied Properties - Product Code: Z- APT ND NonQM P 30 O/O DH

Non QM Prime	
30 Yr Fixed No Pre-Pay	
Rate	Disc/Prem
7.125%	4.700
7.250%	4.200
7.375%	3.700
7.500%	3.225
7.625%	2.850
7.750%	2.600
7.875%	2.350
7.990%	2.100
8.125%	1.850
8.250%	1.600
8.375%	1.350
8.500%	1.100
8.625%	0.850
8.750%	0.600
8.875%	0.350
8.990%	0.100
9.125%	-0.150
9.250%	-0.400
9.375%	-0.650
9.500%	-0.900
9.625%	-1.150
9.750%	-1.400
9.875%	-1.650
9.990%	-1.900
10.125%	-2.150
10.250%	-2.400
10.375%	-2.600
10.500%	-2.800
10.625%	-2.950
10.750%	-3.075
10.875%	-3.175
10.990%	-3.275
11.125%	-3.375
Non QM Prime	
5/6 ARM No Pre-Pay	

Price Adjustments --- FICO x LTV								
Documentation		60%	65%	70%	75%	80%	85%	90%
Full Doc	760+	0.750	0.750	0.625	0.375	-0.250	-2.500	-4.500
	740 - 759	0.500	0.500	0.375	0.250	-0.500	-3.000	-5.000
	720 - 739	0.375	0.375	0.250	-0.125	-1.375	-3.625	N/A
	700 - 719	0.250	0.125	-0.250	-0.750	-1.750	-4.875	N/A
	680 - 699	-0.500	-0.875	-1.250	-2.000	-3.250	-6.250	N/A
	660 - 679	-1.500	-1.875	-2.500	-3.250	-4.875	N/A	N/A
12 / 24 Month Bank Statements	760+	0.750	0.750	0.625	0.375	-0.375	-2.625	-4.750
	740 - 759	0.500	0.500	0.375	0.250	-0.625	-3.125	-5.250
	720 - 739	0.375	0.375	0.250	-0.125	-1.500	-3.875	N/A
	700 - 719	0.250	0.125	-0.250	-0.875	-1.875	-5.125	N/A
	680 - 699	-0.500	-0.875	-1.250	-2.125	-3.375	-6.500	N/A
	660 - 679	-1.500	-1.875	-2.625	-3.500	-5.125	N/A	N/A
1-Year P&L**	660+	-0.375	-0.375	-0.375	-0.500	-0.750	N/A	N/A
1099 Doc Type**	660+	-0.500	-0.500	-0.500	-0.500	-0.500	-0.750	-0.750

**In addition to 24 Month Bank Statement FICO w/ TV / LTA

Price Adjustments --- Other								
		60%	65%	70%	75%	80%	85%	90%
Product	Interest-Only	-0.250	-0.375	-0.500	-0.625	-0.875	N/A	N/A
Loan Amount	< 150,000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.250	-1.500
	< 250,000	-0.250	-0.250	-0.250	-0.250	-0.500	-0.750	-1.000
	> 500,000	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
	> 2,000,000	-0.250	-0.250	-0.375	-0.500	-0.500	N/A	N/A
	> 3,000,000	-1.000	-1.125	-1.250	N/A	N/A	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	0.000	-0.125	-0.375	-0.500	-0.750	N/A	N/A
	Investor	-0.250	-0.250	-0.250	-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	-0.125	-0.125	-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

Non QM Prime Program Requirements	
Loan Commitment Fee on all Loans:	\$1,800
Min Loan Amount	\$100,000
Max Loan Amount	\$3,000,000
Mortgage History	1x30x12
BK Seasoning	48 Months
FC/SS/DIL Seasoning	48 Months
ARM Features	Not Applicable at this time!

NON-QM Products - Deephaven - Non-QM Prime

Investment / Second Home Properties - Product Codes: Z- APT ND NonQM P 30 N/O NP DH

Non QM Prime		Non QM Prime	Non QM Prime	Non QM Prime
30 Yr Fixed No Pre-Pay		30 Yr Fixed 1 Yr Pre-Pay	30 Yr Fixed 2 Yr Pre-Pay	30 Yr Fixed 3 Yr Pre-Pay
Rate	Disc/Prem			
7.125%	6.700			
7.250%	6.200			
7.375%	5.700			
7.500%	5.225			
7.625%	4.850			
7.750%	4.600			
7.875%	4.350			
7.990%	4.100			
8.125%	3.850			
8.250%	3.600			
8.375%	3.350			
8.500%	3.100			
8.625%	2.850			
8.750%	2.600			
8.875%	2.350			
8.990%	2.100			
9.125%	1.850			
9.250%	1.600			
9.375%	1.350			
9.500%	1.100			
9.625%	0.850			
9.750%	0.600			
9.875%	0.350			
9.990%	0.100			
10.125%	-0.150			
10.250%	-0.400			
10.375%	-0.600			
10.500%	-0.800			
10.625%	-0.950			
10.750%	-1.075			
10.875%	-1.175			
10.990%	-1.275			
11.125%	-1.375			
Non QM Prime		Non QM Prime	Non QM Prime	Non QM Prime
5/6 ARM No Pre-Pay		5/6 ARM 1 Yr Pre-Pay	5/6 ARM 2 Yr Pre-Pay	5/6 ARM 3 Yr Pre-Pay

Price Adjustments --- FICO x LTV								
Documentation		60%	65%	70%	75%	80%	85%	90%
Full Doc	760+	0.750	0.750	0.625	0.375	-0.250	-2.500	-4.500
	740 - 759	0.500	0.500	0.375	0.250	-0.500	-3.000	-5.000
	720 - 739	0.375	0.375	0.250	-0.125	-1.375	-3.625	N/A
	700 - 719	0.250	0.125	-0.250	-0.750	-1.750	-4.875	N/A
	680 - 699	-0.500	-0.875	-1.250	-2.000	-3.250	-6.250	N/A
	660 - 679	-1.500	-1.875	-2.500	-3.250	-4.875	N/A	N/A
12 / 24 Month Bank Statements	760+	0.750	0.750	0.625	0.375	-0.375	-2.625	-4.750
	740 - 759	0.500	0.500	0.375	0.250	-0.625	-3.125	-5.250
	720 - 739	0.375	0.375	0.250	-0.125	-1.500	-3.875	N/A
	700 - 719	0.250	0.125	-0.250	-0.875	-1.875	-5.125	N/A
	680 - 699	-0.500	-0.875	-1.250	-2.125	-3.375	-6.500	N/A
	660 - 679	-1.500	-1.875	-2.625	-3.500	-5.125	N/A	N/A
1-Year P&L**	660+	-0.375	-0.375	-0.375	-0.500	-0.750	N/A	N/A
1099 Doc Type**	660+	-0.500	-0.500	-0.500	-0.500	-0.500	-0.750	-0.750

**In addition to 24 Month Bank Statement FICOxLTV LLPA

Price Adjustments --- Other								
		60%	65%	70%	75%	80%	85%	90%
Product	Interest-Only	-0.250	-0.375	-0.500	-0.625	-0.875	N/A	N/A
Loan Amount	< 150,000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.250	-1.500
	< 250,000	-0.250	-0.250	-0.250	-0.250	-0.500	-0.750	-1.000
	> 500,000	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
	> 2,000,000	-0.250	-0.250	-0.375	-0.500	-0.500	N/A	N/A
	> 3,000,000	-1.000	-1.125	-1.250	N/A	N/A	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	0.000	-0.125	-0.375	-0.500	-0.750	N/A	N/A
	Investor	-0.250	-0.250	-0.250	-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	-0.125	-0.125	-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	

Non QM Prime Program Requirements	
Loan Commitment Fee on all Loans:	\$1,800
Min Loan Amount	\$100,000
Max Loan Amount	\$3,000,000
Mortgage History	1x30x12
BK Seasoning	48 Months
FC/SS/DIL Seasoning	48 Months
Prepayment Options Not Available in these states:	AK,IL,KS,LA,MD,MI,MN,NJ,OH,PA,RI,VT
ARM Features	Not Applicable at this time!

NON-QM Products - Deephaven - Non-QM Non Prime

Owner Occupied Properties - Product Code: Z- APT ND NonQM NP 30 O/O DH

Non QM Non Prime	
30 Yr Fixed No Pre-Pay	
Rate	Disc/Prem
7.125%	5.700
7.250%	5.200
7.375%	4.700
7.500%	4.225
7.625%	3.850
7.750%	3.600
7.875%	3.350
7.990%	3.100
8.125%	2.850
8.250%	2.600
8.375%	2.350
8.500%	2.100
8.625%	1.850
8.750%	1.600
8.875%	1.350
8.990%	1.100
9.125%	0.850
9.250%	0.600
9.375%	0.350
9.500%	0.100
9.625%	-0.150
9.750%	-0.400
9.875%	-0.650
9.990%	-0.900
10.125%	-1.150
10.250%	-1.400
10.375%	-1.600
10.500%	-1.800
10.625%	-1.950
10.750%	-2.075
10.875%	-2.175
10.990%	-2.275
Non QM Non Prime	
5/6 ARM No Pre-Pay	

Price Adjustments --- FICO x LTV								
Documentation		60%	65%	70%	75%	80%	85%	90%
Full Doc	720+	0.375	0.375	0.250	-0.125	-1.375	N/A	N/A
	700 - 719	0.250	0.125	-0.250	-0.750	-1.750	N/A	N/A
	680 - 699	-0.500	-0.875	-1.250	-2.000	-3.250	N/A	N/A
	660 - 679	-1.500	-1.875	-2.500	-3.250	-4.875	N/A	N/A
	640 - 659	-2.375	-2.750	-3.375	-4.250	N/A	N/A	N/A
	620 - 639	-3.000	-3.375	-3.875	-4.625	N/A	N/A	N/A
12 / 24 Month Bank Statements	720+	0.375	0.375	0.250	-0.125	-1.500	N/A	N/A
	700 - 719	0.250	0.125	-0.250	-0.875	-1.875	N/A	N/A
	680 - 699	-0.500	-0.875	-1.250	-2.125	-3.375	N/A	N/A
	660 - 679	-1.500	-1.875	-2.625	-3.500	-5.125	N/A	N/A
	640 - 659	-2.500	-2.875	-3.500	-4.500	N/A	N/A	N/A
	620 - 639	-3.250	-3.625	-4.125	-4.875	N/A	N/A	N/A
1-Year P&L**	660+	-0.375	-0.375	-0.375	-0.500	-0.750	N/A	N/A
1099 Doc Type**	620+	-0.500	-0.500	-0.500	-0.500	-0.500	N/A	N/A

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	-0.250	-0.375	-0.500	-0.625	-0.875	N/A	N/A
Loan Amount	< 150,000	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A
	< 250,000	-0.250	-0.250	-0.250	-0.250	-0.500	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	0.000	-0.125	-0.375	-0.500	N/A	N/A	N/A
	Investor	-0.250	-0.250	-0.500	-0.750	N/A	N/A	N/A
	Condo	-0.125	-0.125	-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	-3.000	-3.000	-3.000	-3.000	-3.000	N/A	N/A	

***BK (Ch 7/11) / FC / SS / DIL Seasoning less than 24 months and/or 1x60x12+ mortgage history delinquency

Non QM Non Prime Program Requirements	
Loan Commitment Fee on all Loans:	\$1,800
Min Loan Amount	\$100,000
Max Loan Amount	\$1,500,000
Mortgage History	1x30x12
BK Seasoning	Discharged
FC/SS/DIL Seasoning	Settled
ARM Features	Not Applicable at this time!

NON-QM Products - Deephaven - Non-QM Non Prime

Investment / Second Home Properties - Product Codes: Z- APT ND NonQM NP 30N/O NP DH

Non QM Non Prime		Non QM Non Prime	Non QM Non Prime	Non QM Non Prime
30 Yr Fixed No Pre-Pay		30 Yr Fixed 1 Yr Pre-Pay	30 Yr Fixed 2 Yr Pre-Pay	30 Yr Fixed 3 Yr Pre-Pay
Rate	Disc/Prem			
7.125%	7.700			
7.250%	7.200			
7.375%	6.700			
7.500%	6.225			
7.625%	5.850			
7.750%	5.600			
7.875%	5.350			
7.990%	5.100			
8.125%	4.850			
8.250%	4.600			
8.375%	4.350			
8.500%	4.100			
8.625%	3.850			
8.750%	3.600			
8.875%	3.350			
8.990%	3.100			
9.125%	2.850			
9.250%	2.600			
9.375%	2.350			
9.500%	2.100			
9.625%	1.850			
9.750%	1.600			
9.875%	1.350			
9.990%	1.100			
10.125%	0.850			
10.250%	0.600			
10.375%	0.400			
10.500%	0.200			
10.625%	0.050			
10.750%	-0.075			
10.875%	-0.175			
10.990%	-0.275			
Non QM Non Prime	Non QM Non Prime	Non QM Non Prime	Non QM Non Prime	Non QM Non Prime
5/6 ARM No Pre-Pay	5/6 ARM 1 Yr Pre-Pay	5/6 ARM 2 Yr Pre-Pay	5/6 ARM 3 Yr Pre-Pay	5/6 ARM 3 Yr Pre-Pay

Price Adjustments --- FICO x LTV

Documentation		60%	65%	70%	75%	80%	85%	90%
Full Doc	720+	0.375	0.375	0.250	-0.125	-1.375	N/A	N/A
	700 - 719	0.250	0.125	-0.250	-0.750	-1.750	N/A	N/A
	680 - 699	-0.500	-0.875	-1.250	-2.000	-3.250	N/A	N/A
	660 - 679	-1.500	-1.875	-2.500	-3.250	-4.875	N/A	N/A
	640 - 659	-2.375	-2.750	-3.375	-4.250	N/A	N/A	N/A
	620 - 639	-3.000	-3.375	-3.875	-4.625	N/A	N/A	N/A
12 / 24 Month Bank Statements	720+	0.375	0.375	0.250	-0.125	-1.500	N/A	N/A
	700 - 719	0.250	0.125	-0.250	-0.875	-1.875	N/A	N/A
	680 - 699	-0.500	-0.875	-1.250	-2.125	-3.375	N/A	N/A
	660 - 679	-1.500	-1.875	-2.625	-3.500	-5.125	N/A	N/A
	640 - 659	-2.500	-2.875	-3.500	-4.500	N/A	N/A	N/A
	620 - 639	-3.250	-3.625	-4.125	-4.875	N/A	N/A	N/A
1-Year P&L**	660+	-0.375	-0.375	-0.375	-0.500	-0.750	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 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	-0.250	-0.375	-0.500	-0.625	-0.875	N/A	N/A
Loan Amount	< 150,000	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A
	< 250,000	-0.250	-0.250	-0.250	-0.250	-0.500	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	0.000	-0.125	-0.375	-0.500	N/A	N/A	N/A
	Investor	-0.250	-0.250	-0.500	-0.750	N/A	N/A	N/A
	Condo	-0.125	-0.125	-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	-3.000	-3.000	-3.000	-3.000	-3.000	N/A	N/A	

***BK (Ch 7/11) / FC / SS / DIL Seasoning less than 24 months and/or 1x60x12+ mortgage history delinquency

Non QM Non Prime Program Requirements

Loan Commitment Fee on all Loans:	\$1,800
Min Loan Amount	\$100,000
Max Loan Amount	\$1,500,000
Mortgage History	1x30x12
BK Seasoning	Discharged
FC/SS/DIL Seasoning	Settled
Prepayment Options Not Available in these states:	AK,IL,KS,LA,MD,MI,MN,NJ,OH,PA,RI,VT
ARM Features	Not Applicable at this time!

NON-QM Products - Deephaven - Non-QM DSCR

Owner Occupied Properties - Product Code: Z- APT ND NonQM D 30 O/O DH

Non QM DSCR	
30 Yr Fixed No Pre-Pay	
Rate	Disc/Prem
7.000%	4.825
7.125%	4.275
7.250%	3.775
7.375%	3.275
7.500%	2.775
7.625%	2.400
7.750%	2.025
7.875%	1.650
7.990%	1.300
8.125%	1.050
8.250%	0.800
8.375%	0.550
8.500%	0.300
8.625%	0.050
8.750%	-0.200
8.875%	-0.450
8.990%	-0.700
9.125%	-0.950
9.250%	-1.200
9.375%	-1.450
9.500%	-1.675
9.625%	-1.875
9.750%	-2.075
9.875%	-2.225
Non QM DSCR	
5/6 ARM No Pre-Pay	

Price Adjustments --- FICO x LTV							
DSCR		55%	60%	65%	70%	75%	80%
FICOxLTV	760+	0.875	0.625	0.500	0.000	-0.500	-1.375
	740 - 759	0.750	0.375	0.250	-0.250	-0.750	-2.000
	720 - 739	0.375	0.250	0.000	-0.500	-1.000	-2.625
	700 - 719	0.250	0.000	-0.250	-1.000	-1.750	-3.250
	680 - 699	-0.250	-0.625	-1.000	-1.750	-3.250	N/A
	660 - 679	-1.125	-1.625	-1.875	-2.625	-5.125	N/A
	640 - 659	N/A	N/A	N/A	N/A	N/A	N/A
	Foreign National	-1.250	-1.750	-2.250	-2.750	N/A	N/A
DSCR	DSCR ≥ 1.25	1.000	1.000	1.000	1.000	1.000	1.000
	DSCR 1.15 - 1.24	0.250	0.250	0.250	0.250	0.250	0.250
	DSCR < 1.00	-2.500	-2.625	-3.250	N/A	N/A	N/A
Price Adjustments --- Other							
		55%	60%	65%	70%	75%	80%
Loan Amount	< 150,000	-1.000	-1.000	-1.000	-1.000	-1.250	-1.750
	< 250,000	0.000	0.000	0.000	-0.125	-0.125	-0.375
	> 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	0.000	N/A
Other	Cash-Out	-0.250	-0.250	-0.375	-0.500	-1.125	N/A
	Interest Only	-0.500	-0.500	-0.500	-0.625	-0.750	N/A
	2-4 Units	-0.125	-0.250	-0.250	-0.375	-0.500	-1.500
	Condo	0.000	0.000	-0.125	-0.125	-0.250	-0.250
	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
Non QM DSCR Program Requirements							
Loan Commitment Fee on all Loans:				\$1,800			
Min Loan Amount				\$100,000			
Max Loan Amount				\$2,000,000			
Mortgage History				0x30x12			
BK Seasoning				36 Months			
FC/SS/DIL Seasoning				36 Months			
ARM Features				Not Applicable at this time!			

NON-QM Products - Deephaven - Non-QM DSCR

Investment / Second Home Properties - Product Codes: Z- APT ND NonQM D 30 N/O NP DH

Non QM DSCR		Non QM DSCR	Non QM DSCR	Non QM DSCR
30 Yr Fixed No Pre-Pay		30 Yr Fixed 1 Yr Pre-Pay	30 Yr Fixed 2 Yr Pre-Pay	30 Yr Fixed 5 Yr Pre-Pay
Rate	Disc/Prem			
7.000%	6.825			
7.125%	6.275			
7.250%	5.775			
7.375%	5.275			
7.500%	4.775			
7.625%	4.400			
7.750%	4.025			
7.875%	3.650			
7.990%	3.300			
8.125%	3.050			
8.250%	2.800			
8.375%	2.550			
8.500%	2.300			
8.625%	2.050			
8.750%	1.800			
8.875%	1.550			
8.990%	1.300			
9.125%	1.050			
9.250%	0.800			
9.375%	0.550			
9.500%	0.325			
9.625%	0.125			
9.750%	-0.075			
9.875%	-0.225			
Non QM DSCR		Non QM DSCR	Non QM DSCR	Non QM DSCR
5/6 ARM No Pre-Pay		5/6 ARM 1 Yr Pre-Pay	5/6 ARM 2 Yr Pre-Pay	5/6 ARM 3 Yr Pre-Pay

Price Adjustments --- FICO x LTV							
DSCR		55%	60%	65%	70%	75%	80%
FICOxLTV	760+	0.875	0.625	0.500	0.000	-0.500	-1.375
	740 - 759	0.750	0.375	0.250	-0.250	-0.750	-2.000
	720 - 739	0.375	0.250	0.000	-0.500	-1.000	-2.625
	700 - 719	0.250	0.000	-0.250	-1.000	-1.750	-3.250
	680 - 699	-0.250	-0.625	-1.000	-1.750	-3.250	N/A
	660 - 679	-1.125	-1.625	-1.875	-2.625	-5.125	N/A
	640 - 659	N/A	N/A	N/A	N/A	N/A	N/A
	Foreign National	-1.250	-1.750	-2.250	-2.750	N/A	N/A
DSCR	DSCR ≥ 1.25	1.000	1.000	1.000	1.000	1.000	1.000
	DSCR 1.15 - 1.24	0.250	0.250	0.250	0.250	0.250	0.250
	DSCR < 1.00	-2.500	-2.625	-3.250	N/A	N/A	N/A
Price Adjustments --- Other							
		55%	60%	65%	70%	75%	80%
Loan Amount	< 150,000	-1.000	-1.000	-1.000	-1.000	-1.250	-1.750
	< 250,000	0.000	0.000	0.000	-0.125	-0.125	-0.375
	> 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	0.000	N/A
Other	Cash-Out	-0.250	-0.250	-0.375	-0.500	-1.125	N/A
	Interest Only	-0.500	-0.500	-0.500	-0.625	-0.750	N/A
	2-4 Units	-0.125	-0.250	-0.250	-0.375	-0.500	-1.500
	Condo	0.000	0.000	-0.125	-0.125	-0.250	-0.250
	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
Non QM DSCR Program Requirements							
Loan Commitment Fee on all Loans:		\$1,800					
Min Loan Amount		\$100,000					
Max Loan Amount		\$2,000,000					
Mortgage History		0x30x12					
BK Seasoning		36 Months					
FC/SS/DIL Seasoning		36 Months					
Prepayment Options Not Available in these states:		AK,IL,KS,LA,MD,MI,MN,NJ,OH,PA,RI,VT					
ARM Features		Not Applicable at this time!					